

File No. SP94-0002-R-2
Location Map

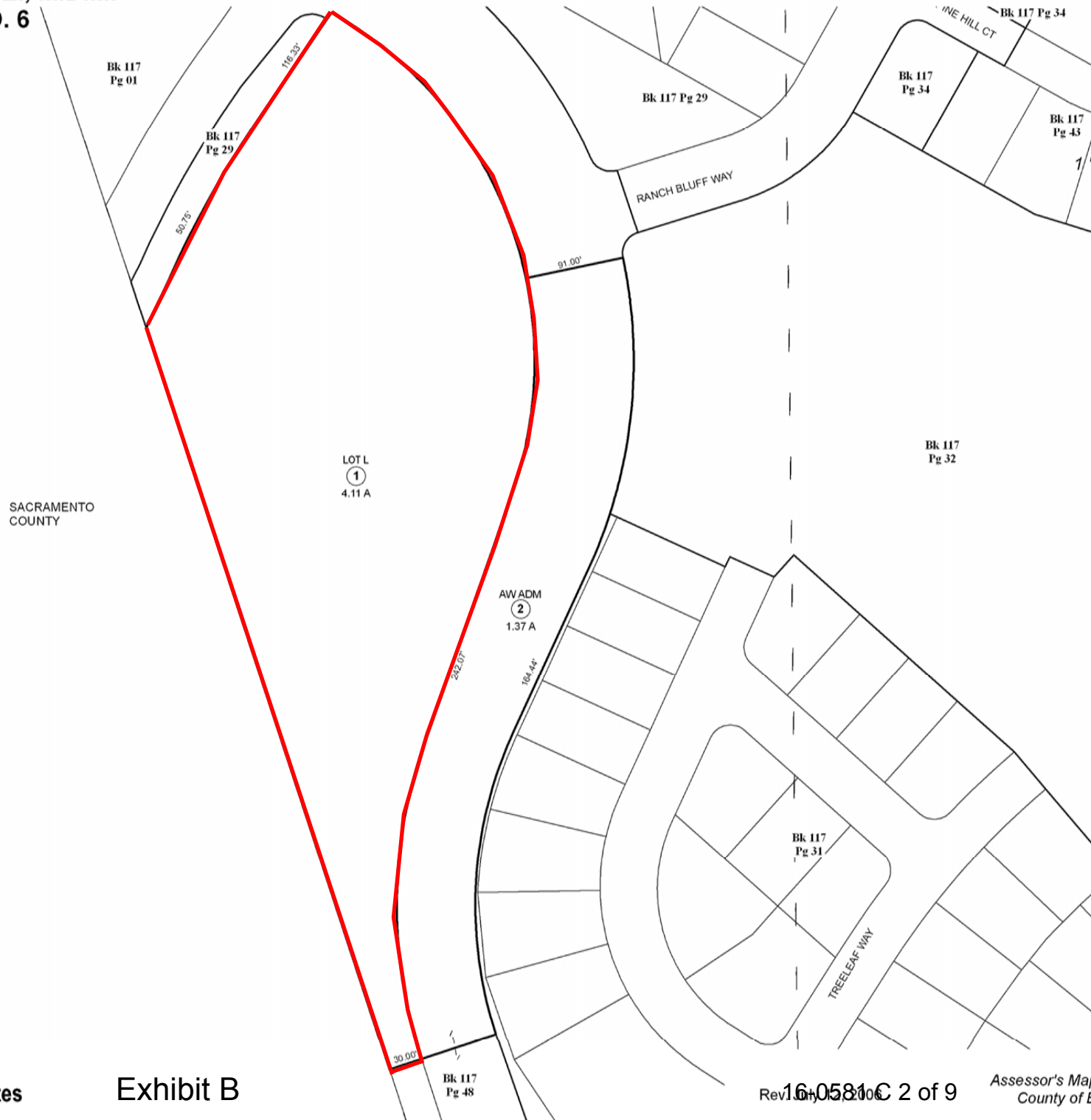
Carson Creek Specific Plan
Amendment

 Site

0 0.125 0.25 0.5
Miles



POR. SECS. 14 & 15, T.9N., R.8E., M.D.M.
EUER RANCH UNIT NO. 6
J - 57



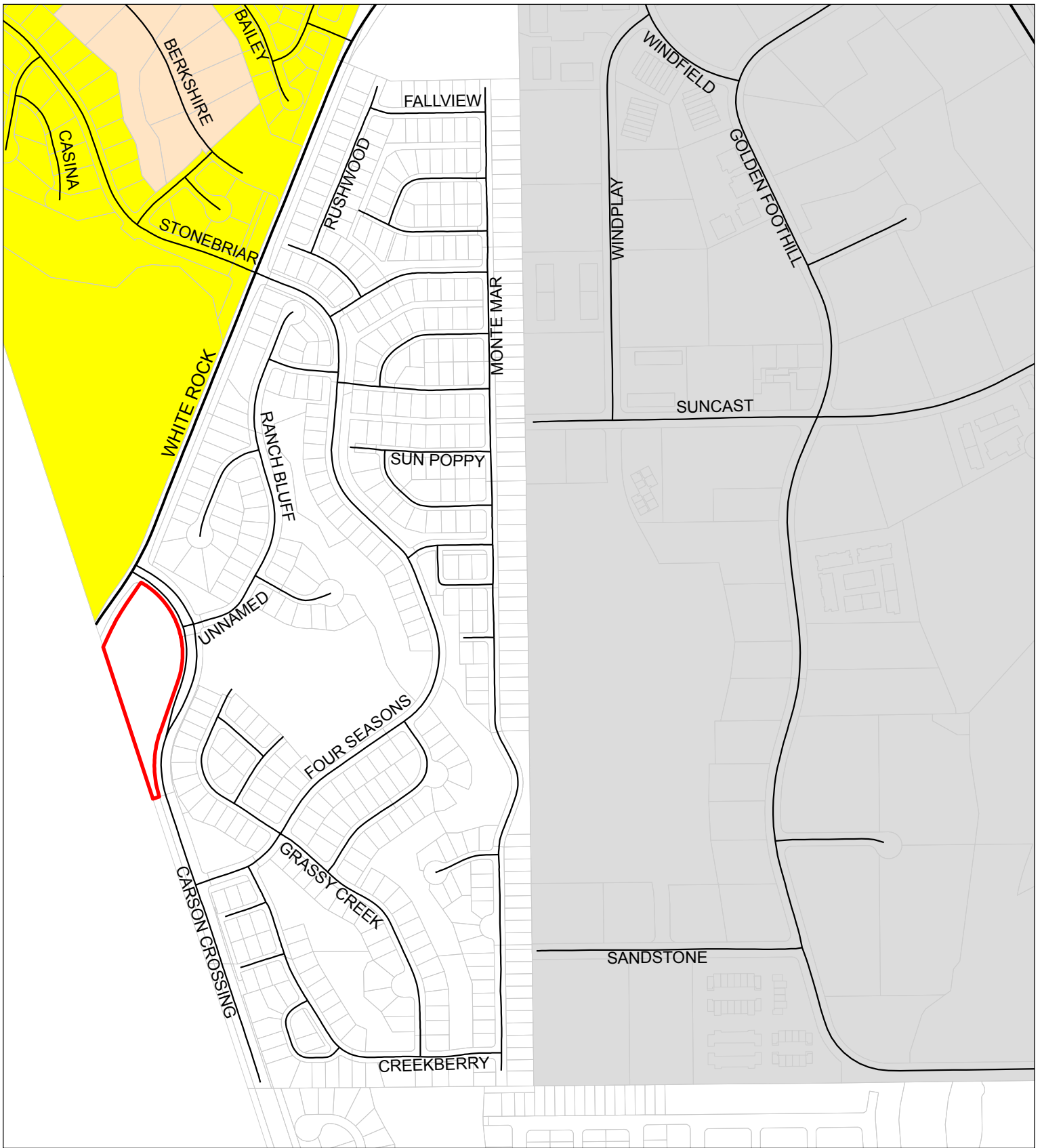
It is prepared by the El Dorado Co. for informational purposes only. Area calculations are estimates. Users should verify items on the ground.

Acresages Are Estimates

Exhibit B

Rev. 10/15/2006 160581C 2 of 9





Assessor's Map
County of El Dorado

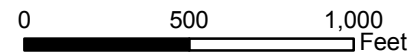


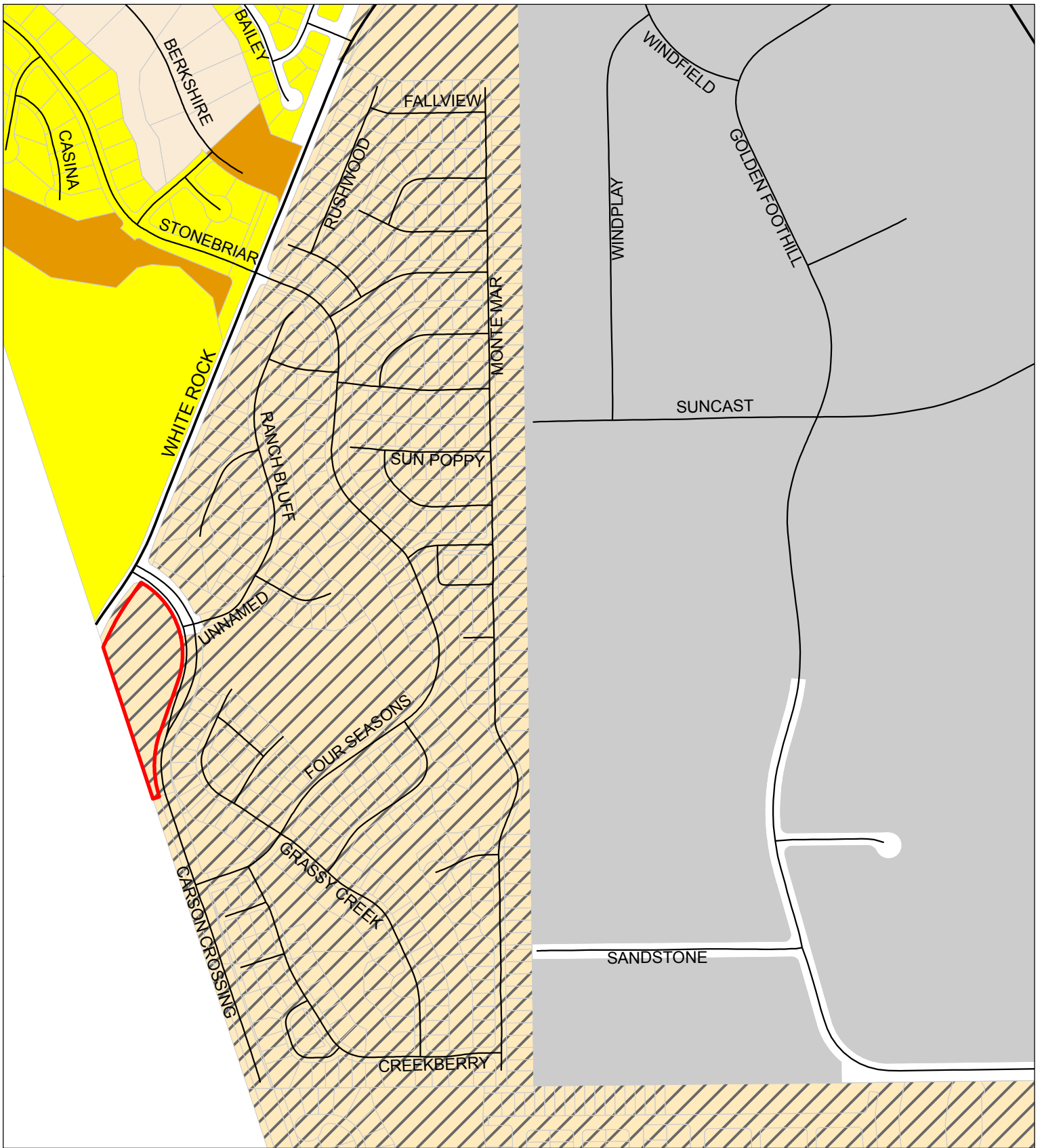
**File No. SP94-0002-R-2
Land Use Map**

Carson Creek Specific Plan
Amendment

Exhibit C

-  Site
-  High Density Residential
-  Medium Density Residential
-  Research & Development










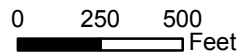


**File No. SP94-0002-R-2
Zoning Map**

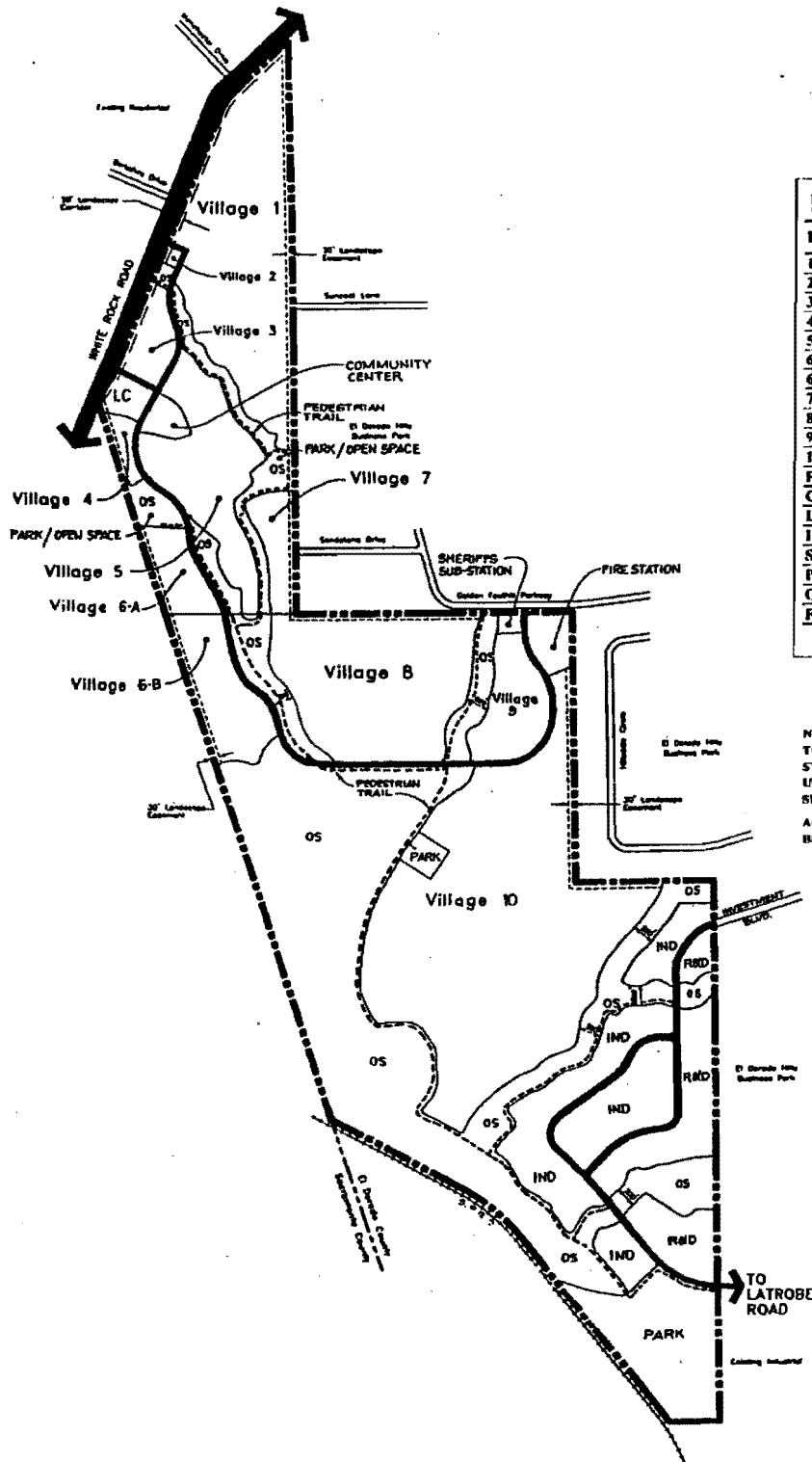
Carson Creek Specific Plan
Amendment

Exhibit D

-  Site
-  R&D = Reasearch & Dvelopment
-  R1 = Residential Single Unit
-  R1A = Residential 1 Acre
-  RF-H = Recreational Facility High
-  CC-SP = Carson Creek Specific Plan
-  TC = Transportation Corridor



LAND USE PLAN



LAND USE CALCULATIONS			
LAND USE VILLAGES	ACRES	UNITS	D.U.A.
1	74.8	255	3.4
2	1.1	4	3.6
3	9.5	28	2.9
4	3.2	7	2.2
5	31.2	125	4.0
6-A	10.4	36	3.4
6-B	20.9	83	4.0
7	9.2	41	4.0
8	55.3	304	5.5
9	16.6	67	4.0
10	136.4	750	5.5
RESEARCH & DEVELOPMENT	34.4	0	
COMMUNITY CENTER	3.0	0	
LOCAL COMMERCIAL (LC)	4.6	0	
INDUSTRIAL (IND)	59.7	0	
SHERIFF SUB-STATION	1.2	0	
PARKS	37.0	0	
OPEN SPACE (OS)	198.9	0	
FIRE STATION	5.4	0	
TOTAL	712.8	1700	

NOTE: UNIT COUNT SHOWN HEREIN MAY CHANGE FROM VILLAGE TO VILLAGE, AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.
ACRES SHOWN HEREIN ARE APPROXIMATE ONLY AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.





File No. SP94-0002-R-2
Aerial Map

Carson Creek Specific Plan
Amendment

 Site

0 62.5 125 250 Feet



Exhibit F

16-0581 C 6 of 9

CARSON CREEK SPECIFIC PLAN

Sections 4.8 – CCC

4.8 Local Convenience Commercial (LC) and Community Center (CC)

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

Primary Uses:

Offices, business and professional, including banks

Studios, including artists' studios

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores excluding kennels. Such uses include:

apparel stores

banks and financial institutions

bakeries

bookstores, video stores and record stores

camera shops and photography studios

confectionery stores

daycare (outdoor play area required)

delicatessens

dressmaking and millinery shops

drugstores

drygoods and notion stores

florist shops

fruit and vegetable stores

grocery stores and food stores

hardware stores

jewelry stores and gift shops

meat markets

newsstands

restaurants and cafes, including outdoor and sidewalk eating areas, no liquor sales

shoe shops and shoe repair shops

sporting goods

stationary stores

tailor shops

Services including the following:

health studios and gymnasiums

beauty shops and barbershops

dry cleaners (retail) and laundries

EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667 <http://www.co.el-dorado.ca.us/planning> phone: (530) 621-5355 | fax: (530) 642-0508

Accessory uses:

Public utilities buildings and structures other than distribution and transmission lines

Public libraries, schools, parks, and playgrounds

Multi-family residential uses permitted on the floors above the street level

Temporary uses:

The planning director with health department approval may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the planning director may impose conditions regarding hours of operation, access, parking, fencing and surface treatment to inhibit dust emanation.

Uses permitted with a special use permit The following uses are permitted only after obtaining a special use permit from the Planning Commission:

garden supply

health facility

bed and breakfast inns

churches, temples, and other places of worship

liquor stores

park and ride lots

schools, private, public, and trade; music and dancing schools

service stations

restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales

community care facilities

Prohibited uses: The following uses are prohibited in this zone:

Drive-through

Industrial uses and wholesale uses

Outdoor storage

2. Site Development Standards:

Maximum FAR: ~~.40~~ .50

Maximum Site Area: 2 acres

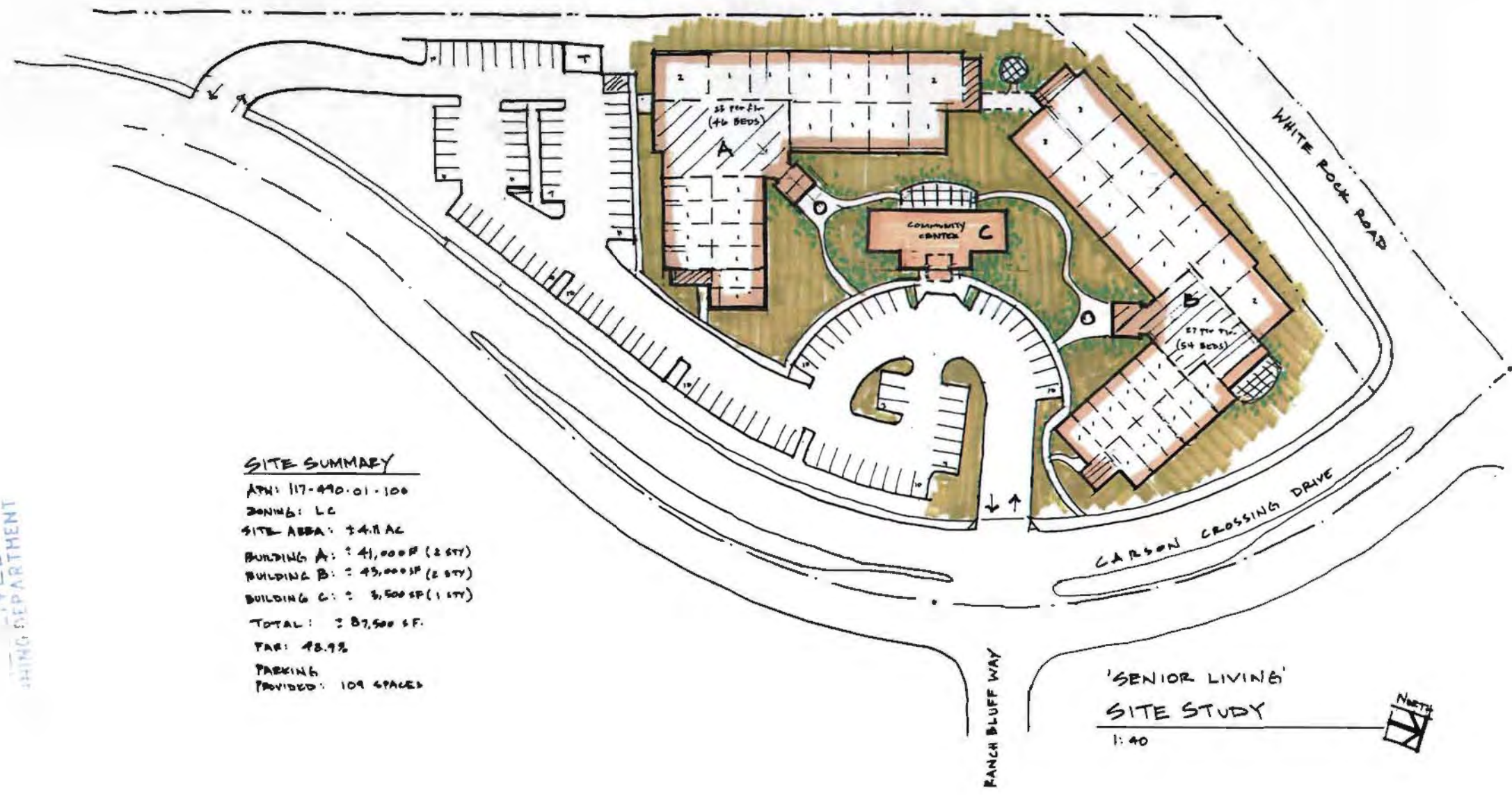
Minimum Site Area: 10,000 sf

Maximum Lot Coverage: 40% (including accessory buildings)

Minimum Setbacks: Front: Fifteen feet (15') to building; fifteen feet (15') to parking.
Rear: Five feet (5') to first story; fifteen feet (15') to second story; Five feet (5') to parking.
Side: Five feet (5').

Maximum Building Height: Thirty-five feet (35') and 2 stories

Required Parking: County parking standards shall apply.



SITE SUMMARY
 APN: 117-490-01-100
 ZONING: LC
 SITE AREA: 2.48 AC
 BUILDING A: 41,000 SF (2 STY)
 BUILDING B: 43,000 SF (2 STY)
 BUILDING C: 3,500 SF (1 STY)
 TOTAL: 87,500 SF
 FAR: 48.98
 PARKING PROVIDED: 109 SPACES

'SENIOR LIVING'
 SITE STUDY
 1:40

RECEIVED
 PLANNING DEPARTMENT
 JUN 10 10 31 20

Senior Living Site Study
 Carson Crossing Drive & White Rock Road
 El Dorado Hills, California

Exhibit H

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
 2520 DAVIS DRIVE, SUITE 300, BARKER CORDOVA, CA
 95601-1480

Site Study

Project: SENIOR LIVING SITE STUDY
 Job No. 26722 Date: 06-25-15
 Scale: 1" = 40'-0"