

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



Agenda of: June 10, 2021

Staff: Gina Hamilton

**SPECIFIC PLAN AMENDMENT/TENTATIVE SUBDIVISION
MAP/DEVELOPMENT AGREEMENT**

FILE NUMBERS: SP-R20-0001/TM20-0001/DA20-0001/Heritage at Carson Creek

APPLICANT/AGENT: Lennar Homes of California/Larry Gualco

REQUEST: The project consists of the following entitlements:

1. Amendment to the Carson Creek Specific Plan (CCSP) consisting of the following modifications (Appendix A1 of Exhibit W [Addendum to the Carson Creek Specific Plan EIR]):
 - A. Amend land use categories by changing Industrial (I) and Research and Development (RD) within the Tentative Subdivision Map area to 86.4± acres Residential, 1.7± acres of future Local Convenience Commercial, a 0.9-acre increase of the Open Space (OS) land use category, and a 0.56-acre parcel that supports the western terminus of Investment Boulevard.;
 - B. Add Village 11 as a Residential Village;
 - C. Increase the CCSP residential unit cap from 1,700 to 1,925 units and stipulate that none of the additional units may be developed outside of the project site;
 - D. Adopt development standards for the Single Family (4,500 sq. ft. min.) zoning, which would be applied to all of the proposed Village 11 area. A summary of the primary development standards proposed for this village is presented in the Project Description section below and additional details are provided in the proposed Carson Creek Specific Plan Amendment (SPA) text in Appendix A1 of Exhibit W;

- E. Create a new future Local Convenience Commercial (LC) – Investment Boulevard CCSP zone district and adopt development standards for this zone. These development standards would be similar to the existing LC development standards in the CCSP. A summary of the development standards proposed for this commercial area is presented in the Project Description section below and additional details are provided in the proposed Carson Creek SPA text in Appendix A1 of Exhibit W;
- F. Remove all references to a golf course, particularly Section 4.16 Golf Course Standards;
- G. Edit text and Figures throughout the CCSP to reflect the increased maximum unit cap and changes in the maximum amount of square footage for non-residential land uses, update tables, document changes in public and utility service infrastructure, and identify road section standards for Village 11;
- H. Supplement CCSP Figure 4, Land Use Plan, with Figure 4a, Amended Land Use Plan, which removes I and RD referenced in the lower portion of the Figure 4 Land Use Plan, replaces with Village 11 and includes a private clubhouse site, Local Commercial and OS;
- I. Supplement CCSP Figure 5, Circulation Plan, in the CCSP, with Figure 5a, Amended Circulation Plan, which removes I and RD referenced for the project site, replaces with Village 11 and includes a private clubhouse site, Local Commercial and OS, and identifies offsite roadway connection to Latrobe Road. The Industrial Collector shown in Figure 5, will now be Residential Collector and Residential Street for the new Village 11;
- J. Modify CCSP Figure 6 to include right-of-way (ROW) exhibits for Residential Collector and Residential Street for Village 11, and
- K. Supplement CCSP Figure 7 Pedestrian Trail System, with Figure 7a, Amended Pedestrian Trail System which removes I and RD referenced in the lower portion of the Figure 7 Pedestrian Trail System, replaces with Village 11 and includes a private clubhouse site, Local Commercial and OS and Revise Schematic Pedestrian Trail Layout Alignment.

2. Approval of Tentative Subdivision Map of proposed Residential Village 11 dividing a 132.1-acre site into:

- 86.4 acres of Residential to include 410 buildable lots and 29 lots for landscaping and/or water quality Best Management Practices;
- 1.7-acre future Local Convenience Commercial site;
- 13.5 acres of Open Space; and
- 30.0-acre Park site.

Of the 410 buildable lots, 409 would support for-sale, market rate age-restricted units (ARUs), to be constructed in three (3) phases, and one would support a future private clubhouse. The proposed lots are shown in Exhibit N and the proposed development phasing is shown in Exhibit O. The residential lot sizes would range in size from 4,595 square feet to 13,522 square feet.

3. Approval of the Development Agreement (DA) between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc., for the development known as Heritage Carson Creek Village 11.

LOCATION: The project site is located within the CCSP, south of U.S. Highway 50 and west of Latrobe Road, in the unincorporated community of El Dorado Hills. The project site is in the southernmost vacant portion of the CCSP area, located near the western border of El Dorado County (Exhibits A, B, and C).

APN's: 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 (Exhibit D)

ACREAGE: 132.1 acres

GENERAL PLAN: Adopted Plan (AP)-Carson Creek Specific Plan (Exhibit E)

ZONING: Carson Creek-Specific Plan (CC-SP) (Exhibit F)

ENVIRONMENTAL DOCUMENT: Addendum to the Carson Creek Specific Plan Environmental Impact Report (EIR) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164(a).

RECOMMENDATION: Staff recommends that the Planning Commission review the staff report, receive public comment, and direct staff on recommendations to the Board of Supervisors regarding the CCSP SPA, the Heritage at Carson Creek Tentative Map, and the proposed Development Agreement (DA).

POTENTIAL ACTIONS: The project includes the following requests to be considered by the Planning Commission for recommendation to the Board of Supervisors:

1. Adopt the Addendum to the CCSP EIR;
2. Approve an amendment to the CCSP (SP-R20-0001) based on the Findings and subject to the Conditions of Approval as presented;
3. Approve Tentative Subdivision Map (TM20-0001) based on the Findings and subject to the Conditions of Approval as presented; and
4. Adopt the ordinance approving the Development Agreement (DA20-0001) between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc., for the development known as Heritage Carson Creek Village 11.

EXECUTIVE SUMMARY

The proposed Carson Creek SPA project proposes to amend the CCSP to provide for development of an age-restricted residential community within an approximately 132.1-acre area that is currently designated primarily for industrial and research and development land uses. The project also proposes the Heritage at Carson Creek Tentative Subdivision Map, which would establish 443 lots to support development of 409 age-restricted residential units (ARUs), one private clubhouse lot, 29 lots for landscaping and/or water quality BMPs, two open space lots, one lot for future development of commercial uses, and one lot for future development of a regional park.

OTHER PROJECT CONSIDERATIONS

Pre-Application Policy J-6 Hearing

On November 19, 2019, the El Dorado County Board of Supervisors (BOS) conducted a General Plan Amendment Initiation Hearing and Conceptual Review for the Carson Creek SPA pre-application (PA17-0004) as required by BOS Policy J-6. Policy J-6 (Exhibit G) requires an Initiation Hearing as a first point of consideration prior to a formal development application that would include a Specific Plan Amendment that increases allowable residential densities by 50 units or more. The purpose of Initiation Hearings is for the BOS to make a determination of compliance with the criteria under Policy J-6 only. No entitlements or approvals result from Conceptual Review.

As presented in the Carson Creek SPA pre-application, the proposed Specific Plan Amendment of the CCSP included changing the land use designations of a 138-acre property from Research and

Development (RD) and Industrial (I) to Residential and Commercial designations which would facilitate a development that would include a mixture of commercial use, a community center, open space, and a continuation of an existing age-restricted residential development of up to 415 residential units.

The BOS unanimously voted to confirm that the pre-application conceptual review of the Carson Creek SPA was found to be consistent with the BOS Policy J-6.

- The current proposed project is largely the same as the project presented in the pre-application materials. Key differences between the proposed project and the pre-application description include:
 - The proposed project would result in 409 age-restricted residential units, which is six (6) fewer residential units than was proposed in the pre-application (which proposed 415 units).
 - The proposed project would also allow for the construction of up to 37,026 square feet of commercial land uses as compared to the approximately 18,500 square feet of commercial presented in the pre-application materials.
 - The proposed project includes an offsite emergency evacuation route (as required by the California Fire Code) and, potentially, a permanent offsite roadway (as required by the El Dorado County Department of Transportation [DOT] to mitigate offsite traffic impacts.

Fiscal/Economic Analysis

General Plan Economic Development Element Policies 10.2.1.4, 10.2.1.5, 10.2.2.2, 10.2.5.1 and 10.2.5.2 require discretionary projects be analyzed for any significant negative fiscal or economic effects to the County. Together, these policies establish thresholds of economic or fiscal significance and also provide appropriate methodology, as applicable, for determining the specific economic or fiscal impacts of a project. Further, these policies also prescribe specific remedies to ensure identified negative fiscal or economic impacts, if any, are fully mitigated.

On April 28, 2021, Development Planning & Financing Group, Inc. (DPFG) completed a Draft Public Facilities Financing Plan (PFFP) (Exhibit H) and a Draft Fiscal Impact Analysis (FIA) (Exhibit I) for the project to address the requirements of Policies 10.2.1.4 and 10.2.1.5. As discussed in these policies, the Draft PFFP and Draft FIA were completed to ensure the project will pay “its fair share of the costs of all civic and public and community facilities it utilizes based upon the demand for these facilities which can be attributed to new development” (Policy 10.2.1.4) and that “cost burdens of any civic, public, and community facilities, infrastructure, ongoing services, including ongoing operations and maintenance necessitated by a development proposal...are adequately financed to assure no net cost burden to existing residents may be required...” (Policy 10.2.1.5). The Draft FIA estimates that the project will generate a deficit to the County General Fund of approximately \$117,139, which translates to \$286.40 per unit. This deficit will be addressed through the Development Agreement with a special tax. With a special tax to address the deficit, the Draft PFFP and Draft FIA found that, as proposed and conditioned, the project would be consistent with these policies. The Draft PFFP and Draft FIA confirmed

that, with a special tax, the project would pay its fair share toward the cost of public facilities and services and not create a new cost burden for existing residents in the project vicinity.

On May 10, 2021, DPFPG provided a supplemental memo with a qualitative assessment of the project's consistency with remaining Policies 10.2.2.2 (pay-as-you-go financing), 10.2.5.1 (avoidance of County General Fund revenues to fund the incremental cost of new municipal services) and 10.2.5.2 (determination of a project's fiscal and economic effects) (Exhibit J). In this memo, DPFPG found the project consistent with these additional policies and found that, with the special tax, the project would provide a positive fiscal and economic benefit to the County. The memo also provided detailed findings as to why further technical fiscal and economic analyses would not be recommended for this project.

Settlement Agreement

The CCSP, initially adopted by the County in 1996, originally contemplated development of 2,701 dwelling units, 13.8 acres of commercial uses, 48.4 acres of research and development uses, up to two schools, 31.2 acres of parks, and 142.8 acres of open space. In response to a legal challenge brought forth by a local community group, the County decertified the 1996 EIR and rescinded adoption of the CCSP on January 14, 1997. The County subsequently published an Addendum to the EIR to further evaluate water supply for the CCSP. In March 1997, the County adopted a modified CCSP, which reduced the proposed number of dwelling units from the 2,701 evaluated in the 1996 EIR to the 2,434 referenced in the 1997 EIR Addendum. No other changes to the CCSP land uses were made at that time. In March 1997, the County also recertified the EIR (which included the 1996 EIR and the 1997 Addendum). A second lawsuit was filed in response to recertification of the EIR and adoption of the modified CCSP. In 1999, the County entered into a Settlement Agreement with the petitioners that stipulated the following modifications to the CCSP:

- Establish a residential development cap of 1,700 dwelling units, with all but 18 of the units required to be ARUs;
- Require riparian corridors along major streams;
- Set aside 190 acres primarily in the southwest portion of the CCSP area as open space;
- Increase the planned park acreage to include one 30-acre regional park, three 1-acre parks, and one 3-acre park;
- Omit the two school sites in light of the requirement that almost all dwelling units would be ARUs; and
- Limit street widths to:
 - a. 24 feet in the case of two-way streets, minor collectors with less than 350 average daily trips (ADT), and major collectors with less than 350 ADT and without homes fronting the street,
 - b. 26 feet in the case of minor collectors with more than 350 ADT and major collectors with more than 350 ADT and without homes fronting the street, and
 - c. 30 feet in the case of major collectors with homes fronting the street.

The County took action in September 1999 to adopt a modified CCSP reflecting these changes.

Relative to the amendments to the CCSP based on the 1999 Settlement Agreement, the proposed project would:

- Result in an increase of the residential development cap by 226 dwelling units and would establish a modified residential development cap in the CCSP of 1,925 dwelling units, and
- Increase the amount of open space in the southwest portion of the Specific Plan area by 0.90 acre (located on the project site).

The settlement agreement does not preclude the County from processing and taking action on the application.

BACKGROUND:

Carson Creek Specific Plan

As discussed in the Project Approval History above, the CCSP was adopted in 1999. Since that time, several other changes have been made to the CCSP and EIR. In 2015, the County approved an Administrative Modification to the development standards for the Single Family 6,000 square feet minimum zone district in CCSP Section 4.4. On July 19, 2016, the County approved an amendment to the CCSP that modified the development standards for the Local Convenience Commercial (LC) and Community Center (CC) zone district in Section 4.8 to allow for community care facilities and to increase the maximum floor-to-area ratio, and adopted an Addendum to the EIR to support the amendment. On July 28, 2016, the County adopted a second Addendum to the EIR that evaluated development of the Westmont Living Assisted Living-Memory Care Facility, which was proposed to include 134 units in a 120,213-square foot, two-story structure on an approximately four-acre site on Golden Foothill Parkway in CCSP Village 9. This facility has not been constructed and the Special Use Permit for the project has expired. In its current form, the CCSP anticipates development as stipulated in Table 1.

Table 1. Current Carson Creek Specific Plan Land Use Calculations

Land Use	Acreage	Units
Residential		
<i>Villages 1- 10</i>	368.6	1,700
Employment		
<i>Local Commercial (LC)</i>	4.6	
<i>Community Center (CC)</i>	3.0	
<i>Industrial</i>	59.7	
<i>Research and Development</i>	34.4	
Public		
<i>Parks</i>	37	
<i>Open Space</i>	198.8	
<i>Quasi-Public</i>	6.6	
TOTAL	712.7	1,700
<i>Source: Table 1: Land Use Calculations, Carson Creek Specific Plan, adopted 1996; amended 1999.</i>		

In addition to the approved residential uses, the CCSP allows for up to 40,000 square feet of commercial uses up to 449,605 square feet of research and development uses, up to 780,279 square feet of industrial uses, 37 acres of open space, and 198 acres of enhanced open space to be served by a network of public/private roads.

To date, the County has approved Tentative Subdivision Maps to allow for the development of 1,515 ARUs within the existing CCSP Residential Villages (Village 1 – 10). Phase I of the CCSP, designated as Euer Ranch (known as Four Seasons), was approved simultaneously with the adoption of the CCSP under Tentative Map Application TM96-1317. This northern portion of the CCSP area includes commercially and residentially designated areas. Development of the residential portion of the Euer Ranch-Four Season subdivision, which consists of a total of 461 lots within eight villages (Villages 1-6A, 7, and 9), is complete. Phase II of the CCSP encompasses the remaining southern portion of the plan area, including the project site. Designated as Carson Creek, Phase II was anticipated to include approximately 1,239 residential units along industrial, Research and Industrial, and open space uses. The residential area created under the Carson Creek Units 1, 2, and 3 entitlements is known as Heritage at El Dorado Hills. Development is complete in the Carson Creek Units 1 and 3 areas while construction is ongoing in Carson Creek Unit 2. (Exhibit K)

Current Setting

The project site is currently undeveloped and lies approximately 0.25 miles east of the point where Carson Creek passes under the Placerville Branch of the Southern Pacific Railroad. Onsite elevations range from 448 to 498 feet above sea level and slopes range from 0 to 30 percent. The project site is composed of relatively flat land interspersed with rolling hills vegetated with native grassland and including some areas of rock outcroppings. The project site encompasses two tributary channels to Carson Creek and is adjacent to a third tributary to the east. The site is designated by the Federal Emergency Management Agency (FEMA) as within flood hazard Zone

X, indicating an area of minimal flood hazard. Table 2 provides the land use information specific to the site.

Table 2. Current Land Use Information for the Project Site

General Plan Designation	Adopted Plan (Carson Creek Specific Plan)
Zoning	Carson Creek Specific Plan Zone Districts: Industrial (CC-IND) and Park (CC-PK)
Existing Use(s)	Undeveloped
Size (in acres)	132.1
Rare Plant Mitigation Area	N/A
School District	Latrobe School District and El Dorado Union High School District
Fire District	El Dorado Hills Fire Department
Water/Sewer District	El Dorado Irrigation District (EID)
County Region	Community Region (El Dorado Hills)
Traffic Analysis Zone(s)	611
Supervisory District	District No.2
Flood Zone	X
FIRM Panel Numbers	06017C0950E
Legal Parcels	Yes
Census Tract	307.04

The project site is generally bound by Investment Boulevard to the north; Carson Creek Unit 2 to the northwest; the El Dorado Hills Business Park to the east of the northern portion of the site; vacant land designated for research and development and industrial development east of the southern portion of the site; open space parcels immediately west of most of the site (within the CCSP area); the Placerville Branch Southern Pacific Railroad (which is not in active use) west of the southern portion of the site; and the El Dorado Hills Storage facility, the El Dorado Disposal C&D Processing Facility (which processes construction debris) and the El Dorado Green/Wood Waste Processing Facility to the south. The storage and debris/green waste processing facilities occupy the former location of the Wetsel-Oviatt Sawmill. The open space parcel adjacent to the northerly and westerly project site boundaries encompasses an unnamed tributary to Carson Creek. Another unnamed tributary to Carson Creek crosses through the middle of the project site. The El Dorado/Sacramento county border is approximately one-half to one-third mile west of the southern portion of the site; the generally triangular property between the county border and the Southern Pacific Railroad is designated for agricultural use.

The County has received applications for a proposal of a new Specific Plan (“Creekside Village Specific Plan”) that would develop a mix of land uses on the property east of the central portion of the project site, including single-family residential development and an approximately 50-acre regional park. One of the potential alignments for a required Emergency Evacuation Route and the future public roadway connection to Latrobe Road would cross this adjacent property (Exhibit L). This property supports ephemeral and intermittent drainages that flow westward into the regional park site within the CCSP.

ANALYSIS

Staff has reviewed the proposed project for compliance with the County's regulations and requirements. A summary of the proposed project and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project consists of the following requests:

Carson Creek Specific Plan Amendment

The project includes a request for an amendment to the CCSP to accomplish the following:

- 1) Amendment to the CCSP consisting of the following modifications:
 - A) Amend land use categories by changing I and RD within the Tentative Subdivision Map area to 86.4± acres Residential, 1.7± acres of future LC, a 0.9-acre increase of the OS land use category, and a 0.56-acre parcel that supports the western terminus of Investment Boulevard (Exhibit M);
 - B) Add Village 11 as a Residential Village;
 - C) Increase the CCSP residential unit cap from 1,700 to 1,925 units and stipulate that none of the additional units may be developed outside of the project site;
 - D) Adopt development standards for the Single Family (4,500 sq. ft. min.) zoning, which would be applied to all of the proposed Village 11 area. The list below highlights the primary development standards proposed for this village; additional details are provided in the proposed Carson Creek SPA text in Appendix A1 of Exhibit W:
 - Permitted land uses that are consistent with the permitted land uses in other CCSP Single Family zones.
 - Minimum Lot Area: 4,500 square feet
 - Maximum Lot Coverage: No maximum lot coverage
 - Minimum Lot Frontage: Forty-five (45) feet at front setback line or 675 square feet
 - Minimum Setbacks:
 - Front Yard: Fifteen (15) feet to Side Loaded Garage and/or Living/Porch Area
 - Front Yard: Eighteen (18) feet to garage roll up door
 - Side Yard: Five (5) feet
 - Side Yard: Corner Lots shall have a minimum Ten (10) feet street side.
 - Rear Yard: Ten (10) feet
 - Public Utility Easement (PUE) Setback: Corner Lots shall have a minimum ten (10) feet street side
 - Front Yard: Twelve and a half (12.5) feet
 - Maximum Height: Thirty (30) feet or 2 stories
 - Required Parking: Two (2) spaces off street spaces provided either in garage or on the driveway (tandem or side-by-side)
 - E) Create a new future Local Convenience Commercial (LC) – Investment Boulevard CCSP zone district and adopt development standards for this zone. These development

standards would be similar to the existing LC development standards in the CCSP except that they would

- Increase allowable lot coverage from 40 percent to 50 percent, and
 - Requires a Conditional Use Permit for any development on the parcel designated as LC within the Carson Creek SPA project site.
- F) Remove all references to a golf course, particularly Section 4.16 Golf Course Standards;
- G) Edit text and Figures throughout the CCSP to reflect the increased maximum unit cap and changes in the maximum amount of square footage for non-residential land uses, update tables, document changes in public and utility service infrastructure, and identify road section standards for Village 11;
- H) Supplement CCSP Figure 4, Land Use Plan, with Figure 4a, Amended Land Use Plan, which removes I and RD referenced in the lower portion of the Figure 4 Land Use Plan, replaces with Village 11 and includes a private clubhouse site, LC and OS;
- I) Supplement Figure 5, Circulation Plan, in the CCSP, with Figure 5a, Amended Circulation Plan, which removes I and RD referenced for the project site, replaces with Village 11 and includes a private clubhouse site, LC and OS, and identifies offsite roadway connection to Latrobe Road. The Industrial collector shown in Figure 5, will now be Residential Collector and Residential Street for the new Village 11;
- J) Modify CCSP Figure 6 to include ROW exhibits for Residential Collector and Residential Street for Village 11; and
- K) Supplement CCSP Figure 7 Pedestrian Trail System, with Figure 7a, Amended Pedestrian Trail System which removes I and RD referenced in the lower portion of the Figure 7 Pedestrian Trail System, replaces with Village 11 and includes a private Clubhouse Site, Local Commercial and OS and Revise Schematic Pedestrian Trail Layout Alignment.
- 2) Approve Tentative Subdivision Map of proposed Residential Village 11 to divide a 132.1-acre site into
- 86.4 acres of Residential to include 410 buildable lots and 29 lots for landscaping and/or water quality BMPs;
 - 1.7-acre future LC site;
 - 13.5 acres of OS; and
 - 30.0-acre Park site
- 3) Adopt the ordinance approving the DA between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc., for the development known as Heritage Carson Creek Village 11.

Of the 410 buildable lots, 409 would support for-sale, market rate ARUs, to be constructed in three (3) phases, and one would support a future private clubhouse. The proposed lots are shown in Exhibit N and the proposed development phasing is shown in Exhibit O. The residential lot sizes would range in size from 4,595 square feet to 13,522 square feet.

The proposed request is in accordance with Section 6.1 (Plan Administration) of the CCSP, which stipulates that the CCSP may be amended as necessary in the same manner it was adopted.

The CCSP identifies design standards for residential and commercial land uses to ensure there is a cohesive design throughout the plan area. The proposed Carson Creek SPA project includes adoption of specific design standards for the proposed Residential Village 11 area. These standards make minor modifications to requirements for lot sizes, frontages, and setbacks compared to the adopted Specific Plan development standards for single-family residential uses. The proposed Residential Village 11 development standards would omit the maximum lot coverage standard and retain the existing maximum building height of 30 feet. The proposed standards are reflective of the design standards for other residential development under the CCSP, thus development under the proposed project would be compatible with the surrounding development.

The Carson Creek SPA also includes the adoption of development standards for the future development of LC land uses on a 1.7-acre site located in the northern portion of the project site adjacent to Investment Boulevard. The proposed new set of development standards would allow commercial uses such as cafes, delis, general stores, and beauty and barber shops. The proposed development standards for this parcel are similar to the existing LC standards in the CCSP but would add a requirement that development on this site would require a Conditional Use Permit (CUP), and would increase the maximum lot coverage from 40 percent to 50 percent. As issuance of a CUP is a discretionary action, additional environmental review would be required at that time to determine whether the environmental effects of any proposed commercial land use would be consistent with the analysis in the CCSP EIR and the Addendum and Initial Study prepared for the proposed project, or would be required to complete additional environmental review.

The proposed changes to the Specific Plan text are included in Appendix A1 of Exhibit W.

Tentative Subdivision Map (Heritage at Carson Creek)

The proposed Heritage at Carson Creek Tentative Subdivision Map (Exhibit N) would subdivide the 132.1-acre project site as follows:

- 86.4 acres of Residential to include 410 buildable lots and 29 landscaped lots including 409 residential lots and one (1) 3.1-acre lot for a private clubhouse within proposed Residential Village 11;
- 1.7-acre LC site identified for future development;
- 13.5 acres of OS; and
- 30.0-acre Regional Park site identified for future development.

As shown on the Circulation Plan (Exhibit L), the project site would be organized with three phasing areas of residential development separated by open space corridors with bridges spanning each corridor. The residential portion of the project would be gated and roads within the gated portion of the site would be private roads maintained by the Homeowner's Association that would be established for the proposed project. Additional details regarding circulation are presented in the Circulation discussion below.

Of the 410 buildable lots created, 409 would support for-sale, market rate age-restricted single-family residential dwelling units to be constructed in three phases. As shown on the Phasing Plan (Exhibit O), Phase 1 would develop 215 units on 44.4 acres; Phase 2 would develop 98 units on 20.1 acres; and Phase 3 would develop 96 units on 18.7 acres. Many of the residential lots interior to the Carson Creek SPA site would be generally either 45 feet by 105 feet (4,725 square feet) or 55 feet by 105 feet (5,775 square feet). There are 184 lots that vary from these dimensions due to their location in the site – some are interior lots that are deeper than the minimum, some are corner lots, and some are adjacent to open space parcels. The minimum residential lot size is proposed as 4,595 square feet (Lot 30 in the northern portion of the site between A Street and F Street) and the maximum residential lot size is proposed as 13,522 square feet (Lot 395, located in the southern portion of the site, adjacent to an offsite open space parcel). Building designs, materials, elevations, and renderings have not yet been prepared, but the homes are intended to be similar in style to the ARUs in the CCSP development areas to the north (Euer Ranch and Carson Creek Units 1, 2, and 3).

The proposed Tentative Subdivision map also includes 29 lots that would support landscaping and water quality infrastructure; these lots are designated on the proposed Tentative Subdivision Map with letters A through Z and AA, BB and CC. These lots would be maintained by the Homeowner's Association established for the project site. A 3.1-acre parcel near the center of the site would support a private clubhouse to serve the residents. The clubhouse would be designed at a future date but is anticipated to include amenities such as a pool, recreation center, and facilities for hosting social events.

As shown on the proposed Tentative Subdivision Map, the 3.1-acre parcel located near the middle of the project site would be designated for development of a private clubhouse. This parcel would be graded and revegetated concurrent with initial project construction, with the clubhouse and associated amenities to be constructed later in the buildout process. The clubhouse is anticipated to include amenities such as a pool, recreation center, and facilities for hosting social events.

The proposed 1.7-acre site designated for future LC would be located in the northernmost portion of the site, adjacent to Investment Boulevard. This designation would allow development of commercial uses such as cafes, delis, general stores, and beauty and barber shops. The proposed development standards for the future development of LC land uses on the project site include a maximum Floor Area Ratio (FAR) of 0.5. Based on the proposed FAR, this parcel could accommodate development of up to 37,026 square feet of building space. No plans for development of this site are proposed at this time. Future development of the site would be required to conform to proposed development standards and to obtain a CUP.

Approximately 12.6 acres of the project site are currently designated under the CCSP as OS. In accordance with the U.S. Army Corps of Engineers (USACE) permit that was previously issued for the project site based on the previously planned industrial and research and development land uses for the site, the proposed Carson Creek SPA includes increasing the open space area by 0.9 acres, for a total of 13.5 acres as reflected on the proposed Tentative Subdivision Map. No residential, commercial, or park land uses are proposed within these areas; however, drainage swales and outfalls would be placed within these areas.

As shown on the proposed Tentative Subdivision Map, there is an existing 30-acre area within the project site that carries the Park land use designation, as described in the CCSP. The park site is located in the southernmost portion of the project site and the CCSP area. The CCSP contemplates the park site being developed in the future as a public regional park. The proposed project would not alter the size, configuration, or anticipated use of this site.

The project would provide for a connection to and expansion of an existing trail system that borders and crosses through the existing developments of Euer Ranch and Carson Creek Units 1, 2, and 3. As shown on the Circulation Plan, the trail within the project site would begin at the southern corner of the existing Carson Creek Unit 2 near the existing sewer lift station and connect to the proposed Carson Creek SPA project site with a proposed pedestrian bridge crossing, then continue around the western border of the project site, and connect to an access point to the 30-acre regional park.

As indicated in Exhibits P and Q (Grading Plan, Northern Portion and Grading Plan, Southern Portion), construction of the proposed project, including offsite circulation infrastructure, is estimated to require approximately 195,100 cubic yards of grading cuts and 278,100 cubic yards of fill material. This would result in an import of approximately 83,000 cubic yards of net fill material. These estimates include grading necessary to construct the bridge crossings of the open space parcels to the north/northwest within the CCSP area and the offsite circulation infrastructure to the east/southeast.

Circulation

The proposed project would construct a gated community that would include a circulation system of twenty-eight, two-lane residential streets with a 4-foot-wide separated sidewalk on a single side of each street (Exhibit L). Roadways within the project site would be constructed and maintained as private streets. Vehicular access to the project site would be provided at three points. In the northern portion of the project site, onsite "A" Street would connect to Investment Boulevard, with a vehicle turnaround and entry monument placed at the terminus of Investment Boulevard, outside of the subdivision's gated entry. The road segment between the gate and the point of connection to Investment Boulevard would be a public roadway. In addition, Pismo Drive extends northerly from Investment Boulevard and then heads west into the Carson Creek Unit 2 development area. The proposed future LC area would be located adjacent to both Investment Boulevard and Pismo Drive, which would be located outside the gated entrance to the residential area.

Subject to the amendment of the CCSP Circulation Plan, the third access point would be provided via a new road that would extend from the eastern boundary of the southern portion of the Carson Creek SPA residential area through land that is currently proposed for residential and regional park development as the Creekside Village Specific Plan, connecting to Latrobe Road opposite the existing terminus of Royal Oaks Drive. The road would be approximately 4,325 feet long and would terminate at the existing intersection of Latrobe Road and Royal Oaks Drive.

Upon initial project construction, an Emergency Evacuation Route would provide two points of connection to public roadways. This route would be established prior to issuance of a building

permit for the 30th dwelling unit within the project site. There are two potential options for this route, as shown on Exhibit L. One would use the same alignment anticipated for the full roadway connection to Latrobe Road; the second would extend an approximately 1,065-foot road from the southernmost point of the residential development south and east to intersect with Wetsel-Oviatt Road (a privately maintained roadway). This road would extend approximately 200 feet into the future regional park site but would either be abandoned at the time that the full public roadway connection to Latrobe Road is constructed or would be incorporated into the park design and widened as part of providing public access to the park. Under either option, the Emergency Evacuation Route would be 20 feet wide. To ensure appropriate access to the Emergency Evacuation Route under either of these two options, the project applicant would be required to provide a reciprocal access agreement, signed by the adjoining property owners, guaranteeing access for emergency vehicles and civilian traffic in the case of an emergency.

The Carson Creek SPA would modify the CCSP to re-classify the Industrial Collector roadway (proposed "A" Street) as a Residential Collector and to classify the roadways within the project site as Residential Street (Attachment 1A in Exhibit W). In addition, Figure 6 in the CCSP would be modified to include ROW exhibits for Residential Collector and Residential Street for Village 11. The Village 11 Residential Collector would be a 64-foot ROW with a 26-foot wide road and 6-foot sidewalk on one side. Village 11 Residential Streets would include a 40-foot ROW with a 26-foot wide road and 4-foot sidewalk on one side.

Public Infrastructure

Potable water, sewage collection and conveyance, and wastewater treatment would be provided by the El Dorado Irrigation District (EID). The proposed project would include new water, sewer, and storm drain infrastructure onsite, designed in compliance with County and service provider specifications to serve the development, as shown in Exhibit R and Exhibit S. The proposed project would tie into existing EID water lines located in Investment Boulevard at the northern end of the project site. Per EID's Facility Improvement Letter (FIL), dated May 19, 2020 (Exhibit T), the proposed project would require 456 equivalent dwelling units (EDUs). The proposed project would connect to an existing eight-inch sewer main that has been extended from the existing lift station to the open space by the existing Carson Creek Unit 2 project. Once connected to the existing sewer main, the proposed sewer main would be co-located with a pedestrian bridge. Sewage from the project would be conveyed to the EID wastewater treatment plant through the existing sewer lift station.

Stormwater drainage within the project site would be routed through water quality treatment facilities and conveyed to storm drain lines installed within the project site, which would be connected to stormwater quality swales and /or bio-retention basins to filter stormwater from the project site before it enters into Carson Creek. Exhibit R and Exhibit S show these proposed onsite stormwater pipelines, drainage inlets, and stormwater quality swales and/or bio-retention basins. The water quality swales would discharge stormwater into the creek through outfall improvements proposed at several locations. The proposed project would also incorporate Low Impact Development (LID) practices, which could include, but would not be limited to: bio-retention basins, grassy swales, preservation of existing trees, planting of new trees, minimizing impervious area, landscape planting, and detached down spouts.

Other On-Site Improvements

The Heritage at Carson Creek subdivision would involve phased grading to establish individual pads in accordance with applicable standards in the El Dorado County Design and Improvement Manual and Grading Ordinance. The anticipated improvements would also consist of site preparation for underground utilities, trails, drainage improvements, alterations within riparian area, and road and ROW activities. In order to achieve a balanced site, the project would require the import of 90,300 cubic yards of net fill material.

Off-Site Improvements

“Off-site improvements” are those infrastructure improvements that would occur beyond the boundaries of the proposed Tentative Subdivision Map, and therefore also outside of the approximately 132.1-acre portion of the overall CCSP area that is proposed to support the Carson Creek Village 11 development. These include improvements within the overall CCSP area (extension of roadways, extension of pedestrian trail along the western boundary of the project site connecting to the pedestrian bridge, a pedestrian bridge, and a sewer line across the open space parcel within the CCSP area and adjacent to the area covered by this project’s proposed Tentative Subdivision Map) as well as improvements on parcels east of the CCSP area. As discussed in the Public Infrastructure section above and shown in Exhibits R and S, the proposed project would extend a sewage conveyance line across the open space parcel to the west to connect with an existing eight-inch sewer main that conveys sewage to the existing sewer lift station located off-site, in the southern point of the Carson Creek Unit 2 development area. The project would also construct two vehicle bridges to cross the offsite open space parcels that interlace the project site, as shown on Exhibit L, and construct a pedestrian bridge from the southern end of Carson Creek Unit 2 near the lift station and connect to the Carson Creek SPA project, crossing the open space and a tributary to Carson Creek. The specific locations of these infrastructure improvements would cross open space parcels that were recorded with parcel maps associated with prior development units within the CCSP and are outside the Carson Creek SPA site and the boundaries of the Tentative Subdivision Map for this currently proposed project but are within the CCSP area. Further, proposed roadway and sewer crossings were included in the previous development plans for Carson Creek Unit 2 and the aquatic resources permits issued by the USACE, Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).

As discussed in the Circulation section above and shown in Exhibit L, the proposed project would require creation of an Emergency Evacuation Route in one of the two potential locations identified, and construction of a full public roadway connection to Latrobe Road prior to issuance of a building permit for the 333rd ARU within the project site. No utility infrastructure (such as water or sewer lines) is proposed to be installed within the right-of-way for the Emergency Evacuation Route or the full public roadway connection to Latrobe Road. The full public roadway connection is proposed as the northerly of the two Emergency Evacuation Route options, connecting to Latrobe Road opposite the existing terminus of Royal Oaks Drive. For each of the Emergency Evacuation Route options and the full public roadway, the road alignment has been preliminarily identified as shown on Exhibit L but is subject to minor modifications as detailed grading plans are developed.

The Transportation Impact Study (TIS) prepared for the proposed Carson Creek SPA identified several improvements to offsite intersections that would be necessary to ensure acceptable traffic flow and circulation (Appendices B1 and B2 in Exhibit W). The project would either construct, or provide fair-share contributions for the following signal timing modifications or intersection improvements:

- El Dorado Hills Boulevard/Saratoga Way: prior to issuance of the first building permit for the Carson Creek SPA project site, the project applicant shall provide sufficient funding to allow the County to restripe the eastbound approach as one left turn lane, one shared left-through-right lane, and one right turn lane. Restripe the westbound approach as one shared left-through lane, and one right turn lane. Set northbound left and southbound left turn split at 30 seconds, northbound and southbound through split at 50 seconds, east and west bound split phasing at 20 seconds for each approach;
- Latrobe Road/Golden Foothill Parkway South: prior to issuance of the first building permit for the Carson Creek SPA project site, the project applicant shall provide sufficient funding to allow the County to modify signal operations to optimize phase splits to reduce eastbound left-turn queue lengths;
- Latrobe Road/Royal Oaks Drive: If the adjacent development builds the road, the project applicant shall provide fair-share funding to provide for installation of a traffic signal prior to issuance of a building permit for the 333rd ARU. Alternatively, If the adjacent development fails to move forward, the project would have to construct the road and traffic signal prior to issuance of the 333rd ARU; and
- Golden Foothill Parkway/Robert J Mathews Parkway: prior to issuance of the first building permit for the Carson Creek SPA project site the project applicant shall construct a receiving lane on Golden Foothill Parkway for vehicles making a left turn from northbound Robert J Mathews Parkway.

Prior to any construction activities, an approved Grading Permit and Improvement Plans would be required subject to review for conformance with applicable Carson Creek Specific Plan conditions of approval and mitigation measures, and other standards by the County and affected agencies.

4) Development Agreement

DAs are authorized by Government Code Sections 65864 through 65869.5 and County Zoning Ordinance 130.85. A DA is adopted by ordinance. The purpose of a DA “is to provide assurance to an applicant for a development project that upon approval of the project the applicant may proceed in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development” (County Zoning Ordinance 130.85.005).

The DA has been prepared through negotiations between the applicant and County staff, County Counsel, and the Chief Administrators Office. The BOS has review authority of the DA, based on the review and recommendation by Planning Commission. The final terms are subject to BOS approval by ordinance.

Under the proposed DA the applicant would have the vested right to develop the project in accordance with the CCSP SPA approvals and with the County rules, regulations, policies, standards, specifications, and ordinances in effect on the date of the adoption of the DA. The applicant will not be obligated to comply with any future amendments to County rules, regulations, policies, standards, specifications, and ordinances.

Consistency Analysis

The following discussion details the project's conformance with applicable governing policies and standards.

El Dorado County General Plan

Land Use Element

Land Use Element General Plan Policy 2.2.5.2 requires all discretionary projects to be reviewed for consistency with applicable General Plan Policies. Specifically, the project has been reviewed for consistency with the following applicable General Plan Policies, followed by a corresponding justification statement.

Land Use Element Policies 2.2.1.2 (General Plan Land Use Designations), 2.5.1.1 (Physical and Visual Separation of Communities), 2.5.1.2 (Community Separation), 2.8.1.1 (Light and Glare)

The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a description in reference to areas where Specific Plans have been designated and adopted within and by the County. Specific plans and the respective land use maps were accepted and incorporated by reference and adopted as the General Plan Land Use map for such areas. Because the CCSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), the proposed amendment to the CCSP and Tentative Subdivision Map are considered to be consistent with the General Plan, subject to consistency with the applicable policies in the CCSP and EIR, as discussed below.

In regard to consistency with General Plan Policies 2.5.1.1 and 2.5.1.2, which require use of open space to create greenbelts and preserve natural drainage ways to protect the County's scenic qualities, the project would preserve the existing onsite tributaries to Carson Creek within open space parcels and would incorporate landscaped lots throughout the development. The open space areas identified on the proposed Tentative Subdivision Map are consistent with the open space areas identified in the CCSP, with the exception of a 0.9-acre increase in the northerly open space parcel, consistent with the USACE permit previously issued for the project site. In addition and to help minimize visibility of the development from Latrobe Road, the Specific Plan requires a 30-foot setback along the eastern site boundary. This setback is included in the proposed Heritage at Carson Creek Tentative Subdivision Map.

The proposed project is also consistent with General Plan Policy 2.8.1.1, which stipulates that development shall limit excess nighttime light and glare. The project would be required to submit

detailed lighting plans with improvement plans to demonstrate compliance the County's light standards (County Code Section 130.34.020), which prohibits light spillover onto adjacent properties.

Transportation Element

Transportation Element Policies TC-Xa, Xc, TC-Xd, TC-Xe, and TC-Xf (Level of Service); TC-Xg (Required Improvements), TC-Xh (Traffic Impact Fees), TC-4e (Right-of-Ways for Bicycle/Pedestrian Trail), TC-5a and TC-5c

Based on the traffic study conducted for the project, the proposed Carson Creek SPA would generate fewer than half of the trips that would have been generated under the existing CCSP land use categories applied to the project site. The traffic study prepared for the project identifies several improvements to offsite intersections that would be necessary to ensure that the project is consistent with County policies and standards relating to traffic congestion and intersection levels of service. Those improvements have been made Conditions of Approval for the project.

The project would be conditioned to pay the required Traffic Impact Fees (TIF), at the time of building permit submittal.

As designed, the project would include interconnecting trails serving its residents and accessible by the general public. The proposed pedestrian network within the project site would include sidewalks along all public streets and trails through the open space area. These sidewalks and trails incorporate the improvements identified in the CCSP and the El Dorado County Transportation Commission (EDCTC) El Dorado County Active Transportation Plan. Thus, the project would provide sufficient pedestrian facilities to ensure safety of project site residents, and would connect residents from Carson Creek Unit 2 to the 30-acre regional park in the southern portion of the project site. Investment Boulevard does not include sidewalks but onsite sidewalks would connect to the sidewalk system in the Carson Creek Unit 2 development that meet current design standards and provide access to common destinations in the vicinity.

Public Services and Utilities Element

Public Services and Utilities Element Policies 5.1.2.1 and 5.1.2.2 (Adequacy of Public Service and Utilities), 5.2.1.9 (Evidence of Water Supply), 5.2.1.11 (Connection to Public Water Facilities), 5.3.1.7 (Connection to Public Wastewater Treatment Facilities), 5.4.1.1 and 5.4.1.2 (Drainage Facilities)

The proposed project would include new water, sewer, and storm drain infrastructure onsite, designed in compliance with County and service provider specifications to serve the development. Potable water, sewage collection and conveyance, and wastewater treatment would be provided by EID. The proposed project would tie into existing water lines located in Investment Boulevard at the northern end of the project site. The proposed project would connect to an existing sewer lift station to the west of the project site and sewage from the project would be conveyed to the EID wastewater treatment plant. Stormwater drainage within the project site would be routed through water quality treatment facilities and conveyed to storm drain lines installed within the

project site, which would be connected to the County's existing stormwater drainage system. The proposed project would involve installation of stormwater pipelines and numerous drainage inlets that lead to stormwater quality swales to filter stormwater from the project site before it enters Carson Creek. The water quality swales would discharge stormwater into the creek through outfall improvements proposed at several locations. The proposed project would also incorporate LID practices, which could include, but would not be limited to: preservation of existing trees, planting of new trees, minimizing impervious area, landscape planting, and detached down spouts.

Public Health, Safety, and Noise Element

Public Health, Safety, and Noise Element Policies 6.2.3.1 and 6.2.3.2 (Adequate Fire Protection), 6.3.2.5 (Geological Hazards), 6.5.1.1 (Noise Effects on Noise-Sensitive Land Uses), 6.5.1.8 (Transportation Noise Effects on Noise-Sensitive Land Uses, and 6.5.1.7 (Non-Transportation Noise Effects), 6.5.1.13 (Noise Mitigation), 6.7.7.1 (Construction Emissions)

The California Fire Code requires a minimum of two access points to a project of this size. The proposed project would be accessed by Investment Boulevard and the Royal Oaks Drive extension. The project would construct an Emergency Evacuation Route in the short-term, which would be replaced by a full public roadway connection to Latrobe Road in the long-term. The Emergency Evacuation Route would meet the design standards of the Fire Department to ensure that any people within the project site are able to evacuate if necessary. The project also proposes to implement a Wildland Fire Safe Plan to minimize the risks that wildfire would cause adverse effects to people within or near the project site by identifying measures for providing and maintaining defensible space around future homes and open space.

In terms of potential geological hazards, the project would be required to implement mitigation measures requiring conformance with the Uniform Building Code and create design standards in accordance with the findings of site specific geotechnical analysis.

The project anticipates impacts from future projected transportation and existing non-transportation noise sources. Based on the acoustical study conducted for the project, these noise effects would be minimized to a less than significant level in conformance with the standards set forth in the General Plan policies. Implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary would reduce traffic noise levels at proposed noise sensitive uses to conform to the applicable County standards.

To reduce construction emissions to the extent feasible, the CCSP EIR requires implementation of mitigation measures applicable to grading and construction activities. In addition to implementation of the mitigation identified in the CCSP EIR, project construction would also be required to comply with the local air district's rules and regulations.

Conservation and Open Space Element

Conservation and Open Space Element Policies 7.1.2.2 (Minimize Erosion) 7.3.3.1 (Wetland Delineation), 7.3.3.5 and 7.3.4.1 (Incorporation of Wetland and Drainage Features), 7.3.4.2

(Modification of Natural Stream Bed), 7.4.2.8 (Biological Resources Studies), 7.3.5.3 (Water Conservation), 7.5.1.3 (Cultural Resource Studies), and 7.6.1.1 (Open Space)

Prior to the issuance of grading permits, grading design plans would be required to incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability.

The project site encompasses two tributary channels to Carson Creek and is adjacent to a third tributary. Identified as Open Space, these features have been designated for preservation in the CCSP and incorporated into the project design. Portions of these features would be affected as part of overall site preparation and construction of trails meandering along the wetland features. Under existing permits issued by the USACE in 2017, the Open Space area on the project site was required to be increased by 0.9 acres. The southerly of the two open space areas within the project site reflects the required expansion in open space. In total, the CCSP includes approximately 200 acres of passive Open Space that would encompass the wetland features.

Several biological resources studies have been prepared for the project site. To ensure impacts to biological resources remain less than significant, the project would implement mitigation measures identified in the site-specific assessments and included in the CCSP EIR and Carson Creek SPA EIR Addendum with the Carson Creek preserve meets the requirements of General Plan Policy 7.4.2.8. 2.

Cultural resource studies were prepared for the CCSP area and a supplemental report was prepared in 2020 for the proposed project site. As stipulated in the CCSP EIR, mitigation would be required to ensure that potential impacts to cultural resources remains less than significant. This mitigation requires adherence with specific protocols to be followed in the event of the accidental discovery of previously unknown resources. The project would be conditioned to comply with this requirement.

Parks and Recreation Element

Parks and Recreation Element Policies, 9.1.1.4 (Regional Parks and Recreation Facilities), 9.1.2.9 (Trail Connectivity), and 9.1.3.1 (Trails along Riparian Corridor)

As contemplated in the CCSP, the project retains the existing 30-acre regional park parcel. The proposed project would not alter the size, configuration, or anticipated use of the parcel. The proposed project would connect to and expand an existing trail system that borders and crosses through the existing developments of Euer Ranch and Carson Creek Units 1 2, and 3.

El Dorado County Zoning (Carson Creek Specific Plan)

Residential lots within the project site would be based on the new development standards for residential units in Village 11. Table 3 details the specific lots standards for the ARUs proposed for Village 11:

Table 3. Residential Village 11 Development Standards

Development Standards	Single-Family Residential Village 11
Minimum Lot Area	4,500 square feet
Maximum Lot Coverage	No maximum
Minimum Lot Frontage	Forty-five (45) feet at front setback line or 675 square feet
Minimum Setbacks	
Front Yard	Eighteen (18) feet to garage roll up door
Front Yard, Side Loaded Garage	Fifteen (15) feet
Front Yard, Living/Porch	Fifteen (15) feet
Side Yard, Interior	Five (5) feet
Side Yard, Corner Lot	Ten (10) feet, street side
Rear Yard	Ten (10) feet
Public Utility Easement (PUE) Setback	Corner Lots shall have a minimum ten (10) feet street side
Maximum Height	Thirty (30) feet or 2 stories
Parking	Two (2) spaces off street spaces provided either in garage or on the driveway (tandem or side-by-side)

El Dorado County Subdivision Ordinance

The project is subject to applicable provisions of the El Dorado County Subdivision Ordinance, including Section 120.12.010 (State Law Compliance) and 120.12.020 (General Plan and Specific Plan Compliance), subject to the specific findings under Section 120.12.030.

The proposed Tentative Subdivision Map would create a subdivision consisting of 409 residential lots, one private clubhouse lot, and 29 landscaped lots. The proposed lots would meet the applicable minimum development standards in accordance with the Carson Creek SPA. Development of the subdivision would be conducted in accordance with the applicable provisions of the CCSP, approved Conditions of Approval and Mitigation Monitoring Reporting Program (MMRP) (Exhibit U) from the CCSP EIR and EIR Addendum, and other applicable standards by El Dorado County and other affected agencies. Exhibit V contains the signed Mitigation Measures agreement between the County and the applicant.

As further discussed in the Findings section below, staff concludes that the required findings under Chapter 120.12.030 of the El Dorado County Subdivision Ordinance can be made to support the proposed subdivision.

Environmental Considerations

The following details specific environmental considerations relevant to the project. Exhibit W, EIR Addendum, contains the full environmental analysis prepared for the project.

Supporting Studies

Biological Resources

Several studies were prepared to identify and assess potential impacts to biological resources associated with implementation of the Carson Creek SPA. In 2016 and 2017, Foothill Associates prepared the following reports: Biological Resources Assessment, Aquatic Resource Delineation, California Red-legged Frog Survey, Rare Plant Survey, and Pre-Construction Survey Summary (Appendix D in Exhibit W). Each report prepared by Foothill Associates covers a 432-acre portion of the CCSP, which includes the Carson Creek Unit 2 area as well as the Carson Creek SPA project site. To assess potential impacts associated with construction of the offsite Emergency Evacuation Route in each of its potential alignments and public roadway connection to Latrobe Road, two additional biological memorandums were prepared by Helix Environmental Planning (Helix) (Appendix D in Exhibit W).

In 2017, the Foothill reports were used to support applications for regulatory agency permits to allow impacts to wetlands and riparian vegetation within the project site. Permits were issued by the USACE, RWQCB, and CDFW. The permits were issued based on grading, utility, and development plans for development of the site under the existing CCSP land use category designations of industrial and research and development. The permits are still active, but if the Carson Creek SPA project is approved, the project applicant would be required to notify the permitting agencies of the project modifications to allow the agencies to review and either confirm or update the permit requirements. Separate permits would be required to authorize impacts to aquatic resources that would be impacted by construction of the offsite Emergency Evacuation Route and the full public roadway connection to Latrobe Road.

The studies prepared for the CCSP EIR concluded that implementation of the CCSP would result in several biological resources impacts, including loss of sensitive habitats, wetlands, and special-status plants, interference with wildlife movement, and long-term impacts to wildlife from the increased human presence and activity in the area. Conclusions and mitigation measures identified in the updated reports and EIR Addendum for the proposed Carson Creek SPA project are summarized below:

Special Status Plant Species: The CCSP EIR found that implementation of the CCSP could affect populations of the Bogg's Lake Hedge-Hyssop, which is listed by the State of California as endangered, and required implementation of Mitigation Measure 4.8-3 to reduce impacts to this species. While no rare plants were subsequently identified during rare plant surveys conducted in 2016 and 2017, Helix concluded that the potential exists for special status species to occur within adjacent parcels that would be crossed by each of the potential alignments for an Emergency Evacuation Route. It was also determined that in the time since the rare plant surveys were completed, it is possible that a new population of the rare plants with potential to occur could have become established within the Carson Creek SPA project site. As such, CCSP EIR Mitigation Measure 4.8-3 has been modified to require a pre-construction floristic survey to identify any populations of special-status plants within the area of disturbance. This mitigation measure, which is included as a Condition of Approval for the project, would reduce potential

impacts to special status plant species would to a less-than-significant level, consistent with the findings of the CCSP EIR.

Special Status Wildlife Species: The CCSP EIR analyzed the impacts implementation of the CCSP would have on the loss of special status wildlife and loss of habitat. The EIR found that no state or federally listed wildlife were expected to occur within the plan area and concluded that implementation of the CCSP was not expected to adversely affect the populations of any special-status wildlife species. However, in the time since the CCSP EIR was prepared, additional wildlife species that have potential to occur onsite have been designated as special status species. The updated studies prepared for the Carson Creek SPA concluded that construction of the proposed Carson Creek SPA, including offsite circulation infrastructure, could result in significant impacts to tricolored blackbird, western pond turtle, western spadefoot toad, valley elderberry longhorn beetle, and burrowing owl. These impacts would be reduced to a less than significant level with implementation of CCSP EIR Mitigation Measure 4.8-3, as modified and discussed above, and Initial Study Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4. Initial Study Mitigation Measure BIO-1 requires a pre-construction survey for active nests, Mitigation Measure BIO-2 requires pre-construction surveys for western pond turtle and western spadefoot toad, Mitigation Measure BIO-3 requires a pre-construction survey for valley elderberry shrubs, and Mitigation Measure BIO-4 requires a pre-construction survey for burrowing owl. These mitigation measures are included as Conditions of Approval for the project.

Riparian Habitat and Other Sensitive Natural Communities: As previously discussed, the authorization of construction of an Emergency Evacuation Route and the future public roadway would require additional aquatic resource permits. The EIR Addendum has modified CCSP EIR Mitigation Measure 4.8-2 to apply to the offsite roadways. Mitigation Measure 4.8-2, included as a Condition of Approval for the project, requires obtaining aquatic resource permits and providing compensation for loss of any aquatic habitat. Implementation of this measure would ensure that the impacts are reduced to a less-than-significant level, consistent with the findings of the CCSP EIR.

Wetlands: The CCSP EIR found that implementation of the CCSP would result in the loss of 9.14 acres of the existing 27.43 acres of wetlands. As previously discussed, impacts to these resources within the Carson Creek SPA site have already been permitted by the USACE, RWQCB, and CDFW based on the development previously planned for the site. If proposed modifications to the development plans would result in additional impacts to aquatic resources exceeding the area or extent authorized by current regulatory authorizations, the project applicant would be required to submit notification to each of the permitting agencies demonstrating disclosing whether these modifications would result in any changes to the location and extent of impacts to the regulated aquatic resources.

In addition to the previously identified loss of jurisdictional aquatic resources within the CCSP area, construction of the offsite circulation infrastructure could result in impacts to an additional 0.017 acre of ephemeral drainage, 0.073 acre of intermittent drainage, 0.031 acre of seep, 0.001 acre of vernal pool, and 0.070 acre of wetland swale. Mitigation Measure 4.8-2, as modified in the EIR Addendum, requires that new permits from USACE, RWQCB, and CDFW be obtained and compensatory mitigation be provided to authorize construction of an Emergency Evacuation

Route and future public roadway, as applicable under current regulatory requirements. This would provide compensation for the additional loss of aquatic resources resulting from construction of offsite circulation infrastructure. Thus, compliance with the existing permits for construction activities within the CCSP area and obtaining new permits, as applicable, for construction of an Emergency Evacuation Route would ensure that impacts of resulting from development of the Carson Creek SPA project on federally- and state-protected jurisdictional aquatic resources would be less than significant, consistent with the findings of the CCSP EIR.

Wildlife Movement: The CCSP EIR found that implementation of the CCSP would adversely affect movement by terrestrial mammals inhabiting the site and the adjoining areas but would not substantially affect the seasonal migration or home range patterns of deer or any other wildlife species because the plan area is located outside of the deer herd migration corridors identified in the El Dorado County General Plan EIR. The CCSP EIR concluded that impacts on wildlife movement would be less-than-significant.

Cultural Resources

As described in the CCSP EIR, the 2006 Archeological Inventory Survey that covers Carson Creek Unit 2 and the Carson Creek SPA project site, and the 2020 Supplemental Report prepared by Dudek (Appendix E in Exhibit W), the project region is within the past territorial boundaries of the Washoe, Nisenan, and Northern Sierra Miwok tribes. These reports also document that the project region, including the CCSP area supported historic mining and ranching activity.

The 2006 Archeological Inventory Survey found that the project site contains four cultural resources, including one historic isolate and one prehistoric isolate. To evaluate potential indirect impacts associated with the construction of the Emergency Evacuation Route, offsite circulation infrastructure, and the future public roadway associated with the Carson Creek SPA, a study area with a width of 250 feet was identified. Four historic resources and one pre-historic resource were identified within 250 feet of the alignment of the northerly Emergency Evacuation Route option, which is also the alignment of the full connection to Latrobe Road. Based on a review of the records search results for the project site, there is one pre-historic isolate near the alignment of the southerly Emergency Evacuation Route option.

Historical Resources: Due to the similar nature of the general site conditions and history of both the project site and the property which the offsite roadway would cross, and the similar depth of grading needed to construct the planned improvements there is no greater potential to uncover unknown historic resources in the offsite road alignments compared to the project site. Thus, the project would not substantially increase the potential for encountering currently unknown historical resources. CCSP EIR Mitigation Measure 4.11-1 identifies required protocol to be followed in the event of the accidental discovery of a previously unknown historical or archeological resource. The EIR Addendum has modified Mitigation Measure 4.11-1 to reflect current CEQA and historic resource protection standards. With implementation of the revised Mitigation Measure 4.11-1, which is included as a Condition of Approval for the project, the impact of the proposed project would remain less than significant and consistent with the CCSP EIR.

Archaeological Resources: Consistent with the analysis in the CCSP EIR, there is a potential for previously unrecorded archeological resources to be encountered during project construction, which could result in a significant impact. While the proposed project would change the CCSP land use categories for the project site, the footprint of development would be the same as the development anticipated under the CCSP except for the offsite circulation infrastructure, thus the project would not substantially increase the potential for encountering currently unknown archeological resources. Revised Mitigation Measure 4.11-1 requires construction worker training to better identify cultural resources and identifies required protocol to be followed in the event of the accidental discovery of a previously unknown historical or archeological resource. This measure is included as a Condition of Approval for the project.

Acoustical Analysis

A Noise Study was prepared for the proposed project by Bollard Acoustical Consultants (BAC) in March 2020 and modeling of the project's contribution to traffic noise levels in the project vicinity in March 2021 (Appendix I in Exhibit W). The study evaluated the potential noise that would affect the future residential subdivision in accordance with El Dorado County General Plan Policies. The study found that residents within the project site could be exposed to excessive noise levels associated with the Broadridge facility adjacent to the northern portion of the site. The study also recommended specific noise attenuation measures be installed at the Broadridge facility. Those measures were installed in August 2020 consistent with the Noise Study recommendations. While this has reduced the noise exposure at the project site, the noise levels still exceed the County's standards, thus further mitigation would be required to comply with the County's standards.

Specific measures that would reduce the anticipated noise impacts from stationary and transportation sources were originally addressed in Section 7.0 (Conditions of Approval and Mitigation Measures) of the Specific Plan and would be required of the proposed project, as well. CCSP EIR Mitigation Measure 4.7-4 in the EIR Addendum (Exhibit W) stipulates that the project would require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms and/or modifications to the noise source prior to filing a final map, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards. This mitigation measure is included as a Condition of Approval for the project.

The CCSP EIR evaluated the noise levels along major roadway segments in the vicinity of the CCSP and the degree to which traffic generated by buildout of the CCSP would increase those noise levels. The proposed project would generate less traffic than would occur under the land use categories analyzed in the CCSP EIR because residential land uses, as compared to industrial land uses, result in fewer car trips per day. Thus, the noise volume due to traffic would also decrease compared to the traffic-generated noise that would occur if the project site were developed under the existing CCSP land use categories assigned to the site and the proposed project would have a lower impact related to traffic noise than was evaluated in the CCSP EIR. However, traffic volumes and associated noise exposure levels have increased on local roadways since the time that the CCSP EIR was prepared, thus a new analysis of traffic noise exposure was completed for the proposed project. Using the traffic data from the updated TIS, BAC concluded

that the proposed project would not contribute a sufficient volume of traffic to any local roadway segment to cause a significant increase in noise levels for adjacent sensitive receptors. BAC further concluded that the requirements of CCSP EIR Mitigation Measure 4.7-2, which require preparation of an acoustical analysis and implementation noise attenuation measures, would not be applicable to the proposed Carson Creek SPA.

Traffic Analysis

The TIS prepared for the proposed Carson Creek SPA identified several improvements to offsite intersections that would be necessary to ensure acceptable traffic flow and circulation (Appendices B1 and B2 in Exhibit W). The project would either construct or provide fair-share contributions for the following signal timing modifications or intersection improvements:

- El Dorado Hills Boulevard/Saratoga Way: prior to issuance of the first building permit for the Carson Creek SPA project site, the project applicant shall provide sufficient funding to allow the County to restripe the eastbound approach as one left turn lane, one shared left-through-right lane, and one right turn lane. Restripe the westbound approach as one shared left-through lane, and one right turn lane. Set northbound left and southbound left turn split at 30 seconds, northbound and southbound through split at 50 seconds, east and west bound split phasing at 20 seconds for each approach;
- Latrobe Road/Golden Foothill Parkway South: prior to issuance of the first building permit for the Carson Creek SPA project site, the project applicant shall provide sufficient funding to allow the County to modify signal operations to optimize phase splits to reduce eastbound left-turn queue lengths;
- Latrobe Road/Royal Oaks Drive: If the adjacent development builds the road, the project applicant shall provide fair-share funding to provide for installation of a traffic signal prior to issuance of a building permit for the 333rd ARU. Alternatively, if the adjacent development fails to move forward, the project would have to construct the road and traffic signal prior to issuance of the 333rd ARU; and
- Golden Foothill Parkway/Robert J Mathews Parkway: prior to issuance of the first building permit for the Carson Creek SPA project site the project applicant shall construct a receiving lane on Golden Foothill Parkway for vehicles making a left turn from northbound Robert J Mathews Parkway.

Those improvements are included as Conditions of Approval for the project.

Upon initial project construction, an Emergency Evacuation Route would be needed to provide two points of connection to public roadways. This route must be established prior to issuance of a building permit for the 30th ARU within the project site. There are two options for providing this route, as shown on the Circulation Plan (Exhibit L). One would use the same alignment anticipated for the full roadway connection to Latrobe Road; the second would extend an approximately 1,065-foot road from the southernmost point of the residential development south and east to intersect with Wetsel-Oviatt Road. This road would extend approximately 200 feet into the future regional park site but would either be abandoned at the time that the full public roadway connection to Latrobe Road is constructed or would be incorporated into the park design

and widened as part of providing public access to the park. Under either option, the Emergency Evacuation Route would be 20 feet wide. To ensure appropriate access to the Emergency Evacuation Route under either of these two options, the Carson Creek SPA developer would be required to provide a reciprocal access agreement, signed by the adjoining property owners, guaranteeing access for emergency vehicles and civilian traffic in the case of emergency.

The California Fire Code requires a minimum of two access points to a project of this size. The proposed project would be accessed by Investment Boulevard and the Royal Oaks Drive extension. The provision of these access points to the project site would satisfy this requirement and ensure that adequate emergency access would be provided. As discussed in the TIS, the second road (Royal Oaks Drive) would be limited to only emergency access until the 333rd home was built.

Agency Comments

The project was distributed to various El Dorado County, local, and state agencies and departments for review and comment. In response, comments were received from EID, EDHCSD, El Dorado Hills Fire Department, Pacific Gas & Electric (PG&E), and the following El Dorado County departments: Air Quality Management District (AQMD), DOT, Environmental Management, and the County's Stormwater Program. Comments have been incorporated as project conditions.

Conditions of Approval

The Conditions of Approval for the project include the approved original Conditions of Approval and Mitigation Measures under Section 7 of the CCSP. Additionally, the list contains the new conditions from AQMD, DOT, and El Dorado Hills Fire Department.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted CCSP, subject to the certified EIR and mitigation measures in the EIR MMRP (State Clearinghouse SCH No. 94072021). An addendum to the EIR has been prepared to analyze the potential environmental impacts associated with the proposed change in land use categories for the 132.1-acre Carson Creek SPA project site, in accordance with CEQA Section 15164(a) (Exhibit W). It was determined that the project would not result in new significant environmental effects or a substantial increase in severity of impacts identified in the EIR. All applicable CCSP EIR mitigation measures shall be applied as conditions of approval for this project.

SUMMARY RECOMMENDATION

The proposed Heritage at Carson Creek Tentative Map has been designed in accordance with the proposed Carson Creek SPA. The subdivision would be served by the amenities anticipated in the CCSP, including sidewalks for connectivity, on-site pedestrian trails, and other recreational facilities that would serve its future residents. The subdivision would provide additional age-restricted housing opportunities in the El Dorado Hills area.

With its consistency with the CCSP, as proposed to be amended, the Heritage at Carson Creek Tentative Map is also consistent with applicable policies and goals of the General Plan, subject to the discussion in Findings section below. Specifically, the Tentative Map meets the policies of the General Plan including open space preservation, protection of wetlands, and providing additional types of housing opportunities.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A	Vicinity Map
Exhibit B.....	Carson Creek Specific Plan
Exhibit C.....	Project Site
Exhibit D	Assessor’s Parcel Maps
Exhibit E.....	General Plan Designation
Exhibit F.....	Specific Plan Zoning Map
Exhibit G	Board of Supervisors Policy J-6 (revised October 6, 2020)
Exhibit H	Draft Public Facilities Financing Plan (DPFG. April 28, 2021)
Exhibit I	Draft Fiscal Impact Analysis (DPFG. April 28, 2021)
Exhibit J.....	General Plan Economic Element Consistency Memo (DPFG. May 10, 2021)
Exhibit K	Development Areas in the Carson Creek Specific Plan
Exhibit L	Circulation Plan
Exhibit M.....	Specific Plan and Specific Plan Amendment Land Use Categories
Exhibit N	Proposed Tentative Map
Exhibit O	Phasing Plan
Exhibit P	Grading Plan, Northern Portion
Exhibit Q	Grading Plan, Southern Part
Exhibit R.....	Utility Plan, Northern Part
Exhibit S	Utility Plan, Southern Part
Exhibit T.....	EID Facilities Improvement Letter (May 19, 2020)
Exhibit U	EIR Addendum Mitigation Monitoring and Reporting Program (MMRP)
Exhibit V	Signed Mitigation Measures Agreement
Exhibit W	Addendum to the Carson Creek Specific Plan EIR