

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: November 12, 2025

Staff: Cameron Welch

**CREEKSIDE VILLAGE SPECIFIC PLAN
REDUCED IMPACT ALTERNATIVE**

FILE NUMBER: GPA20-0001, Z20-0005, SP20-0001, TM20-0002

APPLICANT/

AGENT: Winn Communities/ George Carpenter

REQUEST: The project consists of the following entitlements:

1. Amendment of the County of El Dorado General Plan to change the project site from Research & Development (R&D) to Adopted Plan (AP);
2. Rezone of the project site from R&D to Creekside Village Specific Plan (CV-SP);
3. Adoption of the Creekside Village Specific Plan - Reduced Impact Alternative (CVSP-RIA) for development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses; and
4. Approval of a Tentative Subdivision Map for individual single-family lots within the CVSP-RIA.

LOCATION: The project site is located approximately 3 miles south of U.S. Highway 50 (US 50) on the west side of Latrobe Road, in the unincorporated community of El Dorado Hills. (Exhibit A)

SUPERVISOR

DISTRICT: 2

APNs: 117-010-032 and a portion of 117-720-012 (Exhibit B)

ACREAGE: 208 acres

EXISTING

GENERAL PLAN: Research & Development (R&D) (Exhibit C)

PROPOSED

GENERAL PLAN: Adopted Plan (AP) (Exhibit D)

EXISTING

ZONING: Research & Development (R&D) (Exhibit E)

PROPOSED

ZONING: Creekside Village Specific Plan (CV-SP) (Exhibit F)

ENVIRONMENTAL DOCUMENT: Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibits L, M, N, O, P, Q, & R).

STAFF RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Certify the Creekside Village Specific Plan (CVSP) Final Environmental Impact Report (SCH#2020110052) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt the General Plan Amendment (GPA20-0001), and approve the Rezone (Z20-0005), Creekside Village Specific Plan – Reduced Impact Alternative (SP20-0001), and Tentative Subdivision Map for the Reduced Impact Alternative (TM20-0002), subject to the Findings and Conditions of Approval as presented herein.

EXECUTIVE SUMMARY

The project is comprised of a General Plan Amendment (GPA20-0001), Rezone (Z20-0005), the CVSP-RIA (SP20-0001), and a Tentative Subdivision Map (TM20-0002) to create 763 residential lots ranging in size from 3,250 square feet to 14,008 square feet, fourteen (14) landscaping lots totaling 1.35 acres, four (4) park lots totaling 14.09 acres, seventeen (17) open space buffer lots totaling 30.72 acres, four (4) open space preserve lots totaling 13.49 acres, two (2) EID/HOA lots totaling 0.25 acres, one (1) 0.19-acre lot for a lift station, and nine (9) lots totaling 30.21 acres for in-tract private roads. The project would include predominantly Active Adult units with up to 150 conventional units. Within the four (4) park lots is an area of 1.6 acres, zoned CV-P-PD, which would allow for limited commercial uses to serve existing surrounding communities and future residents of the proposed project. The CVSP-RIA document is included as Exhibit G and the Tentative Subdivision Map is included as Exhibit K to this Staff Report.

The requested GPA would amend the existing General Plan land use designation from R&D to Adopted Plan (AP). The requested Rezone would change the site from R&D to Specific Plan (SP). The Specific Plan documents detailed zoning within the proposed project. The requested CVSP-RIA would provide a variety of designations for land within the plan, including but not limited to, residential, parks, and open space.

REGULATORY AUTHORITY

The requested project land use entitlements follow the approval authority citations listed below from the El Dorado County Code (Zoning Ordinance):

- Section 130.51.020: When more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits and may approve one application without approving the other or others.
- Sections 130.63.020, 130.63.030, 130.56.020, 130.60.140, and Table 130.50.030.A: The Board of Supervisors (BOS) has approval authority for General Plan and Specific Plan Amendments. The Planning Commission (PC) shall serve as an advisory agency to the Board on legislative actions including zone changes, specific plan adoption, and general plan amendments. CEQA certification of the EIR is delegated to the BOS due to the concurrent requests for the General Plan Amendment, Specific Plan Amendment, and Rezone.

- Section 120.24.075.E: The BOS has approval authority for Tentative Subdivision Maps submitted concurrently with a Rezone.

Together, the above information is conclusive that a PC recommendation to either approve or deny a project is required prior to BOS decision for the land use entitlements requested with the CVSP-RIA project.

BACKGROUND

The El Dorado Hills Business Park (EDHBP) was established in the early 1980's, and was originally approved for 909 acres. The parcels within EDHBP have a land use designation of Research and Development (R&D). The EDHBP is located in the El Dorado Hills area south of White Rock Road and west of Latrobe Road. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment. Property within the EDHBP is also subject to "Covenants, Conditions and Restrictions" (CC&Rs) which among other things regulate the land uses allowed within the EDHBP. Property within the EDHBP is also subject to Design Guidelines administered by the EDHBP Owners Association. The Design Guidelines regulate such things as architecture, landscaping, site design, lighting and signage. The 208-acre proposed CVSP-RIA project parcel was approved for de-annexation from the EDHBP in 2018, removing it from the CC&Rs and regulation by the Design Guidelines.

The project site is within the vicinity of existing residential specific plans including Carson Creek Specific Plan to the west and Valley View Specific Plan (Blackstone) to the east. Other adopted specific plans are located north of U.S Highway 50 including El Dorado Hill Specific Plan, Promontory Village Specific Plan, and Bass Lake Hills Specific Plan (Exhibit G, Figure 2.2).

General Plan Policy J-6

On December 10, 2013, the BOS adopted Policy J-6, Conceptual Review Process, which requires a hearing in front of the BOS as a first point of consideration before a formal development application can be made for a project that includes a General Plan Amendment, a Specific Plan Revision, or a new Specific Plan that increases allowable residential densities by 50 dwelling units or more. Board Policy J-6 was most recently amended on October 6, 2020, thus the J-6 hearing for the proposed project and the summary below adheres to the Policy J-6 criteria that were in effect in 2019.

Pursuant to BOS Policy J-6, the proposed project was initially considered with a Conceptual Review Process, which was brought to the BOS for review on November 5, 2019 (Legistar File 19-1556). The intent of this Conceptual Review Process is to determine if the proposed application: is consistent with the goals and objectives of the General Plan; if public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and if the proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design.

Staff's General Plan policy analysis of the proposed project during the 2019 Conceptual Review Process included the following tentative determinations:

Policy J-6 Criteria 1: “The proposed Application is consistent with the goals and objectives of the General Plan.”

- The proposed Specific Plan is located within the Community Region Boundary of El Dorado Hills and is consistent with several goals and objectives of the General Plan including, but not limited to, the following:
 - o The requested General Plan Amendment is consistent with Objective 2.1.1: Community Regions, because the project site is located within the established El Dorado Hills Community Region.
 - o The requested General Plan Amendment is consistent with Objective 2.2.1: Land Use Designations, because the proposed specific plan is located in a Community Region and will create distinct land use designations and development standards that implement the objectives of the community region consistent with the Adopted Plan (AP) general plan land use designation. Additionally, the proposed project takes advantage of nearby utility connections and available water and wastewater infrastructure treatment capacity.
 - o The requested General Plan Amendment is consistent with Objective 2.3.1: Topography and Natural Vegetation, because while the project would result in a residential development, the project would retain and preserve the distinct knoll and oak trees at the southeast corner of the site and preserve the existing intermittent drainageway that runs the entire width of the site. The balance of the site is relatively flat at six percent slope from east to west.

- o The requested General Plan Amendment is consistent with Objective 2.3.2: Hillsides and Ridge Lines, because the project site contains no ridgelines or slopes in excess of 30%.
- o The requested General Plan Amendment helps meet Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories. because the proposed specific plan intends to create a neighborhood of compact single-family houses to traditional large lot single-family housing that has the potential to meet the workforce housing needs of existing and future residents.
- o The requested General Plan Amendment is consistent with Objective 5.5.1: Planning, because the proposed project will connect to existing El Dorado Irrigation District water and sewer facilities. Preliminary analysis shows that the existing water and sewer system infrastructure has capacity for the proposed project. The proposed specific plan and public facilities financing plan will specify phasing and financing mechanisms for the orderly and cost-efficient construction of all necessary public infrastructure to serve the project.
- o Related to Objective 10.1.9: Jobs-Housing Relationship, despite the request to change the land use designation from R&D to residential, the proposed General Plan Amendment could help facilitate this objective because the proposed project will provide more housing, and potentially workforce housing, in close proximity to jobs in the El Dorado Hills Business Park and nearby commercial centers. This linkage between jobs and housing may encourage business park owners to create additional jobs.

Policy J-6 Criteria 2: “Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development.”

- The proposed project is at the south end of the El Dorado Hills Business Park, and the property was de-annexed from the EDHBP in 2018. The EDHBP is partially developed and the project is located in an area where all public infrastructure can be extended.
- The proposed project would not be anticipated to result in adverse impacts to existing or approved development as it would install or extend the necessary public facilities to support the project.

Policy J-6 Criteria 3: “The Application meets one or more of the following goals and objectives.” (Listed as A through E, as follows.)

- A. Increases employment opportunities within El Dorado County.
 - The residential development that would result from the implementation of the Specific Plan would create short-term construction-related employment opportunities for construction of the required utilities, roads, houses, landscaping, and subsequent residential service needs. In addition, the workforce housing in close proximity to the EDHBP that the project proposes could create long-term employment opportunities by creating an available workforce for existing and new commercial and Research and Development industries.
- B. Promotes the development of housing affordable to moderate income households.
 - The proposed project does not include an affordable housing component. The applicant intends to develop workforce and market rate residences.
- C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.
 - No commercial development is included in the proposed project; however, providing additional residences in close proximity to the existing commercial land uses has the potential to facilitate the creation of new and/or retention of existing retail sales and sales tax revenues.
- D. Protects and enhances the agricultural and natural resource industries.
 - The project would allow residential development within an area approved for Research and Development uses. Due to its location within a Community Region Boundary, the availability of utilities and adequate infrastructure, and the service availability, the project site could support the proposed development. This type of residential development relieves pressure for conversion of agricultural and natural resource industries and lands in areas of the county, not in Community Regions, to support residential land uses.
- E. Is necessary to comply with changes in state or federal law.
 - Approval of the Specific Plan would not be necessary to comply with changes in state or federal law.

Policy J-6 Criteria 4: “The Application is consistent with any applicable Board adopted community vision and implementation plan.”

- There is currently no specific Community Vision or Implementation Plan that is applicable to the project area.

The BOS provided several comments regarding the conceptually proposed CVSP, most of which included the need for affordable and workforce housing. Another concern was the need for shopping opportunities for existing residents in the neighboring communities. It should be noted that the project evaluated during the J-6 meeting was estimated to include somewhere between 700 and 900 residential units.

Following the J-6 hearing, the CVSP project application was placed on hold from October 2021 through July 2023 when an unrelated project application was processed by a different applicant on the same site. When that unrelated application was withdrawn, the project resumed activity, with minor updates that were made to the project description.

The 2023 initial proposed revision to the CVSP is referred as the original CVSP project throughout this report and associated documents. The original CVSP proposed to create up to 918 dwelling units, including 668 dwelling units ranging from 4 to 8 dwelling units per acre (du/ac) on approximately 116 acres, and 250 dwelling units on 21 acres with a density of 5-12 du/ac. There would have been an option for converting the 1.8 acres of neighborhood commercial to park uses if the 1.8 acres of neighborhood commercial was not adopted as part of the Specific Plan, as well as an Active Adult option to develop 768 age-restricted units, leaving a maximum of 150 units developed as conventional homes.

During the California Environmental Quality Act (CEQA) document preparation, a Reduced Impact Alternative project (RIA) was developed that would reduce significant impacts of the proposed project while still meeting many of the applicant’s objectives for the project. The EIR concludes, and County staff concurs, that the RIA is the environmentally superior alternative and thus staff recommends approval of the CVSP-RIA instead of the original CVSP project. The applicant has committed to the Tribes, County staff, and members of the community that it will support approval of the RIA because it is environmentally superior and addresses the concerns of numerous stakeholders. Therefore, the project applicant is requesting approval of the RIA instead of the 2023 original proposed project.

The analysis in the CEQA document (i.e., the Environmental Impact Report [EIR]) would allow the Board of Supervisors to approve the RIA instead of the original proposed project, should they

choose. The RIA project alternative was intentionally analyzed to the extent that is sufficient for a project-level compliance determination. A separate Specific Plan and Tentative Subdivision Map were created for the RIA and thus could be recommended for approval by the Planning Commission and approved by the Board of Supervisors. The CVSP-RIA is included as Exhibit G of this Staff Report and the Tentative Subdivision Map – RIA is included as Exhibit K. For purposes of consistency and clarification, unless otherwise stated, the RIA is the project being referred to throughout this staff report.

PROJECT DESCRIPTION

The CVSP-RIA provides for the development of up to 763 dwelling units, including 614 dwelling units ranging from 4 to 8 dwelling units per acre (du/ac) on approximately 117 acres and 149 dwelling units on 21.3 acres with a density of 5-12 du/ac. The project proposes a 7.5-acre Village Park with 1.6 acres of the park containing a Planned Development (PD) overlay designation that could allow for neighborhood commercial uses to serve the plan area, like the original proposed project. These potential commercial uses would require future approval of a Conditional Use Permit and a PD. There would be two additional Neighborhood Parks, 4.4 and 2.2 acres in size. 13.5 acres is designated for Open Space Preserve and 30.9 acres is designated for Open Space Buffer. The remainder of the project site would be for landscaping, public facilities, and roadway infrastructure.

Residential

The residential component of the proposed project would comprise approximately 138.3 acres. A maximum of 763 residences could be built. The project proposes 614 residences of single-family low density residential (CV-SFL), and 149 medium-density residential (CV-SFM) units. A portion of the project is proposed to be a gated, age-restricted community (Active Adult) that would contain 613 units, inclusive of both CV-SFL and CV-SFM. The remaining units would equal up to 150 conventional single-family units.

As detailed within the DEIR, Section 3.9, “Land Use, Population and Housing,” a population reduction of approximately 40% is anticipated for the age-restricted residential units for this option under the proposed project (Exhibit L). Assuming 2.52 persons per household (PPH) for 150 traditional single-family units ($2.52 \times 150 = 378$) and a 40% reduction per unit for the remaining 613 age-restricted units ($2.52 \times 613 \times 0.60 = 926.856$), the project would result in an approximate total of 1,305 new residents at buildout (United States Census Bureau). The residential land use designations are defined as:

Single Family Low Density Residential (CV-SFL)

The CV-SFL residential land use designation allows for a variety of compact detached housing types in addition to traditional single-family neighborhoods. A total of 614 single family units with a density of 4 to 8 du/ac is proposed. Single family dwellings are permitted in the CV-SFL, as well as neighborhood and community serving amenities, including parks, community clubhouses, and emergency services facilities. CV-SFL villages will include both conventional and Active Adult neighborhoods

Single Family Medium Density Residential (CV-SFM)

The CV-SFM residential land use designation allows for small lot housing products in the Active Adult portion of the plan area. The CV-SFM density range is from 5 to 12 dwelling units per gross acre and includes a target dwelling unit count of 149. Neighborhood features, such as parks and public facilities may also be located within CV-SFM designated areas.

Active Adult

In response to concerns expressed by the Latrobe School District regarding the limited capacity for future expansion at its two elementary school campuses and community concerns about existing traffic congestion on Latrobe Road, the project intends to reduce the number of students generated and daily vehicle trip generation with the construction of age-restricted homes (55 years of age and older) consistent with California Civil Code Section 51.3. Based on current capacity projections from Latrobe School District, it is anticipated that students from up to approximately 150 conventional homes could be accommodated. Therefore, for purposes of environmental review, the project analyzes buildout with up to 150 conventional homes and the remainder of the homes (up to 613 units) as age-restricted (Active Adult) consistent with state law.

Age-restricted developments can require slightly larger lots to accommodate all single-story homes. The CVSP-RIA thus preserves flexibility and allows a final map to be approved in substantial conformance with the tentative map if minor lot adjustments are made provided that any increase or decrease in the number of lots within plan area phases is 15% or less, revisions do not substantially alter the roadway network within the plan area, and the total dwelling units for the project does not exceed 763 dwelling units. The Active Adult villages would have the ability to create gated residential villages and private roads and parks similar to other nearby developments (e.g., Heritage Park Community within the Carson Creek Specific Plan).

Under state law, an approved housing project may be constructed as an age-restricted development consistent with Civil Code Section 51.3. Government Code Section 65008 prohibits a local agency from denying a project or imposing “different requirements” than the requirements “imposed on

developments generally” based on the age of the occupants of a residential development. As protected under state law, age-restricted residential units are thus not uniquely analyzed or conditioned and future County approval is not required to restrict an approved residential unit to individuals 55 years and older. Nonetheless, Active Adult is analyzed in the Draft EIR to evaluate and disclose how certain impacts from age-restricted homes may differ than those from conventional homes, which primarily results from a reduction in future residents and daily vehicle trips made by those future residents.

The CVSP anticipates that the centrally located neighborhood park could include a private community center or private clubhouse, which could include a swimming pool, fitness center, courts, and other private recreation areas for residents. These private facilities would likely be similar to the private facilities within the nearby Heritage and Blackstone communities. The CVSP allows for the private community center or private clubhouse within the Active Adult villages or the proposed.

Commercial

While the project does not anticipate commercial development, the project includes the potential for future neighborhood commercial use through a subsequent discretionary process that would require a PD and Conditional Use Permit if such neighborhood commercial is proposed in the future. This area includes 1.6 acres and is designated as Parks-Planned Development Combining District (CV-P-PD) at the northwest corner of Royal Oaks Drive and Latrobe Road.

Parks and Recreation

The project includes the integration of active and passive recreational opportunities throughout the project site. The project would designate approximately 14.1 acres in three parks, as shown on Figure 3-2 and in Table 3.1 in the CVSP-RIA document and further described below. Parks would allow for private community centers or clubhouse uses that could include private pools, gyms, playgrounds, and courts as well as associated accessory structures. Lighted sports fields are not allowed.

Parks (CV-P)

The Parks land use designation provides for active and passive recreational opportunities in the plan area. Approximately one village and two neighborhood parks are located throughout the plan area for a total of 14.1 acres, as described above.

Village Park

The CVSP provides one village park of 7.5-acres that is centrally located adjacent to Latrobe Road on the northside of the main project access road. This park would provide both active and passive park amenities including tot lots, play equipment and picnic shelters.

Neighborhood Parks

The CVSP provides two neighborhood parks, a 2.2-acre park located in the southeast corner of the project site and 4.4-acre park located in the south-central portion of the project site. The neighborhood parks would provide both active and passive park amenities. The 4.4-acre neighborhood park could include a private clubhouse and/or fitness center.

Open Space

Sensitive species habitat including the on-site drainages and seasonal wetlands would be preserved in open space. The proposed project would designate approximately 44.4 acres for open space preserve and open space buffer, as shown on Figure 3-2 and in Table 3.1 in the CVSP-RIA document and further described below.

Open Space Preserve (CV-OS-1)

The Open Space Preserve land use designation is the more restrictive of the two open space designations and includes 13.5 acres. This open space is intended to preserve and protect resources, including seasonal wetlands, and vernal pools extending from the west to the northeast portion of the project site.

Open Space Buffer (CV-OS-2)

The Open Space Buffer land use designation encompasses 30.9 acres of natural open space areas and hillsides located along the western, northern, and southern borders of the site, as well as along Royal Oaks Drive. The open space buffer designation has fewer use restrictions than the open space preserve designation and allows, in addition to preservation of natural features, passive recreation uses including, but not limited to, walking, hiking, and cycling on paved and unpaved multi-use trails. Paved trails would be a minimum of six feet wide. The project is proposing publicly accessible trails along with amenities including informational signs, overlooks, and benches. Areas of passive grass or meadow areas would also be provided. The existing oak trees would be preserved and protected within this open space area.

Circulation

The proposed project would include a coordinated circulation system that provides for efficient vehicular travel, bikeways, pedestrian pathways, and sufficient space for emergency access and evacuation, as shown in Figures 4.1 through 4.16 of the CVSP-RIA document (Exhibit G).

Vehicular Circulation

Access to the project site is from Latrobe Road, a regional north/south arterial that provides connections to White Rock Road and U.S. Highway 50 to the north. The primary project access would be from Latrobe Road via an extension of Royal Oaks Drive. This roadway would ultimately connect to the Carson Creek Specific Plan area to the west and was previously analyzed in an addendum to the environmental impact report for the Carson Creek Specific Plan project. A secondary project access to Latrobe Road would be provided between Royal Oaks Drive and Avanti Drive to the north. The secondary access would be restricted to a right-in right-out only access. A third project access is proposed at the southeast corner of the project site along Latrobe Road at Wetsel-Oviatt Road. A fourth project access would connect to the El Dorado Hills Business Park located along the northwestern project boundary via a non-vehicular access used as a pedestrian/bicycle crossing. This fourth access could be used as emergency access, if needed.

The CVSP-RIA internal circulation system is based on a system of Minor Collectors and residential Local Streets that support low traffic volumes, provide direct access to adjacent properties, and limit through traffic. The project's circulation system promotes connectivity and facilitates pedestrian and bicycle travel throughout the project site.

Bicycle Routes

The CVSP-RIA proposes an internal street system that connects to various land uses within the plan area and provides Class I bicycle paths, Class II bicycle lanes, and Class III bicycle routes and connects to proposed trails within the plan area and adjacent regional trail systems.

Sidewalks, Trails and Street Lights

All public streets within the CVSP-RIA would include sidewalks of varying width on both sides of the street. Depending on location, sidewalks may be separated but all sidewalks would be a minimum of four feet in width and would be designed to comply with the provisions of the Americans with Disabilities Act (ADA). In addition, within the open space buffer area paved and unpaved multi-use trails, where feasible, would be provided (see above under Open Space buffer).

Paved trails would be a minimum of six feet wide, with two feet of vegetation clearing on each side. Streetlights would be provided at key roadway intersections within the project site.

Public Transit

El Dorado Transit provides public transportation to the western portion of the County. Fixed route and dial-a-ride services currently provide access within and to the communities of Placerville, Diamond Springs, Cameron Park, Pollock Pines, El Dorado Hills. El Dorado Transit also provides commuter bus service connecting a park-and-ride lot, located at the intersection of Latrobe Road and White Rock Road to the cities of Sacramento and Folsom, the Iron Point Light Rail Station, and Folsom Lake College.

Public Services and Utilities

Various service providers would provide most of the public services and utilities needed for project development. Utilities necessary to serve the proposed project include water, wastewater and storm drainage, as well as dry utilities such as natural gas, electric, telephone and cable. If natural gas is provided there are existing distribution and transmission facilities north, east and west of the plan area that could be extended. Natural gas facilities from Pacific Gas and Electric (PG&E) would include a network of 8, 6, and 4-inch lines. Public services supporting residents would include park services from the El Dorado Hills Community Services District (EDHCSD) and solid waste disposal from El Dorado Irrigation District (EID). Figures 7.1, 7.2, and 7.3 of the CVSP-RIA document show the project's proposed water, wastewater, and storm drainage infrastructure, respectively (Exhibit G).

Water

The property is located within the EID boundary and water infrastructure to serve the project would be provided by EID. The proposed water system includes connections to existing off-site water transmission mains located in Latrobe Road and to the north within Robert J. Mathews Parkway. The construction of on-site distribution mains creating a looped system that provides water to the project site. Water infrastructure would be installed in phases. The initial phase of construction would include connection to the existing 16-inch water main located in Latrobe Road with a 12-inch water main in the on-site extension of Royal Oaks Drive. The on-site water infrastructure would include a series of 8-inch water lines. The January 8, 2024, Facilities Improvement Letter for the project states that EID has available water supply to serve the project.

Wastewater

EID would also provide wastewater conveyance and treatment services to the project site. The proposed wastewater system would consist of gravity sewer mains, localized collector lines, and individual laterals. Due to the topography of the project site, wastewater would generally flow from east to west through gravity mains to a proposed lift station at the western end of the site. The proposed lift station would pump wastewater through a proposed new force main placed in or adjacent to Latrobe Road that would connect directly to the EID El Dorado Hills Wastewater Treatment Plant. Wastewater would flow to the El Dorado Hills Wastewater Treatment Plant for treatment and disposal.

Drainage

The CVSP-RIA's on-site storm drain system includes pipes, culverts, a flow duration control basin, in-stream approaches, and would implement low impact development (LID) practices. Stormwater runoff would be directed, via surface flow and drainage pipes, to the existing drainage channel and two new hydromodification ponds. The hydromodification ponds are designed to mitigate the flows of a 2-year, 24-hour storm where water is held and released at pre-development flows. To address Post Construction Storm Water Quality (PCSWQ) requirements, swales would be constructed adjacent to the primary roadway that bisects the plan area to treat storm water run-off from impervious surfaces prior to returning to the existing drainage channel via drain outfalls. The system is designed consistent with the County's hydromodification and PCSWQ standards in order to avoid adverse impacts to Carson Creek and its tributaries. Post development stormwater runoff would not exceed pre-development runoff rates to ensure flooding would not occur downstream of the project.

Public Schools

The CVSP-RIA would be served by the El Dorado Union High School District (EDUHSD) and the Latrobe School District (LSD). The EDUHSD consists of four high schools, a continuation high school, and an alternative education high school. The LSD includes one elementary school and one middle school. In February 2025, the applicant entered into a School Mitigation Agreement with LSD. The School Mitigation Agreement provided for the payment of certain impact fees above what is required under SB 50 and provided for a maximum of 150 conventional (non-age restricted) single family homes. In the School Mitigation Agreement, LSD also supports the project. In addition, John Adams Academy, a K-12 public charter school is located immediately north of the project site in the El Dorado Hills Business Park which could also accommodate students generated by the project.

Police and Fire Protection

The El Dorado County Sheriff's Department would provide law enforcement and protection for the CVSP-RIA. The Sheriff's Department has four divisions with a satellite substation located in the El Dorado Hills Town Center. The El Dorado Hills County Water District, also known as the El Dorado Hills Fire Department, would serve the CVSP-RIA and has five fire stations that provide fire suppression, emergency medical services, special and technical rescue, hazardous materials mitigation, fire prevention, public education, and disaster preparedness. Fire Station No. 87 located at 4680 Golden Foothill Parkway in the El Dorado Hills Business Park is the closest fire station to the project site, located approximately 1.25 miles northwest of the project site. The El Dorado Hills Fire Department also has a shared service agreement with the Rescue Fire Protection District.

The project site is located within a State Responsibility Area, which is recognized by the Department of Forestry and Fire Protection (CAL FIRE) as areas where CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. The project site has been identified as a Moderate Fire Hazard Severity Zone, with a small area located in the southeast portion of the project site designated as a High Fire Hazard Severity Zone.

The applicant has gained approval of the Creekside Village Fire Safe Plan (Exhibit U) by the El Dorado Hills Fire Department and CAL FIRE, which was included as Appendix J to the Draft EIR.

Off-site Improvements

Off-site infrastructure improvements would be required to implement the CVSP including connection to dry utilities, off-site water connections, construction of a new force sewer main, and off-site roadway improvements. The water and sewer improvements would be needed to serve the first phase of the project. The CVSP-RIA proposes connections to electric and natural gas as well as telephone and cable television within joint trenches (within existing roadway rights-of-way), three points of connection to EID for potable water, and connection to EID for wastewater services via a new force main within the Latrobe Road right-of-way. An approximately 650-foot-long emergency access road would connect the project site to the adjacent business park, located northwest of the site. This access road would be closed to through-traffic with emergency vehicle access gates (approved by EDH Fire) that would be opened to traffic only during an emergency. The road would primarily function as a Class 1 bike path.

The off-site roadway intersection improvements include the following: intersection improvements at Latrobe Road and Royal Oaks Drive (these improvements include the signalization of the intersection and re-striping of the roadway to allow for new turning movements with potential

minor widening at the intersection within the existing right-of-way/along project frontage [first phase]); intersection improvements at Latrobe Road and Avanti Drive (re-striping of the intersection to allow turning movements in and out of the project site with potential minor widening at the intersection within the existing right-of-way/along the project frontage [when access is provided]), and installation of an all-way stop controlled intersection at White Rock Road and Carson Crossing Drive. As detailed in the traffic study (Appendix H), these intersection improvements are primarily included to ensure the intersections operate at acceptable levels of service (LOS) consistent with the LOS thresholds established in the County's General Plan. As explained in more detail in Section 3.12 of the EIR, Transportation, LOS is no longer the metric by which traffic impacts are analyzed by CEQA and is discussed in the EIR document only for informational purposes. The County's Capital Improvement Program (CIP) is also designed to ensure acceptable LOS is achieved associated with traffic from new, existing, and anticipated future development. The project applicant would be responsible for payment of required Traffic Impact Fees, which would ensure the project contributes its fair share to maintain adequate LOS on local roadways and intersections as required under the General Plan, if appropriate projects are added to the County's CIP.

Other Specific Plan Components

The proposed project includes adoption of the CVSP-RIA and its appendices. The CVSP-RIA addresses a range of issues pertinent to the development of the project site. In addition to the land use designations, allowable uses, circulation system, utilities and services described above, the CVSP-RIA includes an Open Space Management Plan and a Wildland Fire Safe Plan. The approved Creekside Village Fire Safe Plan addresses wildfire risks including adequate emergency access, building materials, vegetation management, and responsibilities of individual homeowners and the Homeowners Association to minimize wildfire risks.

Development Standards

The layout and design of project development would be guided by the development standards included within the CVSP-RIA (CVSP-RIA Appendix A) (Exhibit G). The CVSP-RIA development standards supersede County standards outlined in the County Code, County Hillside Standards, County Design and Improvement Standards Manual, and the County Grading Design Manual. Where conflicts exist between the CVSP-RIA and the County Code, for example, the CVSP-RIA standards shall govern. Where the CVSP-RIA is silent, the County Code and Design Standards shall take precedence. Development would be subject to the Planned Development policies described in the El Dorado County General Plan and Zoning Ordinance. Development in

areas of the proposed project Specific Plan with a -PD overlay would be subject to the County's PD policies described in the County's General Plan and Zoning Ordinance.

Project Construction/Phasing

The plan area would be developed in five phases with full build-out expected in 2030 or later. Based on preliminary grading plans, the project site is expected to be balanced and not require any import or export of soils. The proposed phasing of the CVSP-RIA is based on the logical placement of infrastructure, utilities, roads, and land uses and would generally proceed from west to east. A development phasing plan has been proposed within the Specific Plan and final phasing would be determined prior to final map approval. Shifts in market demand and financing mechanisms may play a role in the way the CVSP-RIA develops over time. Regardless of the ultimate configuration of the development, all backbone infrastructure must be constructed prior to or concurrent with the development of individual parcels to meet service levels identified by the County. During construction, all construction equipment would be staged on site.

STAFF ANALYSIS

Overview of the Function of Specific Plans

The state's "Planner's Guide to Specific Plans" (Exhibit V) states that "A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

"...A specific plan may be developed in response to a single policy issue, or to address each applicable policy of the general plan. It may also diverge from the issues contained in the general plan into other subjects viewed by the community as being of relevance." A specific plan may encompass an area of thousands of acres, or larger, or as small as a single acre.

Sections 65450 through 65457 of the California Government Code grant authority to the County for the development and adoption of specific plans. Chapter 130.56 (Specific Plans) of the El Dorado County Ordinance Code specifies that the Board of Supervisors shall have review authority of original jurisdiction for specific plan applications, after review and recommendation by the

Planning Commission. The Board of Supervisors may adopt a proposed specific plan under El Dorado County Code Section 130.56.030 only if it finds that the plan:

- Is consistent with and implements the General Plan;
- Is consistent with any applicable airport land use plan, in compliance with Public Utilities Code Section 21676; and
- Will not have a significant effect on the environment or a statement of overriding considerations has been made for the proposed specific plan in compliance with the provisions of California Code of Regulations Section 15093 CEQA.

Previously adopted specific plans in the County include the El Dorado Hills Specific Plan, Northwest El Dorado Hills Specific Plan, Bass Lake Hills Specific Plan, Promontory Specific Plan, Carson Creek Specific Plan, and Valley View Specific Plan. Except for the Bass Lake Hills Specific Plan development within these plans is nearing or at complete buildout.

Consistency with General Plan and Housing Element Policy Provisions

As part of project approval, a project must be consistent with the General Plan. State law does not require perfect conformity between a proposed project and the General Plan as perfect conformity is not possible. In making a recommendation on General Plan consistency, the Planning Commission is tasked with balancing all of the applicable General Plan policies and the proposed project. While serving as a basis for development, the General Plan is a “living document which must be updated periodically.” State law also anticipates amendments to General Plans and allows up to four amendments each year, for each separate element.

When a Specific Plan is proposed, consistency is determined based on the assumption that the proposed General Plan amendment would be approved. As discussed previously, the project site is currently within the R&D land use designation. The proposed project would amend the General Plan such that the project site would change to the Adopted Plan (AP) designation.

Fiscal Impact Analysis

The attached FIA (Exhibit S) details the estimated fiscal impacts of the proposed project on the County General Fund and Road Fund, specifically the difference between costs of providing services to the proposed project and the revenues collected from the proposed project (Exhibit K).

In addition, the analysis includes initial net fiscal impacts estimated for the affected special districts, including the El Dorado Hills Fire Department (EDHFD) and the El Dorado Hills Community Services District (EDHCSD) if the project were annexed into the EDHCSD.

County General and Road Funds

The FIA estimates the project would result in a net fiscal surplus of approximately \$877,641 annually at buildout to the County's General Fund (i.e. development generated revenues will exceed estimate expenditures for the project). More specifically, the project is anticipated to generate \$2,407,217 in General Fund Revenues compared to \$1,529,576 in General Fund expenditures. That is a surplus of \$1,150 per dwelling unit annually.

In addition, the FIA estimates the project would result in a net fiscal surplus of about \$220,281 annually for the County's Road Fund at buildout. More specifically, the project will generate \$290,987 in County Road Fund revenues compared to \$70,706 in County Road Fund expenditures. That is a surplus of \$289 per dwelling unit annually.

Impacts to the EDHFD

At buildout, the proposed project is estimated to result in a net fiscal surplus for the EDHFD of \$334,092 in tax revenues annually. The RIA is estimated to generate \$1,446,546 annually in tax revenues for the Fire Department compared to \$1,112,454 in annual expenditures. This results in a net positive fiscal impact of \$438 per new residential unit annually.

Impacts to the El Dorado Hills CSD

The FIA analyzes the impacts to the CSD under the originally proposed project scenario only to demonstrate the fiscal impact to the CSD if the project, at the discretion of the applicant, were to annex into the CSD boundary. The FIA estimates that the proposed project would result in net fiscal surplus of \$31,850 annually to the CSD General Fund for all areas. The project is estimated to generate \$650,582 in tax revenue annually for the CSD compared to \$618,732 in annual expenditures. This results in a net positive fiscal impact of \$35 per new residential unit annually. If the applicant elects to seek annexation to the CSD, an updated FIA would be prepared and evaluated during the annexation process.

Public Facilities Financing Plan

The PFFP (Exhibit T) identifies the costs of, and sets forth a strategy to finance, the backbone

infrastructure and other public facilities required to serve the proposed land uses in the CVSP-RIA. The CVSP-RIA includes 208 acres and is anticipated for development of 763 residential units, 44.4 acres of open space, and 14.1 acres of parks.

The CVSP-RIA PFFP sets forth details regarding potential funding mechanisms that may be implemented to finance the backbone infrastructure (i.e. roadways, water, sewer, and storm drain improvements and public facilities (i.e. parks, opens space or specific services) for development of the plan area, including the following:

- Development Impact Fees
- Existing Fee Programs
- Land Secured Financing

The PFFP is meant to assist the developer in understanding the substantial infrastructure burdens in the initial years prior to development and with new home sales occurring in future years. The information contained within the PFFP demonstrates how the initial development entity is able to fund backbone infrastructure and public facilities (in this case without reimbursements), and how the financial burdens are not too extreme and prohibitive or the project is feasible. The PFFP also shows how no general fund revenues are required to build the project.

Implementation of the PFFP will require applications for funding or payment into existing fee programs including but not limited to:

- Potential formation of public financing districts (CFD) or annexation into existing districts;
- Development of administrative procedures and management plans;
- Applications for financing.

Project feasibility is determined based on a variety of metrics that include the relationship between allocated cost burdens and land use pricing. Cost burdens, as a percentage of residential value, at 20% or lower are generally considered feasible. The residential land uses in the project and the overall financing strategy fall within this range demonstrating project feasibility.

Proposed changes to the PFFP fees for future development of properties within the BLHSP will be presented to the Board for consideration at a subsequent hearing.

Development Agreement: It is noted that a Development Agreement between the applicant and the County is an optional document. The applicant has decided not to enter into a Development Agreement with the County regarding this project, therefore there is no development agreement to consider regarding this project.

Zoning Ordinance Consistency: The current zoning designation for the entire project site is R&D. The proposed project would require the approval of a Rezone from R&D to Specific Plan (SP). Adoption of the CVSP-RIA would include a land use map for a variety of uses that are consistent with all applicable standards and requirements of Title 130 of the Zoning Ordinance, including setbacks, parking, landscaping, and lighting. Furthermore, should commercial development be developed within the site, the building designs, landscaping, and lighting within will be reviewed during the building permit process to ensure compliance with the County’s development standards and guidelines.

Fire Safe Plan (FSP): Based on review of the California Fire Hazard Severity Zone maps, the majority of the project site is in a Moderate Fire Severity Zone within a CAL FIRE Responsibility Area (SRA), with a small portion of the site within a High Fire Hazard Severity Zone. A Fire Safe Plan (FSP) was prepared for the Creekside Village Specific Plan. The FSP was developed to conform with California Code of Regulations Title 14 §§ 1270 - 1276 (Fire Safe Regulations), California Code of Regulations Title 24, Part 9 – § 4903 (Plans) and El Dorado County Fire Protection Standard W-002 (Wildland Urban Interface Fire Protection Plans). The FSP is included as Exhibit U of this Staff Report. The FSP was reviewed and approved by CAL FIRE and the El Dorado Hills Fire Department.

Public Outreach Plan

Pursuant to El Dorado County Code Section 130.51.100 (Public Outreach Plan), which was adopted as Ordinance 5127, in 2020, a public outreach plan is required for discretionary development projects with 300 or more dwelling units proposed. As part of the Creekside Village Specific Plan the applicant submitted an initial public outreach plan. The applicant has updated this outreach plan to document actual efforts to communicate and receive feedback from members of the community and stakeholder groups. These efforts are reflected in the comments received on the Draft EIR. Below is a list of meetings and community outreach led by the applicant for the Creekside Village project.

- June 28, 2023 – Blackstone HOA
- July 12, 2023 – Heritage HOA
- July 18, 2023 – El Dorado Hills Area Planning Advisory Committee (“APAC”)

- July 20, 2023 – EDH Business Park Board of Directors
- July 21, 2023 – John Adams Academy
- August 24, 2023 – El Dorado Hills Community Services District
- September 20, 2023 – El Dorado Hills APAC
- September 28, 2023 – El Dorado Hills Fire Department
- October 3, 2023 – Biological Site Walk with members of the Blackstone HOA, Heritage HOA, and Citizens in Support of El Dorado Hills
- December 1, 2023 – Tribal Cultural Resources Site Walk with County and Tribal Representatives
- December 21, 2023 – El Dorado Hills Fire Department
- January 3, 2024 – El Dorado Hills Fire Department
- January 12, 2024 – Latrobe School District
- February 9, 2024 – Tribal Cultural Resources Meeting with County and Tribal Representatives
- March 15, 2024 – Tribal Cultural Resources Site Walk with County and Tribal Representatives
- April 12, 2024 – El Dorado Hills APAC Transportation Sub-Committee
- June 4, 2024 – El Dorado Hills APAC Environmental Sub-Committee
- July 31, 2024 – Met with Tribal Representatives
- October 22, 2024 – Met with Tribal Representatives
- November 12, 2024 – Met with Tribal Representatives
- December 6, 2024 – Site Walk with Tribal Representatives
- January 8, 2025 – El Dorado Hills APAC
- April 30, 2025 – El Dorado Hills APAC Transportation Sub-Committee
- August 13, 2025 – El Dorado Hills APAC
- July 10, 2025 – El Dorado Planning Commission Informational Meeting
- October 22, 2025 – El Dorado Hills APAC
- November 6, 2025 – Blackstone HOA
- TBD – Heritage HOA

Public Notice: In addition to the public outreach, NOP Public Scoping meetings, and Planning Commission workshop described above, the project was duly noticed with a public notification range of one (1) mile and a legal advertisement was published in the applicable newspapers. Pursuant to County requirements, the physical sign posting has been posted at the project site.

ENVIRONMENTAL REVIEW

An EIR was prepared for the proposed project in accordance with CEQA (Exhibits L, M, N, O, P, Q, and R). The County released a Notice of Preparation (NOP) on November 6, 2020, for the required 30-day review period. In addition, a Public Scoping Meeting was held on November 19, 2020, to solicit public comments regarding the scope of the Draft EIR. The County received a total of 22 written comment letters during the initial scoping. Verbal comments were also received during the scoping meeting.

The project application was placed on hold from October 2021 through July 2023. When the project resumed activity, minor updates were made to the project description. Therefore, the County held a second scoping meeting on September 26, 2023, and additional comments on the revised project were accepted through October 12, 2023. Two additional comment letters were received as well as several verbal comments at the second scoping meeting held on September 26, 2023. All scoping comments can be found in Appendix A of the Draft EIR (Exhibit L).

The Draft EIR was circulated for public review and comment for a period of 60 days from June 20 through August 19, 2025. This included publication of a Notice of Availability (NOA) for the Draft EIR, which was published on the El Dorado County Planning Division website. Printed copies of the Draft EIR were made available for review at the Planning and Building Department (2850 Fairlane Court, Building C), the El Dorado County Library (345 Fair Lane), the El Dorado Hills Library (7455 Silva Valley Parkway), and the Cameron Park Library (2500 Country Club Drive). A public informational meeting was held by the El Dorado County Planning Commission with a remote option through Zoom on July 10, 2025, to solicit public comments and project feedback.

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in the Draft EIR and are found in the following technical chapters: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise; Tribal Cultural Resources; and Wildfire. The mitigation measures presented in the Draft EIR form the basis of the Mitigation Monitoring and Reporting Program (MMRP). Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

As stated in State CEQA Guidelines Section 15126.6(c), the purpose of the alternatives evaluation in an EIR is to ensure that “[t]he range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or

substantially lessen one or more of the significant effects” identified under the proposed project. During preparation of the Draft EIR, it was determined that the project would result in a significant impact related to Tribal Cultural Resources (TCRs), as well as Aesthetics and Air Quality. In order to reduce significant impacts, the County, Tribes, and the project applicant discussed potential changes to the project that could reduce some of these significant impacts. The project applicant was able to revise the project site plan to reduce impacts in what became known as the Reduced Impact Alternative, or RIA, in the Draft EIR. Under the RIA, impacts related to Air Quality and TCRs would no longer be significant, thus reducing project impacts.

Because the RIA would meet most of the project objectives and would reduce two of the three areas of significant impacts, County staff determined that the RIA should be examined at a project-specific level in the Draft EIR. To support the potential approval of the RIA over the proposed project, the Draft EIR evaluated the potential environmental impacts of the RIA in more detail than for other project alternatives. Thus, because the RIA is analyzed at a more detailed level, the RIA can be recommended for approval by the Planning Commission and approved by the Board of Supervisors. To support such action, a separate Creekside Village Specific Plan document was prepared for the RIA (Exhibit G) as well as other RIA-associated exhibits and documentation.

Since the applicant has committed to the Tribes, community members, the Latrobe School District and County Staff to request approval of the RIA, the remaining significant and unavoidable impact would be related to aesthetics. A Final EIR was prepared to respond to all NOA comment letters received and identify any revisions to the Draft EIR text as a result of those comments (Exhibit P). The Mitigation Monitoring and Reporting Program has been included as Exhibit Q to this staff report.

In accordance with CEQA, the Final EIR was submitted to the State Clearinghouse for distribution to State agencies in October 2025 for a 10-day public review period. The Final EIR was also posted on the County’s website. The revisions to the Draft EIR include minor clarifications and amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

Findings of Fact and Statement of Overriding Considerations for the EIR have been prepared for the County’s certification of the EIR (Exhibit R), which are included as an attachment to this Staff Report. The Statement of Overriding Considerations is required due to significant and unavoidable impacts that persist even with the implementation of mitigation measures and where there are no feasible alternatives.

Pursuant to the CEQA Guidelines Section 15094, filing a Notice of Determination (NOD), is required to initiate a 35-day statute of limitations on legal challenges to the County's decision. The applicant shall submit a \$50.00 recording fee to the El Dorado County Planning and Building Department, Planning Division (Planning Division) for the El Dorado County Recorder to file the NOD within 48 hours of any decision-making body approving the project. Checks shall be made payable to El Dorado County. In addition to the NOD recording fee, the applicant shall submit the California Department of Fish and Wildlife (CDFW) CEQA review fee for an EIR (<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>) to the Planning Division.

CONCLUSION AND STAFF RECOMMENDATION:

Based on the analysis herein and all supporting documents, staff therefore recommend the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Certify the Creekside Village Specific Plan (CVSP) Final Environmental Impact Report (SCH#2020110052) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt the General Plan Amendment (GPA20-0001) and approve the Rezone (Z20-0005), Creekside Village Specific Plan – Reduced Impact Alternative (SP20-0001), and Tentative Subdivision Map for the Reduced Impact Alternative (TM20-0002), subject to the Findings and Conditions of Approval as presented herein.

SUPPORTING INFORMATION

Attachments to Staff Report:

Conditions of Approval

Findings

Exhibit A	Project Location & Aerial Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Project Site and Surrounding Current General Plan Designations
Exhibit D	Project Site Proposed General Plan Designation
Exhibit E.....	Project Site and Surrounding Current Zoning
Exhibit F	Proposed Project Site Zoning
Exhibit G	Creekside Village Specific Plan RIA Document and Appendices
Exhibit H	Land Use Plan Map - RIA
Exhibit I.....	Circulation Plan - RIA
Exhibit J.....	Phasing Plan - RIA
Exhibit K	Tentative Subdivision Map - RIA
Exhibit L.....	Draft Environmental Impact Report
Exhibit M.....	Draft Environmental Impact Report Appendices Pt. 1
Exhibit N	Draft Environmental Impact Report Appendices Pt. 2
Exhibit O	Draft Environmental Impact Report Appendices Pt. 3
Exhibit P	Final Environmental Impact Report
Exhibit Q	Mitigation Monitoring and Reporting Program
Exhibit R.....	Findings of Fact/Statement of Overriding Considerations
Exhibit S.....	Fiscal Impact Analysis
Exhibit T.....	Public Facilities Financing Plan
Exhibit U	Fire Safe Plan
Exhibit V	The Planner's Guide to Specific Plans