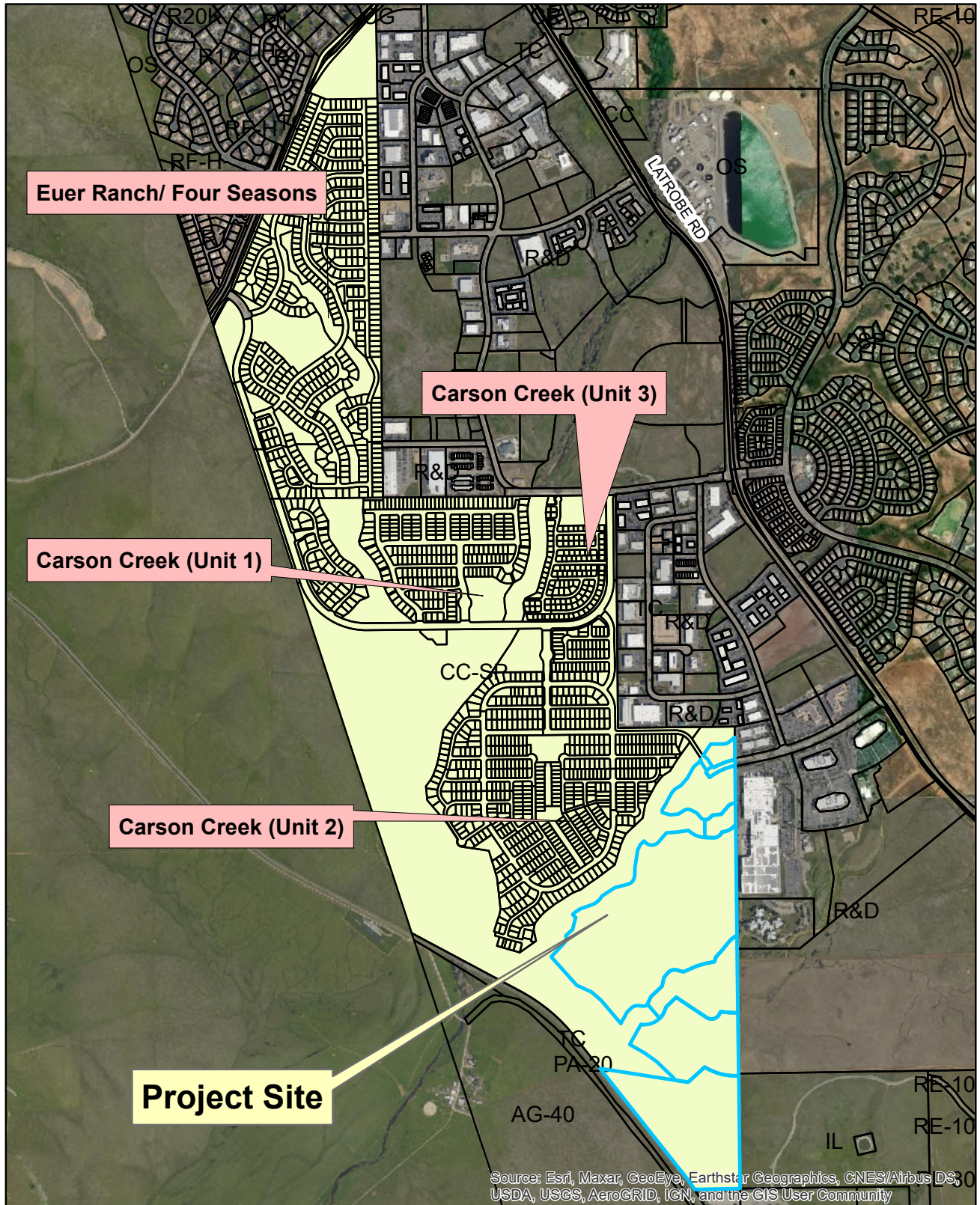


SP-R20-0001, TM20-0001, DA20-0001.

Exhibit K: Development Areas in Carson Creek Specific Plan



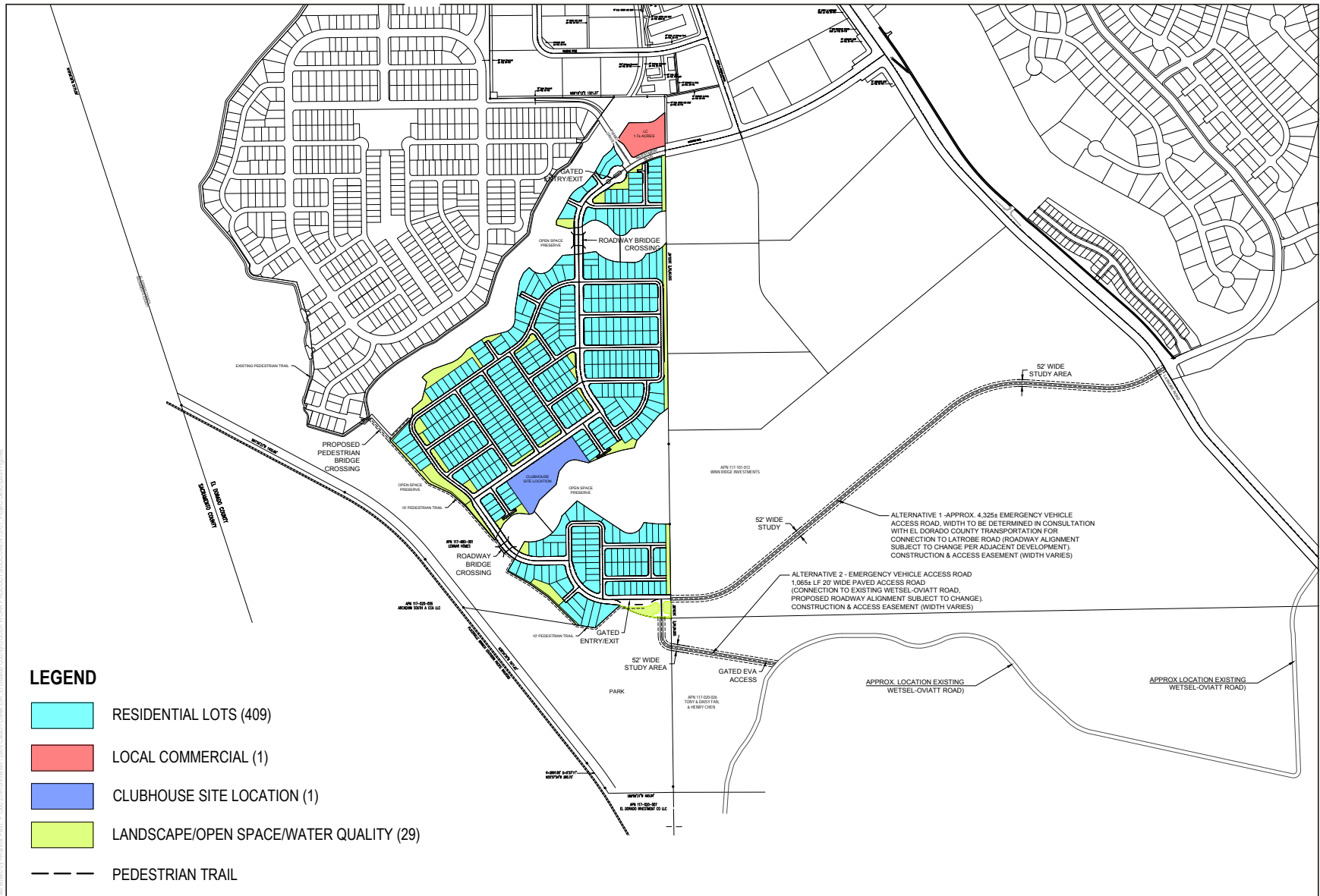
0 475 950 1,900 2,850 Feet

Scale 1:18,000

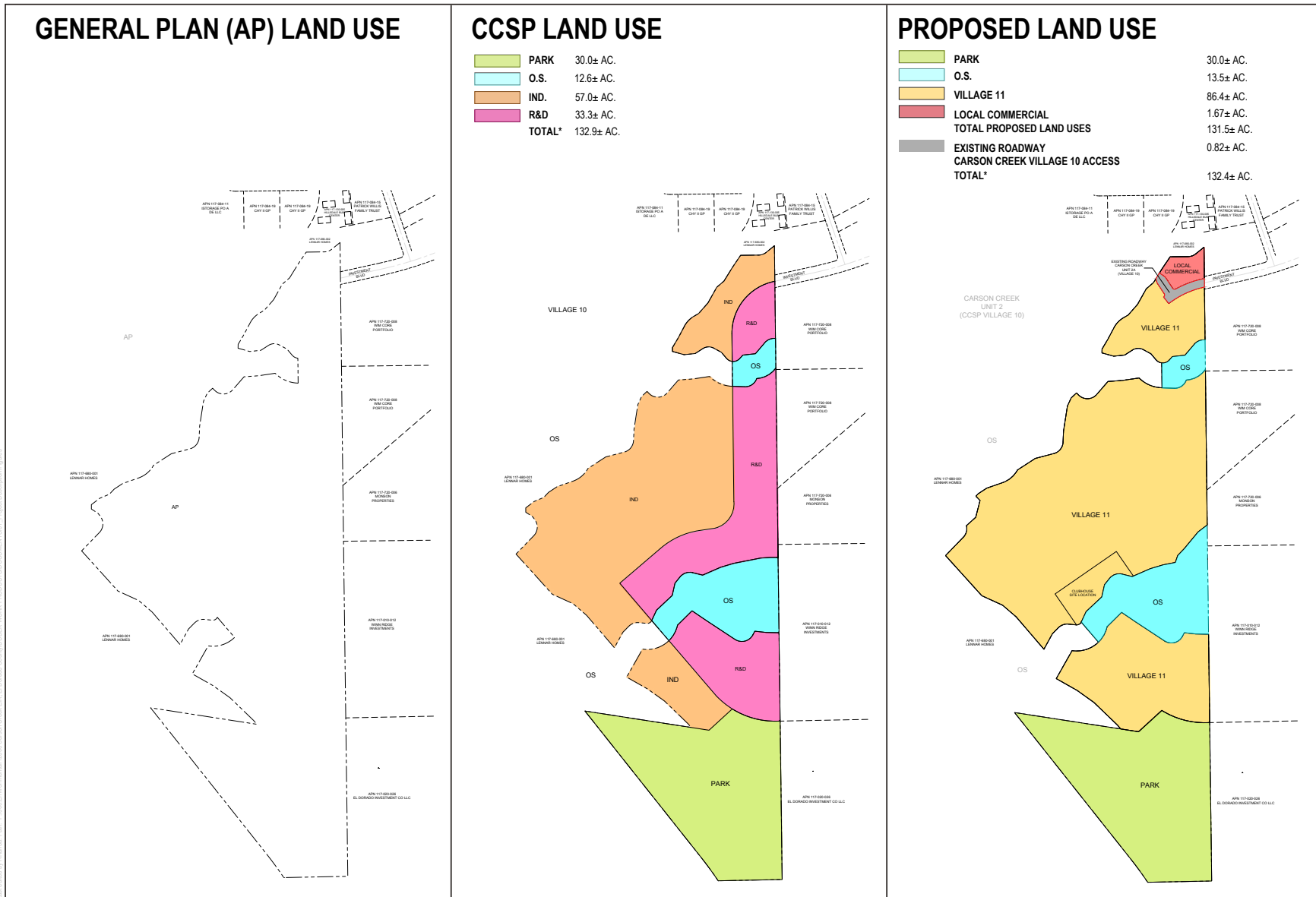
Application Nos.: SP-R20-0001, TM20-0001, DA20-0001
Carson Creek Specific Plan Amendment and Heritage at
Carson Creek Tentative Subdivision Map, Development Agreement
APNs: 117-680-003, 117-680-004, 117-680-007, 117-680-008,
117-680-016, 117-570-013, 117-570-017, and 117-570-018

Map prepared on
May 17, 2021

SP-R20-0001, TM20-0001, DA20-0001. Exhibit L: Circulation Plan



SP-R20-0001, TM20-0001, DA20-0001.Exhibit M: Specific Plan and Specific Plan Amendment Land Use Categories



SOURCE: R.E.Y. ENGINEERS, INC *There is a 0.5 acre difference between the existing and proposed land use categories due to increased mapping accuracy since the time the CCSP was prepared.

FIGURE 4



Existing and Proposed Land Use Categories

Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit N: Proposed Tentative Map

PROPOSED LAND USE SUMMARY

SINGLE FAMILY RESIDENTIAL 86.4±AC.

OPEN SPACE 13.5±AC.

LOCAL COMMERCIAL 1.7±AC.

PARK 30.0±AC.

TOTAL 131.5±AC.

SINGLE FAMILY RESIDENTIAL 410 LOTS**

OPEN SPACE/LANDSCAPE/
WATER QUALITY 29 LOTS

* Total Specific Plan Amendment site includes 0.9 acres of existing roadway, yielding total Specific Plan Ament area of 132.4 acres

** Includes 409 residential lots and one lot for a private clubhouse

LOT DD
Local Commercial (LC)
72,711 SF

LOT 410
132,827 SF
CLUBHOUSE SITE

LOT FF
PARK
1,306,915 SF



Last edited by RBarnes_Palm_P/2001/Environmental/2000/CarsonCreek/ER/ElDorado/County/DUDEK/WORK/PROJECTS/SOCIOECONOMICS/01_ProposedTentativeMap

SOURCE: R.E.Y. ENGINEERS, INC.



FIGURE 5

Proposed Tentative Map

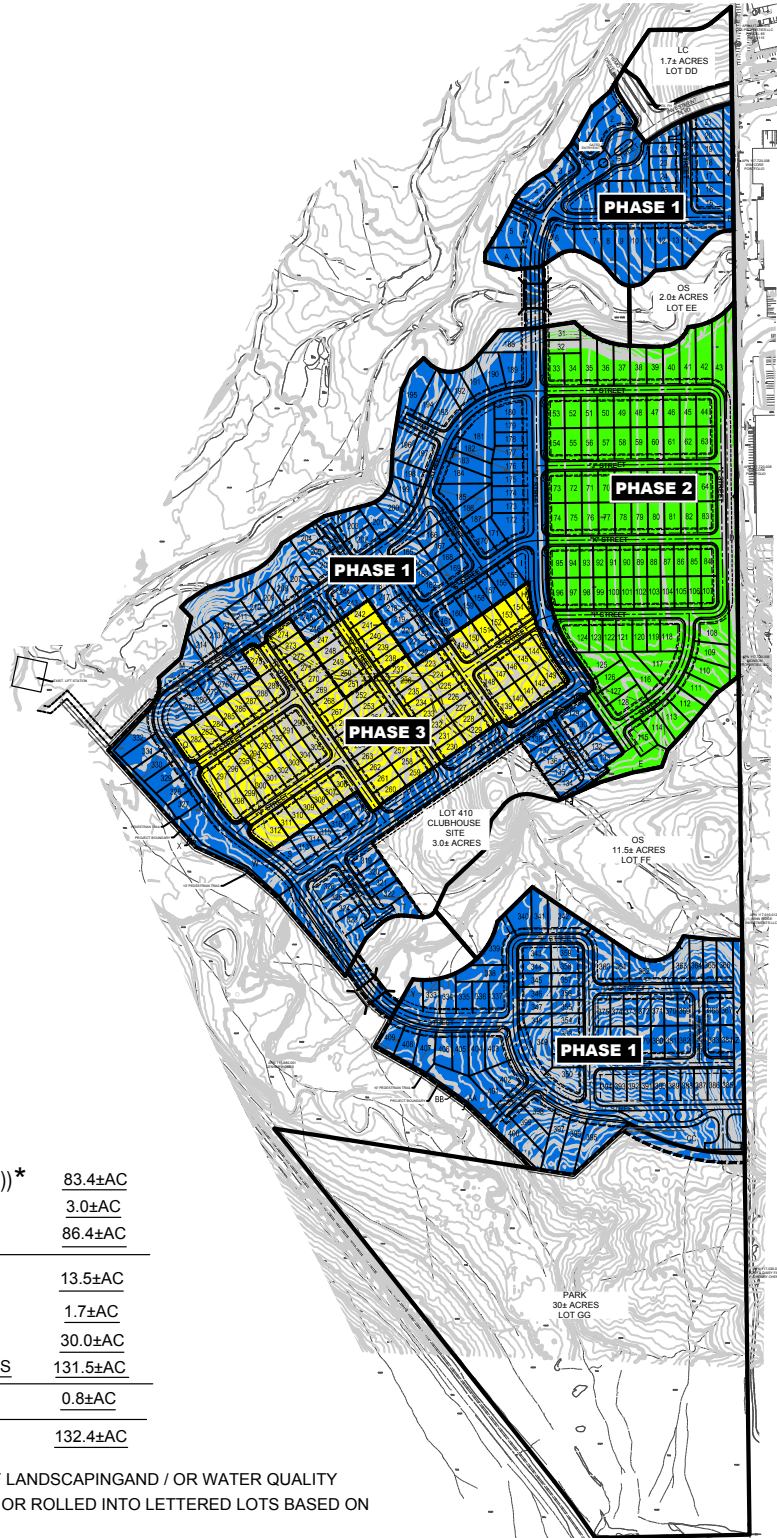
Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit O: Phasing Plan

LEGEND

	PHASE 1	<u>215 LOTS</u>
	PHASE 2	<u>98 LOTS</u>
	PHASE 3	<u>96 LOTS</u>
TOTAL ARU'S:		<u>409 LOTS</u>

LOT 410 - CLUBHOUSE SITE TO BE CONSTRUCTED
PENDING MARKET CONDITIONS



LAND USE SUMMARY

RESIDENTIAL LOTS (409 - ARU'S) & LANDSCAPE/WATER QUALITY (29 LOTS - (LOTS A-CC))*	<u>83.4±AC</u>
RESIDENTIAL LOT 410 (CLUBHOUSE SITE)	<u>3.0±AC</u>
TOTAL SINGLE FAMILY RESIDENTIAL:	<u>86.4±AC</u>
<hr/>	
OPEN SPACE (LOTS EE & FF)	<u>13.5±AC</u>
LOCAL COMMERCIAL (LOT DD)	<u>1.7±AC</u>
PARK (LOT GG)	<u>30.0±AC</u>
SUBTOTAL:	<u>443 LOTS 131.5±AC</u>
<hr/>	
EXISTING ROAD	<u>0.8±AC</u>
TOTAL:	<u>132.4±AC</u>

*LETTERED LOTS (A-CC) ARE INTENDED FOR THE USE OF LANDSCAPING AND / OR WATER QUALITY FEATURES AND MAY BE COMBINED WITH ONE ANOTHER OR ROLLED INTO LETTERED LOTS BASED ON GRADING AND WATER QUALITY REQUIREMENTS

SOURCE: El Dorado County



FIGURE 6

Phasing Plan

Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit P: Grading Plan (Northern Portion)

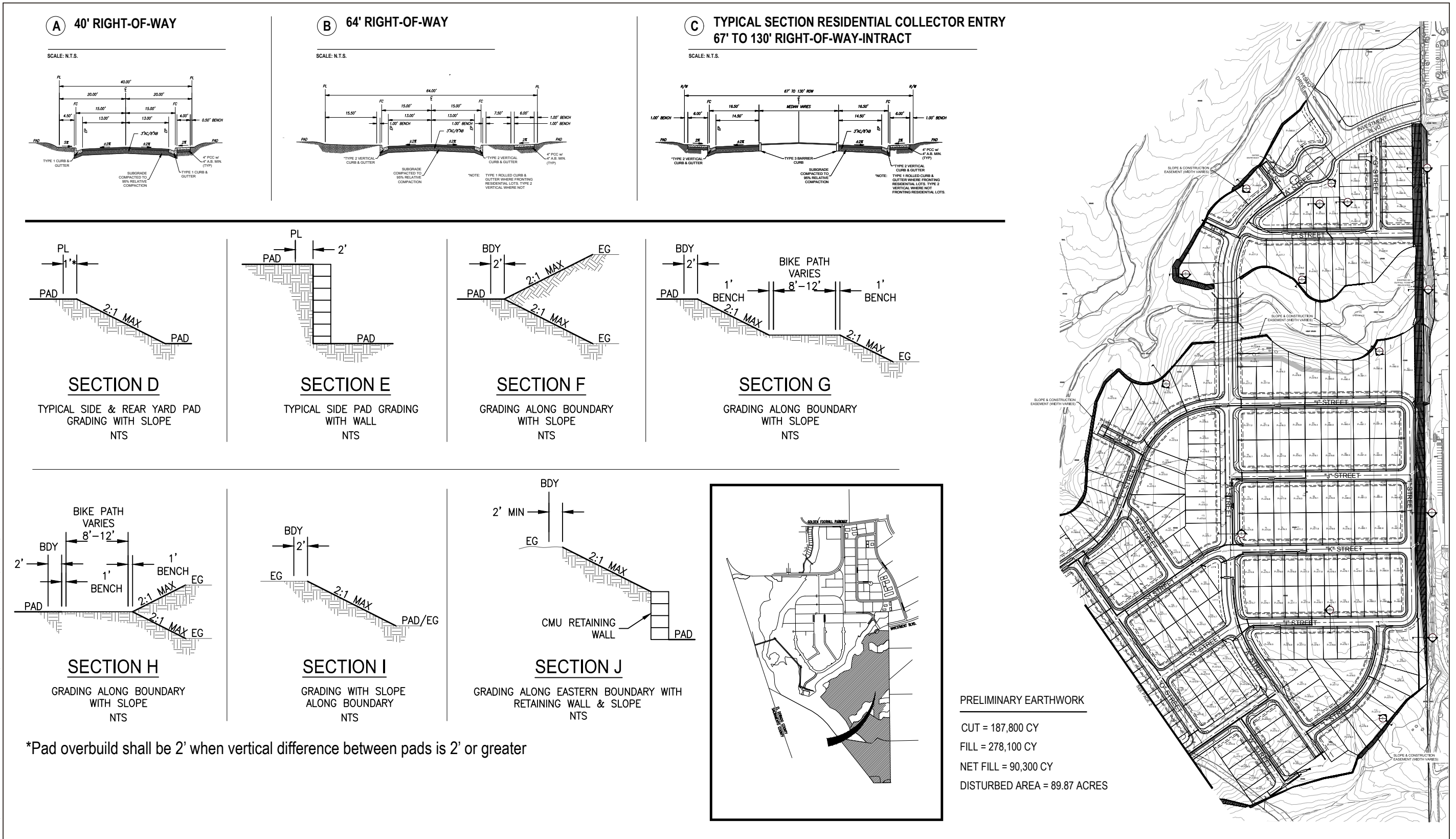
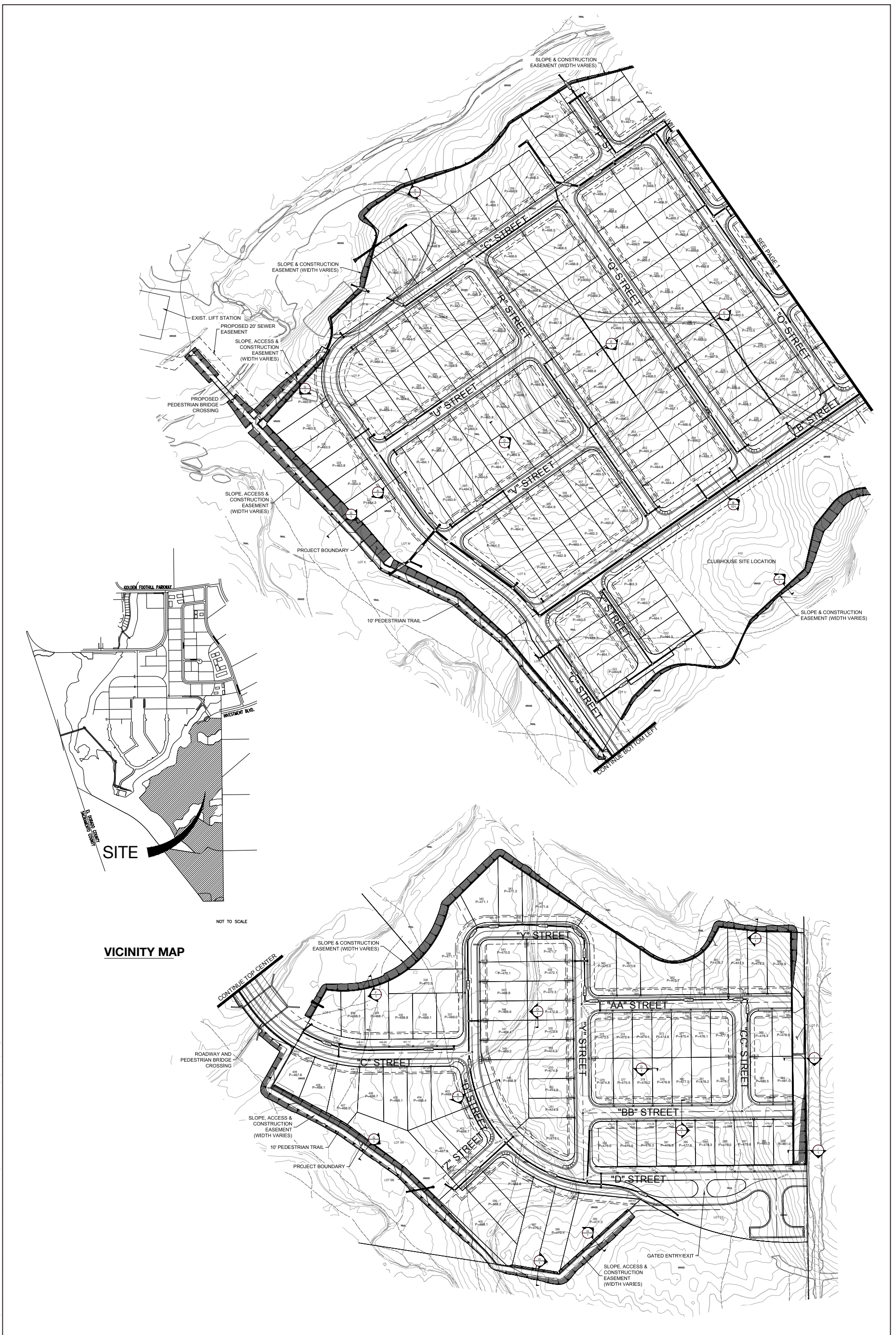


FIGURE 8a

Grading Plan, Northern Portion
Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit Q: Grading Plan (Southern Part)



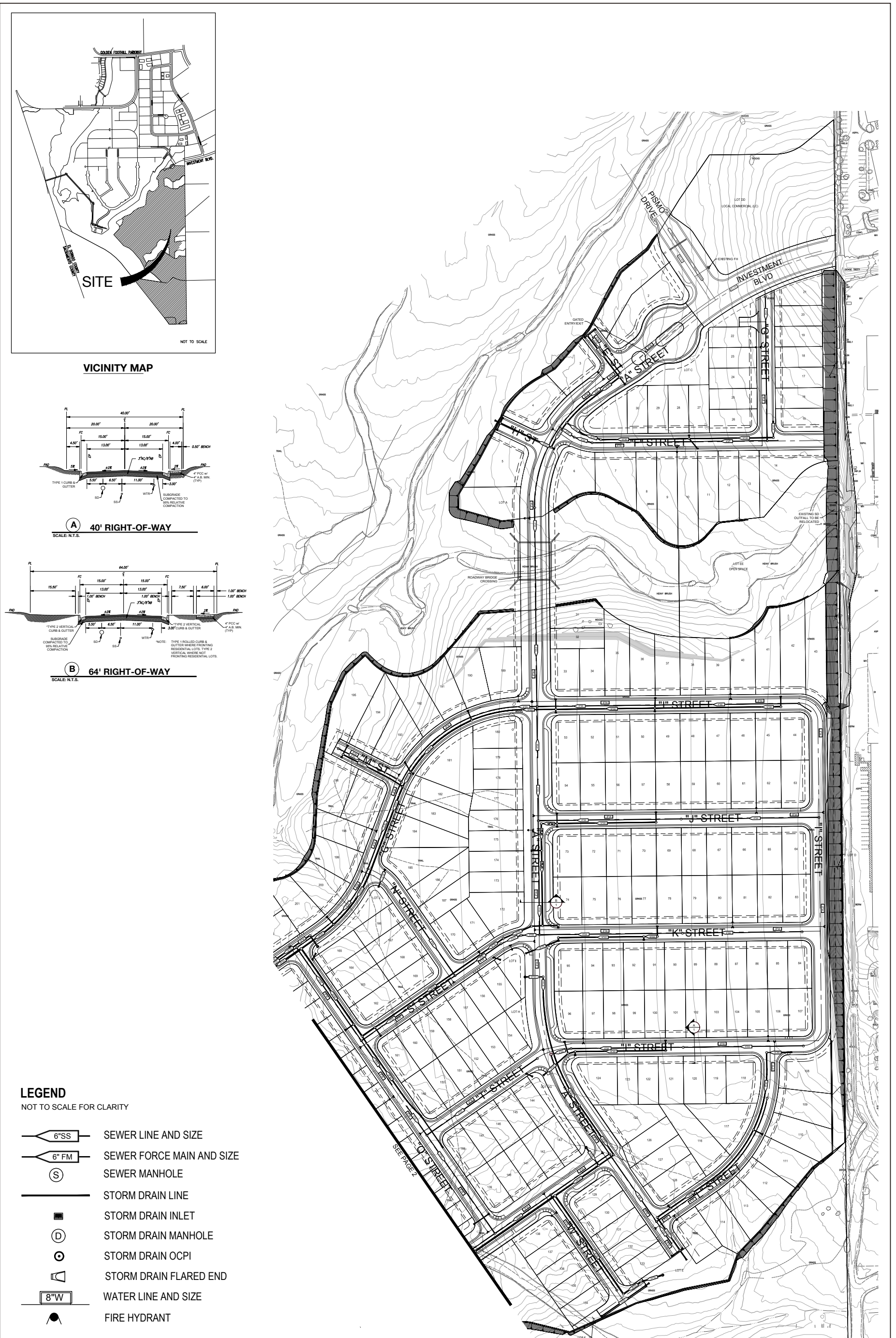
SOURCE: R.E.Y. ENGINEERS, INC



FIGURE 8b

Grading Plan, Southern Part
Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit R: Utility Plan (Northern Part)



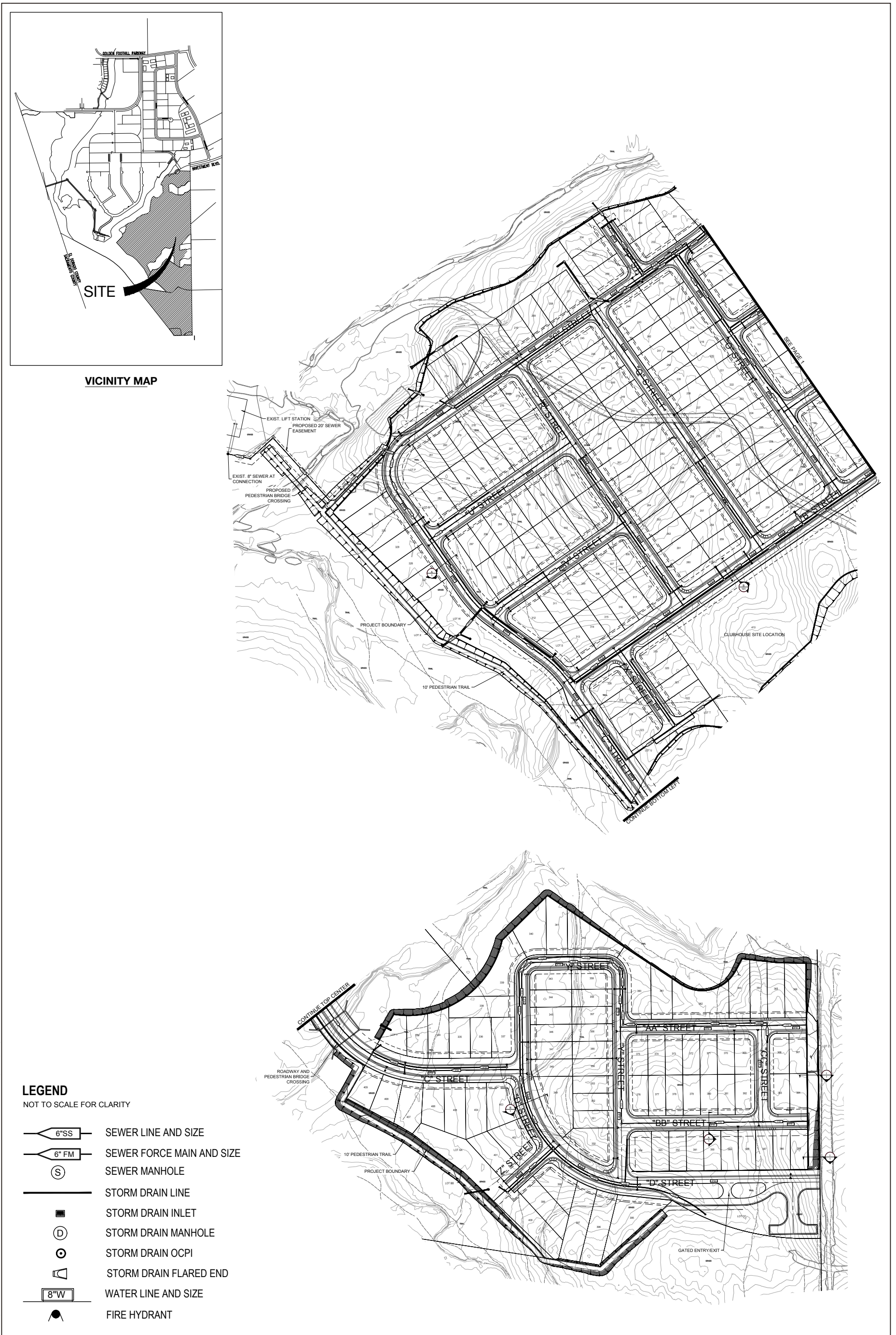
SOURCE: R.E.Y. ENGINEERS, INC

DUDEK 0 50 100 FEET

FIGURE 9a

Utility Plan, Northern Part
Carson Creek Specific Plan Amendment

SP-R20-0001, TM20-0001, DA20-0001. Exhibit S: Utility Plan (Southern Part)



LEGEND

NOT TO SCALE FOR CLARITY

- 6"SS — SEWER LINE AND SIZE
- 6" FM — SEWER FORCE MAIN AND SIZE
- (S) — SEWER MANHOLE
- STORM DRAIN LINE
- STORM DRAIN INLET
- (D) — STORM DRAIN MANHOLE
- (O) — STORM DRAIN OCPI
- STORM DRAIN FLARED END
- 8"W — WATER LINE AND SIZE
- FIRE HYDRANT

SOURCE: R.E.Y. ENGINEERS, INC

DUDEK 0 50 100 FEET

FIGURE 9b

Utility Plan, Southern Part
Carson Creek Specific Plan Amendment

**SP-R20-0001, TM20-0001,
DA20-0001.
Exhibit T: EID Facilities
Improvement Letter**



Letter No.: DS0520-101

May 19, 2020

VIA EMAIL

Sean MacDiarmid
Lennar Homes of California
1025 Creekside Drive, Suite 240
Roseville, CA 95678
Via email: Sean.MacDiarmid@Lennar.com

Subject: Facility Improvement Letter (FIL), 3255FIL, Heritage at Carson Creek
Assessor's Parcel No.: 117-680-003, 004, 007, 008, 016 and 117-570-013, 017, 001
(El Dorado Hills. EDC Project No: TM20-2001 and SP2-R20-001)

Dear Mr. MacDiarmid,

This letter is in response to your request dated May 1, 2020 and is valid for a period of three years. If a Facility Plan Report (FPR) for this project has not been submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 415-lot residential subdivision with a Community Center Building on 132.4 acres. Water service, sewer service, a private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2019, there were approximately 20,068 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 456 EDUs of water supply.

Water Facilities

A 12-inch water line exists near the northern project boundary in Investment Boulevard and an 8-inch water line is located near the eastern project boundary (see enclosed System Map). There

are also water lines in the adjacent Carson Creek Unit 2 development as well; however, water line stubs have not been provided from this area. The El Dorado Hills Fire Department has determined that the minimum fire flow for the commercial portion of this project is 1,500 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. The residential portion of this project will require a 1,000 GPM fire flow for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow.

In order to provide this fire flow and receive service, you must construct a looped water line extension connecting to the 12-inch waterline located in Investment Boulevard and to the 8-inch water line located near the eastern project boundary. The project should also connect to the existing water facilities in Carson Creek Unit 2 if feasible. The hydraulic grade line for the existing water distribution in Investment Boulevard and Carson Creek Unit 2 facilities is 665 feet above mean sea level at static conditions and 605 feet above mean sea level during fire flow (1500 GPM) and maximum day demands. The 8-inch water line operates in the 820 hydraulic zone and will require the installation of a pressure reducing station at the point of connection.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is an 8-inch gravity sewer line that has been stubbed out for this project from the Carson Creek Unit 2 project. This sewer line has adequate capacity at this time; however, the 12-inch gravity sewer main extending from this line into the Carson Creek 2 Lift Station may have limited capacity available to serve this project. The FPR will need to discuss the potential phasing of this project and the need to assess the available capacity in this facility at a later point in time. The Carson Creek 2 Lift Station and downstream facilities have been designed with adequate capacity for this project.

The 12-inch gravity main previously identified was designed with available capacity for approximately 198 EDUs from Heritage at Carson Creek (based on EID's Design Standards). The District would be willing to evaluate this facility for additional capacity at a later date using actual flow data before requiring the facility to be upgraded. The phasing plan in the FPR should designate a phase of the project that would initiate this evaluation prior to approval of the improvement plans.

Your project as proposed on this date would require 427 EDUs of sewer service.



Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities, and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$3,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines, and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;



- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Brink', with a long horizontal flourish extending to the right.

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:kh

Enclosures: System Map
FPR Guidelines and transmittal

cc w/ System Map:

Ronald Phillips, Interim Fire Marshal / Division Chief
El Dorado Hills Fire Department
Via email - firemarshal@edhfire.com

Tiffany Schmid, Director
El Dorado County Development Services Department
Via email - tiffany.schmid@edcgov.us

Letter No.: DS0520-101
To: Sean MacDiarmid



May 19, 2020
Page 5 of 5

Vannessa Humphry, P.E.
R.E.Y. Engineers, Inc.
Via email - vhumphrey@reyengineers.com



Date: May 14, 2020

Project: Heritage at Carson Creek

APN: 117-680-003,004,007,008,016+
117-570-13,17,18



Scale: NTS