

FINDINGS

Final Map Amendment TM-C25-0001/Carson Creek Village 11 Board of Supervisors/February 3, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Memo and evidence in the record, the following Findings can be made:

FINDINGS FOR APPROVAL

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 The project is a residential project and a part of an adopted Carson Creek Specific Plan (CCSP), subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program (State Clearinghouse SCH No. 94072021). This Addendum to the EIR has been prepared to analyze the potential environmental impacts associated with the proposed amendments to Conditions of Approval (COAs) 53 and 56 for Final Maps for Units 11A through D for Heritage at Carson Creek age-restricted community, in accordance with CEQA Section 15164(a) (Attachment K). The analysis demonstrates that an addendum to the previously certified CCSP EIR is the appropriate document under CEQA for the proposed amendments to COAs 53 and 56 for the following reasons:
 - a. The amendments do not constitute a substantial change in the project which will major revisions of the CCSP EIR because implementation of mitigation measures would ensure that the project would not result in new significant environmental effects that could not have been identified at the time that EIR was prepared or a substantial increase in the severity of impacts identified in the CCSP EIR. The proposed amendment to COAs 53 and 56 would not alter any of the conclusions of the certified EIR regarding the significance of environmental impacts.
 - b. Although there are some changes in the circumstances under which the project is being undertaken, as discussed in the attached Addendum to the EIR these changes do not indicate that the project would result in new significant environmental effects or a substantial increase in severity of impacts identified in the CCSP EIR because implementation of mitigation measures identified in the CCSP EIR would ensure that impacts would be consistent with the conclusions of the CCSP EIR.

c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, that:

- i. shows the project would have significant effects that were not identified in the EIR or that could not have been identified at the time that EIR was prepared - where the project has the potential to result in significant effects that were not previously identified, and information was available at the time the EIR was prepared that should have been considered and would have resulted in identification of significant or potentially significant impacts; or
- ii. shows that previously identified significant impacts would be substantially more severe and that the project would not substantially increase the severity of any previously identified impacts; or
- iii. shows that there are mitigation measures previously found not to be feasible that would in fact be feasible - the CCSP EIR did not identify any infeasible mitigation measures; or
- iv. shows that there are mitigation measures that are considerably different from those analyzed in the EIR and would substantially reduce the project's significant effects but the project proponent has declined to adopt those measures.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 El Dorado County General Plan

The El Dorado County General Plan designates the project site as Adopted Plan (AP), a description in reference to areas where specific plans have been designated and adopted within and by the County. The specific plans and the respective land use maps were accepted and incorporated by reference and were adopted as the General Plan Land Use map for such areas. Specifically, the project site is designated Adopted Plan (AP) - Carson Creek Specific Plan, which identifies the CCSP as the adopted land use plan for that area. The CCSP has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2 (General Plan Land Use Designation), therefore, the proposed

project is consistent with the General Plan and subject to the applicable policies in the CCSP and EIR.

2.2 Carson Creek Specific Plan

Approval of the Heritage Village 11 project was found to be in conformance with the specific policies and requirements of the adopted CCSP, including phasing, density, design, amenities, preservation of natural features and utilities. The proposed amendments to COAs 53 and 56 have been determined to meet the intent of the applicable policies. Implementation of the project shall be subject to required permits before any activity, in conformance with all applicable original and modified COAs and mitigation measures imposed on the project. Therefore, the project has been found to be consistent with the CCSP.

2.3 Zoning

Approval of the Heritage Village 11 project was found to be in conformance with the applicable standards set forth in the CCSP and the proposed Carson Creek SPA. Specifically, the residential subdivision was designed in accordance with the development and zone standards for Residential Village 11 in the amended CCSP. Amending COAs 53 and 56 will not affect the project's consistency with the Village 11 development and zoning standards. Therefore, the project has been found to be consistent with Zoning.

2.4 Subdivision Ordinance

In accordance with Section 120.72.040, a final map or a parcel map which has been recorded in the office of the County Recorder may be modified by a certificate of correction or amending map upon the approving authority's (of the original tentative map) determination that the following findings can be made concerning the modification:

- 2.4.1. That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.

Conditions of Approval 53 and 56 require construction of offsite improvements (Improvements) including (i) construction of an extension of Royal Oaks Drive as a secondary access road prior to issuance of the 333rd building permit and (ii) signalization of the Latrobe Road/Royal Oaks Drive intersection when the extension of Royal Oaks Drive is opened to full vehicular access. The Village 11 conditions and timing requirements are derived from the Transportation Impact Analysis for the Project prepared

by T. Kear Transportation Planning & Management Inc. (T. Kear) (Attachment K, Exhibit 2), which assumed that the adjacent Creekside Village project would be built out prior to construction of the 333rd unit in Heritage Village 11. The Creekside Village project is currently in process with the Planning Division and slated for hearing at the Board in late January.

The applicant submitted a Signal Warrant Check Memorandum (Memorandum) dated September 8, 2025 (Attachment K, Exhibit 1), prepared by T. Kear, that includes the following findings: (1) the extension of Royal Oaks Drive is not needed to accommodate traffic from the 333rd through 409th dwelling units in the Project, (2) the Latrobe Road/Royal Oaks Drive intersection is not anticipated to meet signal warrants prior to the addition of traffic from the proposed Creekside Village project, and (3) the Latrobe Road/Royal Oaks Drive intersection is anticipated to operate acceptably with two-way-stop-control on an interim basis and any increase in traffic on Investment Boulevard would not worsen traffic operations along Investment Boulevard as defined by General Plan policy TC-Xe. In addition, plan review for the Improvements, environmental permitting for the Improvements with the California Department of Fish and Wildlife, and lead times required for custom fabrication of traffic signal masts and mast-arms may delay the Improvements beyond the 333rd unit trigger.

Residential construction within the Village 11 has been ongoing, with approx. 205 residences having occupancy and another 72 residential building permits having been issued. Further, the applicant has obtained the required Conditional Use Permit for the Village 11 Clubhouse and permits have been issued for its construction. Updating the COAs to allow for the Improvements to be constructed with 24 months upon approval improvement plan and required environmental permitting would allow for construction of the remaining 76 buildable lots concurrently and will align with actual conditions and will prevent unnecessary development delays and generate Traffic Impact Fee revenue for the County.

Therefore, the applicant requested to modify Conditions of Approval 53 and 56 to so that prior to issuance of the 333rd building permit, (i) the applicant must provide a bid-ready package for construction of the full access connection to Latrobe Road at the Royal Oaks Drive Intersection and the Latrobe Road/Royal Oaks Drive traffic signal, and (ii) the applicant must post security in a form acceptable to the County to ensure construction of such full access connection and the Latrobe Road/Royal Oaks Drive traffic signal; and upon improvement plan approval and issuance of all requisite environmental permits, the applicant shall complete construction of the full access connection and the Latrobe Road/Royal Oaks Drive traffic signal within 24 months.

Based on the analysis provided, staff finds that there are circumstances which make the timing of these conditions of approval no longer appropriate, and staff supports the applicants request to modify COAs 53 and 56. Revised COAs have been included as Attachment L in ~~strikeout~~ and underline format.

- 2.4.2 That the modifications proposed did not impose any additional burden on the present fee owner of the property.

The amendments to COAs 53 and 56 would not impose any additional burden on the present fee owner of the property. The required offsite improvements were already anticipated as a part of the approval of the project. The proposed amendments would only affect the timing of the construction of the improvements.

- 2.4.3 That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.

The applicants request to modify the construction timing of the offsite improvements The amendments to COAs 53 and 56 would not any alter any right, title or interest in the real property reflected in the recorded maps. The required offsite improvements were already anticipated as a part of the approval of the project. The proposed amendments would only affect the timing of the construction of the improvements.

- 2.4.4 That the map as modified conforms to the provisions of Government Code § 66474.

The applicable findings (a) through (g) identified within Government Code 66474 were made during review and approval of the original tentative subdivision map (TM21-0001). Amendments to COAs 53 and 56 would not result in a condition where any of the qualifying findings within Government Code Section 66474 could not be met requiring denial of the modification request.