

CREEKSIDE — VILLAGE —



CREEKSIDE VILLAGE SPECIFIC PLAN REDUCED IMPACT ALTERNATIVE



Winn Communities
November 2024

CREEKSIDE — VILLAGE —



CREEKSIDE VILLAGE SPECIFIC PLAN REDUCED IMPACT ALTERNATIVE

Adopted by:

THE COUNTY OF EL DORADO

(INSERT DATE AND RESOLUTION No.)

Prepared by:

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The Creekside Village Specific Plan Reduced Impact Alternative

This version of the Creekside Village Specific Plan (CVSP) is a Reduced Impact Alternative to the original Creekside Village Specific Plan that was submitted to the county in 2023. Both the original CVSP and this alternative will be analyzed at the project level in the Environmental Impact Report (EIR) for the Creekside Village Project. This version of the CVSP could be adopted by the county and is fully supported by the required technical studies included in the project level EIR.

Summary

Creekside Village is a proposed new residential community located in El Dorado Hills on property that was formerly part of the El Dorado Hills Business Park. The proposed new community will include a variety of new home types designed for a range of home buyers and will emphasize walkability, pedestrian connectivity and interaction with neighbors. Creekside Village will include a mix of conventional (non-age restricted) housing and active adult (age-restricted) housing. Residents of the active adult neighborhoods must include at least one family member age 55 or older.

This vibrant new neighborhood will feature a community center that will be the local gathering place for new residents. The neighborhood parks, trails, open space, and natural areas will appeal to both residents of Creekside Village and existing El Dorado Hills neighborhoods.

Today's new home buyers expect high quality, energy efficient and technologically advanced homes with low maintenance. New buyers are also looking for homes that are designed around their lifestyle (entertaining, working from home, etc.) and a home that will transition to meet evolving lifestyle trends. Creekside Village proposes neighborhoods that will feature traditional single-family homes and compact single-family homes that will meet a variety of buyer's needs and expectations.

Walking paths and trails are the number one amenity desired by the region's new home buyers. Creekside Village neighborhoods will be linked by a system of complete streets, class I bike paths, sidewalks, and trails to increase walkability, neighbor interaction, and a focus on

community. The transportation network will provide pedestrian and bicycle access to various destination both inside and outside the new community.

The main focus of Creekside Village is the centrally located neighborhood park and community center. The center will include one or more recreational amenities such as a swimming pool, clubhouse and/or fitness center. The center will offer space for special events, neighborhood meetings, fitness programs, and various other recreation activities that help to build community spirit focused on gathering and interaction between neighbors and families.

The other key feature of Creekside Village is the mile-long open space corridor that will preserve an existing natural drainage feature. The open space corridor will include trails, benches, interpretive signs, and lighting. The trail system will provide access to regional trails, neighborhood gathering places, and to jobs in the El Dorado Hills Business Center and the John Adams Academy



Creekside Village offers a balanced approach to new development and will permit the construction of approximately 763 dwelling units, one village and two neighborhood parks, 44.4-acres of open space, and the preservation and protection of existing natural drainages and oak trees. The specific plan development standards will ensure that inappropriate uses are prohibited, that adequate streets, bikeways and trails are provided, and the scale and character of dwellings is controlled.

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Introduction

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1.1 OVERALL CONCEPT & VISION

Creekside Village (CV) is a proposed new residential community located in El Dorado Hills on property that was formerly part of the El Dorado Hills Business Park. The proposed new community will include a variety of new home types designed for a range of home buyers and will emphasize walkability, pedestrian connectivity and interaction with neighbors. Additionally, the proposed mix of conventional and active adult homes will allow younger families to live closer to older parents and grandparents.

This vibrant new community will feature a neighborhood community center that will be the local gathering place for new residents. The village and neighborhood parks, trails, open space, and natural areas will appeal to both residents of Creekside Village and existing El Dorado Hills neighborhoods.

Today's new home buyers expect high quality, energy efficient and technologically advanced homes with low to no maintenance. New buyers are also looking for homes that are designed around their lifestyle (entertaining, working from home, etc.) and a home that will transition to meet their evolving lifestyle trends. Creekside Village proposes new neighborhoods that will feature traditional single-family homes and compact single-family homes that will meet a variety of buyer's needs and expectations.

Walking paths and trails are the number one amenity desired by the region's new home buyers. Creekside Village's neighborhoods will be linked by a system of streets, class I bike paths, sidewalks, and trails to increase walkability and neighbor interaction. The transportation network will provide pedestrian and bicycle access to various destination both inside and outside the new community.

The main foci of Creekside Village are the village and neighborhood parks. The 7.5-acre village park, located at the intersection of Latrobe Road and Royal Oaks Drive, will be the landmark entry to Creekside Village that will enhance community identity. Neighborhood parks will provide access to basic recreation opportunities for nearby residents, and enhance neighborhood identity. The neighborhood parks will be used primarily for non-supervised, non-organized recreation activities and will be located within walking and bicycling distance of most of the residents. One of the neighborhood parks could include a private clubhouse and/or fitness center for special events, neighborhood meetings, fitness programs, and various other recreation activities to help build community spirit focused on neighbor interaction.

The other key feature of Creekside Village is the mile-long open space corridor that will preserve an existing natural drainage feature. The open space corridor will include trails, benches, interpretive signs, and lighting. The trail system will provide access to neighborhoods, regional trails, and jobs in the El Dorado Hills Business Park and educational opportunities at the John Adams Academy.

The Creekside Village plan represents the thoughtful placement and juxtaposition of land uses that respect sensitive environmental resources. Local destinations and site amenities will further reinforce land use designations. An interconnected system of sidewalks, bikeways and trails will link residential neighborhoods and destination points such as the El Dorado Hills Business Park, the John Adams Academy, village and neighborhood parks, and open space.

1.2 PROJECT NEED & BENEFITS

With its larger lots and higher priced homes, El Dorado Hills is generally available only to home buyers with higher incomes or who are equity-rich and moving from other communities with high real estate prices. Finding suitable housing in El Dorado Hills is especially difficult for young families in pursuit of their first home, current residents wanting to downsize, and employees of local business who are forced to commute from elsewhere.

El Dorado Hills is a desirable residential location with its close access to community amenities, employment opportunities, good schools, entertainment options, and recreational facilities. Young families returning to El Dorado Hills are often priced-out of the market. These young home buyers, who were raised in El Dorado Hills, have returned home from college and jobs in other cities and now want to start families and purchase a home in the community they love.

Additionally, more new home choices give potential home buyers who currently work in the area the option of living closer to work thereby reducing vehicle miles traveled on El Dorado County roads. In fact, one of the major issue facing business owners in the Business Park is the inability of their employees to find the right type of home close to work. During the de-annexation process, Winn Communities representatives met with several Business Park owners who in indicated they support development of nearby housing, given that many of their employees travel long distances to and from work.

In 2017, with the help of a planning consultant, the Business Park Owners Association completed its own year-long re-visioning process which concluded that single-family homes are the appropriate use for this property. To meet this demand, the proposed specific plan will offer home types not currently available in existing El Dorado Hills master planned communities.

This severe lack of new home choice harms the ability of current and future El Dorado Hills employers to attract and retain employees, and is hampering related efforts to diversify and strengthen the area's economy. As reflected in a recent El Dorado Hills Economic Development Advisory Committee survey, current El Dorado Hills residents recognize that it is important for the community to retain and attract businesses and high-quality jobs. To meet that goal, more residential neighborhoods need to be developed close to potential job locations.

Creekside Village helps address the current and growing El Dorado Hills housing challenges. Creekside Village will provide a unique opportunity for young families to live closer to aging parents and grandparents in an environment that promotes family interaction through the provision of parks, open space, trails, and bike paths. Creekside Village amenities will benefit not only its residents, but other El Dorado Hills residents and employees, especially those south of Highway 50 who can take advantage of the village trails, open space, parks, and community gathering places.

1.3 CREEKSIDE VILLAGE SPECIFIC PLAN

To achieve the Plan Area's vision, the Creekside Village Specific Plan (CVSP) has been prepared and the plan presents a set of land use regulations, development standards, and financing programs that are unique to the site. The specific plan will be guided by, and is consistent with the El Dorado County General Plan Goals, Objectives, and Policies.

State law requires that a specific plan be consistent with the general plan. The Creekside Village Specific Plan is consistent with the El Dorado County General Plan (*refer to Appendix B – El Dorado County Consistency Findings*); however, the CVSP goes beyond the standards contained in the General Plan and includes land uses and development standards that are unique to the Plan Area. The CVSP will guide future growth and development in the Plan Area while incorporating flexibility to address and accommodate changes in market conditions. The CVSP offers a balanced approach to urban development by preserving the physical beauty of the site and satisfying the ongoing needs of the County and its residents.



1.4 PROJECT HISTORY

PRE-SPECIFIC PLAN HISTORY

Until recently, the Plan Area was part of the original 832-acre El Dorado Hills Business Park. According to a November 2016 El Dorado County staff report, the El Dorado Hills Business Park land absorption rate over the past 36 years was approximately 8.4-acres per year. According to a study in the staff report, the absorption rate for the period 2000 to 2015 was lower than the historic rate, averaging only 3.2-acres per year.

As of 2018, only 302 of the original 832-acres have been developed. Based on the historical absorption rate, the forecasted build-out date of the Business Park at its original size is 2079. Further complicating, and likely slowing absorption, has been the renovation of older less functional existing buildings. The 2016 vacancy rate of all developed properties is 13.9%. Constraints to expansion of the Business Park include low market rents, an oversupply of vacant research and development land, high land costs, and high development fees, as well as R & D zoning restrictions on mixed-use and residential development. The Business Park lacks opportunities to attract businesses due to poor access to Interstate Highways 5 and 80, as well as the high price of employee housing in El Dorado Hills. More centrally located business parks in the region have prospered while the El Dorado Hills Business Park has struggled.

In 2016, DST Realty of California, the previous owners of the property, met with the EDH Business Park Association Board of Directors to request de-annexation of the 208-acre project site from the Business Park. Concerned about the effects of the previously outlined development constraints on the entire Business Park, the Board agreed to put the request to a vote of the membership. The membership overwhelmingly supported de-annexation with 78% of the members voting and 92% of those members voting in favor of de-annexation. Later that spring, Winn Communities purchased the 208-acre project site, and an adjoining 32-acres of property from DST Realty. The 32-acres of adjoining property will remain in the EDH Business Park and retain its R & D land use.

In February of 2019, as required by the General Plan, a J6-General Plan Amendment Initiation application (PA 19-0001) was submitted to the El Dorado County Planning and Building Department for review and findings by the El Dorado County Board of Supervisors (BOS). On November 5, 2019, in a public hearing, the BOS reviewed the J6 submittal and found that it complies with the criteria for initiation of a General Plan Amendment as required by the Board of Supervisors Policy J-6. The BOS also provided the project proponent with initial feedback on the proposed project. The findings allowed the project proponent to proceed with the preparation of the CVSP and a General Plan Amendment application.



Creekside Village

General Plan Amendment Initiation (Board Policy J-6)

Prepared by Winn Communities
Torrence Planning
CTA Engineering & Surveying
15 February 2019

1.5 PLANNING GOALS & PRINCIPLES

EL DORADO COUNTY GENERAL PLAN

The El Dorado County General Plan outlines a number of principles, goals, objectives, policies and implementation programs designed to guide the physical, economic and environmental growth of the County. State law requires a specific plan to be consistent with the General Plan including its goals, objectives and policies. The CVSP is consistent with the General Plan (*refer to Appendix B – General Plan Consistency Findings*). The following General Plan principles provided the starting point for the CVSP planning process:

- The General Plan establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services.
- The General Plan provides guidelines for new and existing development that promotes a sense of community.
- The General Plan defines those characteristics which make the County “rural” and provides strategies for preserving these characteristics.
- The General Plan provides opportunities for positive economic growth such as increased employment opportunities, greater capture of tourism, increased retail sales, and high technology industries.
- The General Plan provides guidelines for new development that maintains or enhances the quality of the County.

1.6 SPECIFIC PLAN AUTHORITY

The CVSP is prepared and established under the authority granted to the County of El Dorado following the provisions of Title 7, Article 8, Sections 65450 through 65457, Planning and Land Use Law, California Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located. Specific plans can be either a policy or regulation document or both. The CVSP is a regulation document.

1.7 SPECIFIC PLAN REQUIREMENTS

EL DORADO COUNTY REQUIREMENTS

El Dorado County Code Chapter 130.56.040 outlines the required contents of a specific plan as follows:

An applicant shall submit a proposed specific plan for review that includes the following detailed information in formats of text, diagrams, and maps, on an application form provided by the Department:

- A. A statement of the relationship of the specific plan to the General Plan;
- B. A site plan showing the distribution, location, and extent of uses proposed within the area covered by the specific plan;
- C. Identification of the proposed distribution, location, extent, and intensity of public and private infrastructure and facilities for transportation, sewage, storm water drainage, solid waste disposal, energy, education, fire protection, or other essential modes proposed to be located in the specific plan area to support the uses described within;
- D. Standards and criteria by which development will proceed within the specific plan area and standards for the conservation, development, and utilization of natural resources, where applicable;
- E. Implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of Subsections A through D.

1.8 RELATIONSHIP TO RELEVANT COUNTY PLANNING DOCUMENTS

The CVSP is implemented by the County of El Dorado with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of General Plan goals and policies.

EL DORADO COUNTY GENERAL PLAN

The General Plan sets forth the general guidelines for orderly growth and development within the County. The El Dorado County Board of Supervisors (BOS) adopted the General Plan in 2004 and the plan has been periodically amended since it was first adopted. The General Plan was amended on (insert date) with approval of the Creekside Village Specific Plan (*insert Resolution No.*).

EL DORADO COUNTY CODE OF ORDINANCES

The El Dorado County Code of Ordinances (County Code) includes all of the regulatory and penal ordinances and certain of the administrative ordinances of El Dorado County and establishes the standards for the enforcement of the various County Code articles. The CVSP customizes the standards and regulations found in the County Code to help achieve the vision for the Plan Area. In any instance where the CVSP provisions conflict with the requirements of the County Code, the CVSP provisions will take precedence. Where the CVSP does not address a specific provision, the County Code requirements will remain in force.

1.9 SEVERABILITY CLAUSE

In the event that any portion of the Specific Plan is held invalid or unconstitutional by a California or Federal Court or other jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the Director of the Planning & Building Department may determine if an amendment to the Specific Plan is required to replace the invalid provision with alternative language in order to maintain consistency with the General Plan and to maintain internal consistency with the remaining CVSP goals, policies and/or regulations.

1.10 SPECIFIC PLAN ORGANIZATION

The CVSP guides growth and development within the Plan Area. The CVSP consists of the following sections:

Section 1: *Introduction*

This section summarizes the overall specific plan purpose, project history, planning goals and principles, specific plan authority and requirements, relationship to relevant planning documents, and the organization of the CVSP.

Section 2: *Setting*

This section summarizes the history of the CVSP, describes existing and adjacent uses, explains the physical characteristics of the site, and depicts current ownership.

Section 3: *Land Use*

This section identifies and describes the proposed land uses for the CVSP.

Section 4: *Circulation*

This section details the vehicular, pedestrian and bicycle circulation systems for the Plan Area.

Section 5: *Open Space*

This section identifies the natural resources of the Plan Area and the open space system that ensures their preservation.

Section 6: *Public Services and Facilities*

This section describes the services and facilities (parks, public safety, and other services) proposed to serve the Plan Area.

Section 7: *Utilities*

This section discusses the utilities (water, wastewater, stormwater, natural gas/electric, and communications) proposed to serve the Plan Area.

Section 8: *Implementation*

This section summarizes the initial County approvals, subsequent County approvals and entitlements; administrative procedures; backbone infrastructure; public services; and the financing, phasing and maintenance of public improvements.

Appendix A: *Land Use and Development Standards*

This appendix includes tables describing the permitted uses and development standards for the various Plan Area land uses.

Appendix B: *General Plan Consistency (Bound Separately)*

This appendix demonstrates that the CVSP is consistent with all El Dorado County General Plan policies.

Setting 2

2.1 REGIONAL SETTING

El Dorado Hills is an unincorporated census designated place (CDP) located in the western foothills of El Dorado County, California, approximately 25 miles east of downtown Sacramento and 18 miles west of the City of Placerville (refer to Figure 2.1 - Regional Setting). The area was settled in the mid-1800's as part of the Sierra Nevada Goldfields discovery, though its modern history dates to the early 1960's when developer Allan Lindsey and his visionary architect Victor Gruen prepared a master plan for the new El Dorado Hills community.



By the late 1960s, the new community consisted of a number of residential villages with a population of approximately 6,000. By the 1990s, construction was well underway on the El Dorado Hills Business Park and the 3,500-acre Serrano Master Planned development. The late 1990s saw County approval of specific plans for the Carson Creek, Promontory, Bass Lake Hills, and Valley View projects.

By the early 2000s, the El Dorado Hills Town Center was under construction and the population of the burgeoning community had mushroomed to 18,000. Continued expansion of the El Dorado Hills Business Park and the Serrano, Promontory, Blackstone, Four Seasons, and Heritage Park master planned developments further increased

the population of El Dorado Hills to its present 48,000 number. El Dorado Hills continues to attract new residents based on its high-quality schools, quiet neighborhoods, employment opportunities, and proximity to recreational amenities such as the American River, Folsom Lake, the Sierra Nevada mountains and Lake Tahoe.

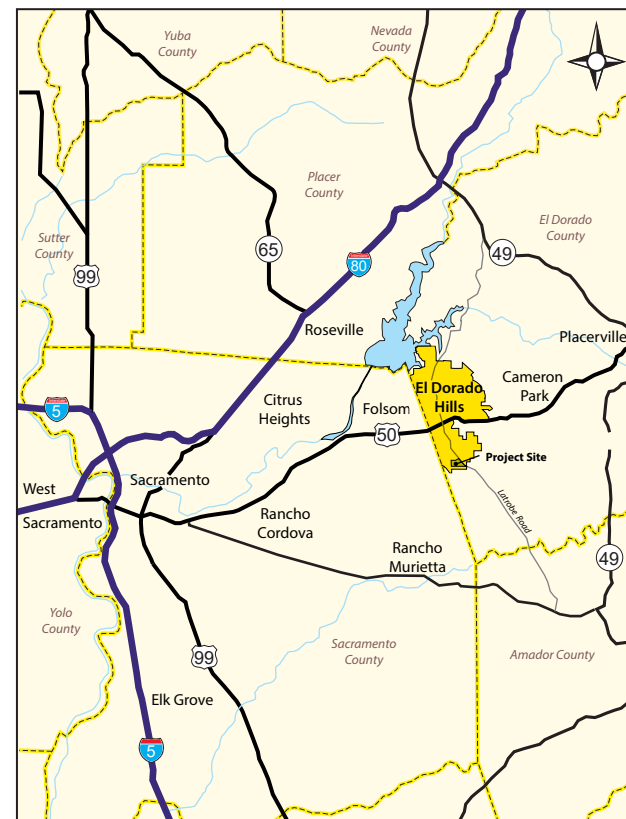


Figure 2.1 - Regional Setting

2.2 PLAN AREA LOCATION & HISTORY

The Plan Area is located between Latrobe Road and the Sacramento/ El Dorado County line, directly adjacent to the southern boundary of the El Dorado Hills Business Park, approximately 3-miles south of U.S. Highway 50. Until recently, the Plan Area was part of the original 832-acre El Dorado Hills Business Park (refer to Figure 2.2 - Plan Area Location). According to a November 2016 El Dorado County staff report, the El Dorado Hills Business Park land absorption rate over the past 36 years was approximately 8.4-acres per year. According to a study in the staff report, the absorption rate for the period 2000 to 2015 was lower than the historic rate, averaging only 3.2-acres per year.

As of 2018, only 302 of the original 832-acres has been developed. Based on the historical absorption rate, the forecasted build-out date of the Business Park at its original size is 2079. Further complicating, and likely slowing absorption, has been the renovation of older less functional existing buildings. The 2016 vacancy rate of all developed properties is 13.9%. Constraints to expansion of the Business Park include low market rents, an oversupply of vacant R & D land, high land costs, and high development fees, as well as R & D zoning restrictions on mixed-use and residential development. More centrally located business parks in the region have prospered while the El Dorado Hills Business Park has struggled.

In 2016, DST Realty of California, the previous owners of the property, met with the EDH Business Park Association Board of Directors to request de-annexation of the 207.9-acre project site from the Business Park. Concerned about the effects of the previously outlined development constraints on the entire Business Park, the Board agreed to put the request to a vote of the membership. The membership overwhelmingly supported de-annexation with 78% of the members voting and 92% of those members voting in favor of de-annexation. Later that spring, Winn Communities purchased the 207.9-acre project site, and an adjoining 32-acres of property from DST Realty. The 32-acres of adjoining property will remain in the EDH Business Park and retains its R & D land use.

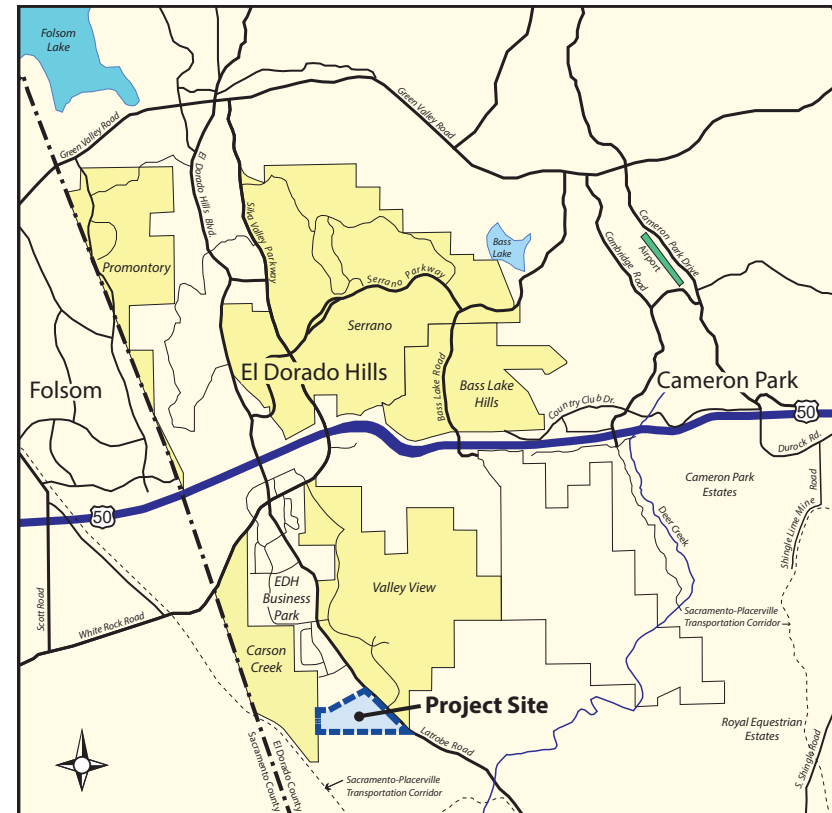


Figure 2.2 - Plan Area Location

In February of 2019, as required by the El Dorado County Board of Supervisors Policy J-6, a General Plan Amendment Initiation application was submitted to the El Dorado County Community Development Department. County staff prepared a report and referred the application to the BOS for a hearing. On November 5, 2019, the BOS, in a public hearing, determined that the J-6 Pre-Application (PA19-0001) complies with criteria for initiation of a General Plan Amendment and the preparation of a Specific Plan.

2.3 NATURAL FEATURES

Located at the eastern edge of the Sacramento Valley, the Plan Area, originally part of the El Dorado Hills Business Park, has remained undeveloped for many years. Historically, the property was primarily used for cattle grazing.

TOPOGRAPHY

The Plan Area is located on gently-rolling terrain where the Sacramento Valley floor gives way to the foothills of the Sierra Nevada mountains. Elevations vary from 475' to 650' above sea level. An isolated hillside in the southeast corner of the site rises approximately 100' above the remainder of the site.

VEGETATION

The majority of the Plan Area is covered in non-native annual grasslands consisting of wild oats, Italian rye grass, foxtail barley, seaside barely and Italian thistle. A one-acre isolated grove of Blue Oaks is located at the southeast corner of the site on a small hilltop.

HYDROLOGY

Three seasonal drainages cross the property and converge at the western property line to form one intermittent drainageway exiting the site. Seasonal wetlands ponds also exist on the site.



Gently-Rolling Topography



Existing Oak Trees



Seasonal Drainage Channel

SOILS

Five different soils types occur on the property including: Argonaut very rock loan, Auburn silt loam, Auburn very rocky silt loan, Perkins gravelly loan and Whiterock gravelly silt. According to the Natural Resources Conservation Service (NRCS), none of the soils are serpentine or gabbroic in nature.

WILDLIFE

A variety of wildlife species have been observed on the property including western meadowlark, red-tailed hawk, California ground squirrel, raptors, and ground nesting birds. The potential for Listed and Special-Status Wildlife Species is considered very low.

2.4 OWNERSHIP

The Plan Area comprises approximately 207.9-acres and is identified as Parcels 117-010-032 and a portion of 117-720-012 as shown in the County of El Dorado Assessor's Map Book 117 (refer to Figure 2.3 – Ownership). Currently, the property is owned by Winn Ridge Investments, LLC.

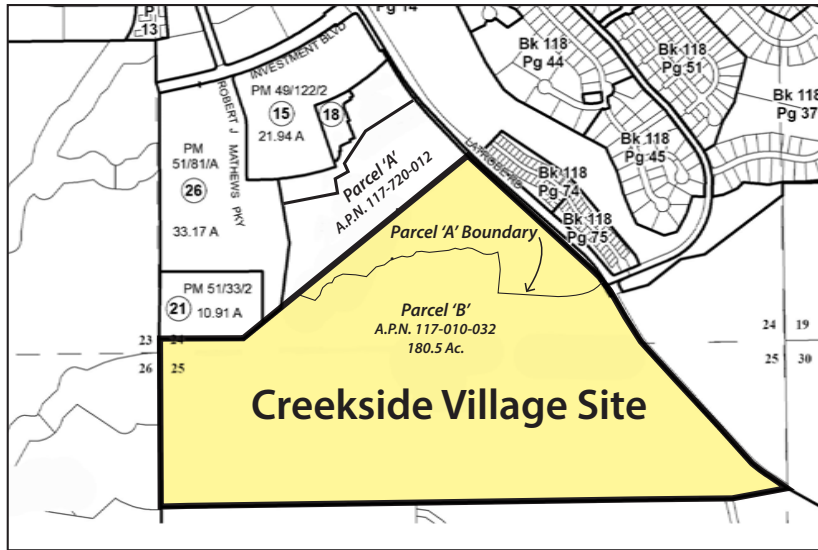


Figure 2.3 - Ownership

2.5 SURROUNDING USES

The site is bordered to the north by the El Dorado Hills Business Park and the John Adams Academy Charter School; to the east by the Blackstone master planned community (Valley View Specific Plan); to the west by the Heritage Park residential development (Carson Creek Specific Plan); and to the south by undeveloped rural residential and industrial lands. The El Dorado Union High School District has plans for a future high school on the property immediately adjacent to the southern boundary of the Plan Area (refer to Figure 2.4 - Surrounding Uses).



El Dorado Hills Business Park



Blackstone Community



Figure 2.4 - Surrounding Uses

2.6 GENERAL PLAN & ZONING

The current El Dorado County General Plan land use designation for the Plan Area is Research & Development (refer to Figure 2.5 - El Dorado County General Plan Land Use Diagram). The current zoning for the Plan Area is Research & Development.

General Plan Land Use Legend

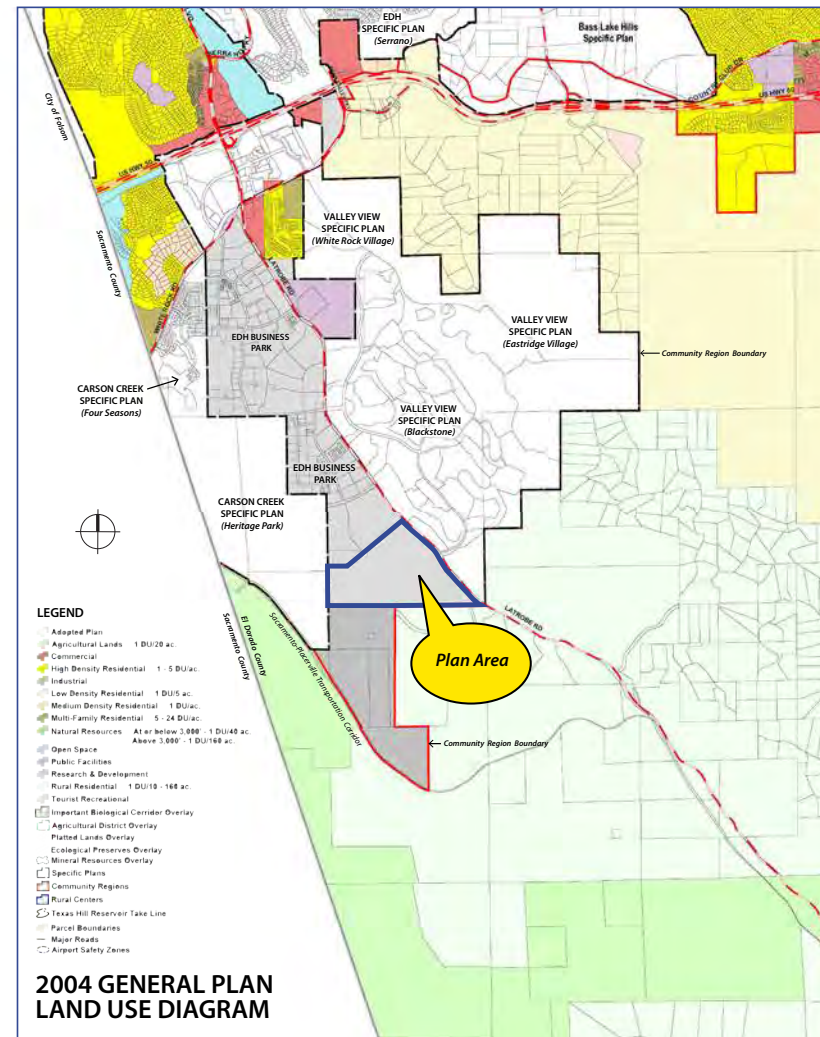
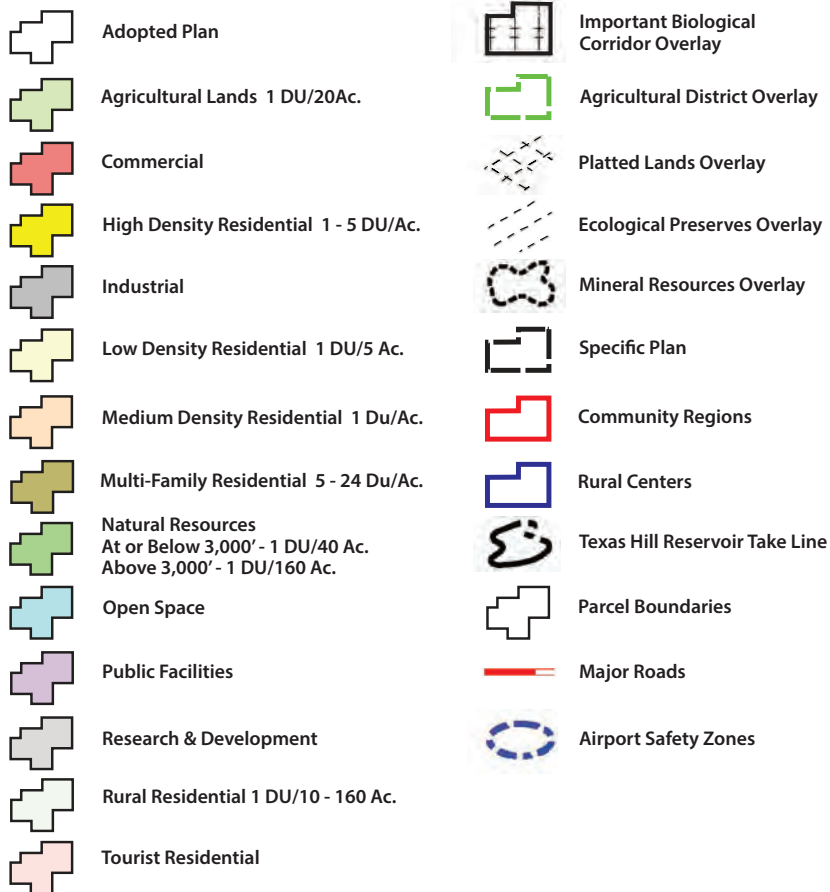


Figure 2.5 - 2004 General Plan Land Use Diagram

2.7 EXISTING SERVICES

SCHOOL DISTRICTS

The Plan Area is located within the boundaries of the Latrobe School District and the El Dorado Union High School District.

PARKS & RECREATION, SOLID WASTE, AND CABLE TV

Currently, the Plan Area lies outside the boundaries, but within the sphere of influence, of the El Dorado Hills Community Services District.

LAW ENFORCEMENT

The El Dorado County Sheriff serves the Plan Area from its Placerville headquarters and its El Dorado Hills Center substation.

FIRE PROTECTION

The Plan Area is located within the service boundary of the El Dorado Hills Fire Department and Station No. 87, in the El Dorado Hills Business Park.

WATER & SEWER

The Plan Area is located within the service boundary of the El Dorado Irrigation District (EID).

ELECTRIC & NATURAL GAS SERVICE

The Plan Area is located within the service boundary of the Pacific Gas & Electric Company (PGE).

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Land Use 3

3.1 OVERVIEW

The Creekside Village Specific Plan (CVSP) is a planned community whose land use plan is based on El Dorado County General Plan principles, goals, objectives and policies; traditional neighborhood design principles; preservation of significant natural site features; and detailed market analysis that will assist in determining the preferred mix of housing types, amenities, and price that will satisfy the housing needs of those wanting to live in El Dorado Hills. The proposed Creekside Village community plan exemplifies the vision of a balanced high-quality, pedestrian friendly, walkable residential community that preserves natural site features and creates a sense of place.

A portion of the Plan Area features Active Adult (age restricted) housing consistent with California Civil Code Section 51.3. These active adult villages will be private gated neighborhoods similar to the adjacent Heritage El Dorado Hills master planned community. The remainder of the Creekside Village community will feature conventional detached single family housing (non-age restricted). Depending on market conditions, the CVSP allows the entire Plan Area to be developed as an active adult community.



3.2 EL DORADO COUNTY GENERAL PLAN

As required by state law, every city and county in California must have a general plan, which is the local government's long-term framework for future development. The general plan identifies the types of development that will be allowed and the land use pattern of future development.

LAND USE ELEMENT

*"The Land Use Element sets forth specific goals, objectives, and policies to guide the intensity, location, and distribution of land uses. El Dorado County has experienced rapid population growth since the 1970s and is projected to grow by 30,000 households over next 20 years. This element and the General Plan as a whole determine how and to what degree this projected population growth can be accommodated while meeting other State and Federal mandates."*¹

Community Regions

The Land Use element provides for the establishment of Community Regions in the County to: *"Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County."*

As stated in General Plan Land Use Policy 2.1.1.2, Community Regions *"define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropri-*

¹ El Dorado County General Plan Land Use Element

ate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.” The Plan Area is located within the boundaries of the established El Dorado Hills Community Region.

GENERAL PLAN AMENDMENT LAND USE DESIGNATION

The General Plan Amendment and the CVSP were approved by the El Dorado County Board of Supervisors on (insert date and resolution number when approved). The amended General Plan land use designation for the Plan Area will be **AP - Adopted Plan** (refer to Figure 3.1 - Proposed General Plan Land Use Designation).

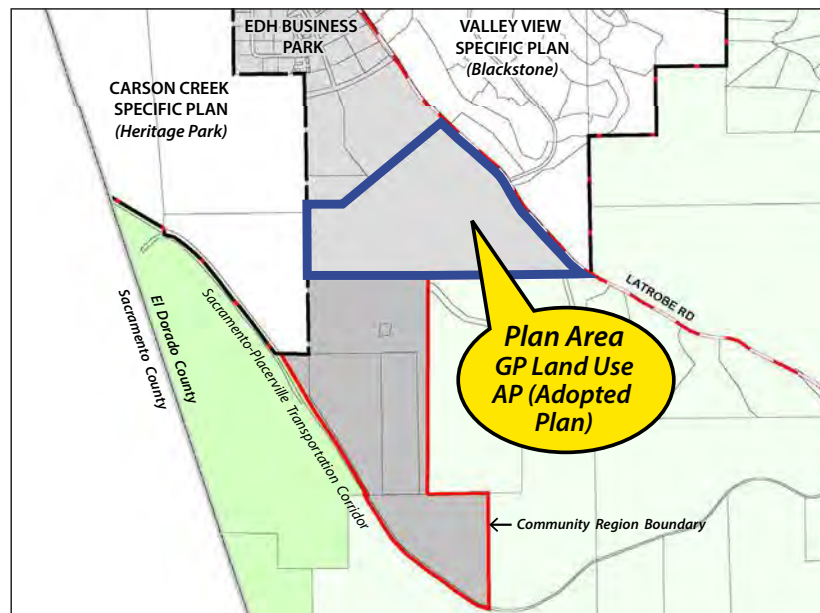


Figure 3.1 - Proposed General Plan Land Use Designation

3.3 ZONING

The El Dorado County Zoning Ordinance (Title 130 - Article 1 of the County Code of Ordinances) was enacted to implement the General Plan by classifying and regulating the uses of land and structures within unincorporated El Dorado County. The Zoning Ordinance allows exceptions for an area covered by a specific plan as follows:

“Where a specific plan has been adopted for an area in compliance with Chapter 130.56 (Specific Plans) in Article 5 (Planning Permit Processing) of this Title and California Government Code Section 65450 et seq., the zones, development standards, and other provisions of the specific plan and any implementing ordinance adopted in compliance with that plan shall supersede the provisions of this Title. In the event that a specific plan implementing ordinance does not address an issue, the provisions of this Title shall apply.”²

The zone change from Research & Development (R&D) to Creekside Village - Specific Plan (SP) for the entire Plan Area was approved by the El Dorado County Boards of Supervisors on (insert date and ordinance number when approved).

3.4 LAND USE DESIGNATIONS

As required by state law, the CVSP relates to the El Dorado County General Plan and provides a variety of land uses that are consistent with the Plan. The CVSP land use designations provide multiple residential, recreational, and open space uses. Plan Area land uses are shown in Figure 3.2– *Specific Plan Land Use Designations*, summarized in Table 3.1 – *Land Use Summary*, and described in this section of the Specific Plan.

² El Dorado County Zoning Ordinance (Title 130 - Article 1) as Amended.

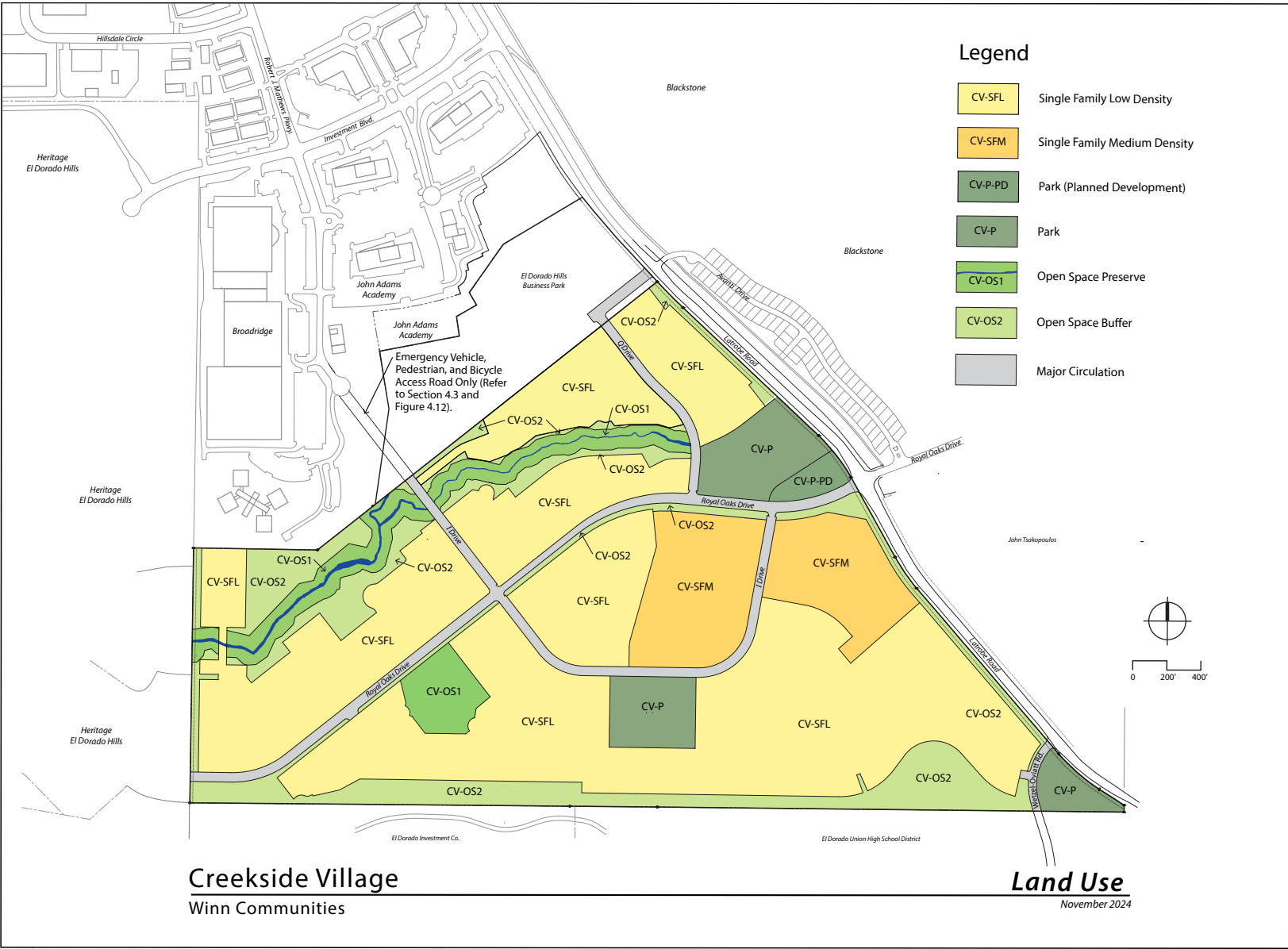


Figure 3.2 - Specific Plan Land Use Designations

Table 3.1: Land Use Summary

Symbol	Land Use Designation	Parcel No.	Gross Area (Ac.)	% of Site	Density Range (Du/ac)	Allocated Dwelling Units	% of Allocated Units
Residential							
CV-SFL	Single Family Low Density	2,9,14,17,26,30	117.0	56.3%	4-8	614	80.5%
CV-SFM	Single Family Medium Density	11,12	21.3	10.2%	5-12	149	19.5%
	<i>Subtotal</i>		<i>138.3</i>	<i>66.5%</i>		<i>763</i>	<i>100.0%</i>
Public Facilities							
CV-P	Parks - Public or Private [1]	3,6,10	12.5	6.0%			
CV-P-PD	Parks - Public or Private [2]	4	1.6	0.8%			
	<i>Subtotal</i>		<i>14.1</i>	<i>6.8%</i>			
Open Space							
CV-OS1	Open Space Preserve	16,20,21,28	13.5	6.5%			
CV-OS2	Open Space Buffer	1,5,7,8,13,15,18,19,22,23,24,25,27,29	30.9	14.9%			
	<i>Subtotal</i>		<i>44.4</i>	<i>21.4%</i>			
Major Circulation [3]			<i>11.1</i>	<i>5.3%</i>			
Total			207.9	100.0%		763	

- [1] Village & Neighborhood
[2] Village Planned Development
[3] Rights-of-way

RESIDENTIAL LAND USES

The CVSP identifies two residential land use designations to accommodate a variety of housing types. Each residential designation establishes a minimum and maximum density expressed as the number of dwelling units per gross acre.

Residential densities are calculated as the number of dwelling units allowed per gross acre. Each residential parcel (refer to *Figure 3.4 - Plan Area Parcels*) is assigned a number of units based on a mid-range target density (refer to *Table 3.3 - Parcel Summary*).

Single Family Low Density (CV-SFL)

The Single Family Low Density (CV-SFL) residential land use designation is included in the Plan Area to promote compact development and housing diversity. CV-SFL neighborhoods are typically located on level terrain and feature an interconnected system of “grid-like” streets that further enhance walking and cycling opportunities and potentially reduce vehicle miles traveled (VMT). The CV-SFL land use designation allows for a variety of compact detached housing types in addition to traditional single family neighborhoods.

Permitted residential uses within the CV-SFL designation include, but are not limited to, single family dwellings, accessory dwelling units³, and junior accessory dwelling units that may contribute to attainable housing opportunities.

Single Family Low Density residential neighborhoods will look and feel like traditional neighborhoods and will help to expand home-ownership opportunities by allowing for single family homes on a range of lot sizes. CV-SFL villages will include both conventional and active adult neighborhoods that will provide housing choices for first-time home buyers, young families, and empty-nesters.

Neighborhood and community serving amenities are also permitted in CV-SFL neighborhoods including parks, community clubhouses, and emergency services facilities. Such facilities and amenities should be sited and designed as community focal points, be centrally located, and easily accessible.

³ Refer to CA Code Sections 65852.2 and 65852.22

The CV-SFL density range is from 4 to 8 dwelling units per gross acre and approximately 117-acres of the Plan Area is devoted to CV-SFL land use with a target dwelling unit count of 614 (refer to *Table 3.1 – Land Use Summary*). Refer to *Appendix A* and *Tables A.1* and *A.3* for a complete list of allowed uses and development standards.



Single-Family Medium Density (CV-SFM)

The Single Family Medium Density (CV-SFM) residential land use designation is intended to promote small lot housing products in the active adult portion of the Plan Area. Small compact detached homes area popular because they provide the housing type familiar to active adult community buyers without the maintenance burden required for conventional large lot detached homes. Single story homes with small yards and minimal maintenance are the preferred housing type for active adult community buyers. CV-SFM neighborhoods will enhance home ownership opportunities and rental housing choices.

Neighborhood features, such as parks and public facilities may also be located within CV-SFM designated areas. Such facilities and amenities should be sited and designed as community focal points, and should complement the shape, location and topography of the site.



The CV-SFM density range is from 5 to 12 dwelling units per gross acre and approximately 21.3-acres of the Plan Area is devoted to CV-SFM land use with a target dwelling unit count of 149 (refer to Table 3.1 – Land Use Summary). Refer to Appendix A and Tables A.1 and A.4 for a complete list of allowed uses and development standards.

PUBLIC FACILITIES LAND USES

Parks (CV-P)

The Parks (CV-P) land use designation provides for active and passive recreational opportunities in the Plan Area. Approximately 12.5-acres of village and neighborhood parks are located throughout the Plan Area. Village and neighborhood parks allow for private community centers or clubhouse uses that could include private swimming pools, gyms, playgrounds, courts, and other recreation areas including accessory structures and utilities that serve the parks.

Park sites may be relocated from the locations shown on *Figures 3.2 – Specific Plan Land Use Designations* and *6.1 – Parks* as a minor administrative modification of the CVSP. The land use of the vacated site or sites will revert to the lowest adjacent residential land use designation (refer to *Section 8.4 – Administrative Procedures*). Refer to *Section 6* for descriptions of village and neighborhood parks.

Parks (CV-P-PD)

Approximately 1.6-acres of the Parks (CV-P-PD) land use designation is included in the CVSP. The CV-P-PD designation provides for both active and passive recreational opportunities, as described in the CV-P land use designation, and the opportunity for limited commercial uses such as a coffee shop, day care facility and food or beverage sales. These commercial uses would serve the Plan Area community and benefit existing and future residents.

Approval of land uses for this parcel, other than active and passive recreational uses, will require approval of planned development and conditional use permits and any required environment review to determine potential impacts such as traffic, noise and other possible impacts. Refer to *Appendix A and Table A.2* for a description of allowed commercial uses requiring a conditional use permit for the CV-P-PD parcel.



OPEN SPACE LAND USES

Open Space Preserve (CV-OS1)

The Open Space Preserve (CV-OS1) land use designation is the more restrictive of the two open space designations and its 13.5-acres is intended to preserve and protect intermittent drainages, seasonal wetlands, vernal pools, and ponds and their buffers under the jurisdiction of the U.S. Army Corp of Engineers (refer to *Figure 3.3 - Open Space Preserve & Buffer*). The boundary of CV-OS1 will be established in consultation with the USACE and may not be modified after its establishment. Refer to *Figure 3.2 - Specific Plan Land Use Designations* and *Figure 5.2 - Open Space Plan* for the location of preserve open space and to *Appendix A* and *Table A.2* for a complete list of allowed uses.

Open Space Buffer (CV-OS2)

The 30.9-acre Open Space Buffer (CV-OS2) land use designation encompasses certain natural open space areas, hillsides, and slope areas in the Plan Area. CV-OS2 natural features include individual oak trees, disturbed and undisturbed hillsides and preserved features. The open space buffer and use designation has fewer use restrictions than the open space preserve land use designation and allows, in addition to preservation of natural features, passive recreation uses including, but not limited to, walking, hiking and cycling on paved and unpaved trails. The exterior boundary of CV-OS2 will be finalized at the tentative map stage and is subject to modification through the specific plan amendment process. Refer to *Section 5 – Open Space* for a complete description of open space and to *Appendix A* and *Table A.2* for a complete list of permitted uses and development standards.

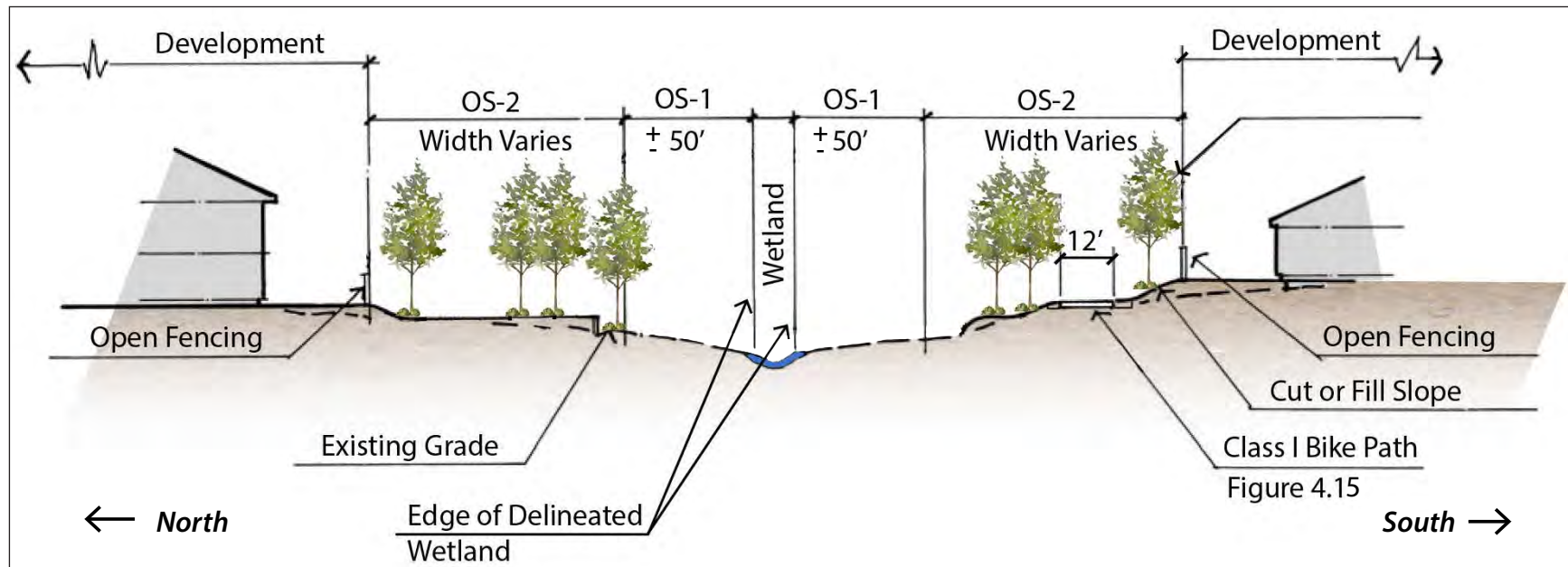


Figure 3.3 - Open Space Preserve & Buffer

3.5 PLANNED DEVELOPMENT COMBINING DISTRICT (PD)

The CV-P-PD park land use parcel includes the Planned Development Combining District (PD) designation and is subject to the Planned Development policies described in the El Dorado County General Plan and Zoning Ordinance (*except as modified in CVSP Appendix Section A.5 - Site Development Standards*). Planned development and conditional use permits will be required if light commercial uses are proposed for the CV-P-PD parcel.

3.6 PLAN AREA PARCELS

For planning purposes, the Plan Area consists of a number of development parcels (refer to *Figure 3.4 – Plan Area Parcels*). Each parcel is identified by a number and land use. Additionally, parcel acreage and allocated dwelling units are shown for residential designated parcels (refer to *Table 3.2 – Plan Area Parcel Summary*).

Table 3.2 - Plan Area Parcel Summary				
Parcel No.	Land Use	Area (Ac.)	Allocated Dwelling Units	Density Du/Ac
1	CV-OS2	1.1		
2	CV-SFL	7.4	43	5.8
3	CV-P	5.9		
4	CV-P-PD	1.6		
5	CV-OS2	2.4		
6	CV-P	2.2		
7	CV-OS2	5.1		
8	CV-OS2	9.2		
9	CV-SFL	57.7	311	5.4
10	CV-P	4.4		
11	CV-SFM	9.5	67	7.1
12	CV-SFM	11.9	82	6.9
13	CV-OS2	1.4		
14	CV-SFL	10.4	65	6.2
15	CV-OS2	0.5		
16	CV-OS1	3.7		
17	CV-SFL	22.1	94	4.2
18	CV-OS2	0.8		
19	CV-OS2	3.4		
20	CV-OS1	5.1		
21	CV-OS1	0.5		
22	CV-OS2	0.5		
23	CV-OS2	3.7		
24	CV-OS2	0.1		
25	CV-OS2	0.5		
26	CV-SFL	9.1	49	5.4
27	CV-OS2	0.6		
28	CV-OS1	4.3		
29	CV-OS2	1.8		
30	CV-SFL	10.2	52	5.1
Subtotal		196.8	763	
Major Circulation		11.1	0	
Totals		207.9	763	

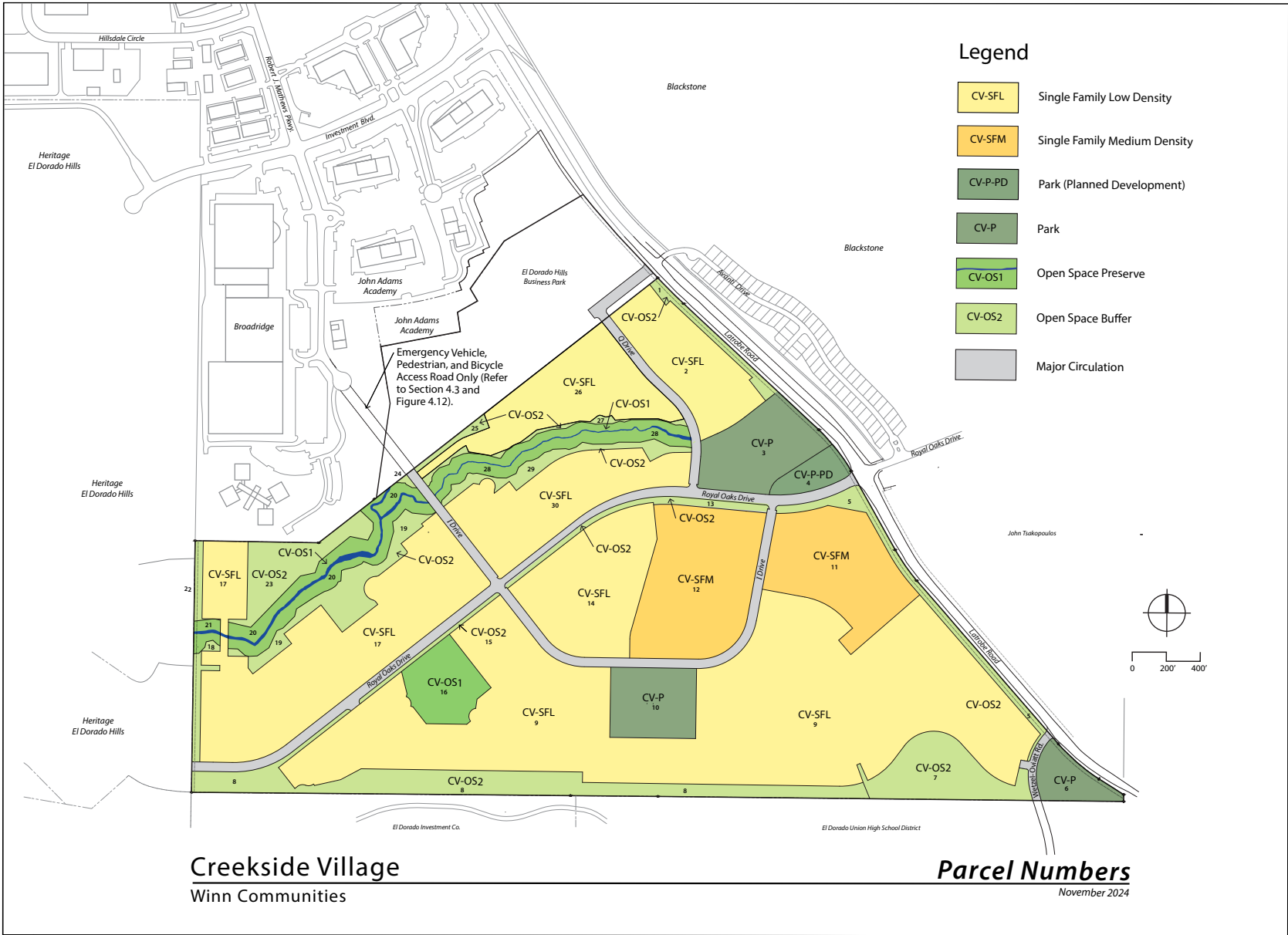


Figure 3.4- Plan Area Parcels

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4.1 OVERVIEW

This section of the CVSP sets forth the plans for the Plan Area circulation system. A sustainable community should focus on the movement of people, not cars, and it should provide its residents with mobility alternatives such as walking, cycling, carpooling, and viable forms of public transit in addition to the use of personal vehicles. The circulation system must also address regional travel, both in terms of connectivity and capacity as well as local internal connections and access. The Plan Area circulation system addresses the concerns of regional traffic, community-wide connectivity, alternative modes of travel, and the provision of complete streets.

4.2 TRANSPORTATION CONSIDERATIONS

GENERAL PLAN CIRCULATION ELEMENT

The policies in the August 2018 Circulation Element build upon the The Control Traffic Congestion Initiative, also known as Measure Y, approved by the voters in 1998 and incorporated in the 2004 General Plan. In 2016, the voters approved Measure E which enacted or reinstated certain restrictions and policies concerning roads and traffic congestions, especially traffic issues related to new development. The August 2018 Amended General Plan Circulation Element reaffirms the County's right to mitigate traffic impacts of proposed development projects. The CVSP shall be consistent with the Goals and Policies of the current amended Circulation Element.

VEHICLE MILES TRAVELED (VMT) LEGISLATION

With the passage of CA Senate Bill 743, traffic impact analysis of proposed projects has shifted from Level of Service Analysis (LOS) to Vehicle Miles Traveled (VMT) analysis. VMT refers to the number of vehicle trips generated and the length or distance of those trips. LOS

analysis tends to focus on vehicle delay; VMT impact analysis will focus on how a project will change the amount of driving that occurs. The provisions of SB 743 became law statewide beginning on July 1, 2020.

REGIONAL CONNECTIONS

Access to the Plan Area is from Latrobe Road, a regional north/south arterial that provides connections to White Rock Road and U.S. Highway 50 to the north. The El Dorado County portion of White Rock Road is currently identified as a four lane arterial. Future plans call for the road to be upgraded to regional expressway status when the Southeast Connector project is completed in the late 2020s.

PUBLIC TRANSIT

Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) may result in increased market demand for public transit and housing located closer to service needs and employment centers.

CYCLING & WALKING

A number of El Dorado County planning documents provide guidance for CVSP transportation planning. These documents include:

- *Bikeway Master Plan (prepared by El Dorado County)*
- *Hiking & Equestrian Trails Master Plan, El Dorado County, California (prepared by El Dorado County)*
- *Sacramento-Placerville Transportation Corridor Draft Master Plan (prepared by EDCTC)*
- *El Dorado County Long Range Transit Plan (prepared by EDCTC) Page 60 (Amended August 2019) July 2004*
- *El Dorado County General Plan Transportation and Circulation Element*

4.3 PLAN AREA CIRCULATION SYSTEM

CONCEPT

The Plan Area circulation system is based on a hierarchical system of minor collectors and local residential streets that support low traffic volumes, provide direct access to adjacent properties, and limit through traffic. Active adult neighborhoods will feature gated entries and private streets not accessible to the public. The Plan Area circulation system promotes connectivity and facilitates pedestrian and bicycle travel. The Plan Area Traffic Study will determine the phasing of street improvements. Refer to *Figure 4.1 - Circulation Plan* for an overall view of the Plan Area circulation system.

CREEKSIDE VILLAGE ROAD CLASSIFICATIONS

The Creekside Village Specific Plan establishes its own road standards that are consistent with El Dorado County standards, except for the provision of sidewalks, bikeways, and landscape corridors.

Minor Arterial Streets

Minor arterial streets serve as primary circulation routes in a community. Minor arterial streets are divided or undivided two-lane streets with a planted median or a paved center turn lane. Access to adjacent land uses is limited; however, turning lanes are provided for access into residential neighborhoods and commercial uses. Class II bike lanes, and sidewalks may be present on either side of the street. Parking is prohibited on minor arterial streets.

Latrobe Road

Latrobe Road, directly adjacent to the eastern boundary of the Plan Area, is an existing minor two-lane arterial road running south from its intersection with Golden Foothill Parkway in the Business Park past the Plan Area to the County line. Latrobe Road has sufficient right-of-way to be expanded to a four-lane arterial road should the need arise in the future. The County has indicated it intends to add the widening of a portion of Latrobe Road into the County CIP, and the Plan Area will contribute traffic impact fees for the future widening. However, the development of the Plan Area does not trigger the need for the widening of Latrobe Road (refer to the *Creekside Village Traffic Report*).

Residential Streets

Residential streets make up the bulk of the Plan Area circulation system. Minor residential collector streets route traffic from local streets within a neighborhood to minor two lane arterial streets and may serve as entry roads to residential neighborhoods.

Local residential streets support low traffic volumes, provide direct access to adjacent properties, and limit through traffic. Traffic calming features may also be included in minor collector and local residential street design. Local residential streets accommodate two-way traffic, including emergency service vehicles, solid waste collection, and parking is allowed along both sides of the roadway. Cul-de-sac streets are allowed in the CVSP, subject to the restrictions of the El Dorado Hills Fire Department.

Entry Collector Streets A1 & A2

Entry Collector Streets A1 and A2 are minor collector streets that function as entries to the Plan Area. The two lane street, separated by planted medians, is located in a right-of-way that varies in width with a 20' landscape corridor on the south side of the street. The north side of the street includes a 14.5' landscape corridor adjacent to residential parcels. The street section includes class II bike lanes on both sides of the street and parking is prohibited (refer to *Figures 4.2 & 4.3 - Entry Collector Street*).

Minor Collector Street B1

Minor Collector Street B1 routes traffic from local streets to Latrobe Road. The two lane street, is located in a 37' foot right-of-way with a 14.5' landscape corridor on the north side of the street and a 10.5' landscape corridor on the south side of the street. The street section includes vertical curb and gutter on both sides of the street parking is not allowed. Minor Collector Street B1 is a designated class II bike route and 5' wide bike lanes are provided on both sides of the street. 5' sidewalks are included on both sides of street (refer to *Figure 4.4 - Minor Collector Street B1*).

Local Street C1

Local Street C1 consists of two travel lanes with parking allowed on both sides of the street. Constructed in a 37' right-of-way, the street section includes rolled curbs and 8' landscape corridors on both sides of the street. Planting strips and 4' sidewalks are included in the landscape corridors and will be maintained by an HOA (refer to Figure 4.5 - Local Street C1).

Local Street C2

Local Street C2 consists of two travel lanes with parking allowed on both sides of the street. Constructed in a 55' right-of-way, the street section includes rolled curbs and 4' sidewalks on both sides of the street. Local street C2 is a designated class II bike route and 5' wide bike lanes are provided on both sides of the street (refer to Figure 4.6 - Local Street C2).

Local Street D1

Local Street D1 consist of two travel lanes with rolled curb and gutter and 4' sidewalks on both sides of the street. Constructed in a 45' right-of-way, the street section allows for parking on both sides of the street (refer to Figure 4.7 - Local Street D1).

Local Street D2

Local Street D2 consist of two travel lanes with rolled curb and gutter on both sides of the street and a 4' sidewalk on one side of the street. Constructed in a 41' right-of-way, the street section allows for parking on both sides of the street (refer to Figure 4.8 - Local Street D2).

Local Street E1

Local Street E1 consist of two travel lanes with rolled curb and gutter on both sides of the street and a 4' sidewalk on one side of the street. Constructed in a 37' right-of-way, the street section only allows for parking on one side of the street (refer to Figure 4.9 - Local Street E1).

Local Street E2

Local Street E2 consists of two travel lanes rolled curb and gutter on both sides of the street and a 4' sidewalk on one side of the street. Constructed in a 35' right-of-way, the street section only allows for parking on one side of the street (refer to Figure 4.10 - Local Street E2).

Local Street F1

Local Street F1 consist of two travel lanes with either rolled curb and gutter or vertical curb and gutter and 8' landscape corridors on both sides of the street. Constructed in a 29' right-of-way, the street section prohibits parking on both sides of the street (refer to Figure 4.11 - Local Street F1).

Access Road G1

Access road G1 is a proposed emergency vehicle road connection from the project site to the El Dorado Hills Business Park. Access to this road will be limited to emergency vehicles, pedestrians, and bicyclists and no through automobile traffic will be allowed. Gates or bollards¹ will limit access to this road and they will only be opened during an emergency. Access road G1 will be privately owned and maintained by an HOA (refer to Figure 4.12 - Access Road G1).

Residential Alley H1

Residential alleys provide vehicular access to rear loaded garages in single-family and two-family rear-loaded residential developments. Alleys are 20' wide private streets, are maintained by an HOA, and parking is prohibited except in designated parking bays. Dead-end alleys no more than 150' in length are allowed by right. Dead-end alleys in excess of 150' are allowed; however, they shall terminate in a circular or hammer head turnaround as approved by the El Dorado Hills Fire Department (refer to Figure 4.13 - Residential Alley).

¹ Requires design approval by the El Dorado Hills Fire Department.

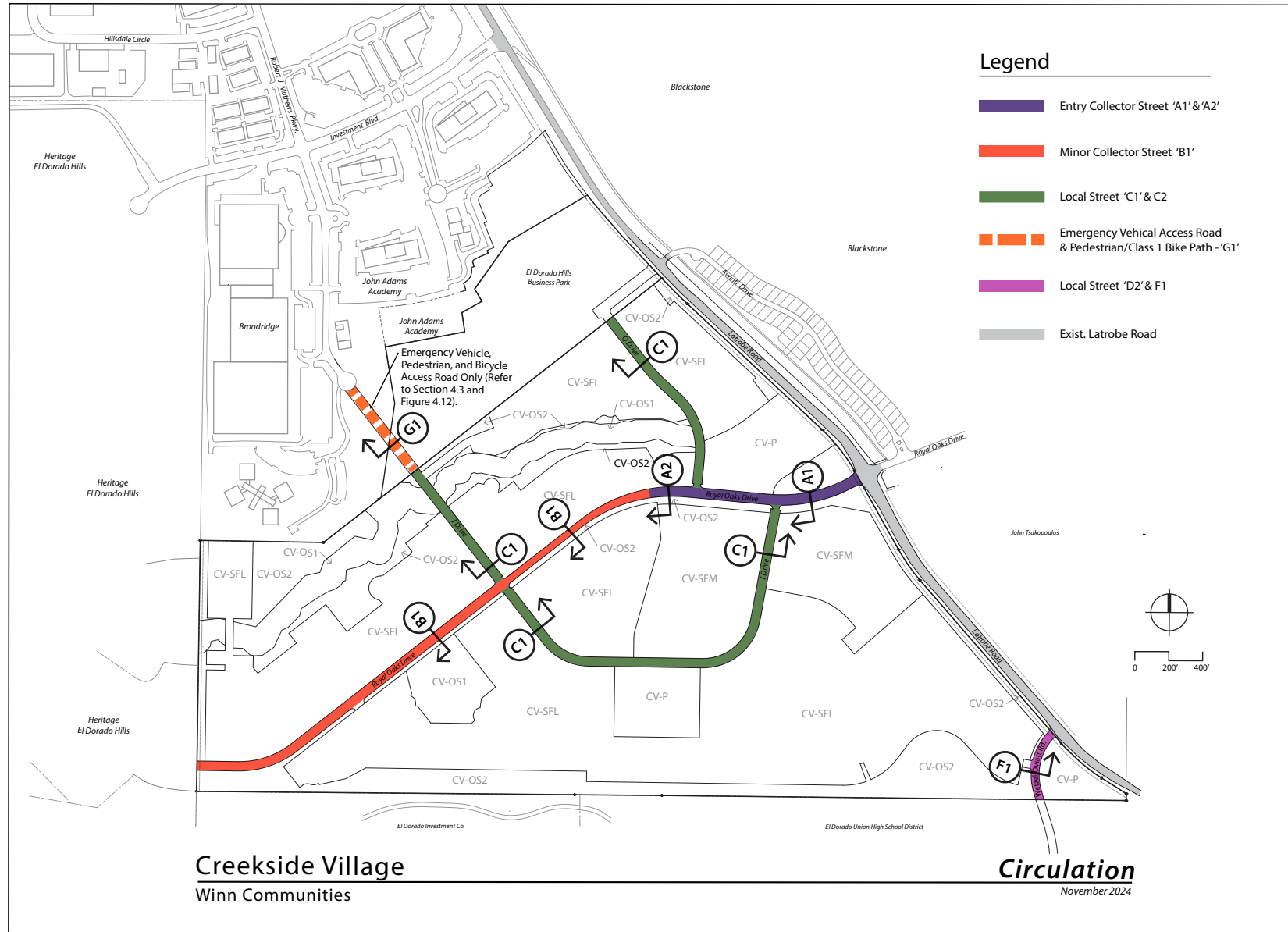


Figure 4.1 - Circulation Plan

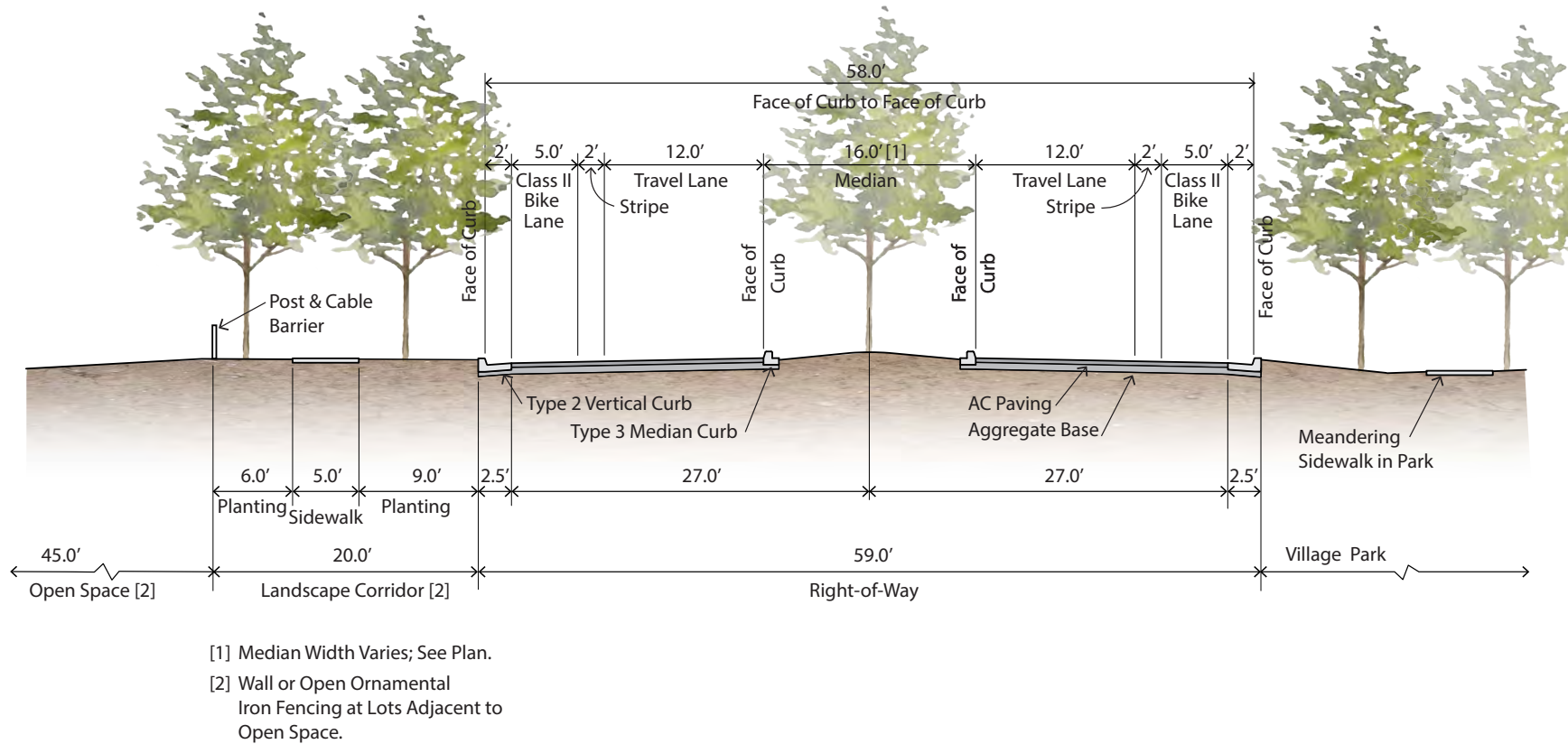


Figure 4.2 - Entry Collector Street A1

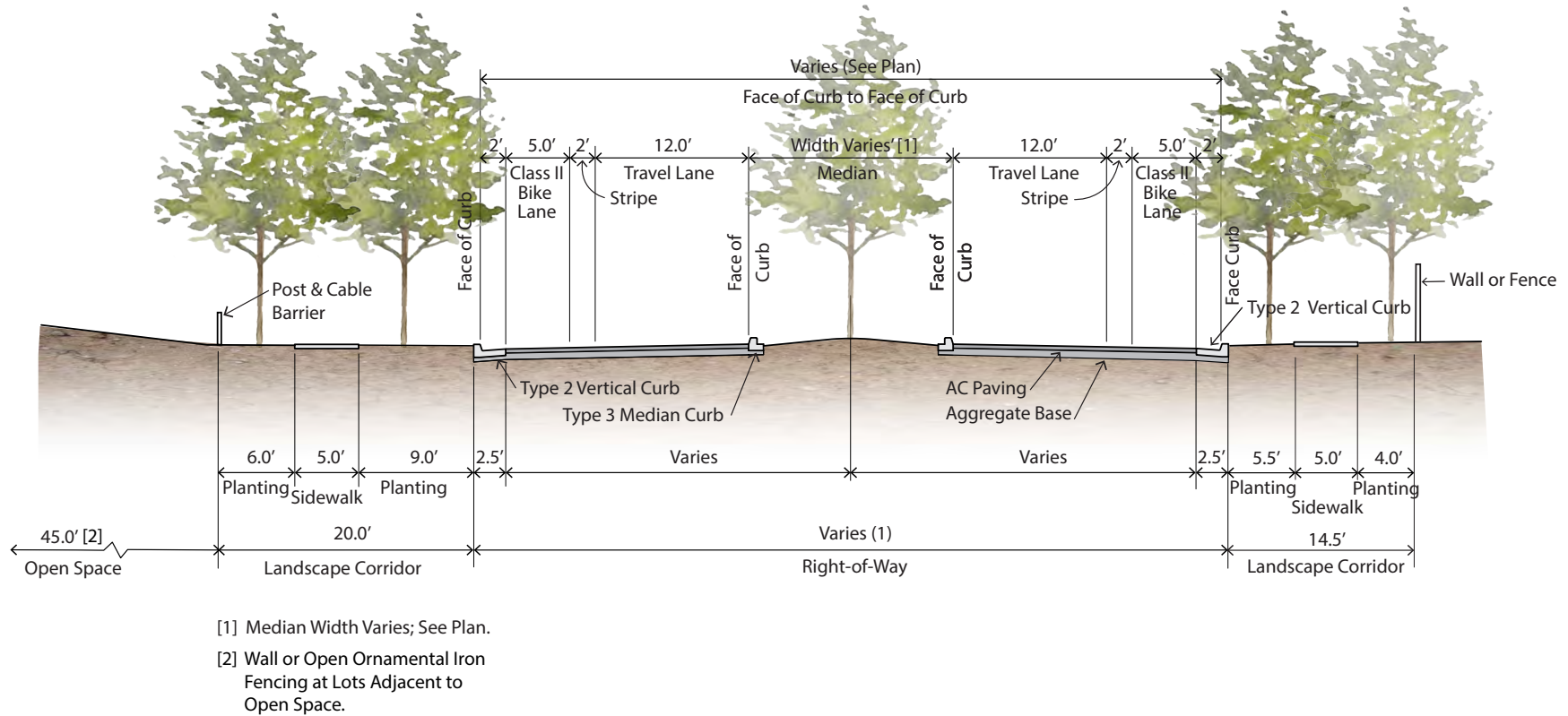


Figure 4.3 - Entry Collector Street A2

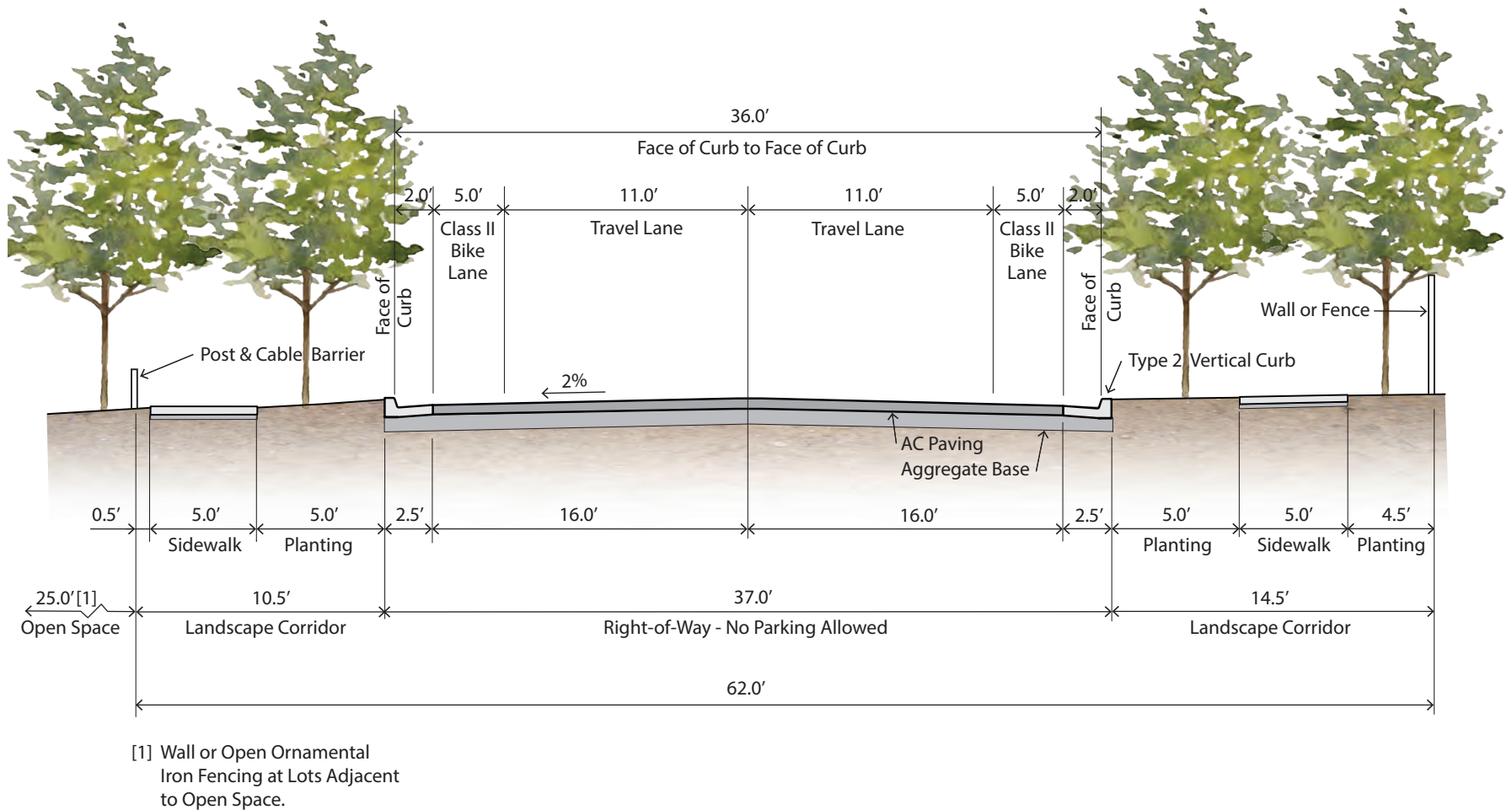


Figure 4.4 - Minor Collector Street B1

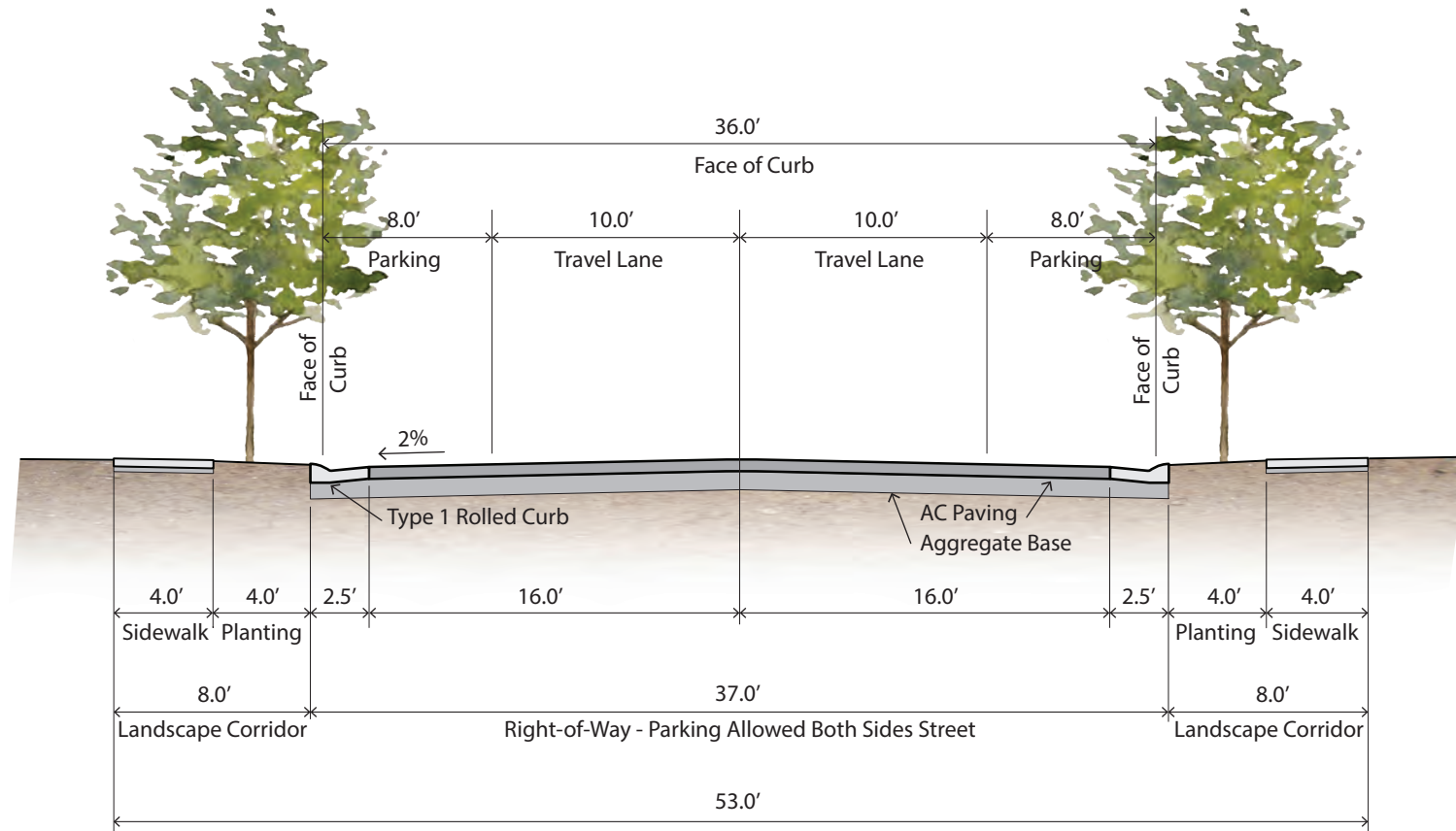


Figure 4.5 - Local Street C1

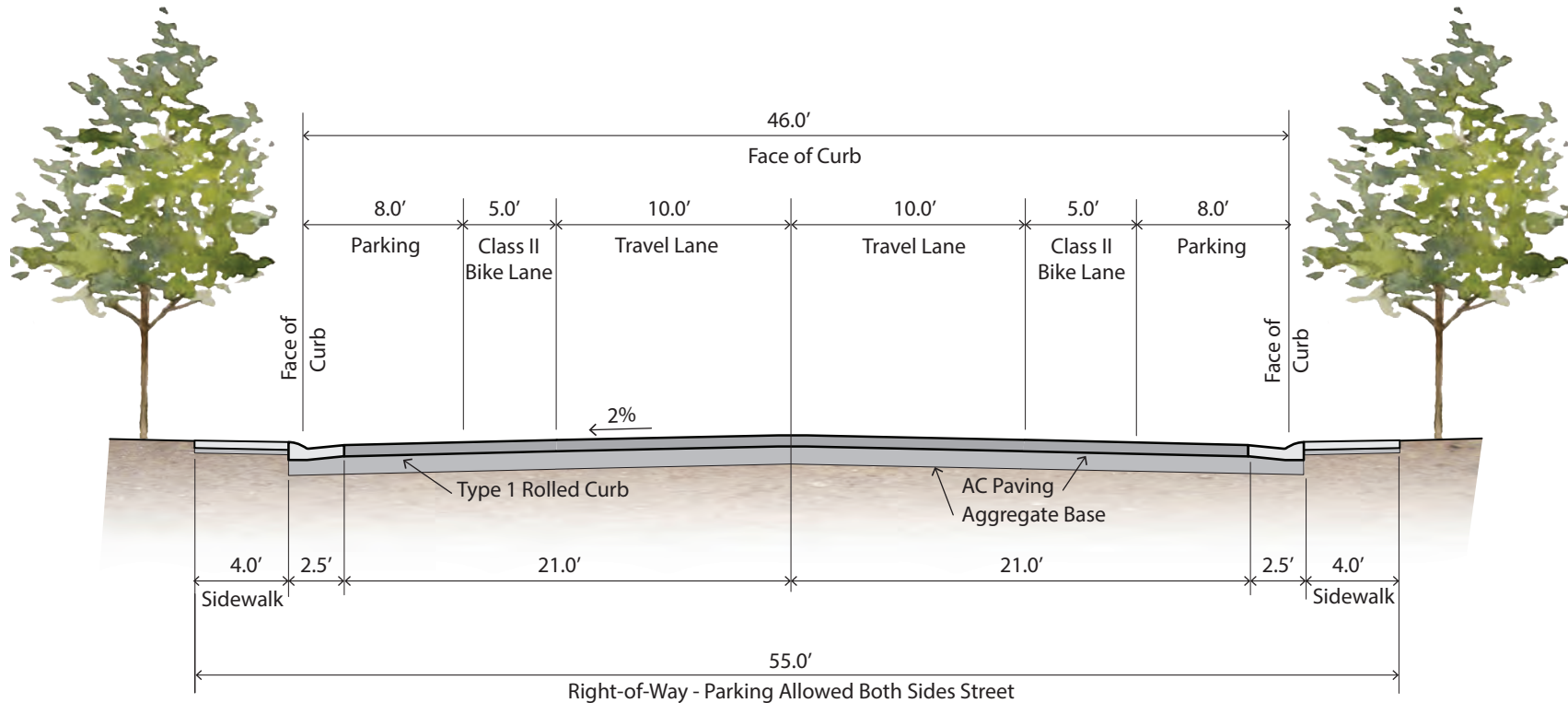


Figure 4.6 - Local Street C2

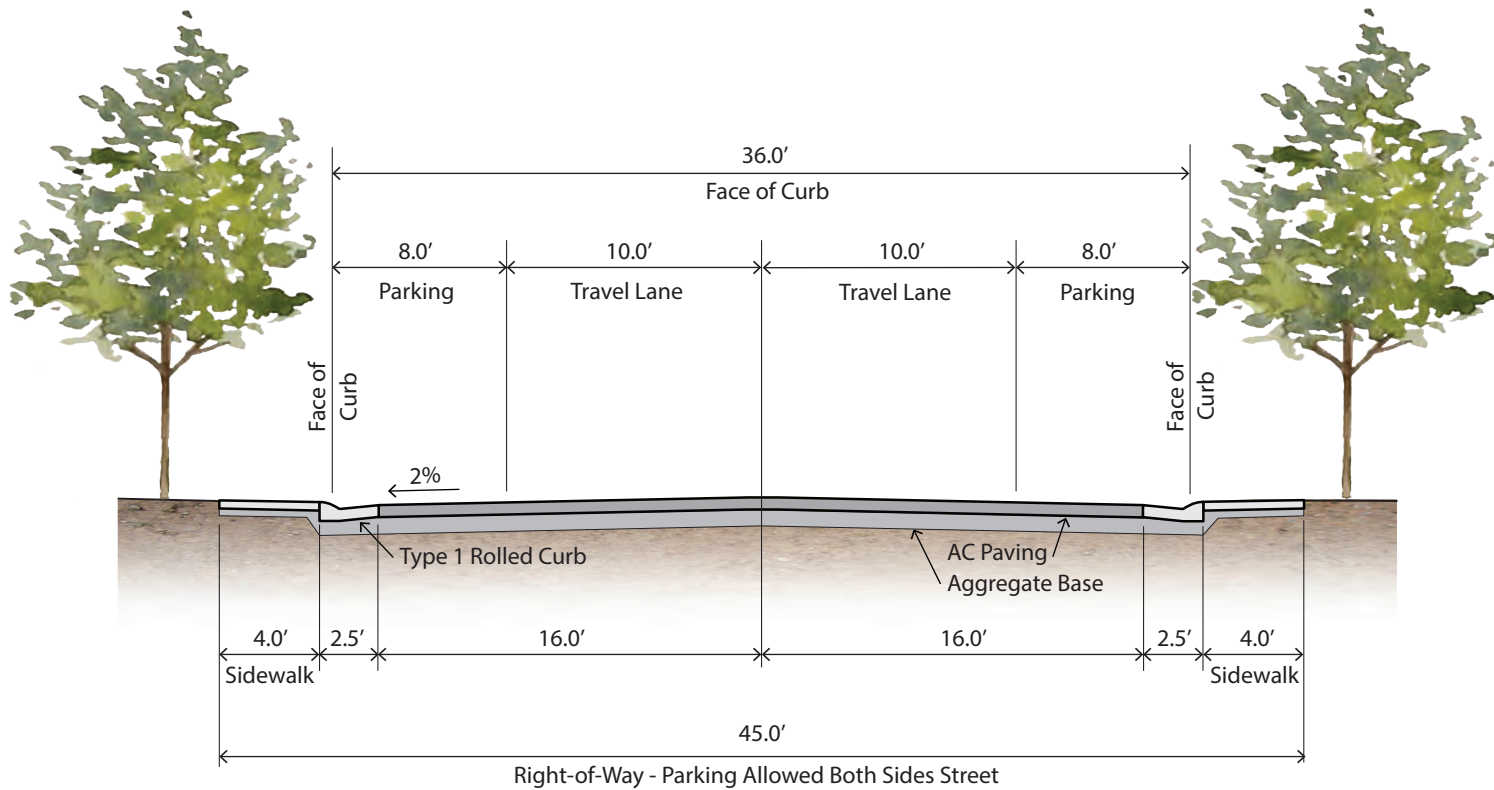


Figure 4.7 - Local Street D1

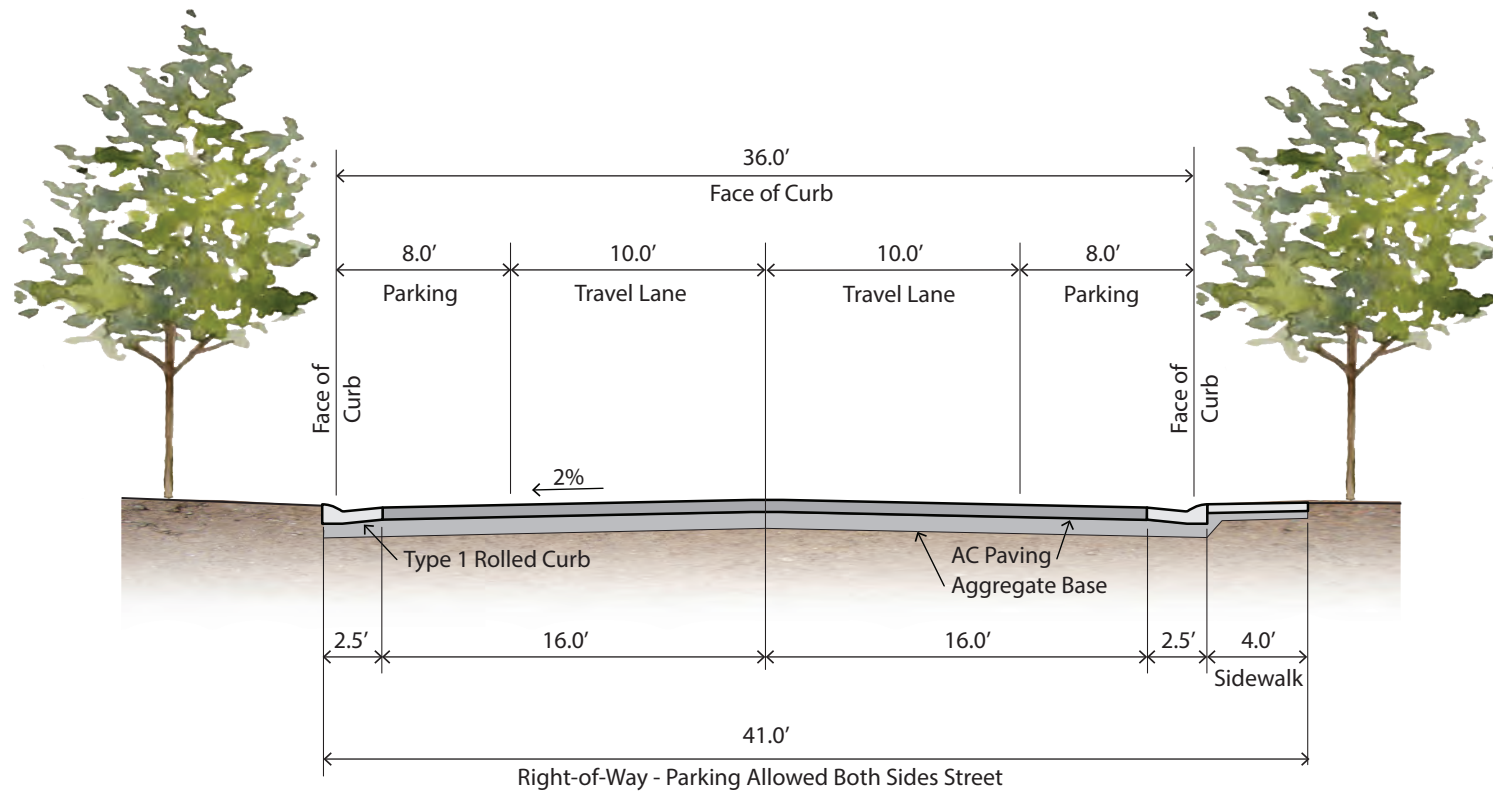


Figure 4.8- Local Street D2

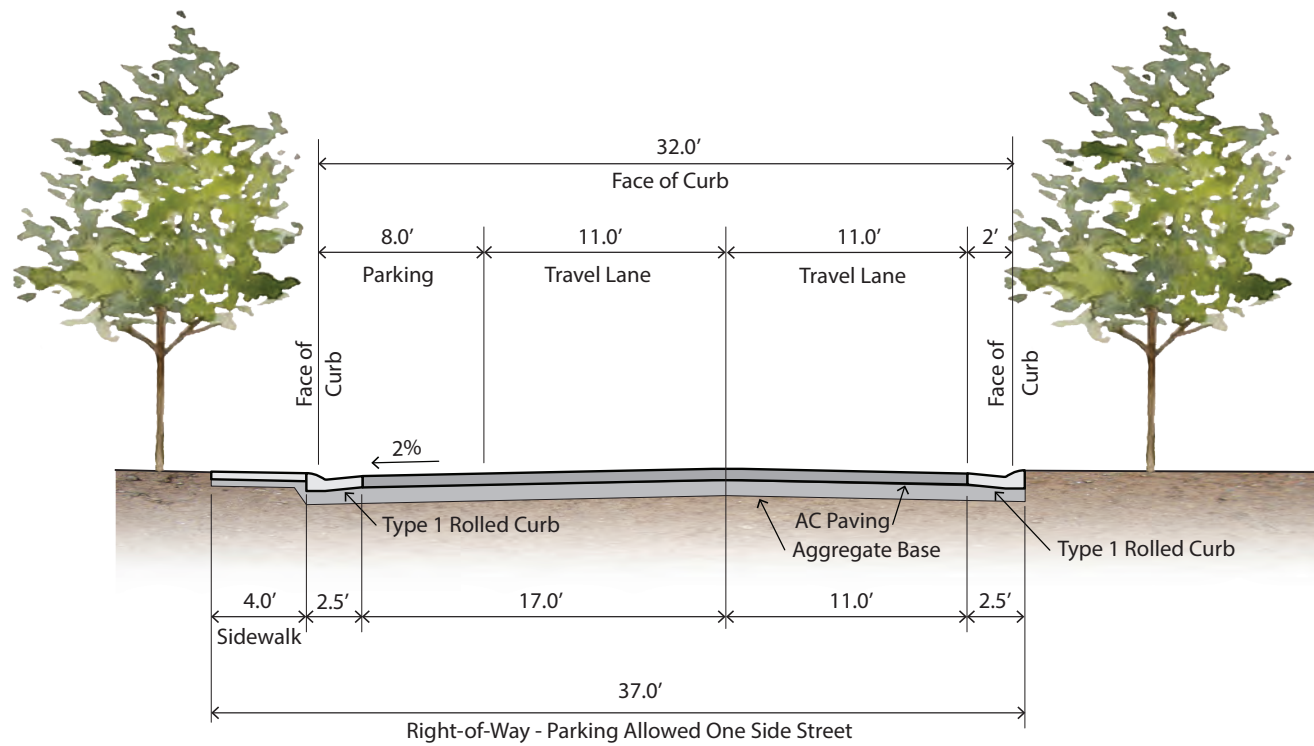


Figure 4.9 - Local Street E1

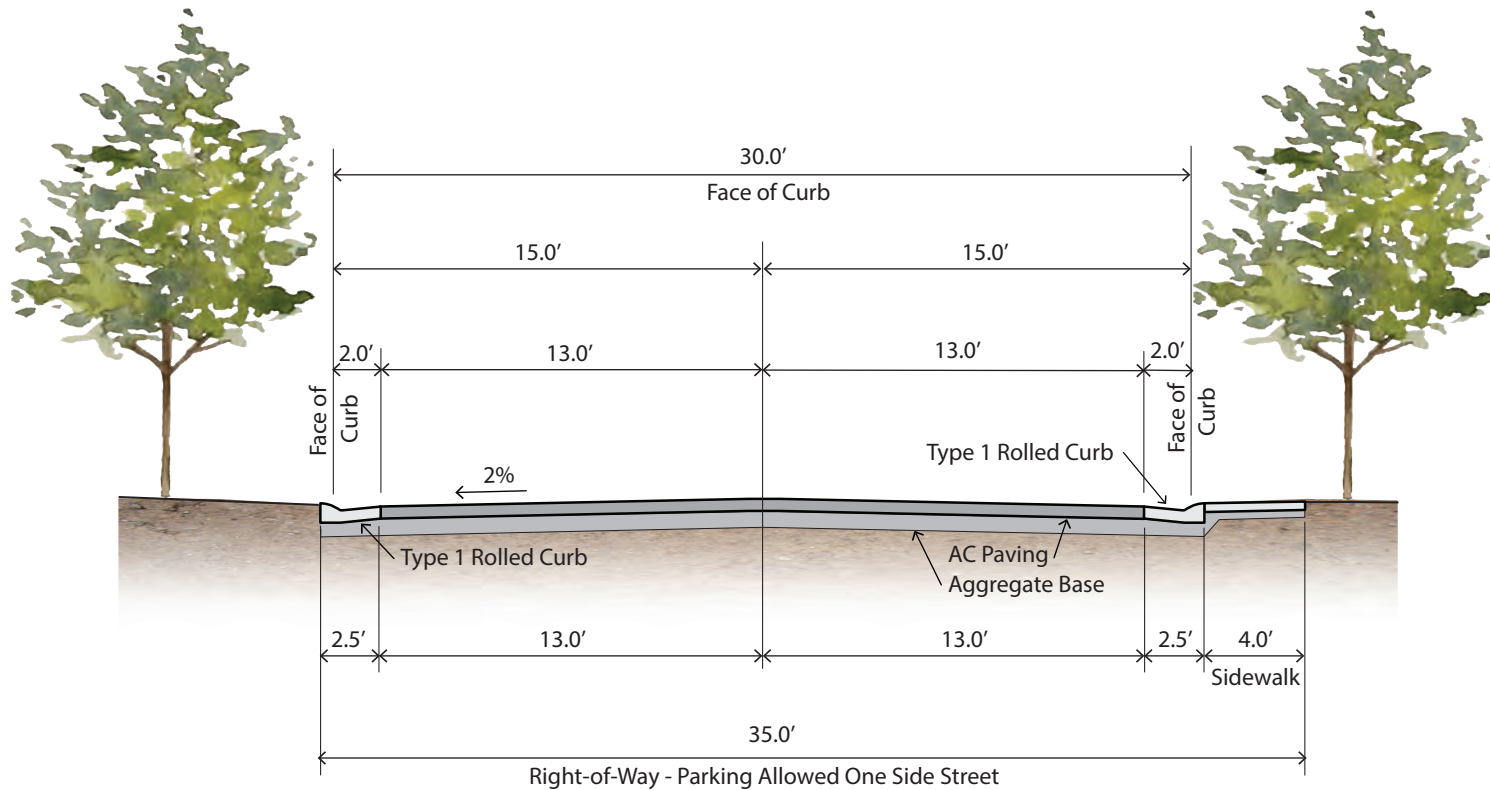


Figure 4.10 - Local Street E2

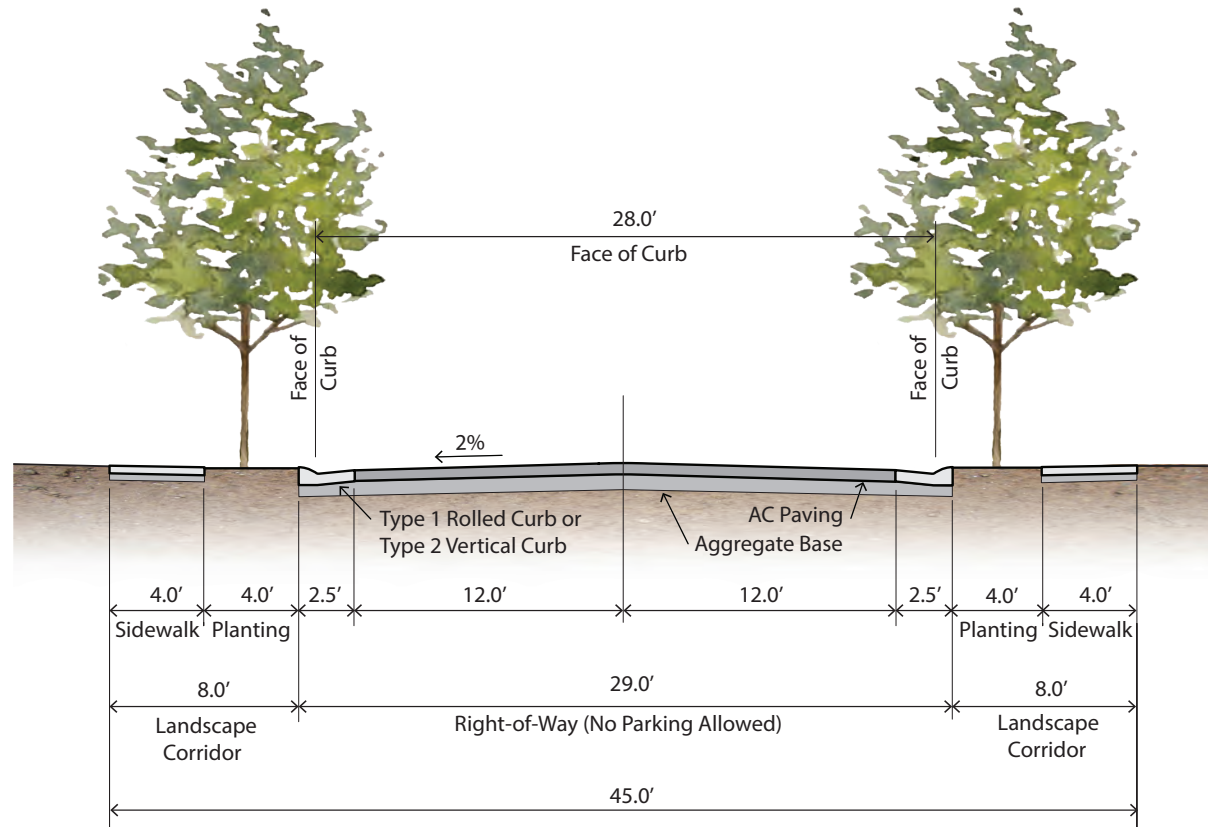


Figure 4.11 - Local Street F1

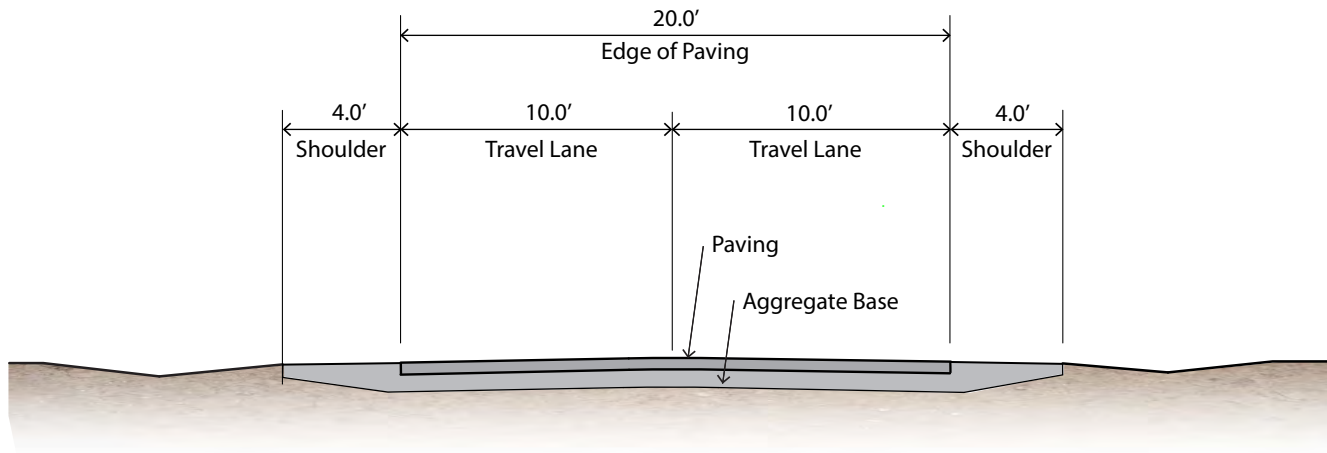


Figure 4.12 - Access Road G1

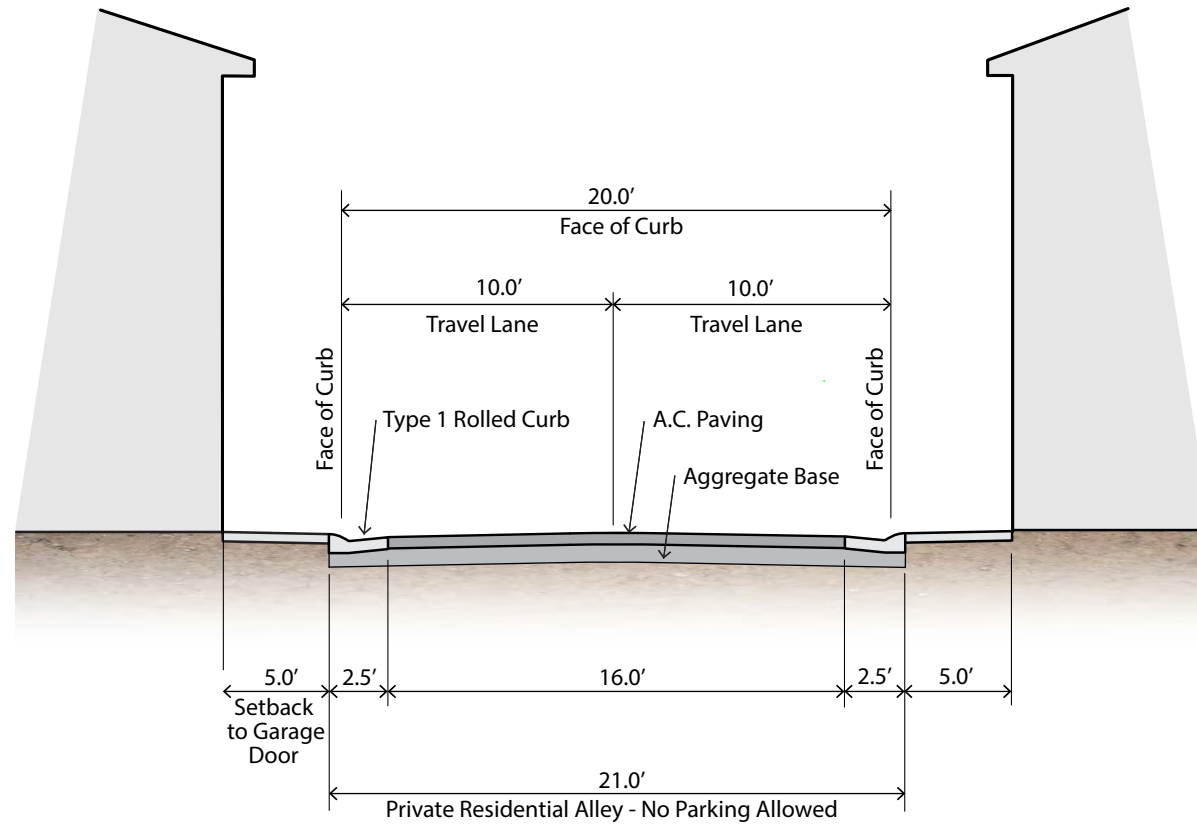


Figure 4.13 - Residential Alley H1

4.4 TRAFFIC CALMING

The use of traffic calming features helps to create a safe and enjoyable residential neighborhood. Traffic calming features are allowed in the Plan Area and may be included in subsequent tentative subdivision maps subject to approval of the El Dorado Hills Fire Department.

4.5 PUBLIC TRANSIT

Public transit improves mobility, reduces vehicle miles traveled, and improves air quality.

EL DORADO TRANSIT SERVICE

El Dorado Transit provides public transportation to the Western slope of El Dorado County. Fixed route and dial-a-ride services provide mobility to the communities of Placerville, Diamond Springs, Cameron Park, Pollock Pines, El Dorado Hills, and commute trips into Sacramento and Folsom.

Established in 1975, El Dorado Transit public transportation services became available to the general public in July 1980, with a combination of fixed-route deviation and demand-response services. El Dorado Transit currently offers local, commuter, Route 50, express, dial-a-ride, Sac-Med and regional connections services.

4.6 BIKEWAYS AND TRAILS

The CVSP proposes pedestrian-friendly, walkable streets that connect to internal and regional trail systems. Consistent with the policies and regulations of The California Bicycle Transportation Act, the Federal Transportation Equity Act (TEA 21) and the California Complete Streets Act of 2008, the CVSP proposes a comprehensive system of sidewalks, bikeways, and trails that connect various land uses to enhance mobility throughout the Plan Area (*refer to Figure 4.14– Bikeway & Trail Plan*).

BIKEWAYS

The CVSP incorporates a number of bikeway types including Class I bicycle paths, Class II bicycle lanes, and Class III bicycle routes as indicated in *Figure 4.14– Bikeway & Trail Plan*.

Class I bicycle paths are “a bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way”. Class I bicycle paths shall consist of a 12-foot wide paved surface with decomposed granite shoulders of 4-feet on one side and 2-feet on the other side (*refer to Figure 4.15– Class I Bike Path*). Class I bike paths are located in Plan Area open space areas, are accessible to the public, and are intended for use by both pedestrians and cyclists. Class I bike paths may also serve as access roads for sheriff, fire department and utility maintenance vehicles.

Class II bicycle lanes are defined as “any portion of a roadway designated for bicycle use and defined by pavement markings, curbs, signs, or other traffic control devices”. Class II bike lanes shall consist of a 5-foot paved surface (exclusive of curb and gutter) with striping, signing and pavement markings.

Class III bicycle routes are designated routes on existing streets and are usually shared with motor vehicles and are indicated by periodic signs and do not require pavement markings”. Class III bicycle routes are proposed on selected Plan Area streets and may also be provided on local residential streets.

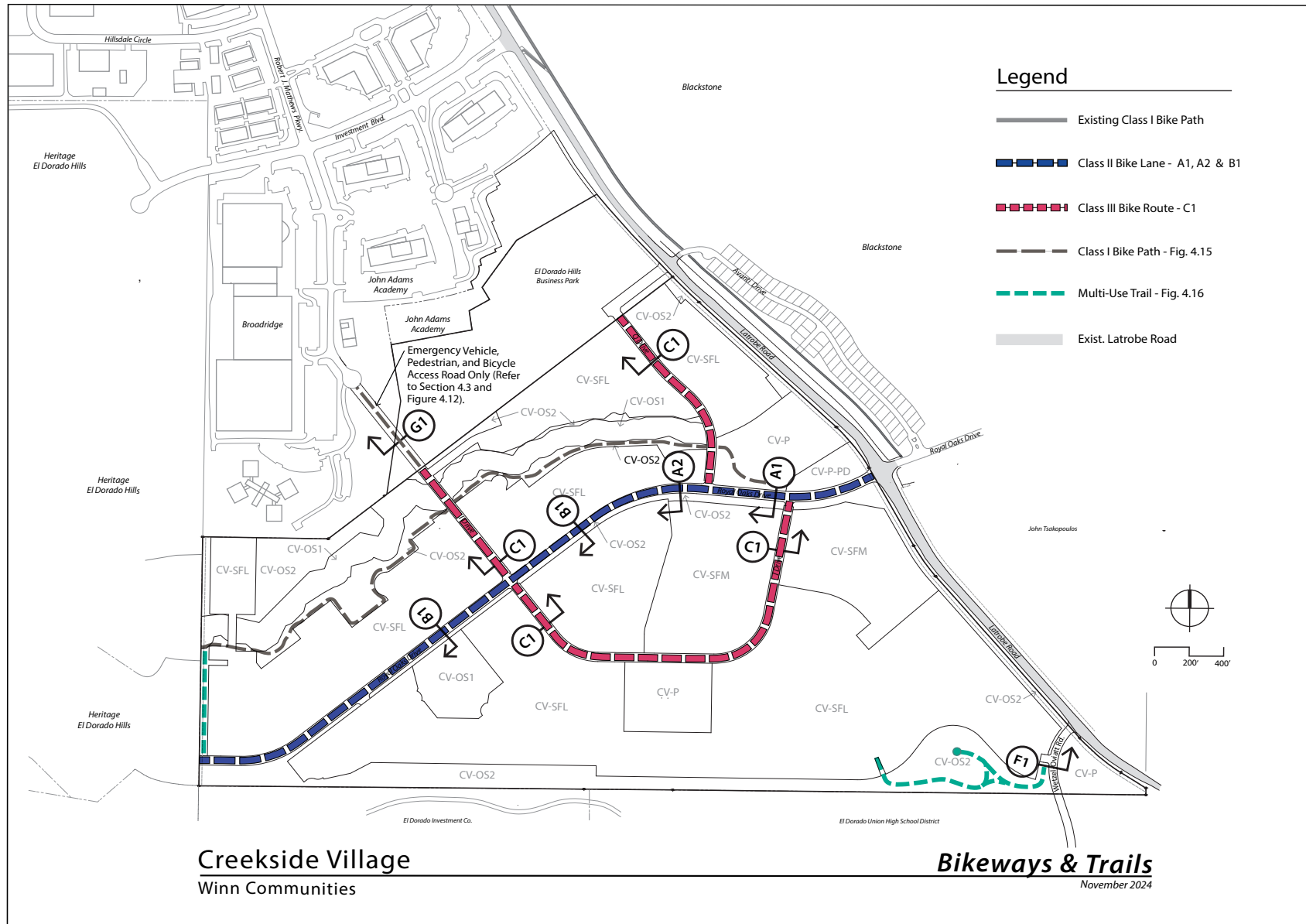


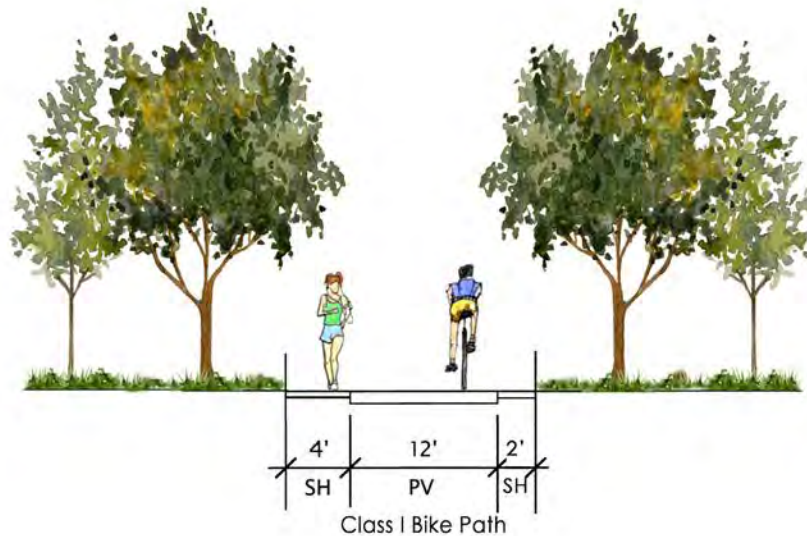
Figure 4.14 - Bikeway & Trail Plan

SIDEWALKS AND TRAILS

Sidewalks are provided on both sides of all public streets. Sidewalks vary in width and type (integral or separated), depending on location and anticipated volume of use. All sidewalks will be no less than four feet in width and they all shall comply with the provisions of the Americans with Disabilities Act (ADA).

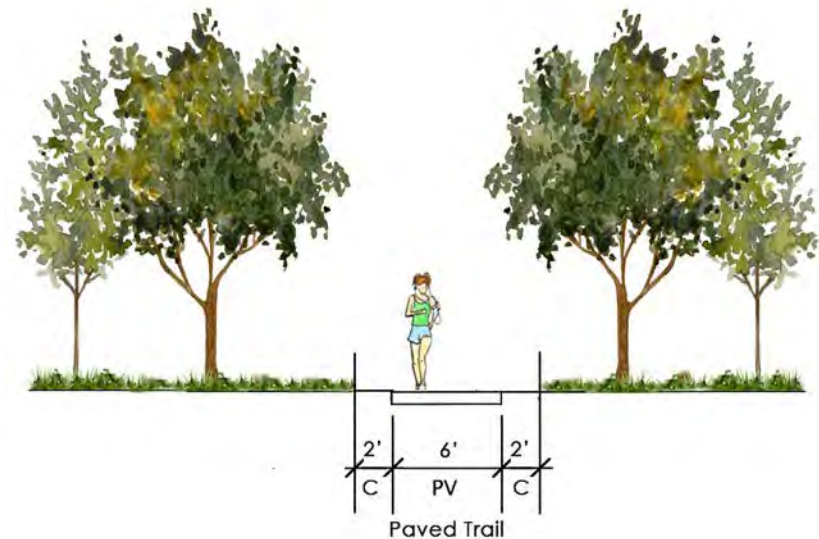
Additionally, open space areas include paved and unpaved trails, where feasible, thus offering increased pedestrian mobility throughout the entire Plan Area. Paved trails are a minimum of six feet wide, with two feet of vegetation clearing on each side. Paved

trails shall follow standards established in *Figure 4.16 – Multi-Use Trail*, and if provided, they should be delineated as a part of a small lot tentative subdivision map submittal.



(SH = D.G. Shoulder, PV = A.C. Pavement)

Figure 4.15 - Class I Bike Path



(C = Cleard Area, PV = A.C. Pavement)

Figure 4.16 - Multi-Use Trail

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5.1 OVERVIEW

The CVSP subscribes to the philosophy that an interconnected network of open space is essential to the development of a vibrant, livable community. The CVSP Open Space plan includes over 44.4-acres of open space for the use and enjoyment of local residents as well as the preservation and protection of valuable natural features including oak trees, ephemeral drainages, wetlands, hillsides, and scenic vistas.

5.2 NATURAL FEATURES

ESA (Environmental Science Associates) prepared a biological assessment of the Plan Area including inventories of soil types, riparian habitats, and biological communities.

WETLANDS

A wetland survey of the Plan Area was completed in 2020 and 2024. The survey was conducted according to the methods identified in the U.S. Army Corps of Engineers (USACE) 1987 wetlands delineation manual (Environmental Laboratory 1987). Wetlands and other waters of the United States (as defined by the USACE) were identified including vernal pools, seasonal wetland swales, depressional seasonal wetlands, seeps, freshwater marsh, ponds, perennial creek channels, intermittent creek channels, and ditches (*refer to Figure 5.1 - Biological Communities*).



Plan Area Riparian Habitat



Individual Native Oak Trees



Non-Native Annual Grasslands

INDIVIDUAL NATIVE OAK TREES

A cluster of six individual native oak trees is located on a small hill in the southeast corner of the Plan Area. Per the El Dorado Code, the oak trees are not classified as an oak woodland (*refer to Figure 5.1 - Biological Communities*). The CVSP intends to preserve and protect the existing oak trees in Plan Area open space areas; however, if the oak trees are impacted by grading operations, any loss will be mitigated per the El Dorado County Oak Resources Conservation Ordinance.

OTHER VEGETATION

The majority of the Plan Area is covered in non-native annual grasslands consisting of wild oats, Italian rye grass, foxtail barley, seaside barley and Italian thistle (*refer to Figure 5.1 - Biological Communities*).

WILDLIFE

The Plan Area supports a diverse fauna found in the wetland areas described in the previous section, as well as the remainder of the site that is composed primarily of annual grassland. Wildlife species observed on the site include western meadowlark, red-tailed hawk, California ground squirrel, raptors, and ground nesting birds. The potential for Listed and special Wildlife Species is considered very low.

5.3 OPEN SPACE PLANNING CONCEPTS

Open space areas are a community-wide amenity to be shared by residents and visitors alike. The CVSP open space plan (*refer to Figure 5.2 - Open Space Plan*) protects and preserves Plan Area natural features and also ensures that these resources can be used to provide outdoor recreation and education opportunities for Plan Area residents.

Views to open space will be enhanced by ensuring that streets abut open space boundaries, where feasible, in residential development areas. Accessibility to open space areas via sidewalks and trails will occur in highly visible locations to ensure the safety of users. Defined open space access points will be located within all residential and park uses that share a common boundary with open space.

Open-view, non-combustible fencing shall be incorporated along open space boundaries that require fencing in order to maintain the visual open character of these areas. Defensible space and fuel modification fire break requirements are outlined in the *Wildland Fire Safe Plan* and the *Open Space Operations & Management Plan*.

The CVSP open space plan also provides a complete network of class I bike paths and multi-use trails that provide alternative modes of travel that may result in a decrease in vehicular miles traveled (VMT).

5.4 OPEN SPACE LAND USE DESIGNATIONS

As described in *Section 3.4 - Specific Plan Land Use Designations*, the CVSP includes two open space land use designations: open space preserve (CV-OS1) and open space buffer (CV-OS2). The two open space designations are complementary and they include development standards and regulations for the preservation and enhancement of open space (*refer to both Figure 3.2 - Land Use Designations and Figure 5.2 - Open Space Plan*).

Open Space Preserve (CV-OS1)

The Open Space Preserve (CV-OS1) land use designation is the more restrictive of the two open space designations and its 13.5-acres is intended to preserve and protect intermittent drainages, seasonal wetlands, vernal pools, ponds and sensitive resources some of which are under the jurisdiction of the U.S. Army Corp of Engineers (*refer to Figure 5.3 - Open Space Preserve & Buffer*). A complete list of allowed uses and development standards is contained in Appendix A.

Open Space Buffer (CV-OS2)

The Open Space Buffer (CV-OS2) land use designation encompasses 30.9-acres of natural open space and hillside slope areas of the Plan Area. Open space buffers include individual native oak trees, disturbed and undisturbed hillsides, and preserved cultural features (*refer to Figure 5.3 - Open Space Preserve & Buffer*). The CV-OS2 land use designation has fewer use restrictions than CV-OS1 and allows, in addition to the preservation of natural features, passive recreation uses including, but not limited to, walking, hiking and cycling on class I bike paths, and multi-use trails. The exterior boundary of CV-OS2 will be finalized at the tentative map stage. A complete list of allowed uses and development standards is contained in Appendix A.

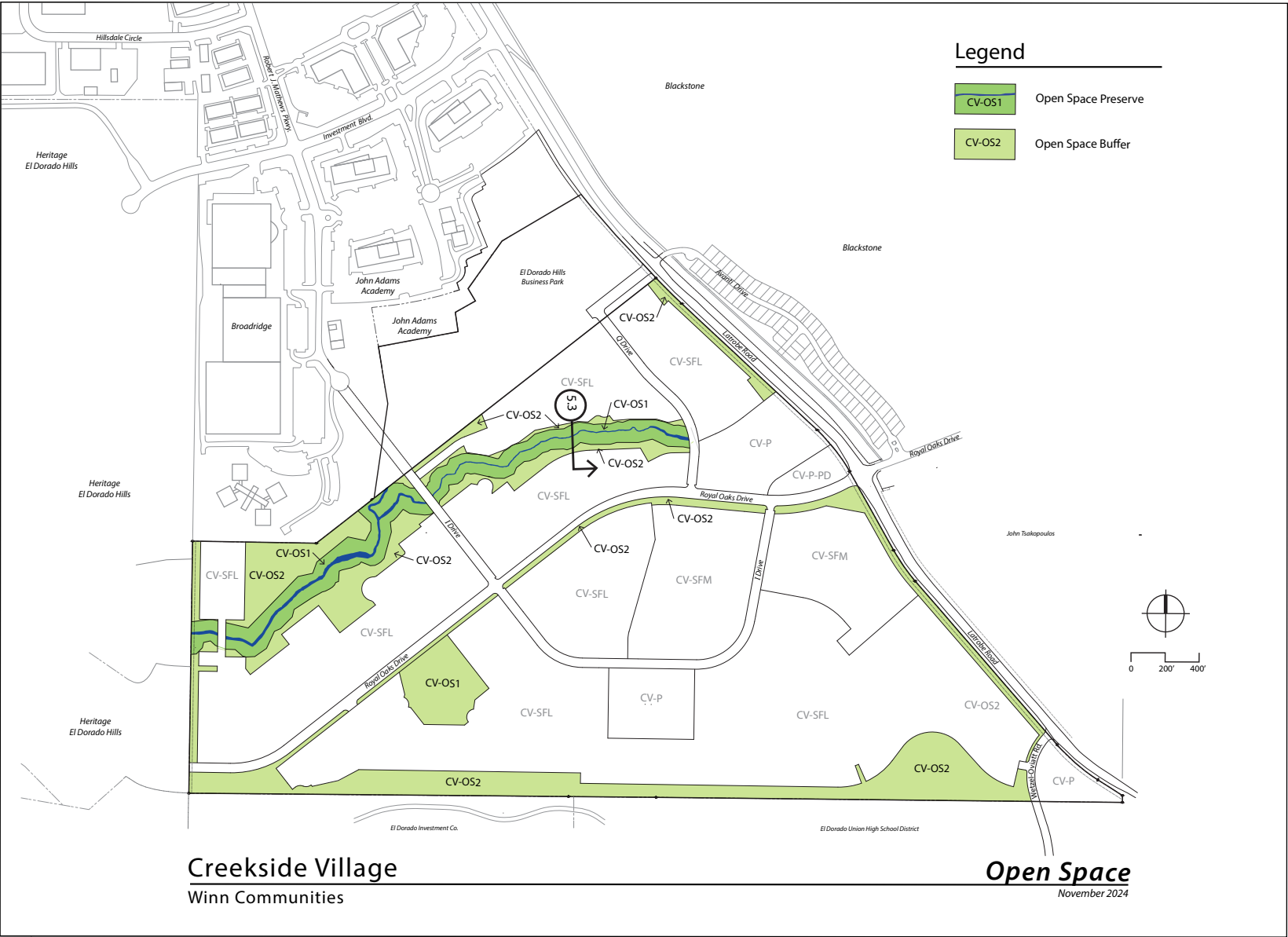


Figure 5.2 - Open Space Plan

5.5 WILDLAND FIRE SAFE PLAN

As required by the General Plan, a Wildland Fire Safe Plan (WFSP) approved by the El Dorado Hills Fire Department is required. The plan will demonstrate that development can be adequately protected from wildfire fire hazards. The WFSP shall be prepared and approved prior to approval of the first small lot tentative subdivision map.

5.6 OPEN SPACE MANAGEMENT PLAN

Ensuring the long term viability of the open space is an important objective of the CVSP. Accordingly, an *Open Space Management Plan* shall be prepared and approved prior to approval of any final subdivision map. The plan shall describe the ownership, funding and necessary maintenance plans to ensure the long term preservation of the Plan Area open space.

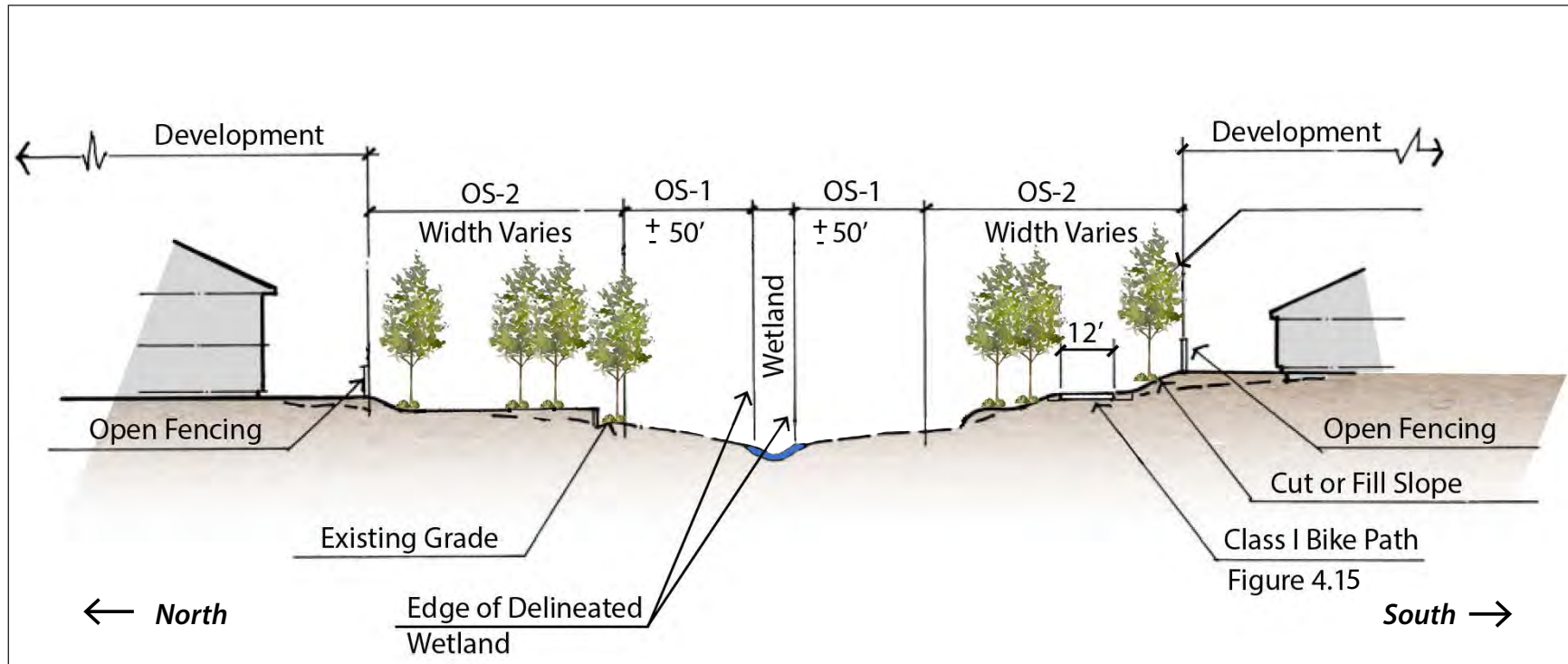


Figure 5.3 - Open Space Preserve & Buffer

Public Facilities & Services

6

6.1 OVERVIEW

The Plan Area is envisioned and designed as a balanced community that does not create a burden on existing public services or infrastructure. To this end, the CVSP includes the necessary public services and facilities intended to support the needs of Plan Area residents. Public facilities and services included in the Plan Area include, but are not limited to, public schools, parks, law enforcement, fire protection, and solid waste collection.

6.2 PARKS

OVERVIEW

Parks help to define the character of a community by providing places where adults and children can participate in organized sports or play. Parks also serve as primary focal points for neighborhood identity. Providing village and neighborhood parks with the potential for a full range of active and passive recreation uses is a Plan Area priority. Accordingly, the CVSP will provide one Village Park and two Neighborhood parks (refer to Figure 6.1 - Parks Plan).

EL DORADO HILLS COMMUNITY SERVICES DISTRICT

General Plan Policy 9.1.1.7, states that *“the County shall encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.”* Consistent with that policy, and prior to the approval of the first small lot tentative subdivision map, the project proponent will either submit an application to the El Dorado County Local Agency Formation Commission (LAFCo) for annexation of the entire Plan Area to the El Dorado Hills Community Services District or create another mechanism for the management, care, and maintenance of park

facilities such as an HOA or similar entity approved by the County. The following description of park facilities is based on the current El Dorado Hills Community Services District Master Plan.

Village Parks

Village parks provide active and passive recreational opportunities for a larger and more diverse use group. Village parks range in size from 3 to 15 acres and serve residents in a one-mile radius. Village parks typically front on a public street. The CVSP provides one village park of 7.5-acres that is centrally located and accessed from a public street. Included in the village park acreage is a 1.6-acre planned development parcel that allows limited commercial uses subject to the approval of planned development and conditional use permits (refer to Section 3.4 - Land Use Designations, Appendix A and Table A.2 for allowed uses in the 1.6-acre parcel).



NEIGHBORHOOD PARKS

Neighborhood parks are small parks that provide active and passive outdoor recreation. Typical neighborhood parks average 1 to 3 acres in size and serve the needs of one or more residential neighborhoods within a half-mile walkable or cycling radius. The CVSP provides two neighborhood parks. One neighborhood park is strategically located near the center of the single-family active adult neighborhood to provide an attractive recreational focal point for the neighborhood. This centrally located neighborhood park at 4.4-acres is slightly larger than the average neighborhood park but will provide the same amenities one would see within typical neighborhood parks such as playgrounds, picnic shelters, and walking paths. This park could be the site of a private community center or private clubhouse, which could include amenities such as a swimming pool, fitness center, pickleball courts, and other private recreation areas as part of the active adult neighborhood.



PARK LAND DEDICATION

El Dorado County General Plan Policy 9.1.1.1 sets the standard for park land dedication at 5 acres per 1,000 population. California Government Code Section 66477 requires the dedication of land or the payment of fees in-lieu, or a combination of both, for park or recreation purposes as a condition of the approval of a tentative map or parcel map. The CVSP proposes to satisfy the park land dedication requirement by dedication of land.

Average population per dwelling unit type and required park acres per dwelling unit is shown in *Table 6.1 – Required Park Acreage per Dwelling Unit*. The total required Plan Area park land dedication requirement of 10.7 acres is based on 763 dwelling units (*refer to Table 6.2 - Required Park Land Dedication*).

The CVSP proposes to meet the required park land dedication by providing 11.94-acres of village and neighborhood parks¹ and 5.8-acres of publicly accessible trails² (*refer to Table 6.3 – Park Land Provided*).

All Plan Area properties proposed to satisfy park land dedication requirements will be located on land that is, or will be, suitable for park construction consistent with EDHCSD requirements if annexed to the EDHCSD. The relocation or reduction of park land is permitted as a minor administrative modification in the Specific Plan area. If a park site is vacated, its park land use designation will revert to the lowest adjacent residential use, or an amended or new tentative map for that Plan Area will be required. Any tentative map amendments or new tentative maps in the Plan Area will be conditioned to meet park land dedication requirements (*refer to Section 8.4 - Administrative Procedures*) and will not allow the total number of units in the Specific Plan to exceed 763, absent an amendment to the Specific Plan. If the Plan Area is annexed into the EDHCSD, final park development site plans shall be prepared by the EDHCSD and or the project proponent, consistent with the EDHCSD approved Parks and Recreation Master Plan.

¹ 50% credit for private neighborhood park 2.

² 50% credit for 11.15-acres of trail.

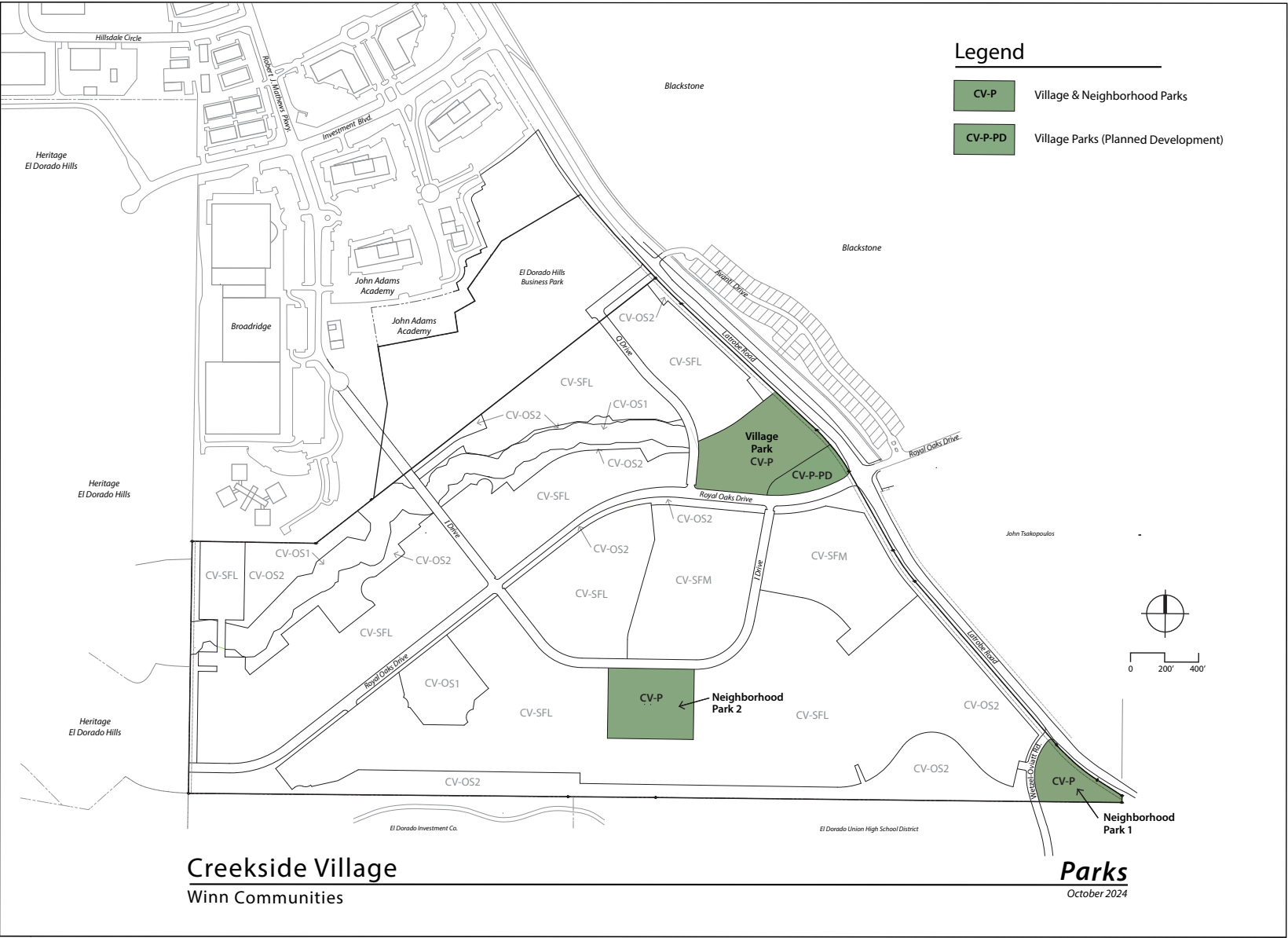


Figure 6.1 - Parks Plan

Table 6.1 - Required Park Acres per Dwelling Unit

Dwelling Type	Average Population per Dwelling Unit [1] [2]	Required Park Acres per Dwelling Unit
Single Family	2.8	0.0140
Multi-Family	2.1	0.0105

[1] Based on El Dorado County Code Section 120.12.090

[2] Population per dwelling unit will change if the Plan Area is annexed to the EDHCSD.

Table 6.2 - Required Park Land Dedication

Dwelling Type	No. of Dwelling Units	Required Park Acres per Dwelling Unit	Required Quimby Park Acreage
Single Family Low (CV-SFL)	614	0.0140	8.6
Single Family Medium (CV-SFM)	149	0.0140	2.1
Totals	763		10.7

Table 6.3 - Park Land Provided

Park Name	Parcel No.	Acres	Subtotal Acres	Credited Park Acres [1]
Village Park 1	3 & 4	7.50		
<i>Subtotal Village Parks</i>			7.50	7.50
Neighborhood Park 1	6	2.20		
Neighborhood Park 2 [2]	10	4.40		
<i>Subtotal Neighborhood Parks</i>			6.60	4.44
Publicly Accessible Trails [1]	7, 18, 19, 29	11.15	11.15	5.58
Total Acres			25.25	17.52

[1] 50% credit for privately owned recreation facilities subject to El Dorado County Code Section 120.12.090(G).

[2] Proposed Private Park.

6.3 PUBLIC SCHOOLS

The Plan Area is located within the boundaries of the El Dorado Union High School District (EDUHSD) and the Latrobe School District (LSD). Both districts may serve future residents of the Plan Area.

EL DORADO UNION HIGH SCHOOL DISTRICT

The EDUHSD is located on the western slope of El Dorado County and encompasses approximately 1,200 square miles. The District serves the communities of Cameron Park, Camino, Diamond Springs, El Dorado, El Dorado Hills, Latrobe, Placerville, Pollock Pines, Rescue, Shingle Springs, Somerset, and many smaller rural communities.

The District consists of four comprehensive high schools, a continuation high school, and an alternative education high school. In addition, the Central Sierra Regional Occupation Program operates a variety of career/technical education courses on the District's school sites, and the County Office of Education houses special education programs on some of the campuses. The District serves grades 9 through 12 at the following schools.

- *El Dorado High School*
- *Oak Ridge High School*
- *Ponderosa High School*
- *Union Mine High School*
- *The Virtual Academy at Shenandoah High School (Charter)*
- *Independence Continuation High School*

Students enter the District from twelve feeder elementary school districts including the Latrobe School District. In June 2008, District voters approved a 66.3 million dollar school bond to renovate and modernize school facilities in the District. Currently, the Plan Area is included in the Oak Ridge High School attendance area.

The EDUHSD anticipates planning for a new comprehensive high school once the district grows by an additional 700 students. This trigger is not anticipated to happen for at least ten years.

LATROBE SCHOOL DISTRICT (LSD)

The LSD is a small, rural, K-8 school district in the southwest corner of El Dorado County. The District encompasses approximately 35 square miles. As of 2024, the District has a total of 173 students housed in two schools: Latrobe Elementary School and Miller's Hill School.

The Plan Area is located within the boundaries of the district and negotiations between the project proponent and the district will determine how and where Plan Area students generated by development will be housed.

STUDENT GENERATION RATES

To determine the potential impact of new housing developments, student generation factors are used to project the number of students that are expected to live in a particular development.

EDUHS District Generation Rate

The current EDUHS District generation rate is 0.1279 students per home for grades 9-12. This rate is lower than the state default rate of 0.20; however, the lower rate is typical of rural districts and master planned communities with higher home prices (*refer to Table 6.4 - Student Generation Rates*).



Latrobe School District Generation Rate

Table 1-8 of a March 2024 School Facility Fee Justification Report by School Facility Consultants determines student generation rates for the district (*refer to Table 6.4 - Student Generation Rates*).

Table 6.4 - Student Generation Rates		
Grade Level	Single Family (SF)	Multi-Family (MF)
TK-3 [1]	0.2080	-
4-8 [1]	0.3210	-
9-12 [2]	0.1279	0.139
Totals	0.6569	0.139

[1] School Facility Fee Justification Report for Residential, Commercial & Industrial Development Projects for the Latrobe School District, March 2024, School Facility Consultants.

[2] El Dorado Union High School District Fee Justification Study, March 2022, School Works, Inc.

PROJECTED PLAN AREA STUDENTS

Based on the potential build-out of 150 conventional single family dwelling units, the Plan Area is projected to generate 31 TK-3 students, 48 4-8 students, and 19 high school students. The proposed active adult neighborhoods do not generate any students (*refer to Table 6.5 - Projected Plan Area Students*).

No schools sites are identified in the Plan Area and impacts from development are planned to be mitigated through the payment of school mitigation fees for both the El Dorado Union High School District and the Latrobe Union School District.

John Adams Academy is a K-12 charter school located immediately north of the Plan Area and it can accommodate students as well. The housing of students will be determined in negotiations with both school districts using all options available.

Table 6.5 - Projected Plan Area Students							
Residential Land Use	Dwelling Units	TK-3 Elementary Student Generation Rate	TK-3 Elementary School Population	4-8 Middle School Student Generation Rate	4-8 Middle School Population	9-12 High School Student Generation Rate	9-12 High School Student Population
Single Family Low Density (CV-SFL) Active Adult [1]	464	0.000	0	0.000	0	0.0000	0
Single Family Low Density (CV-SFL) Conventional	150	0.208	31	0.321	48	0.1279	19
Single Family Medium Density (CV-SFM) Active Adult [1]	149	0.000	0	0.000	0	0.0000	0
Totals	763		31		48		19

Total Projected School Population **99**

[1] Active adult neighborhoods have a student generation rate of zero.

6.4 PUBLIC SAFETY

LAW ENFORCEMENT

El Dorado County Sheriff's Department

The El Dorado County Sheriff's Department will provide law enforcement for the Plan Area. Currently, the Department consists of four divisions working out of the Placerville office, Lake Tahoe office, and the Placerville jail. An El Dorado Hills Town Center substation serves as a satellite office for temporary deputy use and STARS (Sheriff's Team of Active Retirees) members during limited hours.

The Department patrols over 1,700 square-miles and supports the operation of two correctional facilities, the Office of Emergency Services, Coroner services, civil services, court bailiff, transportation services dispatch and radio communications, criminal records, boat patrol, public administration, investigations and property evidence.

The sheriff's Department also includes over 600 volunteers who donate their time to supplement law enforcement needs for search and rescue, STARS, CERT (community emergency Response Team), Explorers, the Air Squadron and Reserve Deputies.

El Dorado Hills Fire Department

The El Dorado Hills Fire Department (EDHFD) provides fire suppression, emergency medical services, special and technical rescue, hazardous materials mitigation, fire prevention, public education, disaster preparedness, and support to many Community based programs within the nearly 112 square miles of response district encompassing the communities of El Dorado Hills, Rescue, and Latrobe.

In addition to the above protection area, El Dorado Hills Fire Department has a shared service agreement with Rescue Fire Protection District which includes an area of approximately 33.4 square miles with an estimated population of 2,500. This equates to a total of 112.2 square miles and a population of 49,000 protected by the El Dorado Hills Fire Department.

EDHFD serves the Community from five stations (one housing the administration offices) with ten engines, one air/light support unit, two water tenders, one patrol, one ladder truck, one medic unit and one medic unit in reserve. Though the agency initially began with all volunteers, it is now staffed with 65 firefighters and paramedics and a total of 83 personnel (including chief officers, fire prevention specialists, training officers, fleet maintenance, and administrative staff). The El Dorado Hills Fire Department currently operates at a ratio of approximately 1.64 fire staff per 1,000 residents or approximately one fire station per 11,000 residents.

In January 2008, the District's fourth fire station (#87) located at 4680 Golden Foothill Parkway in the El Dorado Hills Business Park was opened and staffed. The Plan Area is located in the Station's response Area.



6.5 SOLID WASTE COLLECTION

The El Dorado Hills Community Services District contracts for waste and recycling services through a franchise agreement with El Dorado Disposal (Waste Connections, Inc.). Waste is collected in a Multi-Cart program that separates household waste into three cars for collection: one for recyclable waste, one for green waste and one for residential garbage for disposal to a landfill. In addition to providing residential waste and recycling collection services, El Dorado Disposal (Waste Connections) also provides low cost waste and recycling collection services for business and institutional customers. El Dorado Disposal provides containers for the drop-off of pre-sorted recyclable materials at its Recycle Disposal Centers located in El Dorado Hills, Placerville and Cameron Park. The company also operates a Material Recovery Center in Placerville for the disposal of special wastes and hazardous materials.

7.1 OVERVIEW

This section of the CVSP outlines the backbone infrastructure required to support development of the Plan Area. The information is presented at a conceptual level in order to provide an overview of the distribution, location, and extent of infrastructure. The proposed infrastructure and utility improvements as shown are to be considered conceptual only, as additional infrastructure may be required to fully develop the Plan Area, as well as individual properties. The exact sizing and location of proposed utilities will be determined during the tentative and final mapping process, but should closely follow *Figures 7.1 – Potable Water Plan, 7.2 – Wastewater Plan and 7.3 – Stormwater Drainage Plan* contained in this section of the CVSP, as well as the more detailed utility layouts contained in the Facilities Plan Report and the Stormwater Drainage Master Plan.

A significant amount of on and off-site infrastructure improvements are necessary to ensure the conveyance of water, wastewater, and stormwater for the Plan Area. The costs associated with these improvements and various implementation programs required to construct, manage, and maintain these facilities are described in *Section 8 – Implementation* and in the *Public Facilities Financing Plan (PFFP)*.

7.2 POTABLE WATER

El Dorado Irrigation District provides water services within the El Dorado Hills Community Region. As undeveloped land, the Plan Area is not currently served by the El Dorado Irrigation District, and there is no existing water infrastructure within the Plan Area boundaries.

WATER SUPPLY ASSESSMENT

State law requires a proposed project to prepare a Water Supply Assessment (WSA) to determine if available water supplies are sufficient to serve the demand generated by the project. A WSA was prepared for Plan Area in February 2021 and approved by the EID Board of Directors on *(insert date and Resolution No.)*.

WATER DEMAND

A draft Facilities Plan Report for the Plan Area dated September 2020 was prepared by CTA Engineering & Surveying, Inc. The assessment identifies a water demand of approximately *(insert number)*-acre feet in an average precipitation year. The calculations are based on *Figure 3.2 – Specific Plan Land Use Designations, Table 3.1 – Land Use Summary*, and the water efficiency and conservation requirements specified by the El Dorado Irrigation District.

WATER SUPPLY AND INFRASTRUCTURE

Components of the overall Plan Area water system includes the connection to existing off-site water transmission mains and the construction of on-site distribution mains. Water improvements will be installed in a multi-phased approach. The initial phase of construction will include connection to the existing Latrobe Road water main *(refer to Figure 7.1 - Potable Water Plan and the Facilities Plan Report)*.

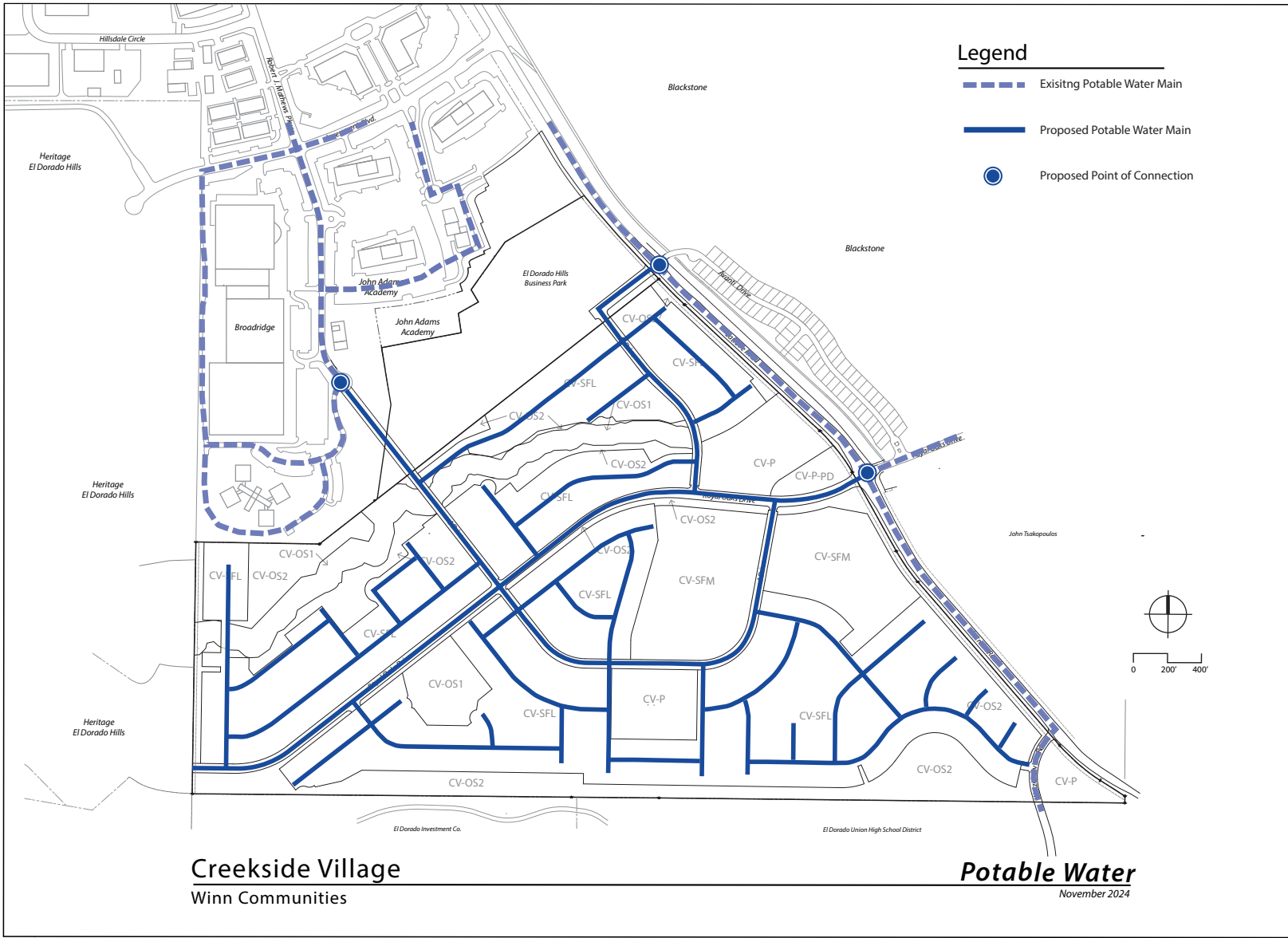


Figure 7.1 - Potable Water Plan

7.3 WASTEWATER

The El Dorado Irrigation District provides wastewater collection services in the El Dorado Hills Community Region. As undeveloped land, the Plan Area is not currently served by the El Dorado Irrigation District and there is no existing wastewater infrastructure within the Plan Area boundaries.

The proposed wastewater system serving the Plan Area will consist of gravity sewer mains, localized collector lines, and individual laterals. Due to the topography of the Plan Area, wastewater will generally flow from east to west through gravity mains to a proposed lift station at the western end of the Plan Area. The proposed lift station will pump wastewater through a proposed force main up to Latrobe Road, then to the El Dorado Hills Wastewater Treatment Plant (*refer to Figure 7.2 – Wastewater Plan and the Facilities Plan Report*).

7.4 STORMWATER

Currently, there is no existing stormwater drainage infrastructure in the Plan Area. A *Stormwater Drainage Master Plan (SDMP)*, prepared by CTA Engineering & Surveying, Inc., proposes a stormwater drainage system that will comply with the requirements of the County's Phase II NPDES permit in place at the time subsequent approvals are sought for development projects in the Plan Area.

The design of the Plan Area stormwater management system will comply with the County's hydromodification standards. To avoid adverse impacts to Carson Creek and its tributaries, runoff controls must be designed so that post development runoff does not detrimentally exceed pre-development runoff rates, durations and volumes from the Plan Area. The SDMP may utilize three hydromodification strategies in the Plan Area to lessen potential impacts: low impact development (LID), flow duration control basins and in-stream approaches (*refer to Figure 7.3 - Stormwater Drainage Plan and the Stormwater Drainage Master Plan*).

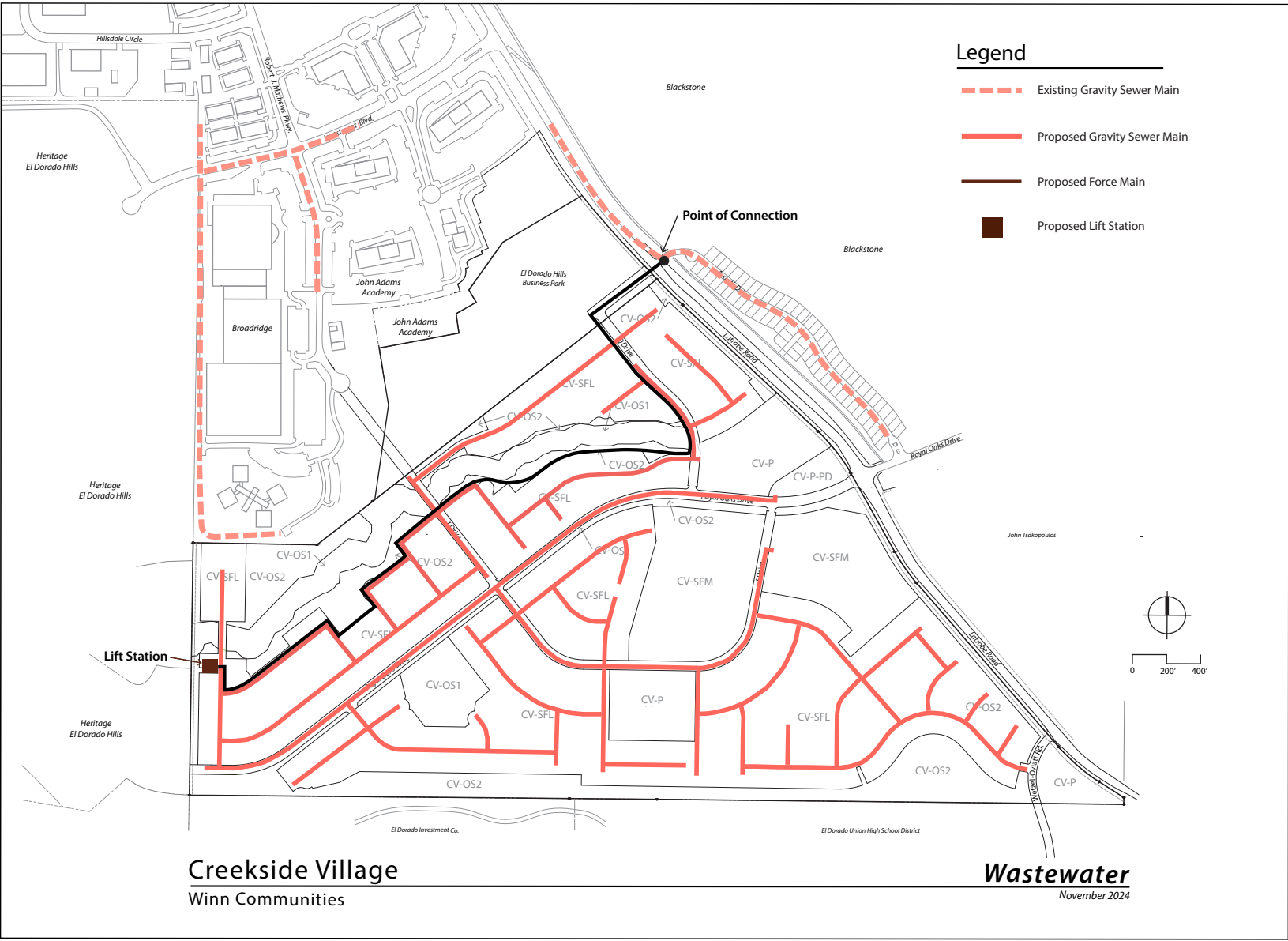


Figure 7.2 - Wastewater Plan

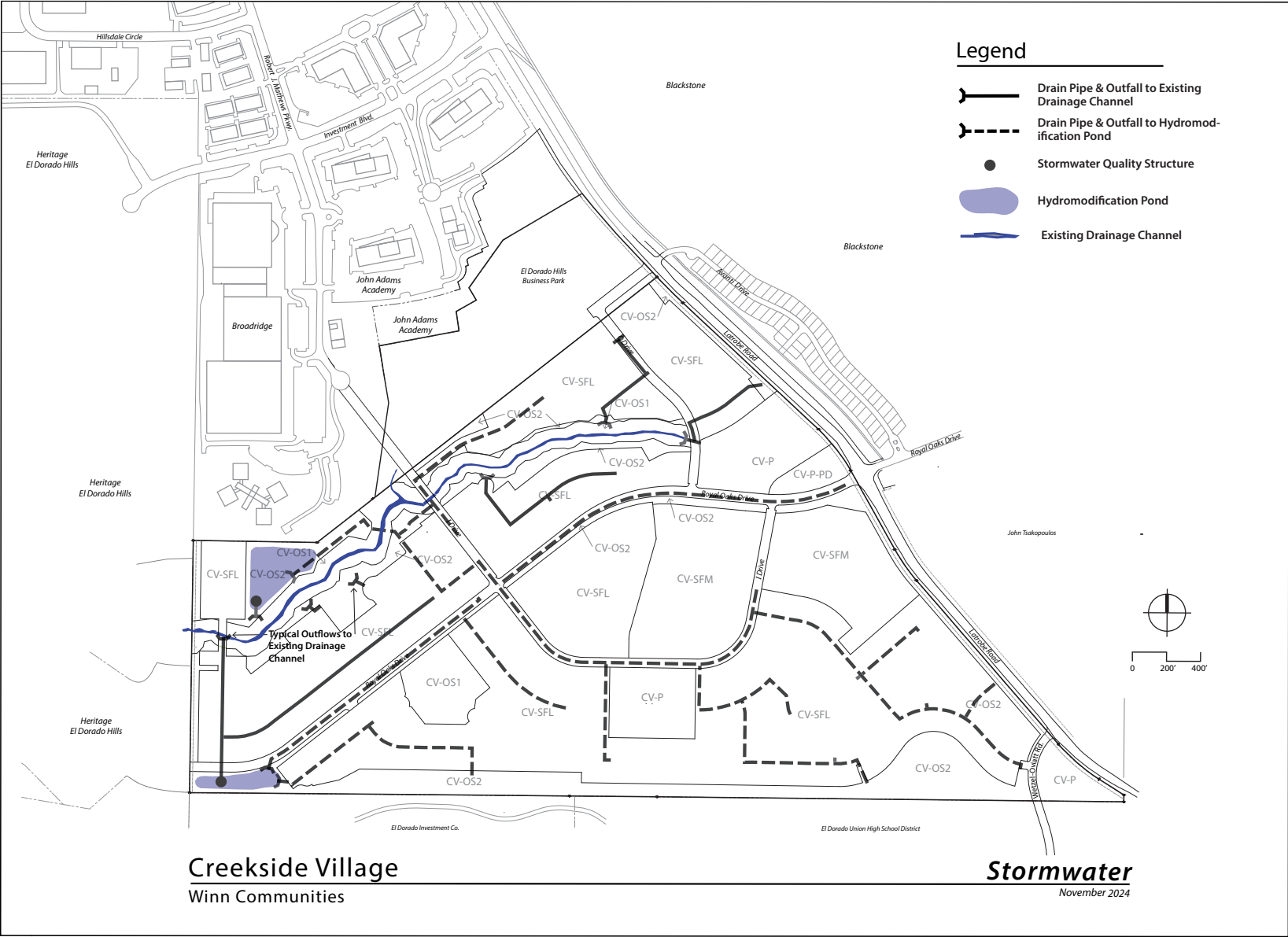


Figure 7.3 - Stormwater Drainage Plan

7.5 DRY UTILITIES

Creekside Village will have approximately 762 residential units and public facilities. Electric and natural gas, telephone and cable television services will be extended in joint trenches along all major Plan Area roads, making these services available to all parcels in the Plan Area. The joint trenches will be placed in franchise or public utility easements parallel and adjacent to road rights-of-way. All new distribution facilities will be underground, with the exception of facilities such as transformers, switches and other pedestal and pad-mounted equipment. Pacific Gas & Electric, AT&T and Comcast Communications will serve the Plan Area.

ELECTRIC SERVICE

Creekside Village has the potential to be an all electric master planned community; however, it reserves the right to provide natural gas to the Plan Area. Pacific Gas & Electric (PG&E) will supply electric service to the Plan Area. Peak electric demand will be determined during the tentative subdivision map approval process. Transformers will be located in residential neighborhoods and parks and will provide electric service to individual users.

NATURAL GAS

The CVSP encourages energy efficiency and on-site renewable energy; however, the CVSP reserves the right to provide natural gas service to all Plan Area buildings. Pacific Gas & Electric Company (PG&E) can provide natural gas service to the Plan Area and it currently has excess capacity in its system to serve peak natural gas demand in the Plan Area. Several existing distribution and transmission facilities north, west, and east of Plan Area can be extended to provide natural gas service.

If the natural gas service option is implemented, natural gas will be distributed to the Plan Area by a network of eight-inch, six-inch and four-inch feeder mains. Distribution lines and services will be extended off the feeder mains and will be sized based upon the anticipated gas loads to the various parcels. Residential neighborhoods will likely be sized with two-inch distribution mains and half-inch services.

TELECOMMUNICATION

AT&T is the incumbent local exchange carrier and will be the primary provider of telephone service to the Plan Area. The Plan Area will receive telecommunications service from the El Dorado Wire Center. The Plan Area will require a backbone network of conduits (4-4-inch conduits) and manholes in easements adjacent to the arterial and collector roadways capable of supporting both copper and fiber systems.

Remote terminal sites will be either controlled environmental vaults or controlled environment cabinets, each fed fiber optic cable from the central office. Residential customers will receive telecommunications service via fiber-optic cable capable of providing internet access, dial tone and video services.

Mobile communication service providers will provide the Plan Area residents with wireless communications service. Wireless communication towers may be located in the Plan Area, including open space areas, to provide complete coverage. Stand alone wireless communications towers will not be allowed in parks.

CABLE TELEVISION

Comcast Communications is the cable television provider for the Plan Area and they will provide cable and broadband service. Comcast Communications has facilities south of Highway 50 that can be extended into the Plan Area to provide service. Comcast Communications will install a fiber optic/coaxial hybrid system and offer internet access, dial tone and video services.

Implementation

8

8.1 OVERVIEW

Government Code Section 65451 mandates that a specific plan shall include a program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the proposed land uses and development as outlined in the specific plan. This section addresses the methods by which the CVSP will be implemented and includes sections on approvals and entitlements, administrative procedures, development financing and phasing.

The CVSP is a tool to be used by County staff in reviewing and approving development entitlements in the Plan Area. The CVSP includes development regulations and standards that will help guide the development and build-out of the Plan Area. Responsibility for the interpretation of the regulations and development standards contained herein rests with El Dorado County. Implementation of the CVSP is to be administered by El Dorado County in concert with the County's General Plan and other CVSP implementing documents including, but not limited to the following:

- *EIR and Mitigation Monitoring & Reporting Program*
- *EID Facilities Plan Report*
- *Stormwater Drainage Master Plan*
- *Public Facilities Finance Plan*
- *Development Agreement*
- *Wildland Fire Safe Plan*
- *Open Space Management Plan*

8.2 APPROVALS & ENTITLEMENTS

INITIAL EL DORADO COUNTY APPROVALS

General Plan Amendment

On (insert date), the El County Board of Supervisors approved a General Plan Amendment (insert resolution number) that changes the land use designation of the Plan Area from Research & Development (R & D) to Adopted Plan (AP) for the entire Plan Area.

The Creekside Village Specific Plan

The Creekside Village Specific Plan was approved by the El Dorado County Board of Supervisors on *(insert date and Resolution No.)*.

Environment Impact Report

The Creekside Village Specific Plan Environmental Impact Report (EIR) including Findings of Fact, Statement of Overriding Considerations (if required), Mitigation Measures and the Mitigation Monitoring and Reporting Program were approved by the El Dorado County Board of Supervisors on *(insert date and Resolution No.)*.

Zoning

Per the El Dorado County Code, the entire Plan Area is zoned Creekside Village - Specific Plan (SP) . The zoning was approved by the El Dorado County Board of Supervisors on *(insert date and Ordinance No.)*.

Development Agreement

As allowed under California law, a Development Agreement between the County and Winn Ridge Investment, LLC was approved by the El Dorado County Board of Supervisors on *(insert date and Ordinance No.)*. The effective date of the Ordinance is *(insert date)*.

Public Facilities Finance Plan & Fiscal Impact Analysis

On *(insert date)* the El Dorado County Board of Supervisors approved *(insert Resolution No.)* the Creekside Village Specific Plan Public Facilities Finance Plan & Fiscal Impact Analysis Report.

Open Space Management Plan

As a condition of approval of the CVSP, and prior to approval of the first small lot tentative subdivision map, an Open Space Management Plan (OSMP) shall be prepared. El Dorado County approved by the OSMP on *(insert date and Resolution No.)*.

OTHER AGENCY APPROVALS

El Dorado Irrigation District

Water Supply Assessment

State law requires a proposed project to prepare A Water Supply Assessment (WSA) to determine if available water supplies are sufficient to serve the demand generated by the project. A WSA was prepared for Plan Area and approved by the EID Board of Directors on *(insert date)*.

Facilities Plan Report

A Facilities Plan Report (FPR) has been prepared that includes details of the potable water off-site transmission mains, the on-site booster stations, distribution mains and laterals. The report also includes details of gravity sewer mains, pump stations, force mains, localized collector lines and individual laterals. The FPR was approved by the El Dorado Irrigation District (EID) on *(insert date and Resolution No.)*.

El Dorado Local Agency Formation Commission (LAFCo)

Prior to recordation of Small Lot Final Maps, the project proponent will annex into the appropriate Community Services District(s) or create another mechanism such as a Community Facility District (CFD) or Home Owners Association (HOA) that will provide services such as park or roadway maintenance to portions or all of the Plan Area for services that are needed. This could include the annexation of the entire Plan Area to the El Dorado Hills Community Services District (EDHCSD).

El Dorado Hills Fire Department

As a condition of approval of the CVSP, the project proponent is required to prepare a Wildland Fire Safe Plan (WFSP) prior to approval of the first large and small lot tentative subdivision maps. The El Dorado Hills Fire Department (EDHFD) approved the WFSP on *(insert date)*.

United States Army Corp. of Engineers

Section 404 of the Clean Water Act, regulates the discharge of fill material into waters of the United States, including wetlands. A wetland delineation is required for an application for a permit to fill wetlands. On *(insert date)* a wetland delineation report was submitted to the United States Army Corp. of Engineers (USACE) for review and approval. The delineation was approved by the USACE on *(insert date)*.

8.3 SUBSEQUENT APPROVALS

FEDERAL & STATE AGENCIES

Development in the Plan Area may require the approval of the following actions by State and Federal agencies, including but not limited to:

- *Regional Water Quality Control Board Permits (Section 401).*
- *Clean Water Act Permits (Section 404).*
- *Streambed Alteration agreements (Section 1602).*
- *Approvals and opinions pursuant to Section 7 of the Federal Endangered Species Act.*

EL DORADO COUNTY

The CVSP provides the basis for considering all subsequent discretionary and ministerial project approvals and entitlements subject to proper environmental analysis under the CVSP EIR. The Plan Area will develop in multiple phases with full build-out expected in 2030 or later. To move forward with a particular Plan Area project, El Dorado County will require full compliance with the CVSP development

standards, the CVSP EIR mitigation measures, the applicable chapters of the El Dorado County Code, and other county standards, policies and regulations. Processing of individual development applications shall be subject to review and approval by El Dorado County of one or more of the following discretionary or ministerial entitlements:

Discretionary Project Approvals

- ***Planned Development (PD) & Conditional Use Permit (CUP)***

The CV-P-PD park parcel includes the Planned Development Combining District (PD) designation and is subject to the Planned Development policies described in the El Dorado County General Plan and Zoning Ordinance if light commercial uses are proposed. A conditional use permit would also be required if light commercial uses are proposed (*refer to Appendix A and Table A.2. for a list of allowed uses for the CV-P-PD park parcel*).

- ***Tentative Parcel and Subdivision Maps***

In California, land cannot be subdivided without local government approval. The division of land for sale is regulated by local ordinances based on the state Subdivision Map Act (CA Govt. Code Section 66410). The CVSP and County Code will govern the design of Plan Area subdivisions including the size of lots and types of improvements that will be required as conditions of approval. CEQA compliance is also required along with a public hearing before a tentative map can be approved by the planning commission.

The El Dorado County Planning Commission shall make recommendations to the BOS for the approval, conditional approval or denial of tentative subdivision maps of five (5) or more parcels. The Planning Commission shall be responsible for the approval, conditional approval or denial of tentative parcel maps for subdivisions of four (4) or less parcels. The BOS shall have final jurisdiction in the approval, conditional approval or denial of tentative and final maps and in the approval of subdivision improvement agreements for subdivisions of five (5) or more parcels.

Tentative map approvals are also subject to conditions that must be met within a specified time period in accordance with the subdivision map act, unless a development agreement specifies otherwise. Conditions of approval require the applicant to provide public improvements such as streets, stormwater facilities, water supply and wastewater lines to serve the subdivision and to dedicate land for public park sites.

- ***Final Maps:***

The El Dorado County Board of Supervisors shall have final jurisdiction in the approval, conditional approval or denial of final maps. When all the conditions of an approved tentative map have been satisfied, improvement plans have been prepared and approved, all improvements shown on the plans have been installed, or their installation guaranteed by a bond, and all park parcels (as required to serve a specific village or area of the final map being recorded) have been dedicated to their respective agencies, then the map can be granted final approval by the County and be recorded in the El Dorado County Records office.

Ministerial Project Approvals

Building permit applications are a ministerial project approval. County staff will review building permits within the Plan Area to ensure that they are consistent with the adopted CVSP, the CVSP EIR, and the CVSP Mitigation Measures. A Mitigation Monitoring and Reporting Program has been adopted by El Dorado County to ensure implementation of the EIR mitigation measures. Environmental review for subsequent project approvals will be accordance with CEQA guidelines (Project EIR), statutes, and regulations.

Discretionary and ministerial actions and approvals by federal and state agencies not listed in the CVSP, but required to implement the CVSP, may rely on or tier-off of this document and the accompanying EIR.

8.4 ADMINISTRATIVE PROCEDURES

El Dorado County is responsible for the interpretation of the regulations and development standards contained in the CVSP. The County is also responsible for the administration, implementation and enforcement of the CVSP. Individual project applications will be reviewed by the County to determine consistency with the CVSP and other Plan Area regulatory documents.

The CVSP will also be administered, as appropriate, in conjunction with the County's General Plan and County Code. As part of the CVSP approval process, the Plan Area was zoned **Specific Plan** and distinct land use designations and development regulation and standards were approved. In any instance where the CVSP provisions conflict with the standards or requirements of the County Code, the Specific Plan provisions shall take precedence. Where this CVSP is silent, the County Code shall prevail.

ADMINISTRATIVE MODIFICATIONS & AMENDMENTS

It is the intent of the CVSP to present a comprehensive set of standards and guidelines for the development of the Plan Area. These standards and guidelines have been written in a manner to promote a high quality development while allowing for creativity and flexibility in design. However, changes in market conditions, County or developer interests may result in the need for minor modifications or amendments to the plan. In anticipation of these minor modifications and amendments, the EIR analyzed certain project features as options, including neighborhood commercial and active adult options. These options may be implemented without a modification to the CVSP. Minor administrative modifications do not have a significant impact on the plan, if they are deemed consistent with the regulations and development standards of the CVSP, and can be approved administratively. Amendments to the CVSP are major changes to the original intent of the plan and will be approved in the same manner the CVSP was approved pursuant to California Government Code Section 65453.

Minor Administrative Modifications

Minor administrative modifications (MAM) to the CVSP that are consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in *Figure 3.2 – Specific Plan Land Use Designations* and *Figure 3.4 – Plan Area Parcels* and the land use acreages shown in *Table 3.1 – Land Use Summary* may be approved administratively by the El Dorado County Planning Services Department, provided the following criteria are met:

- The proposed modification is within the Plan Area.
- The general land use pattern remains consistent with the intent and spirit of the CVSP
- The proposed changes do not substantially alter the backbone infrastructure network.
- The proposed modification offers equal or superior improvements to development capacity or standards.
- The increase or decrease of lots by 15% within villages so long as the overall unit count stays at or below 763.
- The proposed modification does not increase environmental impacts beyond those identified in the EIR.
- Reduction and relocation of park acreage so long as parkland dedication requirements are satisfied at Final Map approval including dedication of land, payment of in-lieu fees, or some combination thereof as required by the conditions of approval.
- Relocated park parcels continue to meet the standards for the type of park proposed.
- Relocated park parcels remain within walking distance of the residents they serve.

Minor administrative modifications to the CVSP may be reviewed and approved at the discretion of the El Dorado County Planning and Building Department and no County Planning Commission or Board of Supervisors review is required unless the modification approval

is appealed. However, if a minor administrative modification is appealed, it shall be reviewed by the Planning Commission who shall have authority to approve or deny the minor administrative modification. The Planning Commission decision may be appealed to the El Dorado County Board of Supervisors.

Specific Plan Amendments

A Specific Plan Amendment (SPA) is required for any proposed change to the CVSP that will increase environmental impacts or other major changes that meet one or more of the following criteria:

- Significant changes to the distribution of land uses beyond those allowed by the CVSP.
- New land use categories not specifically described in the CVSP.
- Significant changes to the circulation pattern that may alter the backbone infrastructure network or capacity (roadways or utilities).
- Changes that exceed the analysis limitations of the EIR.
- Changes to the Development Standards that would significantly alter the quality or character of the Plan Area.

An CVSP amendment requires approval of the County Planning Commission and the Board of Supervisors. The CVSP may be amended as often as deemed necessary by the County Planning Commission and Board of Supervisors. A CVSP amendment shall be approved in the same manner the CVSP was approved pursuant to California Government Code Section 65453.

Substantial Compliance

The Planning Director can administratively process revisions to final maps for determination that proposed revisions are substantially compliant with original approvals. Such revision include but are not limited to:

- Reduction of lots within Plan Area villages provided the village still meets the CVSP densities and does not lose more than 15% of the lots within phase.

- An increase in the number of lots in certain phases provided the increase in lots is acquired from another phase and that the increasing and decreasing phases do not increase more or less than 15% within each village.
- All revisions do not substantially alter the roadway network within the Plan Area.
- Revisions to certain roadway cross sections with cross sections contained within the CVSP.
- Revision to lotting described above do not increase the lot count above the approved 763 units to ensure any increase does not exceed the environmental impacts analyzed in the approve EIR.
- Revisions all comply with the Subdivision Map Act and the County Code regarding substantial compliance determinations.

EXISTING USES PERMITTED

Any existing uses such as cattle grazing, existing in the Plan Area as of the date of adoption of the CVSP shall be considered legal non-conforming uses and may be allowed to continue temporarily under the new CVSP land use designations.

USE PERMITS

Use permits may be granted by the County if the request is consistent with the development standards in *Appendix A – Development Standards* and follows the process outlined in the County Code.

VARIANCES

Requests for variances to the development standards outlined *Appendix A – Development Standards* shall follow the process outlined in the *County Code*.

EIR MITIGATION MEASURES

As part of the approval of the CVSP and the CVSP EIR, a Mitigation Monitoring and Reporting Program was approved by El Dorado County to ensure that all mitigation measures are complied with (refer to the *CVSP EIR Mitigation Measures* and the *Mitigation Monitoring and Reporting Program*).

APPEALS

Any decision of the Planning and Building Department may be appealed to the Board of Supervisors within ten (10) days after the decision of the community development department is rendered. Any decision of the Planning Commission may be appealed to the Board of Supervisors within ten (10) days after the decision of the planning commission is rendered.

8.5 PHASING

The CVSP provides for a full range of services, facilities and infrastructure required to support the growth and development of the Plan Area through final build-out. The development areas shown in *Figure 8.1 – Phasing Plan* depict development area phasing based on the logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted. Shifts in market demand and available financing mechanisms may also play a role in the way the CVSP develops over time and that may alter the boundaries of the development areas as well as their number.

Final maps may be approved in a portion of the approved tentative map and phasing plan. Final maps shall be approved in compliance with the approved phasing plan or shall include an updated phasing plan that alters the way the Plan Area develops. Phasing boundaries may change and phases may move forward out of sequence depending on market conditions but are subject to review and approval of County staff. Updated phasing plans shall be approved so long as the proposed plan develops in a logical and orderly way consistent with the approved Public Facilities Financing Plan (PFFP) and will allow adequate infrastructure to serve the proposed village or phase.¹

¹ In compliance with County Code Section 120.28.010.

PLAN AREA ROADS

In addition to any required improvements to Latrobe Road, major collector streets, including any bridges and culverts, intersection signals, and dry utilities, need to be constructed as part of the Backbone Infrastructure or as indicated in the Conditions of Approval or as specified in the Development Agreement regarding timing.

POTABLE WATER INFRASTRUCTURE

The Facilities Plan Report includes details of both on-site and off-site transmission mains, booster stations, pressure regulating stations, and distribution mains and laterals (*refer to the Facilities Plan Report and the PFFP*).

WASTEWATER

The Facilities Plan Report includes details of gravity sewer mains, lift stations, force mains, localized collector lines and individual laterals (*refer to the Facilities Plan Report and the PFFP*).

STORMWATER

The Stormwater Drainage Master Plan includes details of the balance centralized and low impact development stormwater management system. The storm drainage system includes underground pipe conveyances and all of the surface components of the system including inlets, filters, maintenance access and outfall structures. The overall drainage system will convey and treat storm runoff from the Plan Area.

Off-stream detention basins will be strategically located throughout the Plan Area and they will capture the upstream developed watershed storm runoff and provide water quality treatment and mitigate for the hydromodification of the receiving watercourse. Off-stream detention basins will meter the storm outflow out of the basin and into the receiving water closely matching that watercourse's pre-development runoff flow rates and durations. The Plan Area may also include some in-stream measures for mitigating hydromodification impacts to the receiving watercourse. The in-stream measures



to mitigate for hydromodification will typically consist of stream embankment stabilization and flow metering at roadway culvert crossings. Major roadway culverts have been sized to convey the 200 year/24 hour event without overtopping the roadways or flooding the adjacent developable areas within the Plan Area (*refer to the Stormwater Drainage Master Plan*).

DRY UTILITIES

Electric and natural gas² service and telephone and cable TV services are required for construction to begin in the development areas. The Pacific Gas & Electric Company (PGE) will be the suppliers of electric and natural gas service. AT&T and Comcast Communications will be the companies responsible for providing an underground network of copper and fiber optic systems for telephone, cable TV and internet services. Additionally, wireless communication towers will be located throughout the Plan Area to provide complete wireless service to Plan Area residents.

IN-TRACT INFRASTRUCTURE

In-tract infrastructure includes collector roads, potable water, wastewater, stormwater mains, stormwater detention basins, and dry utilities that are required for the construction of individual development parcels. Over time, in response to market demands, the boundaries of the development parcels may change; however, regardless of the ultimate configuration of the development parcels, all backbone infrastructure must be constructed prior to or concurrent with individual development parcels. The governing construction phasing principle is to provide the necessary backbone infrastructure to meet the service levels identified by El Dorado County. In-tract infrastructure includes, but is not limited to:

- Collector and local road segments and traffic signals (as required).
- Stormwater improvements, detention/water quality basins and stormwater drain pipe and appurtenances.
- Water transmission mains and laterals.
- Wastewater mains and laterals wastewater improvements.
- Electric, natural gas,² cable TV conduits, electric substation.

² If the natural gas option is implemented.

8.6 PUBLIC FACILITIES

A part of a balanced community that does not create a burden upon existing County public services or facilities, the Plan Area provides all necessary public facilities to support the needs of Plan Area residents. As discussed earlier, dedications and reservations of land for public parks will occur at the final subdivision map approval stage per the terms of the development agreement (*refer to Section 6 – Public Facilities and Services and the PFFP for a more detailed discussion of Public Facilities*). Unless the needs of public agencies dictate otherwise, public facilities in the Plan Area will include:

PARKS

The Plan Area will be served by 14.1-acres³ of developed public park land consisting of one village park and two neighborhood parks (*refer to Figure 6.1 – Parks Plan and Table 6.5 – Park Land Provided*). Additional park credit will be given for publicly accessible trail acreage (*refer to Table 6.3 – Park Land Provided*). The design and construction of the various parks will take place in conjunction with the residential development and in the same geographic area. It is anticipated that Neighborhood Park 2 will be the first park developed. This park may include a private community center or private clubhouse which could include a swimming pool, fitness center or other private recreational facilities (50% park credit given to private parks behind gated neighborhoods). The CVSP allows flexibility for parks to become private parks, if for example gates are used or a private clubhouse is constructed. If parks become private parks the project will still be required to meet its parkland dedication requirements, which would be verified by the County prior to final map approval (*refer to Section 6.2 – Parks and the PFFP*).

OPEN SPACE

Approximately 44.4-acres of preserve and buffer open space are included in the Plan Area.

³ 11.94-acres of credited park land.

BIKEWAYS & TRAILS

The Plan Area provides class I bike paths, class II bike lanes and paved and unpaved trails connecting residential neighborhoods with the EDH Business Park, village and neighborhood parks and other major destinations. The design and construction of the various trails will take place in conjunction with the roadway and residential development timelines and in the same relative geographic area (*refer to Section 4.6 – Bikeways & Trails*).

8.7 FINANCING

The CVSP is a comprehensive plan that calls for the construction of a significant network of public infrastructure including roads, potable water, wastewater systems, stormwater conveyance, as well as the construction of public parks. A separate document, the *Creekside Village Public Facilities Financing Plan (PFFP)* describes in detail the Plan Area infrastructure and its sources of funding and development timing.

The construction of all required backbone infrastructure and other public improvements for the Plan Area will be funded through the establishment of one or more Community Facilities Districts, the creation of a Plan Area impact fee, and the payment of El Dorado County impact fees. Other funding options include private developer financing, and other available funding mechanisms summarized below and discussed in more detail in the *PFFP* and the development agreement.

COMMUNITY FACILITIES DISTRICTS

The Mello-Roos Community Facilities Act of 1982 allows any county, city, special district, school district or joint powers authority to establish a Mello-Roos Community Facilities District (CFD) for the financing of public improvement and services including streets, sewer systems, police and fire protection, schools, parks, libraries, and other cultural facilities. Typically, a CFD is created to finance public improvement when no other means of financing is available. A CFD is created by a local governmental agency with the approval of 2/3

of the residents living with the proposed boundaries of the CFD and once approved, a special tax lien is placed against each property in the CFD and the tax is paid annually by the property owner. The Plan Area may have one or more CFDs to finance infrastructure and/or infrastructure fees.

EL DORADO COUNTY IMPACT AND CAPITAL IMPROVEMENT FEES

El Dorado County has adopted a number of development impact and capital improvement fees to finance County capital improvements. Payment of these fees is due at issuance of building permit. The County collects the following fees:

- Road fees
- Sewer fees
- Drainage fees
- Water connection fees
- Capital Improvement fees
- Drainage fees
- Water connection fees
- Quimby Act (parkland dedication in-lieu fees)
- County park fees
- Transportation management fees
- Solid Waste Capital Improvement fees
- School impact fees

OTHER FUNDING SOURCES

In addition to the funding sources previously described, the County and other agencies will continue to rely on several other funding sources to the extent necessary and available, including the following:

- Matching State School Funding/Other School Funding
- Private Developer Funding
- Developer Advances
- Other Funding Sources

8.8 MAINTENANCE

The Plan Area will have significant public improvements to maintain and operate including features such as open space, landscape corridors, bikeways and trails, landscape features including but not limited to decorative walls and fences, signs, light fixtures, benches and trash receptacles. Two methods for maintaining Plan Area improvements include the Landscape and Lighting Assessment District (LLAD) and the Homeowner's Association (HOA).

Landscaping and lighting districts are established in accordance with Section 22500-22509 of the California Streets and Highways Code (also known as the "Landscaping and Lighting Act of 1972"). An annual per parcel assessment is established at the time a district is formed that is collected by the county on property tax bills and then remitted back to the administrator.

Landscaping and lighting districts typically maintain landscape corridors, median islands, streetlights, and in some cases, sidewalks, walls, fences, open space areas and other public improvements.

California Community Homeowner Associations also known as HOAs have become fundamental and a meaningful component in the housing of America's population. Homeowners Associations are governed by the California Corporation's Code, and other State Laws, however, the primary State Laws governing Homeowners Associations are found in the California Civil Code beginning with Section 4000. Known as "The Davis-Stirling Common Interest Development Act" (first adopted in 1985 and often amended thereafter) it is the popular name of that portion of the California Civil Code that governs HOAs. On a Corporate level, Homeowners Associations are governed by their association's CC&Rs (Covenants, Conditions and Restrictions) and Bylaws and on a local level by the Association's Rules and Regulations.

Homeowner's Associations function in much the same way as LLAD, except that the HOA collects the annual assessment instead of the County. A Board of Directors administers the HOA, sets the amount of the annual assessment, and determines the maintenance and operations procedures and policies.

The Plan Area may use any combination of LLAD, HOA, and other funding sources for the maintenance of Plan Area improvements including roads, landscape corridors, and open space.

Land Use & Development Standards

A

A.1 OVERVIEW

The CVSP land use designations described in *Section 3 - Land Use*, determine the overall character and development intensity of the Plan Area. Appendix A specifies the allowed uses in each land use designation (refer to *Tables A.1 and A.2 - Allowed Uses*) as well as the regulations and development standards such as lot size, building setbacks, and parking requirements, for each allowed use (refer to *Tables A.3 and A.4 - Development Standards*).

The development standards outlined herein supercede the standards outlined in the County Code, the County Hillside Standards, the County Design and Improvement Standards Manual, and the County Grading Design Manual. Where conflicts exist between the CVSP and the County Ordinances and Design Standards, the CVSP standards shall govern¹. Where the CVSP is silent, the County Code and Design Standards shall govern.

As part of any small lot tentative subdivision map submittal, an applicant may submit a request to the County to revise or modify the development standards contained in the CVSP as design waivers or variances subject to the criteria and findings in the County Code.

¹ El Dorado County Zoning Ordinance Section 130.10.040 D. Exception for Area Covered by Specific Plan: "Where a specific plan has been adopted for an area in compliance with Chapter 130.56 (Specific Plans) in Article 5 (Planning Permit Processing) of this Title and California Government Code Section 65450 et seq., the zones, development standards, and other provisions of the specific plan and any implementing ordinance adopted in compliance with that plan shall supersede the provisions of this Title. In the event that a specific plan implementing ordinance does not address an issue, the provisions of this Title shall apply".

Non-governmental design review will be imposed on all residential and park uses within the Plan Area in the form of an HOA design review enforced through the Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs will include architectural and building materials standards and requirements consistent with the County's Community Design Guide.² Because the commercial component would not be subject to HOA CC&Rs, a Design Review permit will be required to ensure consistency with the County's Community Guide. Under County Code Section 130.52.030, a Design Review permit is a ministerial staff-level review.

A.2 LAND USE DESIGNATIONS

As described in *Section 3.4 - Land Use Designations*, the CVSP provides for Residential and Non-Residential uses. Residential land use designations include Single Family Low Density (CV-SFL) and Single Family Medium Density (CV-SFM). Non-Residential land use designations include Parks (CV-P) and (CV-P-PD), Open Space Preserve (CV-OS1) and Open Space Buffer (CV-OS2). The allowed uses for each land use designation are discussed in *Section A.3 - Allowed Uses* and listed in *Tables A.1 and A.2 - Allowed Uses*. As allowed under California State law³ the CVSP includes the option to develop a portion or all of the Plan Area as an Active Adult Community.

² El Dorado County Community Design Guide adopted April 24, 2018 by Resolution 071-2018, and as may be amended from time to time.

³ California Government Code Sections 65008 and 12955; California Civil Code Section 51.3.

A.3 ALLOWED USES

CV-SFL & CV-SFM LAND USE DESIGNATIONS

The CVSP provides two residential land use designations (CV-SFL & CV-SFM) to accommodate a variety of housing types. As discussed in more detail below, the allowed uses in the two residential land use designations include civic, residential, limited commercial, recreation and open space, and utilities.

Civic Uses

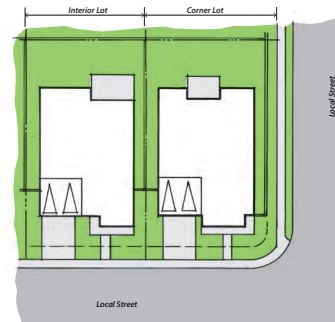
Limited civic uses are allowed in the CV-SFM land use designation including community assembly facilities, community service facilities and small community care facilities. No civic uses are allowed in the CV-SFL land use designation unless otherwise allowed under State law (refer to Table A.1 - Allowed Uses).

Residential Uses

Single-Unit Residential - Detached

Standard Lots

Detached, Standard-Lot uses are only allowed in the CV-SFL land use designation. Standard-lot sizes vary; however, none are smaller than 4,500 square feet. Building coverage varies and is determined by lot setbacks (refer to Table A.1 - Allowed Uses and Table A.3 - Development Standards).



Standard Lot Example

Small Lots

Detached small lots are similar to standard detached lots except the lot size is smaller and the setbacks are reduced. Small lots typically are no larger than 4,000 square feet and the houses may be one or two-story. Small lots may include Benefit/Burden Easements (refer to Figure A-2). Small lots may also feature front loaded garages accessed from a street or rear-loaded garages accessed from an alley. Small lot building coverage varies and is determined by lot setbacks. Small lots are only allowed in the

CV-SFM land use designation (refer to Table A.1 - Allowed Uses and Table A.4 - Development Standards).

Accessory Units

Accessory Dwelling Units

An accessory dwelling unit (ADU) is defined in California Govt. Code section 65852.2, as an attached or detached dwelling unit that has complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary single-unit dwelling, duplex dwelling, or multi-unit dwelling. The definition of an accessory dwelling unit also includes an efficiency unit as defined in California Health and Safety Code section 17958.1 and a manufactured home as defined in California Health and Safety Code section 18007. Accessory dwelling units are allowed in the CV-SFL land use designation subject to the requirements of State law and County Code Section 130.40.300 (refer to Table A.1 - Allowed Uses).



**Small Lot Example
Alley Loaded**

Junior Accessory Dwelling Units

A Junior Accessory Dwelling Unit (JADU) is defined in CA Govt. Section 65852.22 as a space that is no more than 500 square feet, is contained entirely within a single-unit or duplex dwelling, has a cooking facility with appliances, and has a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the space. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure. Junior accessory dwelling units are allowed in the CV-SFL land use designation subject to the requirements of State law and County Code Section 130.40.300 (refer to Table A.1 - Allowed Uses).



**Junior ADU Example
(Lennar)**

Commercial Uses

Limited commercial use including contractor's offices, garage sales, home occupations, lodging, and temporary real estate offices are allowed uses in the CV-SFL and CV-SFM land use designations. Some of these uses are allowed with a Temporary Use Permit and others require an Administrative Use Permit (*refer to Table A.1 - Allowed Uses*).

Recreation and Open Space Uses

Walking and cycling trails and parks are allowed uses in the CV-SFL and CV-SFM land use designations (*refer to Table A.1 - Allowed Uses*).

Utilities Uses

Communication facilities, public utility service facilities, and stormwater drainage facilities are allowed uses in the CV-SFL and CV-SFM land use designations (*refer to Table A.1 - Allowed Uses*).

PARK LAND USE DESIGNATIONS

Two Parks land use designations are provided in the Plan Area for active and passive recreational opportunities and limited commercial uses. In addition to park activities, private community centers or clubhouses including swimming pools, fitness centers, courts, and other private recreational areas as well as accessory structures and utilities are permitted in the CV-P and CV-P-PD land use designations. The CV-P-PD designation allows for limited park related commercial uses⁴ such as coffee shops, small restaurants, and child day care centers (*refer to Table A.2 - Allowed Uses*).

CV-OS1 & CV-OS2 LAND USE DESIGNATIONS

The Open Space land use designations preserve and protect sensitive natural features (CV-OS1) and provide land for passive recreational activities (CV-OS2) that complement Plan Area park uses (*refer to Table A.2 - Allowed Uses*).

4 Conditional Use Permit required.

Table A.1 - Allowed Uses (Residential Land Use Designations)		
Use	Land Use Designation	
	CV-SFL	CV-SFM
Civic		
Community Assembly	NP	P
Community Services (Minor)	NP	P
Community Care Facility (Small)	NP	P
Residential Uses		
Single-Unit Residential	-	-
Detached [1]	-	-
Standard Lot	P	NP
Small Lot	NP	P
Secondary Dwelling	-	-
Accessory Dwelling Unit [2]	P	NP
Junior Accessory Dwelling Unit [2]	P	NP
Accessory Structures [3]	P	P
Room Rental (one bedroom only)	A	A
Child Day Care Home	-	-
Small Family Day Care Home	P	P
Commercial		
Contractor's Office	TUP	TUP
Garage Sales	P	P
Home Occupations	P	P
Lodging	-	-
Vacation Home Rental	P	P
Temporary Real Estate Office	A	A
Recreation and Open Space		
Walking & Cycling Trails	P	P
Parks (Public & Private) [4]	-	-
Neighborhood	P	P
Parklets	P	P
Utilities		
Communication Facilities	A/CUP	A/CUP
Public Utility Service Facilities	-	-
Intensive	CUP	CUP
Minor	P	P
Stormwater Facilities	P	P

Notes:

- [1] Refer to Section A.3 for definition and examples of Single-Unit Residential Detached dwelling units.
- [2] Refer to Ca Gov't. Code Section 65852.2 and 65852.22.
- [3] Refer to Section 130.40.030
El Dorado County Code of Ordinances
- [4] Refer to EDHCS Park & Recreation Facilities Master Plan

Legend

- P Allowed Use
- NP Use Not Allowed
- CUP Condition Use Permit
- TUP Temporary Use Permit
- A Administrative Use Permit

Table A.2 - Allowed Uses (Parks & Open Space Land Use Designations)				
Use	Land Use Designation			
	CV-P	CV-P-PD	CV-OS1	CV-OS2
Recreation & Open Space				
Walking & Cycling Trails	P	P	P	P
Private Community Center	P	P	NP	NP
Private Clubhouse	P	P	NP	NP
Parks (Public & Private)	-	-	-	-
Village Parks [1]	P	P	NP	NP
Neighborhood Parks [1]	P	P	NP	NP
Parklets [1]	P	P	NP	P
Picnic Areas	P	P	NP	P
Trail Head Parking or Staging Area	P	P	NP	P
Accessory Structures [2]	-	-	-	-
Retaining Walls	P	P	NP	P
Walls & Fences	P	P	NP	P
Shade Structures, Arbors & Trellises	P	P	NP	P
Decks, Benches, Signs & Lighting	P	P	NP	P
Commercial				
Child Day Care Center	NP	CUP	NP	NP
Coffee Shops	NP	CUP	NP	NP
Food & Beverage Sales	NP	CUP	NP	NP
Restaurants	NP	CUP	NP	NP
Utilities				
Communication Facilities	A/CUP	A/CUP	NP	A/CUP
Public Utility Service Facilities	-	-	-	-
Intensive	NP	NP	NP	NP
Minor	P	P	P [3]	P
Stormwater Facilities	P	P	P [3]	P

Notes:

- [1] Refer to EDHCSD Park & Recreation Facilities Master Plan.
 [2] Refer to Section 130.40.030 El Dorado County Code of Ordinances.
 [3] Subject to USACE Approval.

Legend

- P Allowed Use
 NP Use Not Allowed
 CUP Conditional Use Permit
 TUP Temporary Use Permit
 A Administrative Use Permit

A.4 RESIDENTIAL DEVELOPMENT STANDARDS

Tables A.3 and A.4 specify the minimum lot area, maximum building coverage, minimum yard setbacks, maximum building height, and the parking requirements for the each of the following housing types:

- Single Unit Residential - Detached (Standard Lot Types)
- Single Unit Residential - Detached (Small Lot Types)

Figure A.1 illustrates setback references for Single-Unit Residential-Detached Standard Lots. Figure A.2 illustrates benefit and burden easement setback references for Single-Unit Residential Detached Small Lots¹. Figure A.3 illustrates alternative lot layouts at dead-end streets and cul-de-sacs.

1 Benefit and burden easements are permitted in the Plan Area where needed.

Table A.3 - Development Standards (Single Unit Residential - Detached Standard Lots)				
	Standard Lot Types			
	Type 1 45' x 105'	Type 2 55' x 105'	Type 3 65' x 105'	
Minimum Lot Size				
Interior Lot (Sq.Ft.)	4,725	5,775	6,825	
Corner Lot (Sq.Ft.)	5,250	6,300	7,350	
Flag Lot (Sq.Ft.)	5,250	6,300	7,350	
Minimum Lot Width				
Interior Lot	45'	55'	65'	
Corner Lot	50'	60'	70'	
Cul-de-Sac or Dead-End Street [2]	45'	45'	45'	
Minimum Lot Depth				
Interior Lot	105'	105'	105'	
Corner Lot	105'	105'	105'	
Minimum Setbacks				
Front Yard Setback				
Garage	18'	18'	18'	
Primary Structure	15'	15'	15'	
Secondary Structure	15'	15'	15'	
Porch or Covered Entry	12'	12'	12'	
Accessory Structure	-	-	-	
Solid Fences and Walls > 40" Tall	12'	12'	12'	
Open Fence and Walls > 40" Tall	12'	12'	12'	
Structures > 40" Tall	12'	12'	12'	
Structures < 40" Tall	15'	12'	15'	
Architectural Extensions	12'	12'	12'	
Chimneys	12'	12'	12'	

Table A.3 - Development Standards (Single Unit Residential - Detached Standard Lots)			
	Standard Lot Types		
	Type 1 45' x 105'	Type 2 55' x 105'	Type 3 65' x 105'
Secondary Front Yard			
Garage (Door Facing Street)	18'	18'	18'
Primary Structure	10'	10'	10'
Secondary Structure	10'	10'	10'
Porch or Covered Entry	10'	10'	10'
Accessory Structure	-	-	-
Air Conditioning Unit	5'	5'	5'
Swimming Pool Equipment	5'	5'	5'
Solid Fences and Walls > 40" Tall	5'	5'	5'
Open Fence and Walls > 40" Tall	5'	5'	5'
Structures < 40" Tall	5'	5'	5'
Structures > 40" Tall	5'	5'	5'
Pergola/Trellis	5'	5'	5'
Swimming Pool and Spa (In-ground)	5'	5'	5'
Portable Sheds <120 SF	5'	5'	5'
Architectural Extensions	5'	5'	5'
Chimneys	5'	5'	5'
Side Yard Setback (Interior Lot)			
Garage	4'	4'	4'
Primary Structure	4'	4'	4'
Secondary Structure	4'	4'	4'
Porch or Covered Entry	3'	3'	3'
Accessory Structure	-	-	-
Air Conditioning Unit	3'	3'	3'
Swimming Pool Equipment	3'	3'	3'
Solid Fences and Walls > 40" Tall	0'	0'	0'
Open Fence and Walls > 40" Tall	0'	0'	0'
Structures < 40" Tall	3'	3'	3'
Structures > 40" Tall	3'	3'	3'
Pergola/Trellis	3'	3'	3'
Swimming Pool and Spa (In-ground)	3'	3'	3'
Portable Sheds <120 SF	3'	3'	3'
Architectural Extensions	3'	3'	3'
Chimneys	3'	3'	3'
Rear Yard			
Primary Structure	15'	15'	15'
Garage (Front Loaded)	3'	3'	3'
Garage (Alley Loaded)	18'	18'	18'
Secondary Structure	5'	5'	5'
Accessory Structure	-	-	-
Air Conditioning Unit	3'	3'	3'
Swimming Pool Equipment	3'	3'	3'
Solid Fences and Walls > 40" Tall	0'	0'	0'
Open Fence and Walls > 40" Tall	0'	0'	0'
Structures < 40" Tall	3'	3'	3'
Structures > 40" Tall	3'	3'	3'
Pergola/Trellis	3'	3'	3'
Swimming Pool and Spa (In-ground)	3'	3'	3'
Portable Sheds <120 SF	3'	3'	3'
Architectural Extensions	3'	3'	3'
Chimneys	3'	3'	3'
Maximum Height			
Primary Structure	35'	35'	35'
Detached Garage	15'	15'	15'
Detached Garage with Secondary Unit Above	25'	25'	25'
Secondary Structure	25'	25'	25'
Accessory Structure	15'	15'	15'
Minimum Off-Street Parking			
Covered	2	2	2
Uncovered	0	0	0

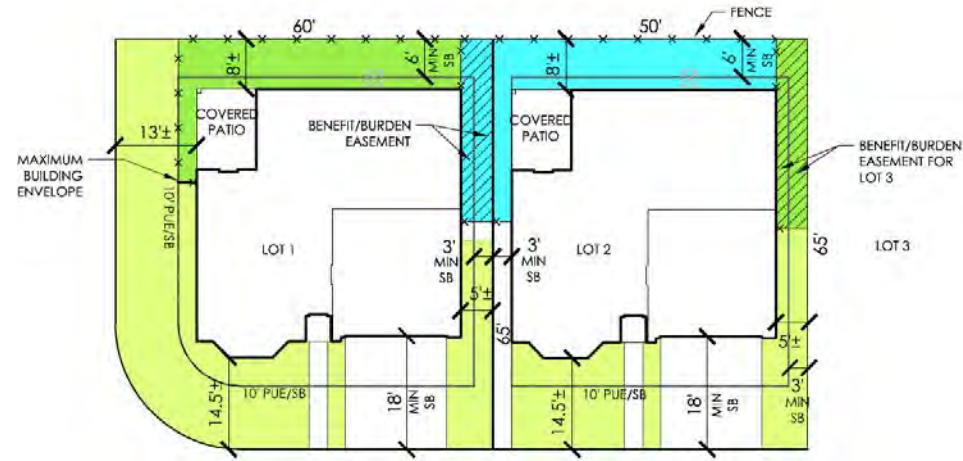
[1] Primary and secondary structures only. Driveways, swimming pools, shade structures, & paved areas excluded.
[2] Refer to Figure A.1 - Single Unit Detached Setback References



Figure A.1 - Setback References (Single Unit Residential - Detached Standard Lot)

Table A.4 - Development Standards (Single-Unit Residential - Detached Small Lot)		
	Small Lot (Benefit/Burden Easements)	
	Type 4 50' x 65'	Type 5 60' x 65'
Minimum Lot Size		
Interior Lot (Sq.Ft.)	3,250	3,900
Corner Lot (Sq.Ft.)	3,900	4,550
Flag Lot (Sq.Ft.)	3,900	4,550
Minimum Lot Width		
Interior Lot	50'	60'
Corner Lot	60'	70'
Minimum Lot Depth		
Interior Lot	65'	65'
Corner Lot	65'	65'
Minimum Setbacks		
Front Yard Setback		
Garage	18'	18'
Primary Structure	Figure A.2	Figure A.2
Porch or Covered Entry	Figure A.2	Figure A.2
Accessory Structure		
Solid Fences and Walls > 40" Tall	Figure A.2	Figure A.2
Open Fence and Walls > 40" Tall	Figure A.2	Figure A.2
Structures > 40" Tall	Figure A.2	Figure A.2
Structures < 40" Tall	Figure A.2	Figure A.2
Architectural Extensions	Figure A.2	Figure A.2
Side Yard Setback (Interior Lot)		
Garage	3'	3'
Primary Structure	3'	3'
Porch or Covered Entry	Figure A.2	Figure A.2
Accessory Structure	-	-
Air Conditioning Unit	Figure A.2	Figure A.2
Solid Fences and Walls > 40" Tall	Figure A.2	Figure A.2
Open Fence and Walls > 40" Tall	Figure A.2	Figure A.2
Structures < 40" Tall	Figure A.2	Figure A.2
Structures > 40" Tall	Figure A.2	Figure A.2
Pergola/Trellis	Figure A.2	Figure A.2
Architectural Extensions	Figure A.2	Figure A.2
Side Yard Setback (Corner Lot)		
Primary Structure	3'	3'
Porch or Covered Entry	Figure A.2	Figure A.2
Accessory Structure	-	-
Air Conditioning Unit	Figure A.2	Figure A.2
Solid Fences and Walls > 40" Tall	Figure A.2	Figure A.2
Open Fence and Walls > 40" Tall	Figure A.2	Figure A.2
Structures < 40" Tall	Figure A.2	Figure A.2
Structures > 40" Tall	Figure A.2	Figure A.2
Pergola/Trellis	Figure A.2	Figure A.2
Architectural Extensions	Figure A.2	Figure A.2

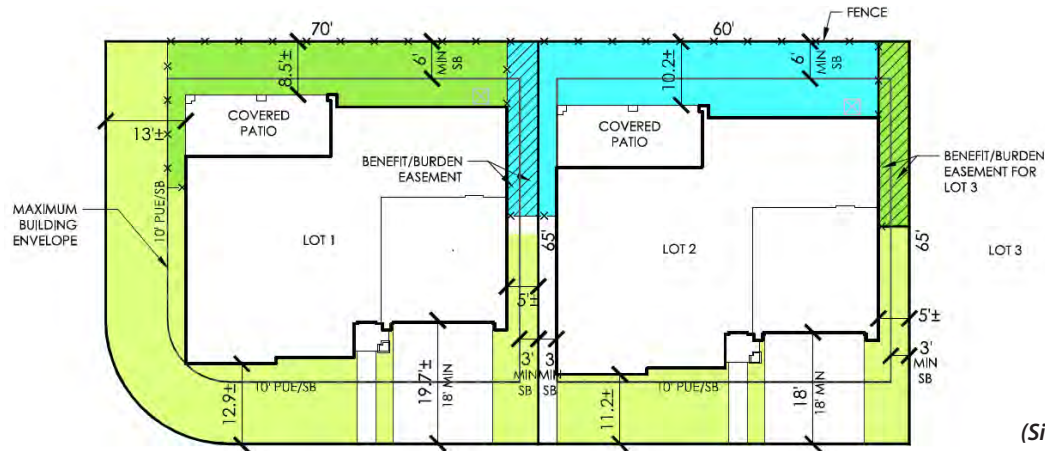
Table A.4 - Development Standards (Single-Unit Residential - Detached Small Lot)		
	Small Lot (Benefit/Burden Easements)	
	Type 4 50' x 65'	Type 5 60' x 65'
Rear Yard		
Primary Structure	Figure A.2	Figure A.2
Detached Garage (Front Loaded)	Figure A.2	Figure A.2
Garage (Alley Loaded)	Figure A.2	Figure A.2
Secondary Structure	Figure A.2	Figure A.2
Accessory Structure		-
Air Conditioning Unit	Figure A.2	Figure A.2
Solid Fences and Walls > 40" Tall	Figure A.2	Figure A.2
Open Fence and Walls > 40" Tall	Figure A.2	Figure A.2
Structures < 40" Tall	Figure A.2	Figure A.2
Structures > 40" Tall	Figure A.2	Figure A.2
Pergola/Trellis	Figure A.2	Figure A.2
Spa (In-ground)	Figure A.2	Figure A.2
Architectural Extensions	Figure A.2	Figure A.2
Maximum Height		
Primary Structure	35'	35'
Accessory Structure	15'	15'
Minimum Off-Street Parking		
Covered	2	2
Uncovered	0	0



Benefit/Burden Easement - 50' Lot Example

Lot 2 gains side yard (benefit) from Lot 1 (blue).

Lot 1 gives side yard (burden) to Lot 2. Fence from house corner.



Benefit/Burden Easement - 60' Lot Example

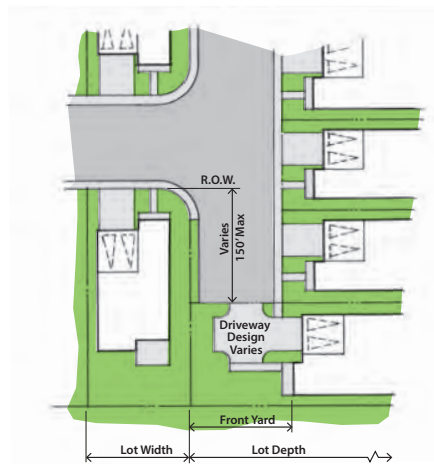
Lot 2 gains side yard (benefit) from Lot 1 (blue).

Lot 1 gives side yard (burden) to Lot 2. Fence from house corner.

Figure A.2 - Setback References
(Single-Unit Residential - Detached Small Lots)



Dead-End Street



Dead-End Street



Cul-de-Sac Street

Figure A.3 - Alternative Lot Layouts
 (Single-Unit Residential - Detached Standard Lots)

A.5 SITE DEVELOPMENT STANDARDS

The specific plan includes its own unique site development standards that customise the requirements contained in the El Dorado County Design and Improvements Standards Manual.

STREET STANDARDS

Design Speed & Average Daily Trips

Local roads shall have a design speed of 25 mph. Average daily trips (ADT) on local street assumed not to exceed 2,000. Local streets shall be design to minimize traffic speeds, and may utilize traffic calming devices to be determined at the tentative subdivision map stage.

Geometry

Centerline Curve Radii

- Alleys: 75-feet
- Emergency Vehicle Access Roads: 50-feet
- Local Cul-de-Sac Street: 150-feet
- Local Street: 150-feet
- Collector Street: 300-feet
- Arterial Street: 600-feet

Street Intersection Offsets

- Local Streets: 100-feet at street centerline
- Collector Streets: 300-feet at street centerline
- Arterial Streets: 600-feet at street centerline

Maximum Street Gradients

- Local Streets: 15% Maximum
- Collector Streets: 10% Maximum
- Arterial Streets: 8% Maximum

Curb Return Radii

- Local Streets: 20- feet
- Collector Streets: 25-feet

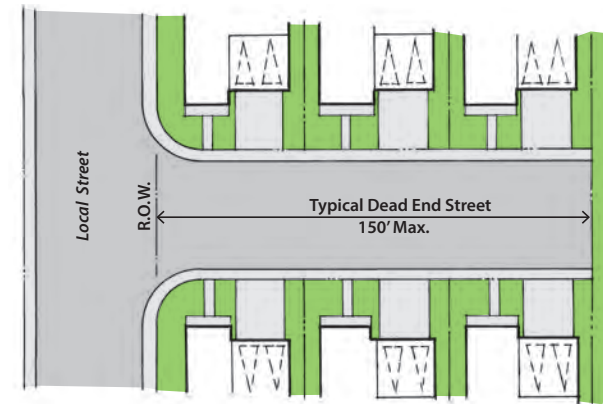


Figure A.4 - Standard Dead-End Street

Dead-End Streets

Dead-end streets are allowed in the Plan Area. The maximum length of a standard dead-end street without an approved turnaround is 150-feet (refer to Figure A. 4 - Standard Dead-End Street).

Cul-de-Sacs Streets

Cul-de-sac streets are allowed in the Plan Area (refer to Figure A.5 - Standard Cul-de-Sac). The maximum length of a cul-de-sac street is 2,400'.

- 90' right-of-way diameter
- 81' face-of-curb to face-of-curb diameter.

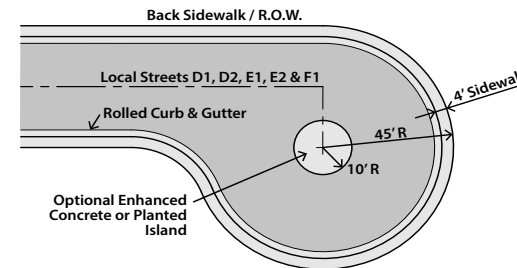


Figure A.5 - Standard Cul-de-Sac

Gated Entries

Gated entries are allowed on all Plan Area private streets subject to the approval of the El Dorado County Department of Transportation and the El Dorado Hills Fire Department (refer to Figure A.6 - Gated Entry Examples).

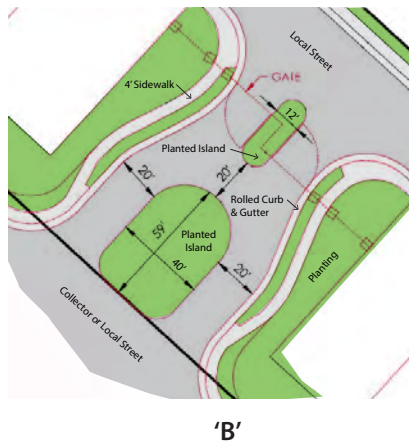
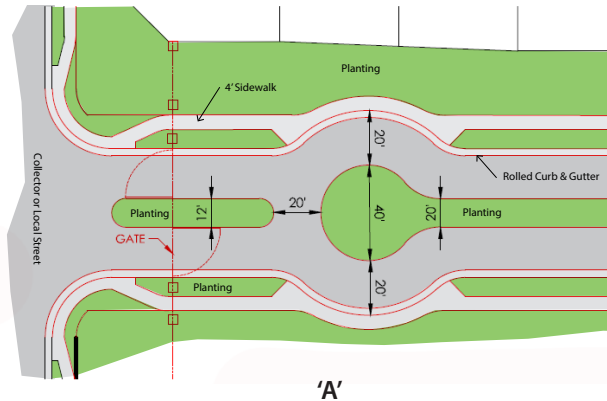


Figure A.6 - Gated Entry Examples

Improvements

Curb & Gutter

Concrete curb and gutter is required on all Plan Area streets except that portion of a street adjacent to open space. The following curb and gutter criteria apply:

- *Local Streets: EDC Type 1 Rolled Curb and Gutter.*
- *Collector Streets: EDC Type 1 Vertical Curb and Gutter or Type 2 Rolled Curb and Gutter.*
- *Planted Medians: EDC Type 3 Barrier Curb*

Sidewalks

Sidewalks are required on all Plan Area streets according to the following schedule:

- *Local Streets C1, C2, D1 & F1: 4-feet each side of street.*
- *Local Streets D2, E1 & E2: 4-feet one side of street.*
- *Minor Collector Street B1: 5-feet each side of street.*
- *Entry Collector Streets A1 & A2: 5-feet each side of street.*

Gated Entries

Gated entries are allowed on all privately maintained streets in the Plan Area as approved by El Dorado County Department of Transportation and the El Dorado Hills Fire Department. The County shall issue a Finding of Consistency for any tentative map revisions that include gated entries.

Emergency Vehicle Access (EVA) Gates

The CVSP permits emergency vehicle access gates as approved by the El Dorado Hills Fire Department.

Transit Stops

Transit stops are not required in the Plan Area.

Street Lighting

Public street lighting shall be minimized unless safety standards required otherwise. Street lighting shall be provided at key local public street intersections for safety. Applicant shall determine the

design, location and construction of the street lighting as a exhibit accompanying the final subdivision map. CVSP lighting will be in compliance with the Outdoor Lighting Standards adopted by the County and County Code Section 130-34 - Outdoor Lighting. These standards are designed decrease the overall light and glare coming from development projects.

TRAIL STANDARDS

Class I Bike Paths

Class I bike paths are provided in the Plan Area (*refer to Figure 4.14 - Bikeway & Trail Plan and Figure 4.15 - Class I Bike Path*).

Class II Bike Lanes

Class II bike lanes are provided on Streets A1, A2 & B1 (*refer to Figure 4.14 - Bikeway & Trail Plan*).

Class III Bike Routes

Class III bike routes are designated on Local Street C1 (*refer to Figure 4.14 - Bikeway & Trail Plan*).

Multi-Use Trails

Paved multi-use trails are provided in the Plan Area (*refer to Figure 4.14 - Bikeway & Trail Plan and Figure 4.16 - Multi-Use Trail*).

Unpaved Trails

Unpaved decomposed granite trails are allowed in the CV-OS2 open space areas.

LOT STANDARDS

Lot Length to Width Ratio

Not to exceed 4:1 unless a minor administrative modification of the CVSP is approved.

Flag Lots

Flat lots are only permitted in the CV-SFL land use designation. The lot's flagpole portion shall have minimum width at any point of 25-feet except when two flag lots are directly adjacent to one another in which case each flagpole width shall not be less than 12.5-feet for a combined width of 25-feet. The lot's flagpole length shall not exceed 150-feet.

GRADING

Mass Pad Grading

Mass pad grading is allowed in the Plan Area (*refer to Figure A.7 - Conceptual Grading Plan*).

Cross Lot Drainage

Cross lot drainage is prohibited in the Plan Area.

Retaining Walls/Sound Walls

Retaining walls are allowed by right in the Plan Area.

The following retaining wall types are allowed:

- *Cantilevered*
- *Gravity (Segmented and Rockery)*

The following materials are allowed:

- *Split-face masonry*
- *Parsons Bros. type rock walls*
- *Other materials approved by an acoustical consultant for sound attenuation*

FENCING

Fencing materials in the Plan Area may include open ornamental iron (tubular), wood or composite. Open fencing will typically be located along open space corridors or storm water drainage features. Wood fencing will typically be located along residential lot lines and to separate neighborhoods from roads or park facilities.

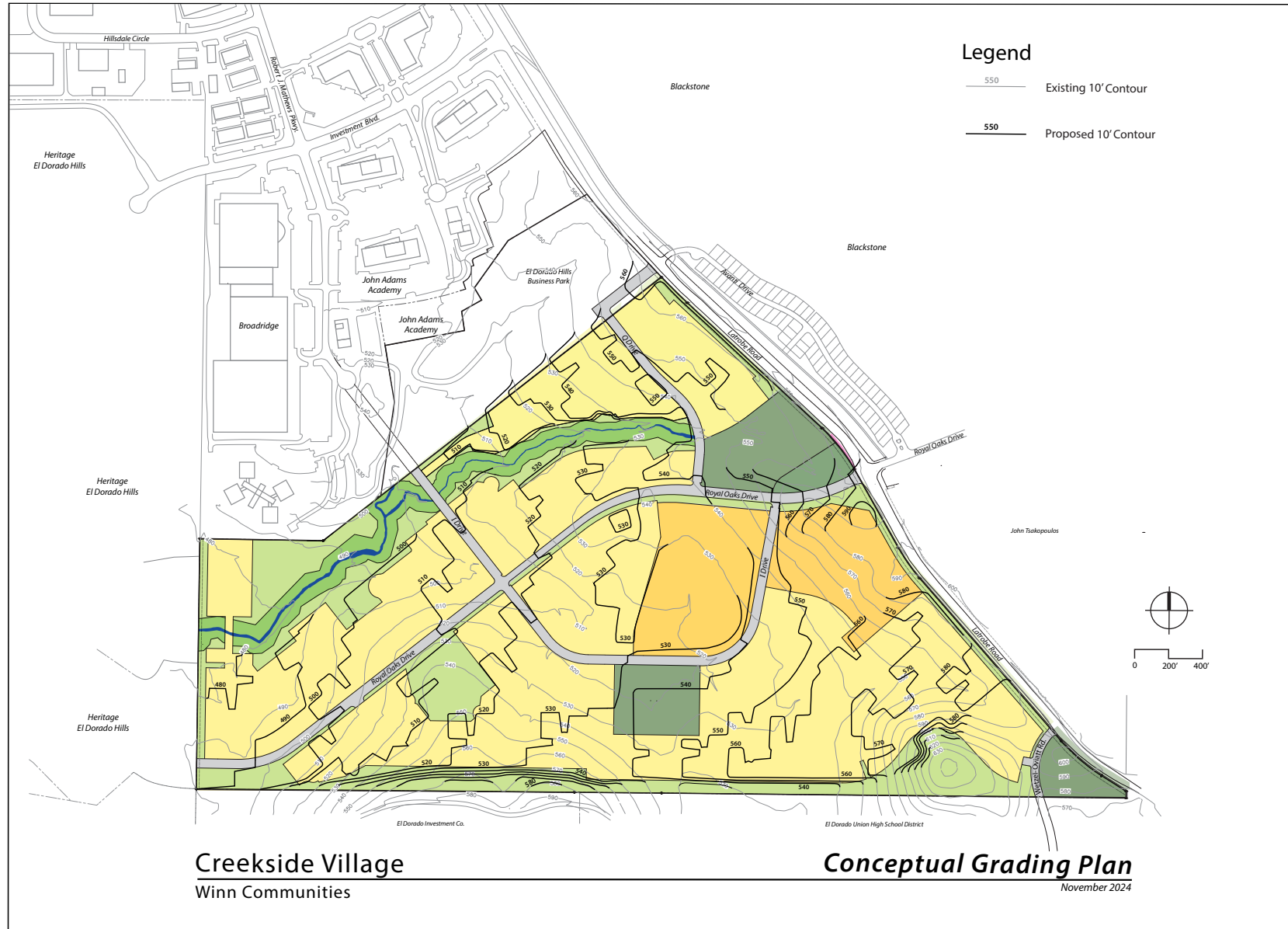


Figure A.7 - Conceptual Grading Plan

CREEKSIDE — VILLAGE —



CREEKSIDE VILLAGE SPECIFIC PLAN - APPENDIX B REDUCED IMPACT ALTERNATIVE GENERAL PLAN CONSISTENCY FINDINGS



Winn Communities
November 2024

CREEKSIDE

VILLAGE



CREEKSIDE VILLAGE SPECIFIC PLAN - APPENDIX B REDUCED IMPACT ALTERNATIVE GENERAL PLAN POLICY CONSISTENCY FINDINGS

Adopted by:

THE COUNTY OF EL DORADO

(INSERT DATE AND RESOLUTION No.)

Prepared by:

Winn Communities

Torrence Planning & Design Inc.

CTA Engineering & Surveying, Inc.

T.Kear Transportation Planning & Management, Inc.

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GPA20-0001, Z20-0005, SP20-0001, TM20-0002
Creekside Village Specific Plan - Reduced Impact Alternative
Exhibit G – Creekside Village Specific Plan RIA Document and Appendices

GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
2 – LAND USE ELEMENT		
GOAL 2.1: LAND USE Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.		
OBJECTIVE 2.1.1: COMMUNITY REGIONS <i>Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.</i> <i>Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.</i>		
2.1.1.1	The Communities within the County are identified as: El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings. (Resolution 126-2019, August 6, 2019.	Consistent: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region which the General Plan identifies as an area where future growth and expansion will occur.
2.1.1.2	Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map	Consistent: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region which the General Plan identifies as an area where future growth and expansion will occur.
2.1.1.3	Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. Within Community Regions, the mixed-uses may occur vertically and/or horizontally. In mixed-use projects, the maximum residential density shall be 20 dwelling units per acre within Community Regions. The residential component of a mixed-use project may include a full range of single and/or multi-family design concepts. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.	Not Applicable: Per the General Plan, mixed-use developments are permissible in El Dorado County; however, the CVSP does not propose a mixed-use land use designation.

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
Creekside Village Specific Plan - Reduced Impact Alternative
Exhibit G – Creekside Village Specific Plan RIA Document and Appendices

GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
2.1.1.4	Community Region boundaries shall generally be coterminous with the Sphere of Influence boundaries of incorporated cities. Community Region boundaries may extend beyond a city's sphere of influence to recognize existing and anticipated development patterns consistent with that of Community Regions. However, cities should be encouraged to expand their sphere of influence to be contiguous with Community Region boundaries	Not Applicable: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region but is not located near an existing City's Sphere of Influence.
2.1.1.5	intentionally blank	Not Applicable: This policy is intentionally blank.
2.1.1.6	The boundaries of existing Community Regions may be modified through the General Plan amendment process.	Not Applicable: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region and does not propose modifications to the boundary of the existing Community Region.
2.1.1.7	Development within Community Regions, as with development elsewhere in the County, may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.	Consistent: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region and will be consistent with applicable General Plan Policies while providing adequate roadways, utilities, and public service infrastructure to serve the development.
Objective 2.1.2: Rural Centers: Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and semi-urban land uses will be developed. The Rural Center boundaries as depicted on the General Plan land use map shall be the established urban limit line. Recognize existing defined places as centers within the Rural Regions which provide a focus of activity and provides goods and services to the surrounding areas.		
2.1.2.1	The Rural Centers within the County are identified as: Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge. (Resolution 126-2019, August 6, 2019).	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.
2.1.2.2	Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. These boundaries shall be shown on the General Plan land use map.	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.
2.1.2.3	To meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.

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2.1.2.4	Rural Centers shall be evaluated for their status as historic districts. The Historic Design combining zoning district shall be applied to each Rural Center which meets the criteria to conserve the unique historic character.	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.
2.1.2.5	Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Rural Centers. Within Rural Centers, the mixed uses may occur either vertically and/or horizontally. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning Ordinance. The residential component of a mixed-use project may include a full range of single and/or multifamily design concepts. The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provided concurrent with development.	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.
2.1.2.6	The boundaries of existing Rural Centers may be modified through the General Plan amendment process.	Not Applicable: The CVSP is not located in a Rural Center, it's located within the existing boundaries of the El Dorado Hills Community Region.
Objective 2.1.3: Rural Regions: Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.		
2.1.3.1	All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions	Not Applicable: The CVSP is located within the existing boundaries of the El Dorado Hills Community Region.
Objective 2.1.4: Opportunity Areas Encourage development and revitalization within designated opportunity areas with a mix of uses that support the County's jobs/housing balance.		
2.1.4.1	Facilitate increased density and intensity of development and revitalization in identified Opportunity Areas.	Not Applicable: The CVSP is not located within a designated opportunity area.
2.1.4.2	When setting priorities for public infrastructure spending, give particular attention to improvements that will support development and redevelopment within designated Opportunity Areas.	Not Applicable: The CVSP is not located within a designated opportunity area.
2.1.4.3	Utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas	Not Applicable: The CVSP is not located within a designated opportunity area.

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2.1.1.4.4	Require that projects within Opportunity Areas develop at or above the midpoint of the allowed density unless one or more of the following findings are made: • The proposed project does not include residential development. • Residences are integrated vertically in a mixed-use project. • Site considerations such as parcel size, configuration, environmental resources, or other features make achieving the midpoint infeasible or undesirable. • Infrastructure constraints make achieving the midpoint impractical.	Not Applicable: The CVSP is not located within a designated opportunity area.
Objective 2.2.1: Land Use Designations: An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.		
2.2.1.1	The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.	Consistent: The proposed General Plan land use designation for the CVSP is Adopted Plan (AP) which is consistent with the Community Region Planning Concept Area shown in General Plan Table 2-1.
2.2.1.2	To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established and defined. Multi-Family Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Except as provided in Objective 2.2.6 (Site Specific Policy), the minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. (Resolution 199-2018, September 25, 2018) High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and	Consistent: The proposed General Plan land use designation for the CVSP is Adopted Plan (AP) which is one of the land use designations defined in General Plan Policy 2.2.1.2.

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	manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. <u>Medium-Density Residential (MDR):</u> This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers. <u>Low-Density Residential (LDR):</u> This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure <u>Rural Residential (RR):</u> This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as “choice” agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.	

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	Agricultural Lands (AL): This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only. Natural Resource (NR): The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use, are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses on private land may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one dwelling unit per 160 acres or larger outside the National Forest Service lands and within “timber production” areas and one dwelling unit per 40 acres within river canyons outside of the “timber production” areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160-acre parcel size. If it is determined that such lands are unsuitable for “timber production,” one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the (1) No important natural resource exists on the property; or (2) If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self-imposed setbacks buffers, and open space Commercial (C): The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for	

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	a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions. <u>Research & Development (R&D):</u> The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers. <u>Industrial (I):</u> The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions. <u>Open Space (OS):</u> This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions. <u>Public Facilities (PF):</u> This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions. <u>Adopted Plan (AP):</u> This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County's General Plan prior to the adoption of this	

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	General Plan. The adopted plan for the Tahoe Basin is the Regional Plan for the Tahoe Basin and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Area (Community) Plan, adopted by El Dorado County and TRPA. <u>Tourist Recreational (TR)</u>: This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sightseeing activities. Lodging uses would include RV parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate	
2.2.1.3	The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2 below.	Consistent: Per Table 2-2, the CVSP proposed population density is 2.8 persons per household unit.
2.2.1.4	The population densities described in Policy 2.2.1.3 are representative of land use designations permitting residential use which are considered permanent population. These population densities are not to be construed to apply to recreational facilities, campgrounds, or other transitory populations.	Consistent: Per El Dorado County Code Section 120.12.090, the CVSP sets the average population per dwelling unit, for park land dedication purposes, at 2.8 persons per single family dwelling unit and 2.1 persons per multi-family dwelling unit.
2.2.1.5	The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3:	Consistent: The CVSP does not propose any specific plan land use designations requiring floor area ratios (FAR). In the CV-P-PD land use designation commercial uses are allowed with approval of a conditional use permit and planned development which will restrict the FAR to 0.85 as shown in Table 2-3.
OBJECTIVE 2.2.2: OVERLAY LAND USE DESIGNATIONS <i>Establishment of overlay designations to provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.</i>		

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2.2.2.1	The following General Plan overlay designations are included: A. Agricultural Districts B. Platted Lands C. Ecological Preserve D. Mineral Resource E. Important Biological Corridor	Not Applicable: The Creekside Village site does not include any areas described in Policy 2.2.2.1 that would require a General Plan overlay designation.
2.2.2.2	The purpose of the Agricultural District (-A) overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils (collectively referred to as "choice" agricultural soils) and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District but only serves to identify agriculture as the principal activity and to discourage incompatible uses such as higher density residential use. Agricultural Districts shall be used to conserve and protect important agricultural crop lands and associated activities, maintain viable agricultural-based communities, and encourage the expansion of agricultural activities and production. The minimum residential parcel size for lands containing choice agricultural soils within an Agricultural (-A) District shall be twenty (20) acres or the minimum lot size established by the underlying land use designation, whichever is greater. Residential parcels within Agricultural Districts where 70 percent or more of the parcel area is identified by the Agricultural Commission as land unsuitable for agriculture, as defined in "The Procedure for Evaluating the Suitability of Land for Agriculture," may be considered for a minimum parcel size of ten (10) acres. Clustering of planned residential developments on "non-choice" agricultural soils within Agricultural Districts, that have been identified by the Agricultural Commission as land unsuitable for agriculture, may be allowed but in no case smaller than five (5) acres. Ranch marketing is encouraged on lands engaged in agricultural production.	Not Applicable: The Creekside Village site does not include any areas of "choice agricultural soils" where an Agricultural District overlay designation would be appropriate.

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2.2.2.3	The purpose of the Platted Lands (-PL) overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels in the Rural Regions where the existing density level of the parcels would be an inappropriate land use designation for the area based on capability constraints and/or based on the existence of important natural resources. The -PL designation shall be combined with a land use designation which is indicative of the typical parcel size located within the Platted Lands boundaries. The existence of the -PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses. The -PL overlay designation may also be applied to lands historically zoned with a commercial zone district combined with the Commercial (C) land use designation. A. Parcels within the -PL overlay designation shall not be permitted to subdivide to a size smaller than the minimum parcel size allowed by the base land use designation. B. -PL district boundaries shall not be modified to include additional parcels for the purpose of allowing subdivision of those additional parcels.	Consistent: The CVSP is located within the boundaries of the El Dorado Hills Community Region and the Platted Lands overlay designation would not be applicable
2.2.2.4	The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies. A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve. B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation. C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances.	Not Applicable: The Creekside Village site does not include any areas of rare or endangered plant and animal species where an Ecological Preserve overlay designation would be appropriate.
2.2.2.5	<i>intentionally blank</i>	Not Applicable: This policy is intentionally blank.
2.2.2.6	<i>intentionally blank</i>	Not Applicable: This policy is intentionally blank.

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2.2.2.7	The purpose of the Mineral Resource (-MR) overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports. The -MR overlay shall only be considered appropriate with the following base land use designations: • Natural Resource (NR) • Agricultural Land (AL) • Open Space (OS) • Industrial (I) • Commercial (C) • Public Facilities (PF) • Rural Residential (RR) • Low-Density Residential (LDR) If appropriate, said properties shall also be similarly zoned with Mineral Resource (-MR) combining zone district in conformance with Policy 7.2.1.2. Before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.	Not Applicable: The Creekside Village site is not designated as a Mineral Resource Zone 2 (MRZ 2xx) on the State Classification Reports and a Mineral Resource overlay designation would not be appropriate.
2.2.2.8	The Important Biological Corridor (-IBC) overlay shall be as set forth in Policy 7.4.2.9. Where the -IBC Overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay	Not Applicable: The Creekside Village site is outside the boundaries of any Important Biological Corridor (-IBC) shown on the General Plan land use maps.

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OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS <i>Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.</i>		
2.2.3.1	The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that (1) provide a public or common benefit on- or off-site, (2) cluster intensive land uses or lots to conform to the natural topography, (3) minimize impacts on various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns, (6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria. Except as otherwise provided herein, residential Planned Developments shall include open space lands comprising at least 30 percent of the total site which may be owned in common, by easement or fee title, by the homeowners or may be dedicated to a public agency. The following are exempt from the open space requirement: A. Condominium conversions, B. Residential Planned Developments consisting of five or fewer lots or dwelling units, C. Infill projects within Community Regions and Rural Centers on existing sites 3 acres or less are exempt from the open space requirement, D. Multi-Family Residential developments, and E. Commercial/Mixed Use Developments. The common open space requirement may be reduced to 15% in High Density Residential (HDR) Planned Developments where the open space is improved for recreational purposes, or as landscaped buffers or green belts, and an additional 15% of the total site is devoted to open space areas reserved for the exclusive use of individual residents such as private yards. The commonly owned open space can be improved for recreational purposes such as parks, recreational facilities, ball fields, golf courses, or picnic areas, or may be retained in a natural condition. Both improved and natural open space may be incorporated into a single Residential Planned Development. Commonly owned open space shall not include space occupied by infrastructure (e.g., roads, sewer and water treatment plants) except when multi-use trails are included within such space	Consistent: The CVSP includes the Planned Development (-PD) Combining District designation for a portion of CV-P land use designations. The development of the CV-P-PD lands will comply with Policy 2.2.3.1.

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2.2.3.2	The calculation of development density for purposes of Planned Developments shall be based on the maximum density permitted by the underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands	Consistent: The CVSP includes the Planned Development (-PD) Combining District designation for a portion of CV-P land use designation and density calculations will not be attributed to bodies of water.
2.2.3.3	Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise conform with Policy 2.2.5.3.	Consistent: The CVSP includes the Planned Development (-PD) Combining District designation for a portion of CV-P land use designation. Sufficient infrastructure will be available to serve the proposed density and the proposal will conform with Policy 2.2.5.3.
2.2.3.4	To further the Planned Development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, Planned Developments may be allowed on non-contiguous residential parcels provided that: A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.	Not Applicable: The CVSP includes the Planned Development (-PD) Combining District designation for a portion of CV-P land use designation. The CV-P-D designated parcel does not allow for residential uses therefore the use of the Transfer Development Density would not be applicable.
OBJECTIVE 2.2.4: DENSITY BONUS Provide for incentives which encourage the utilization of the Planned Development concept and further the provision of public benefits as a component of development.		
2.2.4.1	Residential Planned Developments which provide a minimum of 30% commonly owned publicly dedicated open space shall be allowed an open space density bonus of additional residential units, in accordance with A through C, for the provision of lands set aside for open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses. Developable land as used herein means land which is included in the calculation of density for a standard subdivision, which excludes bodies of water (lakes, rivers and perennial streams) measured at the ordinary high-water mark or spillway elevation for lakes and the two-year storm event for rivers and perennial streams. A. Maximum Density: The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land use designation as calculated for the entire project area except as provided for by Section B. B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for Planned Developments within a planning concept area for each unit of developable land set aside as open space. In calculating the maximum density	Not Applicable: The CVSP Planned Development Combining District (PD) designation does not allow residential uses or any density bonus.

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	permitted by the General Plan land use designation, the County shall include acreage of developable land, as defined above. C. Open Space: Lands set aside for open space, as used herein, shall be those lands commonly owned or made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.	
2.2.4.2	The density bonus limits described herein are exclusive of the density bonuses contained in the Housing Element.	Not Applicable: The CVSP Planned Development Combining District (PD) designation does not allow residential uses or any density bonus.
OBJECTIVE 2.2.5: GENERAL POLICY SECTION		
2.2.5.1	Existing legal lots of record with a lot size less than the minimum area indicated by the designation on the General Plan land use map shall be permitted to develop at a density of at least one dwelling unit per lot provided that minimum health and safety requirements are met.	Consistent: As allowed by State Law and the General Plan, the CVSP proposes land use designations and development standards that allow for unique lots sizes and areas different than those in the General Plan and the Zoning Ordinance.
2.2.5.2	All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.	Consistent: The CVSP will be reviewed by County staff for consistency with the policies in the General Plan prior to approval.
2.2.5.3	The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following: 1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands; 2. Availability and capacity of public treated water system; 3. Availability and capacity of public waste water treatment system; 4. Distance to and capacity of the serving elementary and high school; 5. Response time from nearest fire station handling structure fires; 6. Distance to nearest Community Region or Rural Center;	Consistent: As allowed by State Law and the General Plan, the CVSP proposes land use designations and development standards that allow for unique lot sizes and areas different than those in the General Plan and the Zoning Ordinance. The County will review the CVSP to ensure consistency with the criteria listed in Policy 2.2.5.3.

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	7. Erosion hazard; 8. Septic and leach field capability; 9. Groundwater capability to support wells; 10. Critical flora and fauna habitat areas; 11. Important timber production areas; 12. Important agricultural areas; 13. Important mineral resource areas; 14. Capacity of the transportation system serving the area; 15. Existing land use pattern; 16. Proximity to perennial water course; 17. Important historical/archeological sites; and 18. Seismic hazards and present of active faults. 19. Consistency with existing Conditions, Covenants, and Restrictions	
2.2.5.4	intentionally blank	<i>Not Applicable:</i> This policy is intentionally blank.
2.2.5.5	Parcel Size Exception. All divisions of land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance except as follows: A. One parcel may be subdivided to create one new parcel of lesser size than is required under policy 2.2.1.2 as implemented by the Zoning Ordinance. B. Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal. C. Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.). D. There shall be no parcel size exception granted where other policies herein require specific setbacks and buffers to adjoining parcels.	<i>Consistent:</i> As allowed by State Law and the General Plan, the CVSP proposes land use designations and development standards that allow for unique lot sizes and areas different than those in the General Plan and the Zoning Ordinance.

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2.2.5.6	Where approval of this General Plan has created inconsistencies with existing zoning, lower intensity zoning, in accordance with Table 2-4, may remain in effect until such time as adequate infrastructure is available to accommodate a higher density/intensity land use.	Not Applicable: As allowed by State Law and the General Plan, the CVSP proposes land use designations and development standards that allow for unique lot sizes and areas different than those in the General Plan and the Zoning Ordinance.
2.2.5.7	Where a zoning district applied to given land is consistent with the General Plan land use designation, the County reserves the right to deny development plans providing for permitted uses where adequate findings for approval (including adequate public facilities and services) cannot be made.	Not Applicable: This policy is not applicable to CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.8	intentionally blank	Not Applicable: This policy is intentionally blank.
2.2.5.9	The County recognizes the need to allow for certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. This policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding property or the permitted uses thereof. Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.

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2.2.5.10	It is recognized that there are large Rural Regions within the County wherein agriculture is pursued, and these areas need certain support uses that are unique to agriculture and its related uses. While allowing for the establishment of such agricultural support services, this policy will protect the permitted uses of such agricultural areas by only allowing the establishment of such support services through the Zoning Ordinance. Uses which may be considered to be consistent with this policy are those which include but are not limited to feed stores, agriculture supplies and sales, veterinarian services, animal boarding, processing and/or sale of agriculture products, and the sale of firewood not produced or grown on the site. In addition to agriculture, the rural areas may allow other consistent uses in the form of but not limited to outdoor recreation and campgrounds and organized camps, retreats, fishing and hunting clubs, mineral extractions, and cemeteries.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.11	This policy recognizes the need and importance of managing forest products and natural resources. This policy further recognizes that it is important to provide for an efficient and cost effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support uses which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas. Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation facilities, including ski resorts, equestrian facilities, and interpretive centers and conference/convention centers. These special support uses shall only be allowed to be established with the approval of a conditional use permit. (Resolution 126-2019, August 6, 2019)	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.12	intentionally blank	Not Applicable: This policy is intentionally blank.
2.2.5.13	Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Airport Land Use Compatibility Plans for the Placerville Airport, Georgetown Airport, and Cameron Airpark (Adopted June 28, 2012 by the El Dorado County Airport Land Use Commission).	Not Applicable: The CVSP site is not located adjacent to or surrounding an airport facility where an ALUCP is applicable.
2.2.5.14	Buffers shall be established around future water supplies and other public facilities to protect them from incompatible land uses. Such buffer lands should be contained on-site where possible.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.15	Any imposition of National Recreational Area or Wild and Scenic River designations on lands within El Dorado County shall be deemed inconsistent with this General Plan.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.

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2.2.5.16	The appropriate level of planning for land divisions shall be based on the current land use designation that applies to the project area. The level of planning will at a minimum demonstrate that the project will not preclude the ultimate potential density. Level of planning may be reduced by an accompanying request for General Plan Amendment to reduce the density. An ultimate road circulation plan shall be included that accommodates the maximum density and provides secondary access. (Res. No. 159-98; 6/16/98)	<i>Not Applicable:</i> This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.17	Criteria for locating churches and private schools in residential zones shall be established in the Zoning Ordinance. Minimum site development standards shall also be established.	<i>Not Applicable:</i> This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.18	Standards in the form of setbacks and other requirements shall be added to the Zoning Ordinance to buffer incompatible uses (e.g., commercial adjacent to residential).	<i>Not Applicable:</i> This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.19	If an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General Plan. Where property bears a General Plan designation intended to satisfy the County's obligation to provide land sufficient to meet its fair share of affordable housing, the County shall not grant development approvals that would undermine the County's ability to fulfill that obligation. In assessing whatever such approvals would undermine the obligation, the County shall determine whether, after granting the approvals, the County's inventory of land developable for affordable housing satisfies the County's obligation under State law.	<i>Not Applicable:</i> This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
2.2.5.20	<i>intentionally blank</i> (Resolution 126-2019, August 6, 2019)	<i>Not Applicable:</i> This policy is intentionally blank.

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2.2.5.21	Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.	Consistent: Proposed CVSP residential uses located to the west of EDHBP access road G1 are buffered from existing low-scaled buildings located on adjacent R & D parcels by an extensive open space system that varies in width. The existing R&D uses adjacent to the project site include a substantial buffer from the property line. Proposed CVSP residential uses located in the area between EDHBP access road G1 and Latrobe Road are located adjacent to an existing 25-acre undeveloped R & D parcel that is currently owned by the project applicant (Winn Ridge Investments, LLC). Future development of this parcel will be strictly controlled by the project applicant and designed to minimize conflicts between the development and the CVSP. An extensive open space buffer located on the R & D parcel is envisioned (refer to CVSP Figures 3.2 & 4.1). A generous open space buffer is located along the entire southern property line of the CVSP to ensure compatibility with existing rural residential and industrial uses to the south.
2.2.5.22	Schools and other public buildings and facilities shall be directed to Community Regions and Rural Centers where feasible and shall be considered compatible outside of Community Regions and Rural Centers when facilities will be located and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 2.2.6: SITE SPECIFIC POLICY SECTION Establishment of site-specific policies are given to provide additional, specific direction for the development of land where circumstances apply to areas of special interest.		
2.2.6.1	Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be rezoned to include the Planned Development Overlay (-PD) as part of any development application.	Not Applicable: The CVSP is not located within the boundaries of the El Dorado Hills Specific Plan.
2.2.6.2	Those lands within the El Dorado Hills Specific Plan known as Villages P, Q, and V shall be subject to the applicable provisions of the El Dorado Hills Specific Plan Design Criteria, the draft (most recent version) Village P Design Guidelines, and the draft (most recent version) Scenic Highway Corridor Ordinance as part of any discretionary design review	Not Applicable: The CVSP is not located within the boundaries of the El Dorado Hills Specific Plan.
2.2.6.3	Any rezone of the property identified as Assessor's Parcel No. 112-100-44 (number valid as of September 1997) shall include the Planned Development (-PD) Combining Zone District.	Not Applicable: The CVSP property is not identified as Assessor's Parcel No. 112-100-44.

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2.2.6.4	Future subdivision in the area around Fallen Leaf Lake shall be precluded (Policy 6.3.2.2).	Not Applicable: The CVSP property is not located in the area around Fallen Leaf Lake.
2.2.6.5	The creation of new parcels adjacent to the Texas Hill Reservoir Take Line as shown on the General Plan land use map shall maintain a minimum size of ten (10) acres. Lands designated Low-Density Residential and Rural Residential adjacent to the Texas Hill Reservoir Take Line shall provide a minimum setback of 200 feet from the boundary of the Take Line.	Not Applicable: The CVSP property is not located adjacent to the Texas Hill Reservoir take line.
2.2.6.6	<i>intentionally blank</i> (Resolution 199-2018, September 25, 2018)	Not Applicable: This policy is intentionally blank.
2.2.6.7	Within Village T as shown in the El Dorado Hills Specific Plan, the development and implementation of extensive commercial, residential and office development provides a unique opportunity to serve the needs of residential uses sited within a short enough distance to allow biking, walking and other alternative modes of transportation to avail themselves of goods and services. This Specific Policy designates the approximately +4.565-acre site comprised of Parcels 1, 2 and 3 as shown on parcel map for Town Center East. Parcel 3.4 filed September 29, 2008 in Book 50 of Parcel Maps at page 44, Official Records of El Dorado County, California (APN Nos. 121-290-60, 61 and 62) as "Urban Infill Residential Area". This area, because of its proximity to extensive commercial, retail, office and similar development in the balance of the El Dorado Hills Town Center, is deemed to be appropriate for dense infill development. The density of development allowed in this area may exceed the density of development set forth in other sections of this General Plan or zoning regulations up to a density of 47 units per acre upon the approval of a PD Development Plan approval and findings that the requested level of development is appropriate. Notwithstanding any other provisions of this General Plan or the El Dorado Hills Specific Plan or the zoning ordinance, the development restrictions and standards to apply in the Urban Infill Residential Area, including height limits, shall be those out in the approved PD Development Plan. New Policy will be effective upon the rescission of General Plan Policy 2.2.6.6 adopted by Resolution 208-2014, December 2, 2014.	Not Applicable: The CVSP is not located within the boundaries of the El Dorado Hills Specific Plan.
OBJECTIVE 2.2.7: COORDINATION WITH INCORPORATED CITIES		

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2.2.7.1	The County shall coordinate with the incorporated cities in land use planning and development to: A. Provide compatibility and coordination of land use designations; B. Provide compatibility and coordination of design and development standards and funding programs; C. Provide for a comprehensive and equitable distribution of revenues for all annexations; and D. Provide cooperation with the cities regarding shared responsibilities for improved infrastructure.	Not Applicable: The CVSP is not located within the boundaries of any incorporated city in El Dorado County and it is the County's responsibility to coordinate with those incorporated cities.
2.2.7.2	The County will actively participate and coordinate with the appropriate Federal and State agencies in land use planning that affects the County's customs, culture, fire safety, or economic stability. The County shall be represented on joint power authority Boards by elected representatives or their appointees.	Not Applicable: This policy is not applicable to the CVSP because it is a policy the County is responsible for implementing, and the project does not impact the County's ability to carry out this responsibility.
2.2.7.3	Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.2.7.4	The County shall coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city, which is consistent with the County's and each city's respective General Plans, that development which is incompatible with the city's General Plan and within any city's sphere of influence and/or the Community Region adjacent to each city shall not be permitted by the County, and that urban development shall be discouraged until annexation to the city occurs. A. Except in those instances where residential parcels have already been subdivided into less than five-acre parcels, the County shall zone all lands not developed within a city's sphere of influence and/or the Community Region adjacent to each city so as to permit density not to exceed one dwelling unit per five acres for these residential parcels. Property within the city's spheres of influence which cannot be annexed to the city, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria: 1. The development provides for the necessary on-site infrastructure;	Not Applicable: The CVSP is not located within the boundaries of any incorporated city in El Dorado County and it is the County's responsibility to coordinate with incorporated cities.

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	2. The development assists in providing solutions to significant infrastructure problems in the surrounding area; 3. The development is consistent with the city and County General Plans and existing neighborhoods; and 4. The property is subject to a recorded condition precluding opposition to annexation by the city. B. The County shall zone all undeveloped lands within a city's sphere of influence and/or the Community Region adjacent to each city so as to not permit the creation of nonresidential lots smaller than one acre in area for these parcels. Property within the Placerville Community Region which cannot be annexed to the City, because of the lack of contiguity, shall not be developed unless the development meets all of the following criteria: 1 The development provides for the necessary infrastructure; 2. The development assists in providing solutions to significant infrastructure problems in surrounding area; 3. The development is consistent with the City and County General Plans; and 4. The property is subject to a recorded condition precluding opposition to annexation by the City.	
OBJECTIVE 2.3.1: TOPOGRAPHY AND NATIVE VEGETATION Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.		
2.3.1.1	The County shall continue to enforce the tree protection provisions in the Grading Erosion and Sediment Control Ordinance and utilize the hillside road standards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.3.1.2	The Zoning Ordinance shall include consideration of a standard for parking lot shading and provision of street trees in all new development projects.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 2.3.2: HILLSIDES AND RIDGE LINES Maintain the visual integrity of hillsides and ridge lines.		
2.3.2.1	Disturbance of slopes thirty (30) percent or greater shall be discouraged to minimize the visual impacts of grading and vegetation removal	Consistent: Areas of the Creekside Village site, with slopes thirty (30) percent or greater, remain undisturbed.

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OBJECTIVE 2.4.1: COMMUNITY IDENTITY <i>Identification, maintenance, and enhancement of the unique identity of each existing community.</i>		
2.4.1.1	Design control combining zone districts shall be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers, historic districts, and scenic corridors.	Consistent: The CVSP has its own development standards and regulations.
2.4.1.2	The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria: A. Historic preservation B. Streetscape elements and improvements C. Signage D. Maintenance of existing scenic road and riparian corridors E. Compatible architectural design F. Designs for landmark land uses G. Outdoor art	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.4.1.3	All properties located within the historic townsite known as Clarksville, El Dorado and Diamond Springs shall be designated on the zoning maps as Design Historic (-DH) combining zone district. Other historical townsites may apply for a historical overlay per guidelines in the Zoning Ordinance.	Not Applicable: The CVSP is not located within the boundaries of the Clarksville, El Dorado and Diamond Springs historic townsites.
2.4.1.4	Strip commercial development shall be precluded in favor of clustered contiguous facilities. Existing strip commercial areas shall be developed with common and continuous landscaping along the street frontage, shall utilize common driveways, and accommodate parcel-to-parcel internal automobile and non-automobile circulation where possible	Consistent: The CVSP includes the CV-P-PD land use designation where only approval of a conditional use permit and planned development would allow for commercial uses. If the site is developed with a commercial use, it is anticipated to be one cluster development with multiple tenants in one building. The site would have shared parking, common driveways, and encourage access via the bikeway and trail system with the CVSP. Landscaping will be continuous and consistent with adjacent street frontages.

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2.4.1.5	The County shall implement a program to promote infill development in existing communities. A. Projects site must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. B. Project sites may not be more than five acres in size and must demonstrate substantially development has occurred on 2 or more sides of the site. C. Project site has no value as habitat for endangered, rare or threatened species. D. Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality. E. The site can be adequately served by all required utilities and public services.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 2.5.1: PHYSICAL AND VISUAL SEPARATION Provision for the visual and physical separation of communities from new development.		
2.5.1.1	Low intensity land uses shall be incorporated into new development projects to provide for the physical and visual separation of communities. Low intensity land uses may include any one or a combination of the following: parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features, and transitional development densities.	Consistent: The CVSP contains open space preserves and buffers, parks, landscaped roadway and drainage buffers, natural landscape features and low intensity land uses.
2.5.1.2	Greenbelts or other means of community separation shall be included within a specific plan and may include any of the following: preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.	Consistent: The CVSP contains parks, open space preserves, open space buffers, and riparian corridors.

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2.5.1.3	The County shall develop a program that allows the maintenance of distinct separators between developed areas (Community Regions and Rural Centers). This program shall include the following elements: Parcel Analysis: Areas between developed areas (Community Regions and Rural Centers) shall be analyzed to determine if they create inefficiencies for ongoing rural land uses. For instance, parcels that may be too small to support long-term agricultural production shall be identified for potential consolidation. Areas within Community Regions and Rural Centers shall also be analyzed to identify opportunity sites where clustering of development may be appropriate, including increases in the allowable floor-to-area building ratio (FAR) in Community Regions. Parcel Consolidation/Transfer of Development Rights (TDR): A program to allow consolidation of parcels where appropriate shall be established. This shall include a TDR program that encourages transfer of development rights from the parcels to be consolidated to opportunity sites in Community Regions and Rural Centers. The TDR program shall also allow for consideration of increasing the FARs at specific sites in Community Regions, as deemed appropriate.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 2.5.2: COMMERCIAL FACILITIES Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.		
2.5.2.1	Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance: A. Maximum first floor building size should be sized to be suitable for the site; B. Allow for Mixed Use Developments; C. No outdoor sales or automotive repair facilities; D. Reduced setback with landscaping and walkways; E. Interior parking, or the use of parking structure; F. Bicycle access with safe and convenient bicycle storage area; G. On-street parking to reduce the amount of on-site parking; H. Community bulletin boards/computer kiosks; I. Outdoor artwork, statues, etc., in prominent places; and J. Pedestrian circulation to adjacent commercial centers.	Consistent: The CVSP includes the CV-P-PD land use designation where only approval of a conditional use permit and planned development would allow for commercial uses. The CV-P-PD parcels would allow for limited commercial uses that are designed to serve the surrounding community needs and is anticipated to be a single contiguous retail center with multiple tenants. The potential limited commercial use will be conditioned to be consistent with the design concepts defined in the Zoning Ordinance including, but not limited to, potential uses, landscaping and walkways, bicycle access, community bulletin boards, and pedestrian circulation via bikeways and trail systems.
2.5.2.2	New commercial development should be located nearby existing commercial facilities to strengthen existing shopping locations and avoid strip commercial.	Consistent: The CVSP includes the CV-P-PD land use designation where only approval of a conditional use permit and planned development would

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		allow for commercial uses. Any commercial use would be to address the needs for new and existing neighborhoods. The location provides retail services to nearby residents without having to travel to the El Dorado Hills Town Center and to allow the use of these services via pedestrian and bicycle modes of travel.
2.5.2.3	New community shopping centers should also contain the applicable design features of Policy 2.5.2.1.	Consistent: The CVSP includes the CV-P-PD land use designation where only approval of a conditional use permit and planned development would allow for commercial uses. Any future use will incorporate design concepts defined in the Zoning Ordinance including, but not limited to, potential uses, landscaping and walkways, bicycle access, community bulletin boards, and pedestrian circulation via bikeways and trail systems.
OBJECTIVE 2.6.1: SCENIC CORRIDOR IDENTIFICATION Identification of scenic and historical roads and corridors.		
2.6.1.1	A Scenic Corridor Ordinance shall be prepared and adopted for the purpose of establishing standards for the protection of identified scenic local roads and State highways. The ordinance shall incorporate standards that address at a minimum the following: A. Mapped inventory of sensitive views and viewsheds within the entire County; B. Criteria for designation of scenic corridors; C. State Scenic Highway criteria; D. Limitations on incompatible land uses; E. Design guidelines for project site review, with the exception of single family residential and agricultural uses; F. Identification of foreground and background; G. Long distance viewsheds within the built environment; H. Placement of public utility distribution and transmission facilities and wireless communication structures; I. A program for visual resource management for various landscape types, including guidelines for and restrictions on ridgeline development; J. Residential setbacks established at the 60 CNEL noise contour line along State highways, the local County scenic roads, and along the roads within the Gold Rush Parkway and Action Program; K. Restrict sound walls within the foreground area of a scenic; and L. Grading and earthmoving standards for the foreground area.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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2.6.1.2	Until such time as the Scenic Corridor Ordinance is adopted, the County shall review all projects within designated State Scenic Highway corridors for compliance with State criteria.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.6.1.3	Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report, shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.6.1.4	Commercial designations on U.S. Highway 50 interchanges will be considered for commercial development as part of the General Plan review pursuant to Policy 2.9.1.2.	Not Applicable: The CVSP is not located along a U.S. Highway 50 interchange.
2.6.1.5	All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.6.1.6	A Scenic Corridor (-SC) Combining Zone District shall be applied to all lands within an identified scenic corridor. Community participation shall be encouraged in identifying those corridors and developing the regulations.	Not Applicable: The CVSP contains no lands within an identified scenic corridor.
2.6.1.7	intentionally blank	Not Applicable: This policy is intentionally blank.
2.6.1.8	In addition to the items referenced in Policy 2.6.1.1, the Scenic Corridor Ordinance shall consider those portions of Highway 49 through El Dorado County that are appropriate for scenic highway designation and pursue nomination for designation as such by Caltrans.	Not Applicable: The CVSP is not located in the vicinity of Highway 49.
OBJECTIVE 2.7.1: SIGNS REGULATION Regulation of the location, number and size of highway signs and potential relocation or elimination of billboards along designated scenic corridors and historic routes (as may be designated in the future) in accordance with state and federal law.		
2.7.1.1	The Sign Ordinance shall include design review for signs within the foreground and background of the designated scenic corridors commensurate with the goal of scenic corridor viewshed protection.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.7.1.2	Existing billboards within designated scenic corridors shall be considered for removal or relocation out of the corridor in accordance with state and federal law.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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OBJECTIVE 2.8.1: LIGHTING STANDARDS <i>Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.</i>		
2.8.1.1	Development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.	Consistent: The CVSP development standards and regulations, and the County Code, control lighting criteria.
OBJECTIVE 2.9.1: GENERAL PLAN MONITORING AND REVIEW <i>Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.</i>		
2.9.1.1	The County shall monitor, on an annual basis, the rate at which the land inventory is developed, the population and employment growth of the County, and other useful indicators of the County's growth.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.9.1.2	Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five-year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.9.1.3	The normal procedure for increasing or decreasing development potential may be by amendment of the Plan at five-year intervals as specified in Policy 2.9.1.2. This measure shall not preclude any property owner in El Dorado County from requesting a General Plan amendment upon submission of the required application.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.9.1.4	The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2 or as the Board of Supervisors deems necessary.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
2.9.1.5	In order to comply with subdivision (a) of Public Resources Code Section 21081.6, the County shall monitor, pursuant to the periodic review under Policy 2.9.1.2, the implementation and application of General Plan policies that have the practical effect of mitigating the significant environmental effects of development and other activities authorized by the General Plan. Such periodic review shall assess the effectiveness of	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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	such policies in reducing environmental damage and may include recommendations for strengthening any policies found to be less effective than anticipated.	
2.9.1.6	The policies and implementation measures of this plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
3 - TRANSPORTATION & CIRCULATION ELEMENT		
GOAL TC-1: To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.		
TC-1a	The County shall plan and construct County-maintained roads as set forth in Table TC-1. Road design standards for County-maintained roads shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards and supplemented by California Department of Transportation (Caltrans) design standards and by County Department of Transportation standards. County standards include typical cross sections by road classification, consistent with right-of-way widths summarized in Table TC-1.	Consistent: The CVSP specifies road design standards that are consistent with County approved standards as set forth in Table TC-1.
TC-1b	In order to provide safe, efficient roads, all roads should incorporate the cross-sectional road features set forth in Table TC-1.	Consistent: The CVSP specifies road design standards that are consistent with County approved standards as set forth in Table TC-1.
TC-1c through TC-1J	Intentionally blank	Not Applicable: This policy is intentionally blank.
TC-1k	The County shall continue to work with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, California Department of Transportation, Tahoe Regional Planning Agency, and other agencies to maintain a current Regional Transportation Plan, to identify funding priorities, and to develop expenditure plans for available regional transportation funds in accordance with regional, state, and federal transportation planning and programming procedures. Such regional programming may include improvements to state highways, city streets, and county road.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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TC-1l	The County shall actively seek all possible financial assistance, including grant funds available from regional, state, and federal agencies, for street and highway purposes when compatible with General Plan policies and long-term local funding capabilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1m	The County shall ensure that road funds allocated directly or otherwise available to the County shall be programmed and expended in ways that maximize the use of federal and other matching funds, including maintenance requirements.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1n	The County shall generally base expenditure of discretionary road funds for road uses on the following sequence of priorities: A. Maintenance, rehabilitation, reconstruction, and operation of the existing County-maintained road system; B. Safety improvements where physical modifications or capital improvements would reduce the number and/or severity of crashes; and C. Capital improvements to expand capacity or reduce congestion on roadways at or below County level of service standards, and to expand the roadway network, consistent with other policies of this General Plan.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1o	The County shall work with the cities of Placerville and South Lake Tahoe to establish a system of designated truck routes through urban areas.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1p	The County shall encourage street designs for interior streets within new subdivisions that minimize the intrusion of through traffic on pedestrians and residential uses while providing efficient connections between neighborhoods and communities.	Consistent: The CVSP circulation system includes minor residential collector and local residential streets that support low traffic volumes, direct access to adjacent properties, and limits through traffic while providing efficient pedestrian and bikeway connections.
TC-1q	The County shall utilize road construction methods that seek to reduce air, water, and noise pollution associated with road and highway development.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1r	The County shall accept classified roads, as defined on Figure TC-1, into the County-maintained road system when constructed to County standards.	Consistent: The CVSP specifies road design standards that are consistent with County DOT standards as set forth in Table TC-1 and can be accepted into the County maintained road system.
TC-1s	Notwithstanding Policy TC-1r, the County shall only add new local roads into the existing County-maintained road system if maintenance for these local roads will be provided for through a County Service Area Zone of Benefit or other similar means acceptable to the Board of Supervisors	Consistent: A portion of CVSP streets are proposed as public streets to be included into the County maintained road system. Maintenance of these roads will be through a County Service Area Zone of Benefit or other similar means acceptable to the Board of Supervisors including the possible designation of private roads with maintenance being funded by an HOA or similar mechanism.

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TC-1t	The County shall identify locations of needed future road rights-of-way, consistent with Figure TC-1, through analysis and adoption of road alignment plan lines where appropriate. Circumstances where road alignment plan line analysis and adoption are acceptable shall include the following: A. Where major roads or corridors are expected to require additional through lanes within a 20-year planning horizon; B. Where the future alignment is expected to deviate from the existing alignment, or to be developed asymmetrically about the existing section or centerline; C. Where the adjacent properties are substantially undeveloped, so that property owners may benefit from prior knowledge of the location of rights-of-way of planned roads before constructing improvements or developing property in a way that may ultimately conflict with identified transportation needs; and D. Future facilities as identified in Figure TC-1.	Consistent: The CVSP Transportation Impact Study (TIS) proposes the locations of future rights-of-way and road alignments. The TIS will be reviewed and approved by County DOT for consistency with Figure TC-1.
TC-1u	intentionally blank	Not Applicable: This policy is intentionally blank.
TC-1v	The County shall consider modification of the circulation diagram to include a frequent transit service operating on exclusive right-of-way to the El Dorado Hills Business Park from residential communities in El Dorado County and from the City of Folsom.	Consistent: The CVSP circulation plan proposes a bicycle and pedestrian connection into the El Dorado Hills Business Park that can be used by residential communities to access any transit services located within the El Dorado Hills Business Park.
TC-1w	New streets and improvements to existing rural roads necessitated by new development shall be designed to minimize visual impacts, preserve rural character, and ensure neighborhood quality to the extent possible consistent with the needs of emergency access, on street parking, and vehicular and pedestrian safety.	Not Applicable: The CVSP is not located in either a Rural Center or Rural Region. However, the CVSP circulation plan provides emergency access, on street parking and pedestrian safety as part of the circulation plan.
TC-1x	To reduce heavy truck traffic in residential areas and near noise sensitive land uses associated with discretionary projects, the County will review truck routes to ensure traffic noise impacts are minimized.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-1y	intentionally blank	Not Applicable: This policy is intentionally blank.
GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.		

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TC-Xa	Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely, unless amended by voters: 1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. 2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voters' approval. 3. <i>intentionally blank</i> (Resolution 125-2019, August 6, 2019) 4. <i>intentionally blank</i> (Resolution 159-2017, October 24, 2017) 5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district. 6. <i>intentionally blank</i> (Resolution 159-2017, October 24, 2017) 7. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.	1. Consistent: The CVSP Transportation Impact Study proposes off-site improvements so that project traffic does not result in any existing or new Level of Service F traffic operations to roadways within the County. The proposed off-site improvements will reduce a deficient Level of Service from project impacts to Level of Service E or better. 2. Consistent: The CVSP Transportation Impact Study verifies that approval of the CVSP will not result in Level of Service F for any County roadway. 3. Not Applicable: This policy is intentionally blank. 4. Not Applicable: This policy is intentionally blank. 5. Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility. 6. Not Applicable: This policy is intentionally blank. 7. Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-Xb	To ensure that potential development in the County does not exceed available roadway capacity, the County shall: A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified; B. At least every five years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable level of service and other standards in this plan; and C. Annually monitor traffic volumes on the county's major roadway system depicted in Figure TC-1.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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TC-Xc	Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. (Resolution 201-2018, September 25, 2018)	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-Xd	Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.	Consistent: The CVSP Transportation Impact Study identified roadways and intersections to be studied using General Plan policy requirements and in consultation with the County DOT. The CVSP Transportation Impact Study determined that approval of the project will not result in any road operating at less than Level of Service E.
TC-Xe	For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project: A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or B. The addition of 100 or more daily trips, or C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.	Consistent: The CVSP Transportation Impact Study incorporates these definitions in the report.
TC-Xf	At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP. For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and	Consistent: As a condition of approval of the Creekside Village tentative subdivision map, the applicant will be required construct all road improvements necessary to maintain or attain Level of Service standards detailed in the El Dorado County General Plan Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10years from project submittal, or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

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	Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.	
TC-Xg	Each development project shall dedicate rights-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed rights-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.	Consistent: As a condition of approval of the Creekside Village tentative subdivision map, the applicant shall be required to dedicate rights-of-way and construct improvements necessary to mitigate the effects of traffic from the project. The CVSP Transportation Impact Study analyzes the impacts of all automobile and truck traffic.
TC-Xh	All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.	Consistent: As a condition of approval of the Creekside Village tentative subdivision map, the applicant will be required to pay traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.
TC-Xi	The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL TC-2: To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.		
TC-2a	The County shall work with transit providers to provide transit services within the county that are responsive to existing and future transit demand and that can demonstrate cost-effectiveness by meeting minimum fare box recovery levels required by state and federal funding programs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-2b	The County shall promote transit services where population and employment densities are sufficient to support those transit services, particularly within the western portion of the county and along existing transit corridors in the rural areas.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-2c	The County shall cooperate with other agencies in the identification and development of transit corridors.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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TC-2d	The County shall encourage the development of facilities for convenient transfers between different transportation systems (e.g., rail-to-bus, bus-to-bus).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-2e	The County shall work with the Tahoe Regional Planning Agency, Tahoe Transportation District, California Department of Transportation, and transit service providers to pursue the development of waterborne transportation for transit services in the Tahoe Basin.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-2f	The County shall work with the El Dorado Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL TC-3: To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.		
TC-3a	The County shall support all standards and regulations adopted by the El Dorado County Air Quality Management District governing transportation control measures and applicable state and federal standards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-3b	The County shall consider Transportation Systems Management measures to increase the capacity of the existing road network prior to constructing new traffic lanes. Such measures may include traffic signal synchronization and additional turning lanes.	Consistent: The CVSP Transportation Impact Study proposes signalization modifications and the addition of turning lanes to mitigate the traffic impacts from the project.
TC-3c	The County shall encourage new development within Community Regions and Rural Centers to provide appropriate on-site facilities that encourage employees to use alternative transportation modes. The type of facilities may include bicycle parking, shower and locker facilities, and convenient access to transit, depending on the development size and location.	Consistent: The CVSP encourages the use of alternative transportation modes. To facilitate consistency with this policy, the CVSP includes Class I, II & III bike routes and a complete system of paved and unpaved multi-use trails including a bicycle and pedestrian connection into the El Dorado Hills Business Park.
TC-3d	Signalized intersections shall be synchronized where possible as a means to reduce congestion, conserve energy, and improve air quality.	Consistent: The CVSP Transportation Impact Study includes modifications to existing signalized intersections to lessen traffic impacts including reducing delays and congestion, conserving energy, and improving air quality.
GOAL TC-4: To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.		
TC-4a	The County shall implement a system of recreational, commuter, and inter-community bicycle routes in accordance with the County's <i>Bicycle Transportation Plan</i> . The plan should designate bikeways connecting residential areas to retail, entertainment, and	Consistent: The CVSP includes Class I, II, & III bicycle routes that will connect to the existing facilities in the County's Bicycle Transportation Plan

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	employment centers and near major traffic generators such as recreational areas, parks of regional significance, schools, and other major public facilities, and along recreational routes.	providing access to retail, employment centers, parks, schools, and other public facilities.
TC-4b	The County shall construct and maintain bikeways in a manner that minimizes conflicts between bicyclists and motorists.	Consistent: The CVSP includes Class I bicycle routes that are physically separated from roads. The CVSP also includes designated Class II bike lanes that are striped and signed to minimize conflicts between cyclists and motorists.
TC-4c	The County shall give priority to bikeways that will serve population centers and destinations of greatest demand and to bikeways that close gaps in the existing bikeway system.	Consistent: The CVSP includes Class I, II & III bicycle routes connecting the existing Latrobe Bike Trail to the El Dorado Hills Business Park, and to the future Carson Creek regional park and El Dorado Trail.
TC-4d	The County shall develop and maintain a program to construct bikeways, in conjunction with road projects, consistent with the County's <i>Bicycle Transportation Plan</i> , taking into account available funding for construction and maintenance.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-4e	The County shall require that rights-of-way or easements be provided for bikeways or trails designated in adopted master plans, as a condition of land development when necessary to mitigate project impacts.	Consistent: The CVSP bikeways and trails are proposed to be located in County rights-of-way or in easements that can be dedicated to the County.
TC-4f	The County shall sign and stripe Class II bicycle routes, in accordance with the County's <i>Bicycle Transportation Plan</i> , on roads shown on Figure TC-1, when road width, safety, and operational conditions permit safe bicycle operation.	Consistent: The CVSP includes Class II bicycle routes that will be designated for bicycle use and defined by pavement markings, curbs, signs or other traffic control devices consistent with the 2020 El Dorado County Active Transportation Plan and Figure TC-1.
TC-4g	The County shall support development of facilities that help link bicycling with other modes of transportation.	Consistent: The CVSP includes Class I, II & III bike routes that provide access to El Dorado Transit and to Park and Ride facilities located in the El Dorado Hills Town Center.
TC-4h	Where hiking and equestrian trails abut public roads, they should be separated from the travel lanes whenever possible by curbs and barriers (such as fences or rails), landscape buffering, and spatial distance. Existing public corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roads should be put to multiple use for trails, where possible.	Consistent: The CVSP includes Class I, II & III bike routes and a complete system of paved and unpaved multi-use trails.
TC-4i	Within Community Regions and Rural Centers, all development shall include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. In Rural Regions, pedestrian/bike paths shall be considered as appropriate.	Consistent: The CVSP includes Class I, II & III bike routes and a complete system of paved and unpaved multi-use trails connecting to adjacent developments as well as schools, parks and commercial areas.
GOAL TC-5: To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.		

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TC-5a	Sidewalks and curbs shall be required throughout residential subdivisions, including land divisions created through the parcel map process, where any residential lot or parcel size is 10,000 square feet or less.	Consistent: The CVSP road sections include concrete curb and gutter and sidewalks.
TC-5b	In commercial and research and development subdivisions, curbs and sidewalks shall be required on all roads. Sidewalks in industrial subdivisions may be required as appropriate.	Not Applicable: The CVSP does not include research and development as permitted use. Sidewalks and the multi-use trail will provide viable alternative transportation modes access through the plan to commercial uses in the El Dorado Hills Business Park.
TC-5c	Roads adjacent to schools or parks shall have curbs and sidewalks.	Consistent: The CVSP road sections include concrete curb and gutter and sidewalks on streets adjacent to parks. No schools are proposed in the CVSP.
GOAL TC-6: To plan for a safe and efficient rail system to meet the needs of all El Dorado County residents, industry, commerce, and agriculture.		
TC-6a	The County shall support improvements and uses on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC) that maintain its viability as a potential freight and passenger hauling rail facility.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-6b	The County shall support improvements to at-grade crossings on the former Southern Pacific right-of-way and track within the county, now known as the Sacramento-Placerville Transportation Corridor (SPTC), if that facility is reactivated as a freight or passenger hauling rail facility.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-6c	The County shall support multi-modal stations at appropriate locations to integrate rail transportation with other transportation modes.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL TC-7: To promote the maintenance and improvement of general and commercial aviation facilities.		
TC-7a	The County shall continue to support federal and state regulations governing operations and land use restrictions related to airports in the county.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-7b	The County shall continue to seek input from the users of the Placerville Airport and the Georgetown Airport to promote the maintenance and improvement of these two general aviation facilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL TC-8: To support the coordination of local, regional, State, and Federal transportation and circulation planning.		
TC-8a	intentionally blank	Not Applicable: This policy is intentionally blank.

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TC-8b	The County shall review the EDCTC's Regional Transportation Plan and SACOG's Metropolitan Transportation Plan, including the Sustainable Communities Strategy each time it reviews and updates the General Plan and any master plan, strategy, and zoning, to ensure overall consistency among all of these plans and strategies to allow for CEQA streamlining and to ensure eligibility for State transportation and housing funding.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-8c	The County shall work with SACOG to ensure that cumulative impacts for any Regional Transportation Plan are analyzed pursuant to CEQA so that applicable projects may benefit from CEQA streamlining as provided by State law.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
TC-8d	The County in working with the El Dorado County Transit Authority shall identify community level Transit Priority Areas (TPA) in areas planned for residential and mixed-use projects that are consistent with land use designations, densities, building intensities, and all other applicable policies.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL TC-9: To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorist.		
TC-9a	Incorporate circulation concepts that accommodate all users in new developments as appropriate.	<i>Consistent:</i> The CVSP includes Class I, II & III bike routes and a complete system of paved and unpaved multi-use trails to safely accommodate all users.

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4 – HOUSING ELEMENT		
Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.		
HO-1.1	When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the consideration of achieving and maintaining the County's regional housing allocation.	Not Applicable: El Dorado County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.2	To ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.3	In the establishment of development standards, regulations, and procedures, the County shall consider the cost of housing in relation to public health and safety considerations and environmental protection.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.4	The County shall support the Housing, Community and Economic Development Program and Health and Human Services Agency in order to assist with achievement and maintenance of the County's housing goals, policies, and programs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.5	The County shall direct higher density residential development to Community Regions and Rural Centers.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.6	The County will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to very low-, low- and moderate-income households.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.7	The County shall give highest priority for permit processing to development projects that provide housing affordable to very low- or low-income households.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.8	The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses. Such housing shall be allowed by right, subject to appropriate site development standards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.9	The County shall work with local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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HO-1.10	The County shall apply for funds from the state and federal government such as the Community Development Block Grant and Home Investment Partnerships Program and explore additional ways such funds may be used countywide to support construction of affordable housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.11	To the extent feasible, affordable housing in residential projects shall be dispersed throughout the project area.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.12	To the extent feasible, extremely low-, very low-, low-, and moderate-income housing produced through government subsidies, incentives, and/or regulatory programs shall be distributed throughout the county and shall not be concentrated in a particular area or community.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.13	For projects that include below market-rate units, the County shall require to the extent feasible such units to be available for occupancy at the same time or within a reasonable amount of time following construction of the market-rate units.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.14	The County shall work with the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Tahoe Basin, and modifications to the TRPA Code of Ordinances to facilitate affordable housing production.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.15	The County shall explore establishing Redevelopment Project Areas and identify sources of local funding for establishing a Housing Trust Fund.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.16	The County shall minimize discretionary review requirements for affordable housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.17	The County shall ensure that its departments work together in all aspects of housing production in order to make certain that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.18	The County shall develop incentive programs and partnerships to encourage private development of affordable housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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HO-1.19	The County shall review its surplus land inventory for potential sites to meet its affordable housing needs.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.20	The County shall investigate the potential of developing a land bank for the development of housing for very low- and low-income households.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.21	The County shall develop a program and track the approval and status of workforce housing, including housing for agricultural employees.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.22	The County shall continue to support a first-time homebuyer's program.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.23	The County shall provide access to information on housing policies and programs at appropriate locations.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.24	The County shall encourage Second Dwelling Units to provide housing that is affordable to very low-, low- and moderate-income households.	<i>Consistent:</i> The CVSP allows for accessory dwelling units and junior accessory dwelling units as permitted uses as allowed by CA Code Sections 65852.2 and 65852.22.
HO-1.25	The County shall encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. Such programs may include, but not be limited to, analyzing the traffic benefits of mixed-use development.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-1.26	The County shall ensure that public services and facilities are provided to affordable housing projects at the same level as to market-rate housing. Incentives and/or subsidies shall be considered to support the production of housing for very low, low- and moderate-income households.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
Goal HO-2: To provide quality residential environments for all income levels.		
HO-2.1	The County shall continue to make rehabilitation loans to qualifying households from its Community Development Block Grant program revolving loan funds.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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HO-2.2	The County shall continue to apply for Community Development Block Grant, Home Investment Partnership (HOME) Program, and other similar state and federal grant funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-2.3	The County shall encourage private financing for the rehabilitation of housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-2.4	The County shall require the abatement of unsafe structures while encouraging property owners to correct deficiencies.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-2.5	The County shall encourage manufactured home subdivisions.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-2.6	The County shall encourage the enhancement of residential environments to include access to parks and trails.	Consistent: The CVSP includes Class I, II & III bike routes and a complete system of paved and unpaved multi-use trails providing access to parks and trails for new and existing residences.
Goal HO-3: To conserve the County's current stock of affordable housing.		
HO-3.1	The County shall strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.2	Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.	Not Applicable: The CVSP does not propose demolition of existing multi-family units.
HO-3.3	The County shall support efforts to convert mobile home parks where residents lease their spaces to resident ownership of the park.	Not Applicable: The CVSP site does not include an existing mobile home park.
HO-3.4	The conversion of mobile home parks to housing that is not affordable to very low-and low-income households shall be discouraged.	Not Applicable: The CVSP site does not include an existing mobile home park.
HO-3.5	The County shall continue to provide Section 8 Housing Choice Voucher Program rental housing assistance to eligible households.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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HO-3.6	The County shall continue to allow rehabilitation of dwellings that do not meet current lot size, setback, or other current zoning standards, so long as the nonconformity is not increased and there is no threat to public health and/or safety.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.7	Apartment complexes, duplexes, and other multi-family rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multi-family rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.8	All requests for the conversion of multi-family housing units shall be reviewed by the Public Housing Authority, to determine the impact on the availability of the affordable housing stock and options for preserving affordable housing stock.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.9	All new residential projects having an affordable housing component shall contain a provision that the owner(s) provide notice to the California Department of Housing and Community Development, the County Housing, Community and Economic Development Program, and the existing tenants at least two years prior to the conversion of any affordable housing units to market rate in any of the following circumstances: • The units were constructed with the aid of government funding; • The project was granted a density bonus; and/or • The project received other incentives based on the inclusion of affordable housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.10	The County should work with TRPA to identify existing unpermitted residential units in the Tahoe Basin and develop an amnesty program to legalize such units where the units would be utilized by very low-or low-income households.	Not Applicable: The CVSP is not located within the Tahoe Basin.
HO-3.11	The Housing, Community and Economic Development Program shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized affordable housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-3.12	The County shall strive to preserve, through rehabilitation, dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
Goal HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.		

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HO-4.1	The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.2	County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.3	The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.4	The County shall work with emergency shelter programs that provide services in centralized locations that are accessible to the majority of homeless persons and other persons in need of shelter in the county.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.5	The County shall assist various nonprofit organizations that provide emergency shelter and other aid to the homeless and other displaced persons.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.6	The County shall work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issues, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.7	The County shall incorporate provisions for co-housing, cooperatives, and other shared housing arrangements in its regulations and standards for multi-family or high-density residential land uses.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-4.8	The County shall work with the State Department of Housing and Community Development to develop a program to track the approval and status of employee housing, particularly housing in the Tahoe Basin and housing for agricultural employees.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
Goal: HO-5: To increase the efficiency of energy and water use in new and existing homes.		
HO-5.1	The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.	Consistent: The CVSP will include Title 24 Compliant homes that are energy efficient.
HO-5.2	New land use development standards and review processes should encourage energy and water efficiency, to the extent feasible.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Goal HO-6: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.		
HO-6.1	When considering proposed development projects and adopting or updating programs, procedures, Specific Plans, or other planning documents, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing, regardless of race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.	Not Applicable: The CVSP is consistent with this policy because Federal and State law requires compliance with this policy.
HO-6.2	The County shall continue to support the legal attorney service provided to seniors.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
HO-6.3	The County shall provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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5 – PUBLIC SERVICES & UTILITIES ELEMENT		
GOAL 5.1: PROVISION OF PUBLIC SERVICES Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.		
OBJECTIVE 5.1.1: PLANNING <i>Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost-effective manner.</i>		
5.1.1.1	The County, in cooperation with other affected service providing agencies, shall develop long-range facilities plans for public services and utilities including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, and schools. The Capital Improvement Program (CIP) for the County road system shall be coordinated with the infrastructure plan of the above services and utilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.1.1.2	The County shall review the Capital Improvement Plans of all public service and infrastructure entities to ensure coordination with the General Plan in order to maintain an adequate level of service.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.1.2: CONCURRENCY <i>Ensure through consultation with responsible service and utility purveyors that adequate public services and utilities, including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire protection, police protection, and ambulance service are provided concurrent with discretionary development or through other mitigation measures provided, and ensure that adequate school facilities are provided concurrent with discretionary development to the maximum extent permitted by State law. It shall be the policy of the County to cooperate with responsible service and utility purveyors in ensuring the adequate provision of service. Absent evidence beyond a reasonable doubt, the County will rely on the information received from such purveyors and shall not substitute its judgment for that of the responsible purveyors on questions of capacity or levels of service.</i>		
5.1.2.1	Prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.	Consistent: The CVSP will be circulated to the responsible service providers and utilities for comments and feedback on how public facilities and services should be provided to the project consistent with Table 5-1.

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5.1.2.2	Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.	Consistent: The CVSP will be circulated to the responsible service providers and utilities to review and verify the CVSP does not reduce standards below levels of service identified in Table 5-1.
5.1.2.3	New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.	Consistent: The CVSP will construct or pay its fair share of infrastructure improvements required to serve the project as required by State law.
5.1.2.4	Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.	Not Applicable: The CVSP is not located in a Rural Center or Rural Region.
OBJECTIVE 5.1.3: EFFICIENT DEVELOPMENT PATTERN Promote a development pattern that permits the efficient delivery of public services in a cost-effective manner.		
5.1.3.1	Growth and development and public facility expenditures shall be primarily directed to Community Regions and Rural Centers.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.1.3.2	The Capital Improvements Plan (CIP) of the County and other service purveyors shall emphasize capacity in providing infrastructure in Community Regions and Rural Centers. The CIP shall emphasize health and safety improvements over capacity in Rural Regions.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 5.2: WATER SUPPLY The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.		
OBJECTIVE 5.2.1: COUNTY-WIDE WATER RESOURCES PROGRAM Establish a County-wide water resources development and management program to include the activities necessary to ensure adequate future water supplies consistent with the General Plan.		
5.2.1.1	The El Dorado County Water Agency shall support a County-wide water resources development and management program which is coordinated with water purveyors and is consistent with the demands generated by the General Plan land use map.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
5.2.1.2	An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.	<i>Consistent:</i> The Creekside Village Water Supply Assessment (WSA) determined that there is an adequate supply of water for the proposed project.
5.2.1.3	All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects may be required to connect to public water systems if reasonably available when located within Community Regions and to either a public water system or to an approved private water system in Rural Centers.	<i>Consistent:</i> The proposed Creekside Village project will connect to the El Dorado Irrigation District (EID) water system.
5.2.1.4	Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.	<i>Consistent:</i> The Creekside Village Water Supply Assessment (WSA) determined that there is an adequate supply of water for the proposed project.
5.2.1.5	Approval of development projects requiring annexations to water districts in Rural Regions may only occur if groundwater sources are not available to serve, or are unable to continue serving, the development, or if existing infrastructure abuts the property and sufficient water is available to serve the annexed area.	<i>Not Applicable:</i> The CVSP is located within the boundaries of the El Dorado Hills Community Region.
5.2.1.6	Priority shall be given to discretionary developments that are infill or where there is an efficient expansion of the water supply delivery system.	<i>Consistent:</i> The CVSP is an infill project and there is existing water infrastructure adjacent to the site.
5.2.1.7	In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.2.1.8	The preparation and approval of specific plans may occur without the availability of water guarantees. The timing for water guarantees shall be established within the policies of each specific plan consistent with Policy 5.2.1.4.	<i>Consistent:</i> The Creekside Village Water Supply Assessment (WSA) determined that there is an adequate supply of water for the proposed project.

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5.2.1.9	In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.	Consistent: The Creekside Village Water Supply Assessment (WSA) determined that there is an adequate supply of water for the proposed project.
5.2.1.10	The County shall support water conservation and recycling programs and projects that can reduce future water demand consistent with the policies of this General Plan. The County will develop and implement a water use efficiency program for existing and new residential, commercial/industrial, and agricultural uses. The County will also work with each of the county's water purveyors to develop a list of the type of uses that must utilize reclaimed water if feasible. The feasibility of using reclaimed water will be defined with specific criteria developed with public input and with the assistance of the El Dorado Irrigation District (EID), and will be coordinated with their ongoing reclaimed water (also referred to as recycled water) planning and implementation process. The County shall encourage all water purveyors to implement the water conservation-related Best Management Practices already implemented by EID and in compliance with the related criteria established by USBR.	Consistent: The Creekside Village project will comply with all El Dorado Irrigation District (EID) water conservation policies. EID has determined that reclaimed water is not available for the Creekside Village project.
5.2.1.11	The County shall direct new development to areas where public water service already exists. In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.	Consistent: The Creekside Village project is located within the boundaries of the El Dorado Hills Community Region and the project will connect to EID facilities.

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5.2.1.12	The County shall work with the El Dorado Irrigation District (EID) to support the continued and expanded use of recycled water, including wet season use and storage, in new subdivisions served by the Deer Creek and El Dorado Hills Wastewater Treatment Plants. To avoid the construction impacts of installing recycled water facilities, the County shall encourage the construction of distribution lines at the same time as other utilities are installed. Facilities to consider are recycled water lines for residential landscaping, parks, schools, and other irrigation needs, and if feasible, wet-irrigation-season storage facilities.	Consistent: The El Dorado Irrigation District has determined that recycled (reclaimed) water will not be available for the Creekside Village project.
5.2.1.13	The County shall encourage water purveyors to design water supply and infrastructure projects in a manner that avoids or reduces significant environmental effects to the maximum extent feasible in light of the water supply objectives of a given project.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.2.1.14	The County, in cooperation with the Water Agency and water purveyors, shall collect and make available information on water supply and demand.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.2.1.15	The County shall support the efforts of the County Water Agency and public water providers to retain existing and acquire new surface water supplies for planned growth and existing and planned agricultural uses within El Dorado County. New surface water supplies may include wastewater that has been reclaimed consistent with state and federal law.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.2.2: COMMUNITY WATER SYSTEMS WITHIN RURAL CENTERS Within Rural Centers, allow for development based upon private or community water systems.		
5.2.2.1	Community water systems and/or package water treatment plants may be considered an acceptable alternative to public water service within Rural Centers.	Not Applicable: The proposed Creekside Village project is located within the boundaries of the El Dorado Hills Community Region.
OBJECTIVE 5.2.3: GROUNDWATER SYSTEMS Demonstrate that water supply is available for proposed groundwater dependent development and protect against degradation of well water supplies for existing residents.		
5.2.3.1	The County Well Ordinance and/or other County requirements regulate the installation of new private wells.	Not Applicable: The proposed Creekside Village project will use El Dorado Irrigation District water supply.
5.2.3.2	New private wells shall be tested pursuant to the County Well Ordinance and/or other County requirements to ensure a safe and reliable water supply.	Not Applicable: The proposed Creekside Village project will use El Dorado Irrigation District water supply.
5.2.3.3	The County shall develop and maintain a map and database of private well water production and other appropriate information.	Not Applicable: The proposed Creekside Village project will use El Dorado Irrigation District water supply.

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5.2.3.4	All applications for divisions of land and other discretionary or ministerial land uses which rely on groundwater for domestic use, or any other type of use, shall demonstrate that groundwater is adequate as part of the review and approval process. The County shall not approve any discretionary or ministerial projects unless the County finds, based on evidence provided by the applicant, or other evidence that may be provided, that the groundwater supply for the project in question is adequate to meet the highest demand associated with the approval in question.	<i>Not Applicable:</i> The proposed Creekside Village project will use El Dorado Irrigation District water supply.
5.2.3.5	The average residential density shall not be greater than one dwelling unit per five acres in proposed groundwater dependent developments except in areas known to have groundwater supply limitations. In those areas, a minimum parcel size of ten acres or larger may be required if it is demonstrated such larger parcels are necessary to limit the impact on groundwater supply in the area.	<i>Not Applicable:</i> The proposed Creekside Village project will use El Dorado Irrigation District water supply.
5.2.3.6	The County shall assess and analyze the well data gained since the permit process started in 1990. Such data should be used to identify areas of likely groundwater supply limitations. At the completion of this analysis period, the County should determine if the General Plan uses within the areas of water supply limitation are compatible with identifiable supply limitations and modify the General Plan uses, if necessary.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.2.3.7	The Environmental Management Department shall compile and make available information regarding typical water demands associated with rural residential development that is dependent upon groundwater. The information shall be posted on the Department's Internet website and available in hard copy format at the Development Services Public Counter.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT		
An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.		
OBJECTIVE 5.3.1: WASTEWATER CAPACITY		
Ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs of multifamily, high-, and medium-density residential areas, and commercial and industrial areas.		
5.3.1.1	High-density and multifamily residential, commercial, and industrial projects may be required to connect to public wastewater collection facilities if reasonably available as a condition of approval. In the Rural Centers of Camino/Cedar Grove/Pollock Pines, the long-term development of public sewer service shall be encouraged.	<i>Not Applicable:</i> The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.

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Policy No.	Policy	Consistency Finding
5.3.1.2	The creation of lots less than five acres in size in Medium-Density Residential areas relying on on-site septic systems shall only occur when a public water supply is available for domestic use. If public water is not available, such lots shall not be less than five acres.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.1.3	In Rural Centers, the County may allow community wastewater systems and other alternative solutions as an acceptable option to traditional wastewater treatment for mobile home parks, commercial and industrial centers, and multifamily residential. The applicant must prove, and the County must find that the proposed system will be adequately and safely operated and can accommodate the highest possible demand of the project.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.1.4	Public community wastewater collection and on-site disposal systems in remote areas may be considered where the geology may not be conducive to constructing individual sewage disposal systems.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.1.5	On-site septic systems for second dwellings and temporary units occupied for more than six months shall be upgraded to meet current standards and be expanded to accommodate the increased capacity as may be required by Environmental Management.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.1.6	The County shall encourage the wastewater treatment operators to design and implement future wastewater treatment capacity expansions in a manner that avoids or minimizes associated environmental impacts to the extent feasible.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.3.1.7	In Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project.	Consistent: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
OBJECTIVE 5.3.2: RURAL SEWAGE DISPOSAL/ALTERNATIVE WASTEWATER SYSTEMS Ensure the development of efficient and environmentally safe individual sewage disposal systems in rural areas while encouraging and promoting alternative and innovative wastewater treatment.		
5.3.2.1	Promote and support programs to educate homeowners on the care and maintenance of individual sewage disposal systems.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.2.2	Alternative rural wastewater systems should be reviewed by Environmental Management to determine applicability in El Dorado County. Any applicable systems shall be included in the County Zoning Ordinance.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.

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5.3.2.3	Consider private community wastewater collection and on-site disposal systems and/or package wastewater treatment plants as an acceptable alternative to traditional wastewater treatment if managed by a public entity.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
5.3.2.4	The Environmental Management Department (EMD) shall develop a septic system monitoring program.	Not Applicable: The Creekside Village project will connect to the El Dorado Irrigation District wastewater facilities.
GOAL 5.4: STORM DRAINAGE Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.		
OBJECTIVE 5.4.1: DRAINAGE AND FLOOD MANAGEMENT PROGRAM <i>Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.</i>		
5.4.1.1	Require storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.	Consistent: The Creekside Village project preserves existing wetlands and riparian areas and complies with the National Pollution Discharge Elimination System (NPDES).
5.4.1.2	Discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.	Consistent: The Creekside Village project preserves existing natural drainageways.
5.4.1.3	The County will evaluate the funding requirements for a maintenance, operation, and infrastructure replacement program for regionally effective storm water drainage management.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 5.5: SOLID WASTE A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.		
OBJECTIVE 5.5.1: INTEGRATED WASTE MANAGEMENT PROGRAM <i>Comply with El Dorado County Integrated Waste Management program which complies with the intent and requirements of the California Public Resources Code, Division 30, Waste Management.</i>		
OBJECTIVE 5.5.2: RECYCLING, TRANSFORMATION, AND DISPOSAL FACILITIES <i>Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.</i>		

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5.5.2.1	Concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.	Consistent: El Dorado Disposal (Waste Connections) will contract for the processing, recycling, transformation, and disposal of solid waste from the Creekside Village project.
5.5.2.2	Facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.5.2.3	The County shall adopt a Construction and Demolition Debris Diversion Ordinance requiring that a minimum of 50 percent of the debris from construction and demolition projects be reused or recycled. The County shall encourage a higher rate of diversion.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 5.6: GAS, ELECTRIC, AND OTHER UTILITY SERVICES Sufficient utility service availability consistent with the needs of a growing community.		
OBJECTIVE 5.6.1: PROVIDE UTILITY SERVICES <i>Community Regions shall be provided with adequate and reliable utility services such as gas, electricity, communication facilities, satellite and/or cable television, and water distribution facilities, while recognizing that levels of service will differ between Community Regions, Rural Centers, and Rural Regions.</i>		
5.6.1.1	Promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.	Consistent: The CVSP requires the undergrounding of all utilities.
5.6.1.2	Reserve adequate rights-of-way to facilitate expansion of services in a timely manner.	Consistent: The Creekside Village tentative subdivision map reserves rights-of-way for all proposed utilities.
5.6.1.3	intentionally blank	Not Applicable: This policy is intentionally blank.
5.6.1.4	Special use permits shall be required for the installation of community telecommunication facilities (e.g., microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.	Consistent: The CVSP requires a conditional use permit for the installation of telecommunication facilities.
5.6.1.5	The County shall encourage the coordination between utilities constructing powerlines and school districts to avoid placement of powerlines in close proximity to schools.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.6.2: ENCOURAGE ENERGY-EFFICIENT DEVELOPMENT Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs.		

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5.6.2.1	Require energy conserving landscaping plans for all projects requiring design review or other discretionary approval.	Consistent: All landscaping within the CVSP is subject to the Model Water Efficient Landscape Ordinance (MWELO) which addresses energy efficient landscaping practices.
5.6.2.2	All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.	Consistent: Orientation of residential lots in the Creekside Village Tentative Subdivision Map will maximize solar access.
GOAL 5.7: EMERGENCY SERVICES <i>Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.</i>		
OBJECTIVE 5.7.1: FIRE PROTECTION (COMMUNITY REGIONS) <i>Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.</i>		
5.7.1.1	Prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.	Consistent: The Water Supply Assessment (WSA) and the Facilities Plan Report (FPR) approved by the El Dorado Irrigation District demonstrate consistency with this policy.
OBJECTIVE 5.7.2: FIRE PROTECTION (RURAL REGIONS AND RURAL CENTERS) <i>Sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.</i>		
5.7.2.1	Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.	Consistent: The CVSP will be reviewed by the El Dorado Hills Fire Department and will be subject to providing acceptable service to the new development while not reducing acceptable level of service to existing developments.
OBJECTIVE 5.7.3: LAW ENFORCEMENT <i>An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.</i>		
5.7.3.1	Prior to approval of new development, the Sheriff's Department shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.	Consistent: The CVSP will be reviewed by the El Dorado County Sheriff's Department and will be subject to providing acceptable service to the new development while not reducing acceptable level of service to existing developments.
OBJECTIVE 5.7.4: MEDICAL EMERGENCY SERVICES		

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Adequate medical emergency services available to serve existing and new development recognizing that levels of service may differ between Community Regions, and Rural Centers and Regions.		
5.7.4.1	Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available, and that adequate emergency vehicle access will be provided concurrent with development.	Consistent: Prior to approval of the first tentative subdivision map, the project applicant will obtain the necessary approval letter from the El Dorado County Emergency Medical Services Agency.
5.7.4.2	Prior to approval of new development, the Emergency Medical Services Agency shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.	Consistent: The CVSP will be reviewed by the Emergency Medical Services Agency and will be subject to providing acceptable service to the new development while not reducing acceptable level of service to existing developments.
GOAL 5.8: SCHOOL SERVICES		
An adequate, high-quality school system consistent with the needs of current and future residents.		
OBJECTIVE 5.8.1: SCHOOL CAPACITY		
Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.		
5.8.1.1	School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless: 1. To the extent allowed by State law, the applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or 2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law.	Consistent: The CVSP will calculate the number of students generated by the project and will be required to pay school district impact fees to mitigate the impact of new students or will be subject to a school mitigation agreement.
5.8.1.2	Collaborate with County school districts for the exchange of data and the preparation of coordinated student enrollment projections.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.8.1.3	Whenever feasible, develop joint (shared) school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.8.1.4	intentionally blank	Not Applicable: This policy is intentionally blank.
5.8.1.5	intentionally blank	Not Applicable: This policy is intentionally blank.

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5.8.1.6	The County will coordinate with the school districts as to the development of additional land use and zoning to address the provision of educational services.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.8.2: LAND FOR SCHOOL FACILITIES Support the identification and acquisition of land for the purpose of siting new school facilities to serve existing and future residents.		
5.8.2.1	Where feasible, elementary schools shall be centrally located within the communities they serve.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.8.2.2	The affected school district shall be relied upon to review development applications to determine the ability of the district to serve the new development. The level of educational services shall not be reduced below acceptable levels as a consequence of new development to the extent permitted by State law.	Consistent: The CVSP will be reviewed by the affected school districts for their ability to serve the new development. The project will be subject to providing acceptable service to the new development while not reducing acceptable level of services to existing developments.
5.8.2.3	Explore the potential for expanding both public and private higher education and continuing education opportunities including attracting a four-year college or university to the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.8.2.4	Specific plans for Planned Communities shall identify and set aside land for new schools approvable under Title 5 Standards to serve new communities. A funding mechanism for site acquisition and construction shall be provided. School site dedication shall be considered as part of the funding mechanism.	Consistent: No land set-aside or new schools is required for approval of the CVSP.
5.8.2.5	The County shall cooperate with the school districts in identifying the potential location of new school sites. All new public school sites shall be reviewed for General Plan consistency.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.8.3: CHILD AND OTHER CARE AND DAY CARE PROGRAMS Encourage and promote opportunities for childcare and extended day care programs.		
5.8.3.1	Child day care facilities shall be allowed by right in commercial/office projects, in multiple family housing developments, in mixed use developments in specific plans, in employment centers, and near transit facilities.	Consistent: Small Family Day Care Homes are an allowed use in the CVSP residential land use designations.
GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES A quality County library system and other cultural facilities consistent with the needs of current and future residents.		
OBJECTIVE 5.9.1: LIBRARY FACILITIES Maintain existing library facilities and locate new libraries to serve existing and new communities throughout the County.		

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5.9.1.1	Allow flexibility in the placement of libraries.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.9.1.2	New libraries shall be funded through Community Services Districts, assessment districts, zones of benefits, or other sources.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 5.9.2: COMMUNITY PARTICIPATION IN CULTURAL EVENTS <i>Promote community participation in art and cultural events and the establishment of art and cultural facilities including the visual and performing arts.</i>		
5.9.2.1	El Dorado County shall support efforts by the Sierra Cultural Arts Center Association in the development of performing arts centers.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
5.9.2.2	The County shall provide incentives to encourage indoor and outdoor art to be incorporated into the development of new multiple family, commercial, and industrial projects, and in all civic projects.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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6 – PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT		
GOAL 6.1: COORDINATION A coordinated approach to hazard and disaster response planning.		
OBJECTIVE 6.1.1: EL DORADO COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN <i>The El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan shall serve as the implementation program for this Goal.</i>		
6.1.1.1	The El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) shall serve as the implementation program for the coordination of hazard planning and disaster response efforts within the County and is incorporated by reference to this Element. The County will ensure that the LHMP is updated on a regular basis to keep pace with the growing population.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.2.1: DEFENSIBLE SPACE <i>All new development and structures shall meet "defensible space" requirements and adhere to fire code building requirements to minimize wildland fire hazards.</i>		
6.2.1.1	Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.	Not Applicable: El Dorado County is responsible for implementing this policy.
6.2.1.2	Coordinate with the local Fire Safe Councils, California Department of Forestry and Fire Protection, and federal and state agencies having land use jurisdiction in El Dorado County in the development of a countywide fuels management strategy.	Not Applicable: El Dorado County is responsible for implementing this policy.
OBJECTIVE 6.2.2: LIMITATIONS TO DEVELOPMENT <i>Regulate development in areas of high and very high fire hazard as designated by the California Department of Forestry and Fire Prevention Fire Hazard Severity Zone Maps.</i>		
6.2.2.1	Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.	Not Applicable: The CVSP site is not located in a high or very high fire hazard severity zone.

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6.2.2.2	The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection. (Resolution 124-2019, August 6, 2019)	Consistent: The CVSP site is not located in a high or very high fire hazard severity zone. The CVSP has an approved Wildland Fire Safe Plan prepared by a Registered Professional Forester (RPF).
OBJECTIVE 6.2.3: ADEQUATE FIRE PROTECTION Application of uniform fire protection standards to development projects by fire districts.		
6.2.3.1	As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available in accordance with applicable State and local fire district standards.	Consistent: The CVSP will be reviewed by the El Dorado Hills Fire Department and will be subject to providing acceptable service to the new development including adequate emergency water flow, fire access and services consistent with State and local fire district standards.
6.2.3.2	As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.	Consistent: Approval of the first tentative subdivision map will demonstrate consistency with this policy.
6.2.3.3	Day care centers shall be subject to conformance with all applicable sections of Title 19 of the Fire Code.	Consistent: Child Day Care Centers and Small Family Day Care Homes, are allowed in the CVSP and will conform with Title 19 as applicable.
6.2.3.4	All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.	Consistent: An approved Wildland Fire Safe Plan has been prepared for the CVSP.
OBJECTIVE 6.2.4: AREA-WIDE FUEL MANAGEMENT PROGRAM Reduce fire hazard through cooperative fuel management activities.		
6.2.4.1	Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.	Consistent: The majority of CVSP is not located within a high or very high fire hazard severity zone. A small portion of the southeast corner of the plan is located in the high fire hazard area. The CVSP Fire Safe Plan addresses fuel reduction and fire safe requirements within the Plan Area.
6.2.4.2	The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review.	Not Applicable: The CVSP is not located within a high or very high fire severity zone.

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OBJECTIVE 6.2.5: FIRE PREVENTION EDUCATION <i>Inform and educate homeowners regarding fire safety and prevention.</i>		
6.2.5.1	The County shall cooperate with the U.S. Forest Service, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS Minimize the threat to life and property from seismic and geologic hazards.		
OBJECTIVE 6.3.1: BUILDING AND SITE STANDARDS <i>Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.</i>		
6.3.1.1	The County shall require that all discretionary projects and all projects requiring a grading permit, or a building permit that would result in earth disturbance, that are located in areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) have a California-registered geologist knowledgeable about asbestos-containing formations inspect the project area for the presence of asbestos using appropriate test methods. The County shall amend the Erosion and Sediment Control Ordinance to include a section that addresses the reduction of thresholds to an appropriate level for grading permits in areas likely to contain naturally occurring asbestos (based on mapping developed by the DOC). The Department of Transportation and the County Air Quality Management District shall consider the requirement of posting a warning sign at the work site in areas likely to contain naturally occurring asbestos based on the mapping developed by the DOC.	Not Applicable: The CVSP is not located within areas likely to contain naturally occurring asbestos-containing formations (refer to the Creekside Village Environmental Impact Report).
6.3.1.2	The County shall establish a mandatory disclosure program, where potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos (based on mapping developed by the California Department of Conservation [DOC]) are provided information regarding the potential presence of asbestos subject to sale. Information shall include potential for exposure from access roads and from disturbance activities (e.g., landscaping).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.3.1.3	The County Environmental Management Department shall report annually to the Board of Supervisors regarding new information on asbestos and design an information outreach program.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.3.2: COUNTY-WIDE SEISMIC HAZARDS <i>Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.</i>		

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6.3.2.1	The County shall maintain updated geologic, seismic and avalanche hazard maps, and other hazard inventory information in cooperation with the State Office of Emergency Services, California Department of Conservation--Division of Mines and Geology, U.S. Forest Service, Caltrans, Tahoe Regional Planning Agency, and other agencies as this information is made available. This information shall be incorporated into the El Dorado County Operational Area Multi-Hazard Functional Emergency Operations Plans.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.3.2.2	Future subdivision in the area around Fallen Leaf Lake shall be precluded.	Not Applicable: The CVSP is not located in the area near or around Fallen Leaf Lake.
6.3.2.3	An avalanche overlay zone shall be established and applied to all residential areas subject to avalanche. All new structures located within avalanche susceptible areas shall be designed to withstand the expected forces of such an event.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.3.2.4	intentionally blank	Not Applicable: This policy is intentionally blank.
6.3.2.5	Applications for development of habitable structures shall be reviewed for potential hazards associated with steep or unstable slopes, areas susceptible to high erosion, and avalanche risk. Geotechnical studies shall be required when development may be subject to geological hazards. If hazards are identified, applicants shall be required to mitigate or avoid identified hazards as a condition of approval. If no mitigation is feasible, the project will not be approved.	Consistent: The CVSP is not located within areas with potential for hazards associated with unstable slopes, erosion or avalanche risk (refer to the Creekside Village Environmental Impact Report and Geotechnical Study).
GOAL 6.4: FLOOD HAZARDS		
Protect the residents of El Dorado County from flood hazards.		
OBJECTIVE 6.4.1: DEVELOPMENT REGULATIONS		
Minimize loss of life and property by regulating development in areas subject to flooding in accordance with Federal Emergency Management Agency (FEMA) guidelines, California law, and the El Dorado County Flood Damage Prevention Ordinance.		
6.4.1.1	The County shall continue participation in the National Flood Insurance Program and application of flood plain zoning regulations.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.4.1.2	The County shall identify and delineate flood prone study areas discovered during the completion of the master drainage studies or plans.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.4.1.3	No new critical or high occupancy structures (e.g., schools, hospitals) shall be located in the 100-year floodplain of any river, stream, or other body of water.	Not Applicable: The CVSP site is not located within a 100-year floodplain.

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6.4.1.4	Creation of new parcels which lie entirely within the 100-year floodplain as identified on the most current version of the flood insurance rate maps provided by FEMA or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County shall be prohibited.	Not Applicable: The CVSP site is not located within a 100-year floodplain .
6.4.1.5	New parcels which are partially within the 100-year floodplain or dam failure inundation areas as delineated in dam failure emergency response plans maintained by the County must have sufficient land available outside the FEMA or County designated 100-year floodplain or the dam inundation areas for construction of dwelling units, accessory structures, and septic systems. Discretionary applications shall be required to determine the location of the designated 100-year floodplain and identified dam failure inundation areas on the subject property.	Not Applicable: The CVSP site is not located within a 100-year floodplain.
OBJECTIVE 6.4.2: DAM FAILURE INUNDATION <i>Protect life and property of County residents below dams.</i>		
6.4.2.1	Apply a zoning overlay for areas located within dam failure inundation zones as identified by the State Department of Water Resources Division of Safety of Dams.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.4.2.2	No new critical or high occupancy structures (e.g., schools, hospitals) should be located within the inundation area resulting from failure of dams identified by the State Department of Water Resources Division of Safety of Dams.	Not Applicable: There are no dam failure inundation areas located within the CVSP.
GOAL 6.5: ACCEPTABLE NOISE LEVELS Ensure that County residents are not subjected to noise beyond acceptable levels.		
OBJECTIVE 6.5.1: PROTECTION OF NOISE-SENSITIVE DEVELOPMENT <i>Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.</i>		
6.5.1.1	Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-1 or the performance standards of Table 6-2, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	Consistent: An acoustical analysis was completed and submitted with the Creekside Village tentative subdivision map.
6.5.1.2	Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an	Consistent: An acoustical analysis was completed and submitted with the Creekside Village tentative subdivision map.

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	acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	
6.5.1.3	Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.
6.5.1.4	Existing dwellings and new single-family dwellings on legal lots of record, as of the date of adoption of this General Plan, are not subject to County review with respect to satisfaction of the standards of the Public Health, Safety, and Noise Element except in areas governed by the Airport Land Use Compatibility Plan for applicable airports. (See Objective 6.5.2.) As a consequence, such dwellings may be constructed in other areas where noise levels exceed the standards of the Public Health, Safety, and Noise Element. It is not the responsibility of the County to ensure that such dwellings meet the noise standards of the Public Health, Safety, and Noise Element, or the noise standards imposed by lending agencies such as HUD, FHA and Cal Vet. If homes are located and constructed in accordance with the Public Health, Safety, and Noise Element, it is expected that the resulting exterior and interior noise levels will conform to the HUD/FHA/Cal Vet noise standards.	Consistent: No existing dwellings are located on the Creekside Village site.
6.5.1.5	Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high-volume roadways.	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.
6.5.1.6	New noise-sensitive uses shall not be allowed where the noise level, due to non-transportation noise sources, will exceed the noise level standards of Table 6-2 unless effective noise mitigation measures have been incorporated into the development design to achieve those standards.	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.
6.5.1.7	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.
6.5.1.8	New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.

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	measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1.	
6.5.1.9	Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.	Consistent: An acoustical analysis was completed to determine if noise mitigation measures are required for the CVSP. The acoustical analysis was submitted with the Creekside Village tentative subdivision map.
6.5.1.10	To provide a comprehensive approach to noise control, the County shall: A. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review process and, as may be determined necessary, through the building permit process. B. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required. C. The zoning ordinance shall be amended to provide that noise standards will be applied to ministerial projects with the exception of single-family residential building permits if not in areas governed by the Airport Land Use Compatibility Plan. (See Objective 6.5.2.)	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.5.1.11	The standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally recognized holidays. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.	Consistent: As a condition of approval of the first Creekside Village tentative subdivision map, construction activities will be limited to the days and times specified in Policy 6.5.1.11.
6.5.1.12	When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration. A. Where existing or projected future traffic noise levels are less than 60 dBA Ldn at the outdoor activity areas of residential uses, an increase of more than 5 dBA Ldn caused by a new transportation noise source will be considered significant; B. Where existing or projected future traffic noise levels range between 60 and 65 dBA Ldn at the outdoor activity areas of residential uses, an increase of more than 3 dBA Ldn caused by a new transportation noise source will be considered significant; and C. Where existing or projected future traffic noise levels are greater than 65 dBA Ldn at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA Ldn caused by a new transportation noise will be considered significant.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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6.5.1.13	When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration: A. In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 5 dBA shall be considered significant; and B. In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new nontransportation noise sources that exceed 3 dBA shall be considered significant.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.5.1.14	The County will adopt a noise ordinance to resolve neighborhood conflicts and to control unnecessary noise in the County. Examples of the types of noise sources that can be controlled through the use of a quantitative noise ordinance include noisy mechanical equipment (e.g., swimming pool pumps, HVAC units), and amplified music in commercial establishments.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.5.1.15	The County will establish and maintain coordination among city, county, and state agencies involved in noise abatement and other agencies to reduce noise generated from sources outside the County's jurisdiction.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.5.2: AIRPORT NOISE GUIDELINES <i>The County shall recognize the Airport Land Use Compatibility Plan (ALUCP) for the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport as the applicable guidelines for development within the Airport Noise Zones for these airports. Where there is a conflict between the County noise standards and the noise standards of the ALUCP, the standards of the ALUCP shall take precedence.</i>		
6.5.2.1	All projects, including single-family residential, within the Airport Noise Zones of the Cameron Airpark, Georgetown, and Placerville airports shall be evaluated against the applicable policies in the ALUCP.	Not Applicable: The CVSP site is not located within any Airport Influence Area subject to an ALUCP.
6.5.1.2	The County shall develop and apply a combining zone district for areas located within the Airport Noise Zones in the ALUCP.	Not Applicable: The CVSP site is not located within any Airport Influence Area subject to an ALUCP.
GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.		
OBJECTIVE 6.6.1: REGULATION OF HAZARDOUS MATERIALS <i>Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.</i>		

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6.6.1.1	The Hazardous Waste Management Plan shall serve as the implementation program for management of hazardous waste in order to protect the health, safety, property of residents and visitors, and to minimize environmental degradation while maintaining economic viability.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.6.1.2	Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other person experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by the State of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.	Consistent: The CVSP site contains no known or suspected contaminated sites included in a list on file with the Environmental Management Department as provided by the State of California and Federal agencies.
6.6.1.3	Provision must be made for disposal of aviation generated petroleum, oils, lubricants, and solvents at the County airports.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 6.7: AIR QUALITY MAINTENANCE A. Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board. B. Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors.		
OBJECTIVE 6.7.1: EL DORADO COUNTY CLEAN AIR PLAN Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions.		
6.7.1.1	Improve air quality through land use planning decisions.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.1.2	Support local and regional air quality improvement efforts.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.7.2: VEHICULAR EMISSIONS Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.		

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6.7.2.1	Develop and implement a public awareness campaign to educate community leaders and the public about the causes and effects of El Dorado County air pollution and about ways to reduce air pollution.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.2.2	Encourage, both through County policy and discretionary project review, the use of staggered work schedules, flexible work hours, compressed work weeks, teleconferencing, telecommuting, and carpool/van pool matching as ways to reduce peak-hour vehicle trips.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.2.3	To improve traffic flow, synchronization of signalized intersections shall be encouraged as a means to reduce congestion, conserve energy, and improve air quality.	Consistent: The CVSP Traffic Study includes modifications to existing signalized intersections to lessen traffic impacts including reducing delays and congestion, conserving energy, and improving air quality.
6.7.2.4	Encourage a local and inter-State rail system.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.2.5	Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.2.6	The County shall investigate the replacement of its fleet vehicles with more fuel-efficient alternative fuel vehicles (e.g., liquid natural gas, fuel cell vehicles).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.7.3: TRANSIT SERVICE Expand the use of transit service within the County.		
6.7.3.1	Legally permissible trip reduction programs and the development of transit and ridesharing facilities shall be given priority over highway capacity expansion when such programs and facilities will help to achieve and maintain mobility and air quality.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.3.2	Transit Service – The County shall promote infill development that is compact, mixed used, pedestrian friendly, and transit oriented in areas identified as Transit Priority Project Areas.	Not Applicable: The CVSP is not located in a Transit Priority Project Area and outlined in the Western El Dorado County 2019 Short and Long-Range Transit Plan or the 2024 El Dorado Transit Short Ranch Plan for the El Dorado County Transportation Commission and the El Dorado County Transit Authority. However, Creekside Village is a compact, pedestrian friendly residential project.
OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES		

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Policy No.	Policy	Consistency Finding
<i>Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.</i>		
6.7.4.1	Reduce automobile dependency by permitting mixed land use patterns which locate services such as banks, child care facilities, schools, shopping centers, and restaurants in close proximity to employment centers and residential neighborhoods.	Consistent: The CVSP is consistent with this policy by providing access to the El Dorado Hills Business Park where banks, child care facilities, schools, and commercial uses are established reducing the dependency on automobiles. The CVSP residential land uses also allow small family day care and home occupation uses that would reduce the need to drive.
6.7.4.2	Promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.	Consistent: The CVSP is within walking and cycling distance of many businesses in the El Dorado Hills Business Park and Town Center.
6.7.4.3	New development on large tracts of undeveloped land near the rail corridor shall, to the extent practical, be transit supportive with high density or intensity of use.	Not Applicable: The CVSP is not located near the rail corridor.
6.7.4.4	All discretionary development applications shall be reviewed to determine the need for pedestrian/bike paths connecting to adjacent development and to common service facilities (e.g., clustered mail boxes, bus stops, etc.).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.7.4.5	Specific plans submitted to the County shall provide for the implementation of all policies contained under Objective 6.7.4 herein.	Consistent: The CVSP is consistent with all of the policies contained under Objective 6.7.4 Project Design and Mixed Uses.
6.7.4.6	The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.	Consistent: The CVSP residential units will be restricted to gas only fireplaces or stoves that are approved by the EPA.
6.7.4.7	The County shall inform the public regarding the air quality effects associated with the use of wood for home heating. The program should address proper operation and maintenance of wood heaters, proper wood selection and use, the health effects of wood smoke, weatherization methods for homes, and determining the proper size of heaters needed before purchase and professional installation. The County shall develop an incentive program to encourage homeowners to replace high-pollution emitting non-EPA-certified wood stoves that were installed before the effective date of the applicable EPA regulation with newer cleaner-burning EPA-certified wood stoves.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 6.7.5: AGRICULTURAL AND FUEL REDUCTION BURNING		
<i>Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.</i>		
OBJECTIVE 6.7.6: AIR POLLUTION-SENSITIVE LAND USES		
<i>Separate air pollution sensitive land uses from significant sources of air pollution.</i>		

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
6.7.6.1	Ensure that new facilities in which sensitive receptors are located (e.g., schools, child care centers, playgrounds, retirement homes, and hospitals) are sited away from significant sources of air pollution.	Consistent: The CVSP site is located away from significant sources of air pollution.
6.7.6.2	New facilities in which sensitive receptors are located (e.g. residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.	Consistent: The CVSP site is located away from significant sources of air pollution.
OBJECTIVE 6.7.7: CONSTRUCTION RELATED, SHORT-TERM EMISSIONS Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.		
6.7.7.1	The County shall consider air quality when planning the land uses and transportation systems to accommodate expected growth, and shall use the recommendations in the most recent version of the El Dorado County Air Quality Management (AQMD) <i>Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act</i>, to analyze potential air quality impacts (e.g., short-term construction, long-term operations, toxic and odor-related emissions) and to require feasible mitigation requirements for such impacts. The County shall also consider any new information or technology that becomes available prior to periodic updates of the Guide. The County shall encourage actions (e.g., use of light-colored roofs and retention of trees) to help mitigate heat island effects on air quality.	Consistent: The CVSP Air Quality/Green House Gas Technical Report analyzed the potential air quality impacts (refer to the Creekside Village Environmental Impact Report).
OBJECTIVE 6.7.8: THE EFFECTS OF AIR POLLUTION ON VEGETATION Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.		
6.7.8.1	The County shall monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation, including commercially valuable timber, threatened or endangered plant species, and other plant species. If and when such research conclusively determines, or if and when the weight of scientific opinion concludes, that air pollution is causing significant harm to vegetation within El Dorado County or similarly situated areas, the County, through its periodic review of the General Plan pursuant to Policy 2.9.1.2, shall consider whether to add policies to the General Plan to try to mitigate such harm.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 6.8: AVIATION-RELATED HAZARDS Minimize aviation-related hazards in and around existing and future airports.		
OBJECTIVE 6.8.1: SAFETY HAZARDS EXPOSURE		

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
Minimize the public's exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.		
6.8.1.1	All development within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport shall comply with El Dorado County Airport Land Use Commission's policies and maps as set forth in the Airport Land Use Compatibility Plan for each airport. All development within the Airport Influence Area of the South Lake Tahoe Airport shall comply with the Airport Land Use Compatibility Plan (ALUCP) for the areas around the South Lake Tahoe Airport. Where there is a difference between the County development standards and the development standards of the Airport Land Use Compatibility Plan, as applied to proposed development, the standards that will most reduce airport-related hazards shall apply. (Resolution 124-2019, August 6, 2019).	Not Applicable: The CVSP is not located within the Airport Influence Area of the Placerville Airport, the Cameron Airpark Airport, and the Georgetown Airport.
6.8.1.2	The County shall develop an airport combining zone district within the El Dorado County Zoning Ordinance, for each of the Safety Zones as defined by the Airport Land Use Compatibility Plan for each of the County's public airports. Said ordinance shall specify maximum density and minimum parcel size.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 6.9: HIGHWAY SAFETY		
Provide highways within the County that provide for the safe movement of goods and people throughout the County.		
OBJECTIVE 6.9.1: SAFETY HAZARDS REDUCTION PROGRAM		
Create a program to reduce safety hazards on County roadways especially at locations with a history of frequent accidents.		
6.9.1.1	The County shall identify those roadways with existing or projected safety problems, prioritize them in terms of the immediacy of the need for improvements, and develop programs for financing needed improvements.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
6.9.1.2	Recognize that substandard road conditions exist in some rural areas of the County and include feasible roadway, pedestrian, and bicyclist safety improvements in the roadway improvement priority list.	Not Applicable: The CVSP is not located in a rural area of the County. The project site is located in the El Dorado Hills Community Region.
6.9.1.3	New roads connecting to County roads shall be designed to provide safe access as required by the County Design and Improvement Standards Manual.	Consistent: The CVSP complies with the requirements of the County Design and Improvement Standards Manual.
OBJECTIVE 6.9.2: EMERGENCIES ON STATE HIGHWAYS		
The County should coordinate with Caltrans for the efficient movement of traffic on County roads in the event of closures on State highways.		

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<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
7 – CONSERVATION AND OPEN SPACE ELEMENT		
GOAL 7.1: SOIL CONSERVATION Conserve and protect the County's soil resources.		
OBJECTIVE 7.1.1: SOILS Long-term soil productivity.		
7.1.1.1	Conserve and maintain important agricultural soils for existing and potential agricultural and forest uses by limiting non-agricultural/non-forestry development on those soils.	Not Applicable: The Creekside Village site contains no important agricultural soils.
OBJECTIVE 7.1.2: EROSION/SEDIMENTATION Minimize soil erosion and sedimentation.		
7.1.2.1	Development or disturbance of slopes over 30% shall be restricted. Standards for implementation of this policy, including but not limited to exceptions for access, reasonable use of the parcel, and agricultural uses shall be incorporated into the Zoning Ordinance.	Consistent: One small area of the Creekside Village site contains slopes in excess of 30% and no development or disturbance is proposed for that small site area.
7.1.2.2	Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance.	Consistent: The Creekside Village Stormwater Pollution Prevention Plan (SWPPP) ensures that erosion and sedimentation will be minimized during construction.
7.1.2.3	Enforce Grading Ordinance provisions for erosion control on all development projects and adopt provisions for ongoing, applicant-funded monitoring of project grading.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.1.2.4	Cooperate with and encourage the activities of the three Resource Conservation Districts in identifying critical soil erosion problems and pursuing funding sources to resolve such problems.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.1.2.5	The Department of Transportation, in conjunction with the Resource Conservation Districts and Soil Conservation District, shall develop a road-side maintenance program to manage roads in a manner that maintains drainage and protects surface waters while reducing roadside weed problems.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
7.1.2.6	The County shall encourage the Soil Conservation Service to update the 1974 Soil Survey and to digitize all soils mapping units on the Geographic Information System (GIS).	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.1.2.7	The County shall require agricultural grading activities that convert one acre or more of undisturbed vegetation to agricultural cropland to obtain an agricultural permit through the Agricultural Commissioner's office which may require approval of the Agricultural Commission. All erosion control measures included in the agricultural permit would be implemented. All agricultural practices, including fuel reduction and fire protection, that do not change the natural contour of the land and that use "best management practices" as recommended by the County Agricultural Commission and adopted by the Board of Supervisors shall be exempt from this policy.	<i>Not Applicable:</i> The CVSP does not include agricultural grading activities as a permitted use.
GOAL 7.2: MINERAL RESOURCES		
Conservation of the County's significant mineral deposits.		
<i>OBJECTIVE 7.2.1: IDENTIFY MINERAL RESOURCES</i>		
<i>Identification of the County's important mineral resources.</i>		
7.2.1.1	In accordance with California Code of Regulations, Sections 3675-3676, the County shall maintain all Mineral Land Classification reports produced by the State Department of Conservation, California Geological Survey, which pertain to El Dorado County. El Dorado County hereby recognizes, accepts, and adopts by reference those State Classification Reports as they currently exist and as may be amended, or supplemented, in the future. These reports are as follows: 1. Kohler, S.L. 1983. Mineral Land Classification of the Georgetown 15' Quadrangle, El Dorado, and Placer Counties, California. Open File Report 83-35. Prepared for the California Department of Conservation. 2. Kohler, S.L. 1984. Mineral Land Classification of the Auburn 15' Quadrangle, El Dorado and Placer Counties, California. Open File Report 83-37. Prepared for the California Department of Conservation. 3. Loyd, R.C., T.P Anderson, and M.M Bushnell.1983. Mineral Land Classification of the Placerville 15' Quadrangle, El Dorado, and Amador Counties, California. Open File Report 83-29. Prepared for the California Department of Conservation. 4. Loyd, R.C. 1984. Mineral Land Classification of the Folsom 15' Quadrangle, Sacramento, El Dorado, Placer, and Amador Counties, California. Open File Report 84-50. Prepared for the California Department of Conservation.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Policy No.	Policy	Consistency Finding
	5. Loyd, R.C., and S.L. Kohler. 1987. Mineral Land Classification of the Camino and Mokelumne Hill 15' Quadrangles, El Dorado, Amador, and Calaveras Counties, California. Open File Report 87-02. Prepared for the California Department of Conservation. 6. Busch, Lawrence L. 2001. Mineral Land Classification of El Dorado County, California. Open File Report 2000-03. Prepared for the California Department of Conservation.	
7.2.1.2	Areas designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map shall be identified by the Mineral Resource (-MR) combining zone district on the zoning maps when the likely extraction of the resource through surface mining methods will be compatible with adjacent land uses as determined by Policy 7.2.2.2.	Not Applicable: The CVSP does not include any parcels designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map.
7.2.1.3	The County shall utilize the most recent State Department of Conservation assessment of the location and value of non-metallic mineral materials. The County shall zone them and the surroundings to allow for mineral resource management.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 7.2.2: PROTECTION FROM DEVELOPMENT Protection of important mineral resources from incompatible development.		
7.2.2.1	The minimum parcel size within, or adjacent to, areas subject to the -MR overlay shall be twenty (20) acres unless the applicant can demonstrate to the approving authority that there are no economically significant mineral deposits on or adjacent to the project site and that the proposed project will have no adverse effect on existing or potential mining operations. The minimum parcel size adjacent to active mining operations which are outside of the -MR overlay shall also be twenty (20) acres.	Not Applicable: The CVSP does not include any parcels designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map.
7.2.2.2	The General Plan designations, as shown on the General Plan land use maps, which are considered potentially compatible with surface mining shall include: • Natural Resource (NR) • Agricultural Land (AL) • Open Space (OS) • Industrial (I) • Public Facilities (PF) • Rural Residential (RR) • Commercial (C) • Low-Density Residential (LDR) All other General Plan designations are determined to be incompatible for surface mining. Industrial uses shall be limited to those compatible with mineral exploration.	Not Applicable: The CVSP does not include any parcels designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map.

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7.2.2.3	The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer sufficient to protect the mining operation between the new development and the mining operation(s).	Not Applicable: The CVSP site is not located adjacent to an existing mining operation.
OBJECTIVE 7.2.3: ENVIRONMENTAL/LAND USE COMPATIBILITY <i>Regulation of extraction of mineral resources to ensure that environmental and land use compatibility issues are considered.</i>		
7.2.3.1	The extraction of mineral resources within the County shall only be allowed following the approval of a special use permit and a reclamation plan conforming to the California Surface Mining and Reclamation Act (SMARA).	Not Applicable: The CVSP does not allow for the mining or extraction of mineral resources.
7.2.3.2	In analyzing the environmental effects of mining operations, the County shall consider, at a minimum, the following issues in granting a new permit: A. Natural vegetation and topography for buffering; B. Central location of processing equipment and equipment storage; C. Dust control; D. Circulation and construction standards for access roads; E. Erosion control; F. Revegetation and re-establishment of natural appearing features on the site following mining activities; G. Ultimate land use; H. Hours of operation; I. Night lighting; J. Security fencing; K. Noise impacts; L. Protection of water quality, sensitive wildlife habitat and/or sensitive plant communities; and M. Phased reclamation that proceeds concurrently with surface mining.	Not Applicable: The CVSP does not allow for the mining or extraction of mineral resources.
7.2.3.3	Existing development (commercial, residential, and public facilities), as well as undeveloped private lands, shall be protected from significant adverse environmental effects caused by mining through use permit conditions, mitigation measures, and the Noise Element standards.	Not Applicable: The CVSP does allow for the mining or extraction of mineral resources.

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Policy No.	Policy	Consistency Finding
7.2.3.4	Surface access to subsurface mining is conditionally permitted only in compatible General Plan designations as defined in these policies. However, vent and escape shafts are permitted in incompatible General Plan designations where surface disturbance is minimal.	Not Applicable: The CVSP does not allow for the mining or extraction of mineral resources.
7.2.3.5	The County shall require satisfactory forms of accessible security including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds for all mining projects to cover all damages which may stem from the projects and to make sure that all reclamation is carried out. These securities shall be reviewed annually to ensure that there are sufficient funds available to repair potential damage at current costs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.6	Time limits for special use permits for each project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the use permit. In no case shall such review time period exceed five years. Said review shall be funded by the applicant.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.7	Exploration for economic mineral or ore deposits is permitted in compatible General Plan designations as defined in these policies. A special use permit shall be required if: A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or B. The operation in any one location disturbs one acre or more in size; or C. De-watering will occur or water will be discharged from the site as a result of the operation.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.8	Exploration for economic mineral or ore deposits is permitted in incompatible General Plan designations, provided that: A. Methods of geological survey, geophysical, or geochemical prospecting are used; or B. Bore holes and trial pits not exceeding 100 cubic yards of overburden or other mineral disturbance may be created; and C. No explosives may be used; there may be no drifting or tunneling; and de-watering or water discharge is not allowed.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.9	All exploratory operations shall require a reclamation plan and a bond to ensure its completion if: A. Overburden or mineral deposits in excess of 1,000 cubic yards are disturbed; or B. The operation in any one location disturbs one acre or more in size.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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7.2.3.10	In those instances where a reclamation plan is not required, an erosion control plan shall be required for those operations in which over 50 cubic yards or more of overburden are disturbed.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.11	Recreational mining, which is the extraction of minerals for recreation on a seasonal basis and the use of such devices as pans, rockers, and dredges with intakes eight inches in diameter or less, shall not require a special use permit. However, certain Federal or State regulations and local building and sanitation regulations may apply.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.2.3.12	Except as provided for in Policy 2.2.2.7, zone changes removing the -MR Combining Zone District from the base zone district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.	Not Applicable: The CVSP does not include any parcels designated as Mineral Resource (-MR) overlay on the General Plan Land Use Map.
7.2.3.13	Regardless of the General Plan designation, subsurface mining shall be conditionally permitted throughout the County. Said mining shall be allowed only after impacts to the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA. Of particular importance shall be the impact of the operation on surface land uses, water quantity and quality, and noise and vibration impacts associated with surface access. All other related impacts shall also be addressed.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 7.3: WATER QUALITY AND QUANTITY		
Conserve, enhance, and manage water resources and protect their quality from degradation.		
OBJECTIVE 7.3.1: WATER RESOURCE PROTECTION		
Preserve and protect the supply and quality of the County's water resources including the protection of critical watersheds, riparian zones, and aquifers.		
7.3.1.1	Encourage the use of Best Management Practices, as identified by the Soils Conservation Service, in watershed lands as a means to prevent erosion, siltation, and flooding.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.1.2	Establish water conservation programs that include both drought tolerant landscaping and efficient building design requirements as well as incentives for the conservation and wise use of water.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.1.3	The County shall develop the criteria and draft an ordinance to allow and encourage the use of domestic gray water for landscape irrigation purposes. (See Title 22 of the State Water Code and the Graywater Regulations of the Uniform Plumbing Code).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Policy No.	Policy	Consistency Finding
OBJECTIVE 7.3.2: WATER QUALITY <i>Maintenance of and, where possible, improvement of the quality of underground and surface water.</i>		
7.3.2.1	Stream and lake embankments shall be protected from erosion, and streams and lakes shall be protected from excessive turbidity.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.2.2	Projects requiring a grading permit shall have an erosion control program approved, where necessary.	Consistent: All Creekside Village grading plans will require submittal and approval of a Storm Water Pollution Prevention Plan (SWPPP).
7.3.2.3	Where practical and when warranted by the size of the project, parking lot storm drainage shall include facilities to separate oils and salts from storm water in accordance with the recommendations of the Storm Water Quality Task Force's California Storm Water Best Management Practices Handbooks (1993).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.2.4	The County should evaluate feasible alternatives to the use of salt for ice control on County roads.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.2.5	As a means to improve the water quality affecting the County's recreational waters, enhanced and increased detailed analytical water quality studies and monitoring should be implemented to identify and reduce point and non-point pollutants and contaminants. Where such studies or monitoring reports have identified sources of pollution, the County shall propose means to prevent, control, or treat identified pollutants and contaminants.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 7.3.3: WETLANDS <i>Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.</i>		
7.3.3.1	For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual.	Consistent: A Wetland Delineation of the CVSP has been prepared and submitted to the U.S. Army Corp of Engineers (USACE) for review and approval.
7.3.3.2	intentionally blank	Not Applicable: This policy is intentionally blank.
7.3.3.3	The County shall develop a database of important surface water features, including lake, river, stream, pond, and wetland resources.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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7.3.3.4	The Zoning Ordinance shall be amended to provide buffers and special setbacks for the protection of riparian areas and wetlands. The County shall encourage the incorporation of protected areas into conservation easements or natural resource protection areas. Exceptions to riparian and wetland buffer and setback requirements shall be provided to permit necessary road and bridge repair and construction, trail construction, and other recreational access structures such as docks and piers, or where such buffers deny reasonable use of the property, but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Exceptions shall also be provided for horticultural and grazing activities on agriculturally zoned lands that utilize “best management practices (BMPs)” as recommended by the County Agricultural Commission and adopted by the Board of Supervisors. Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. These interim standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site- or project-specific conditions supplied as part of the review for a specific project demonstrates that a different setback is necessary or would be sufficient to protect the particular riparian area at issue. For projects where the County allows an exception to wetland and riparian buffers, development in or immediately adjacent to such features shall be planned so that impacts on the resources are minimized. If avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
7.3.3.5	Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.	Consistent: The CVSP Open Space Preserve land use designation preserves wetlands and intermittent drainages.
OBJECTIVE 7.3.4: DRAINAGE Protection and utilization of natural drainage patterns.		
7.3.4.1	Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.	Consistent: The CVSP Open Space Preserve land use designation preserves wetlands and intermittent drainages.
7.3.4.2	Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.	Consistent: The CVSP Open Space Preserve land use designation preserves wetlands and intermittent drainages.

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OBJECTIVE 7.3.5: WATER CONSERVATION <i>Conservation of water resources, encouragement of water conservation, and construction of wastewater disposal systems designed to reclaim and re-use treated wastewater on agricultural crops and for other irrigation and wildlife enhancement projects.</i>		
7.3.5.1	Drought-tolerant plant species, where feasible, shall be used for landscaping of commercial development. Where the use of drought-tolerant native plant species is feasible, they should be used instead of non-native plant species.	Consistent: Landscape and irrigation plans for the CVSP will be consistent with the state <i>Model Water Efficient Landscape Ordinance</i> (MWELo). The MWELo is enforced by El Dorado County.
7.3.5.2	A list of appropriate local indigenous drought tolerant plant materials shall be maintained by the County Planning Department and made available to the public.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.5.3	The County Parks and Recreation Division shall use drought tolerant landscaping for all new parks and park improvement projects.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.3.5.4	Require efficient water conveyance systems in new construction. Establish a program of ongoing conversion of open ditch systems shall be considered for conversion to closed conduits, reclaimed water supplies, or both, as circumstances permit.	Not Applicable: The CVSP does not include any open ditch water conveyance systems.
7.3.5.5	Encourage water reuse programs to conserve raw or potable water supplies consistent with State Law.	Not Applicable: The El Dorado Irrigation District determined that no reclaimed water is available for the Creekside Village project.
GOAL 7.4: WILDLIFE AND VEGETATION RESOURCES Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.		
OBJECTIVE 7.4.1: PINE HILL RARE PLANT SPECIES <i>The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.</i>		
7.4.1.1	The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS's Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).	Not Applicable: The CVSP is not located in the Pine Hill rare plant preserve areas and does not contain any of the eight sensitive plant species known as the Pine Hill endemics.
7.4.1.2	Private land for Pine Hill rare plant preserve sites will be purchased only from willing sellers.	Not Applicable: The CVSP is not located in the Pine Hill rare plant preserve areas and does not contain any of the eight sensitive plant species known as the Pine Hill endemics.

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7.4.1.3	Limit land uses within established Pine Hill rare plant preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.	Not Applicable: The CVSP is not located in the Pine Hill rare plant preserve areas and does not contain any of the eight sensitive plant species known as the Pine Hill endemics.
7.4.1.4	The Pine Hill Preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.	Not Applicable: The CVSP is not located in the Pine Hill rare plant preserve areas and does not contain any of the eight sensitive plant species known as the Pine Hill endemics.
7.1.4.5	intentionally blank (Resolution 128-2017, October 24, 2017)	Not Applicable: This policy is intentionally blank.
7.4.1.6	intentionally blank (Resolution 128-2017, October 24, 2017)	Not Applicable: This policy is intentionally blank
7.4.1.7	intentionally blank (Resolution 128-2017, October 24, 2017)	Not Applicable: This policy is intentionally blank
OBJECTIVE 7.4.2: IDENTIFY AND PROTECT RESOURCES <i>Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.</i>		
7.4.2.1	The County will coordinate wildlife and vegetation protection programs with appropriate Federal and State agencies.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.4.2.2	The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.4.2.3	Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.	Consistent: The CVSP includes paved and unpaved multi-use trails in the open space land use designations.
7.4.2.4	Protect and preserve wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.	Consistent: This CVSP provides a continuous open space preserve corridor for the preservation and protection of wildlife habitat.
7.4.2.5	Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.	Consistent: The CVSP specifies development setbacks from wetlands and intermittent drainages.
7.4.2.6	intentionally blank (Resolution 128-2017, October 24, 2017)	Not Applicable: This policy is intentionally blank
7.4.2.7	intentionally blank (Resolution 128-2017, October 24, 2017)	Not Applicable: This policy is intentionally blank

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7.4.2.8	Conserve contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the County through a Biological Resource Mitigation Program (Program). The Program will result in the conservation of: 1. Habitats that support special status species; 2. Aquatic environments including streams, rivers, and lakes; 3. Wetland and riparian habitat; 4. Important habitat for migratory deer herds; and 5. Large expanses of native vegetation. A. Habitat Protection Strategy. The Program establishes mitigation ratios to offset impacts to special-status species habitat and special-status vegetation communities within the County. Special-status species include plants and animals in the following categories: • Species listed or proposed for listing as Threatened or Endangered under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); • Species considered as candidates for listing as Threatened or Endangered under ESA or CESA; • Wildlife species identified by California Department of Fish and Wildlife (CDFW) as Species of Special Concern; • Wildlife species identified by US Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) as Species of Concern; • Plants listed as Endangered or Rare under the California Native Plant Protection Act; • Animals fully protected under the California Fish and Game Code; • Plants that have a California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) of 1A (plants presumed extirpated in California and either rare or extinct elsewhere), 1B (plants rare, threatened, or endangered in California and elsewhere), 2A (plants presumed extirpated in California, but more common elsewhere), or 2B (plants rare, threatened, or endangered in California, but more common elsewhere). The CNPS CRPRs are used by both CDFW and USFWS in their consideration of formal species protection under ESA or CESA. With the exception of oak woodlands, which would be mitigated in accordance with the ORMP (see General Plan Policy 7.4.4.4), and Pine Hill rare plant species and their habitat, which would be mitigated in accordance with County Code Chapter 130.71 (see General Plan Policy 7.4.1.1), mitigation of impacts to vegetation communities will be implemented in accordance with the table below. Preservation and creation of the	Consistent: The CVSP provides 20+ acres of continuous open space network for the preservation and protection of sensitive plant and animal species.

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	following vegetation communities will ensure that the current range and distribution of special-status species within the County are maintained. B. Wildlife Movement for future 4- and 6- and 8-lane roadway construction projects. Consideration of wildlife movement will be given by the County on all future 4-, 6, and 8-lane roadway construction and widening projects. Impacts on public safety and wildlife movement for projects that include new roads of 4 or more lanes or the widening of roads to 4 or more lanes will be evaluated during the development review process (see Section C below). The analysis of wildlife movement impacts will take into account the conditions of the project site and surrounding property to determine whether wildlife under crossings are warranted and, if so, the type, size, and locations that would best mitigate a project's impacts on wildlife movement and associated public safety. C. Biological Resources Assessment. A site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project. Vegetation communities and special-status plants shall be mapped and assessed in accordance with the CDFG 2009 <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> and subsequent updates, and the <i>List of Vegetation Alliances and Associations</i> (CDFG 2010) and subsequent updates. Any surveys conducted to evaluate potential presence of special-status wildlife species shall conform to practices recommended by CDFW and/or USFWS at the time of the surveys. The report will include an assessment of direct, indirect and cumulative impacts to biological resources, including vegetation communities, plant and wildlife species and wildlife movement. The report shall include recommendations for: • pre-construction surveys and avoidance/protection measures for nesting birds; • pre-construction surveys and avoidance/protection measures for roosting bats; • avoidance and minimization measures to reduce impacts related to entrapment, entanglement, injury, or poisoning of wildlife; and • avoidance and minimization measures to reduce indirect impacts to wildlife in open space adjacent to a project site. • The results of the biological resources technical report shall be used as the basis for establishing mitigation requirements in conformance with this policy and the Oak Resources Management Plan (ORMP, see General Plan Policy 7.4.4.4). D. Habitat Protection. Mitigation for impacts to vegetation communities defined above in Section A will occur within the County on a minimum contiguous habitat block of 5 acres. Wetlands mitigation may occur within mitigation banks and/or outside the	

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	County if within the watershed of impact. Mitigation sites will be prioritized based on the following criteria: • Location within PCAs and IBCs • Location within other important ecological areas, as defined in the Updated INRMP Initial Inventory and Mapping (June 2010); • Woodland, forest and shrub communities with diverse age structure; • Woodland and forest communities with large trees and dense canopies; Opportunities for active land management to be used to enhance or restore natural ecosystem processes; • Presence of or potential to support special-status species; • Connectivity with adjacent protected lands; • Parcels that achieve multiple agency and community benefits; • Parcels that are located generally to the west of the Eldorado National Forest; and Parcels that would preserve natural wildlife movement corridors such as crossings under major roadways (e.g., U.S. Highway 50 and across canyons). E. Mitigation Assistance. The County will establish and maintain a database of willing sellers of land for mitigation of biological resource impacts within the County. The County will manage the database as a voluntary program wherein landowners must opt-in to be included in the database by contacting the County. The database will include the following information: • Property owner name • Assessor's Parcel Number • Parcel acreage • General vegetation communities as mapped in the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) database • Location within PCA, IBC, or important ecological area, as defined in the Updated INRMP Initial Inventory and Mapping (June 2010). F. Mitigation Monitoring. Prior to final approval of an individual development project, applicants shall submit to the County a Mitigation Monitoring Plan that provides for periodic monitoring of preserved lands to assess effectiveness of the measures implemented to protect special-status and native species. The Mitigation Monitoring Plan shall demonstrate that funding is secured to implement the monitoring strategy in perpetuity.	

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7.4.2.9	The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with the -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay: • In order to evaluate project-specific compatibility with the -IBC overlay, applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek Canyon IBC) shall be required to provide to the County a biological resources technical report (meeting the requirements identified in Section A of Policy 7.4.2.8 above). The site-specific biological resources technical report will determine the presence of special-status species or habitat for such species (as defined in Section B of Policy 7.4.2.8 above) that may be affected by a proposed project as well as the presence of wildlife corridors particularly those used by large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Properties within the -IBC overlay that are found to support wildlife movement shall provide mitigation to ensure there is no net loss of wildlife movement function and value for special-status species, as well as large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Mitigation measures may include land use siting and design tools. Wildland Fire Safe measures (actions conducted in accordance with an approved Fire Safe Plan for existing structures or defensible space maintenance for existing structures consistent with California Public Resources Code Section 4291) are exempt from this policy, except that Fire Safe measures will be designed insofar as possible to be consistent with the objectives of the Important Biological Corridor. Wildland Fire Safe measures for proposed projects are not exempt from this policy.	Not Applicable: This CVSP is not included in any Important Biological Corridor (-IBC) overlay area.
OBJECTIVE 7.4.3: intentionally blank (Resolution 128-2017, October 24, 2017)		
OBJECTIVE 7.4.4: FOREST, OAK WOODLAND, AND TREE RESOURCES <i>Protect and conserve forest, oak woodland, and tree resources for their wildlife habitat, recreation, water production, domestic livestock grazing, production of a sustainable flow of wood products, and aesthetic values.</i>		
7.4.4.1	The Natural Resource land use designation shall be used to protect important forest resources from uses incompatible with timber harvesting.	Not Applicable: The CVSP is not located near timber harvesting operations or in an area with a designation of Natural Resources (NR).

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7.4.4.2	Through the review of discretionary projects, the County, consistent with any limitations imposed by State law, shall encourage the conservation protection, planting, restoration, and regeneration of native trees in new developments and within existing communities	<i>Consistent:</i> The one-acre of isolated individual oak trees, located at the southern boundary of the CVSP site, will be preserved and protected from construction activities.
7.4.4.3	Encourage the clustering of development to retain the largest contiguous areas of forests and oak woodlands possible.	<i>Consistent:</i> The one-acre of isolated individual oak trees, located at the southern boundary of the CVSP site, will be preserved and protected from construction activities.
7.4.4.4	For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8.	<i>Consistent:</i> The one-acre of isolated individual oak trees, located at the southern boundary of the CVSP site, will be preserved and protected from construction activities consistent with Policy 7.4.2.8. Any impacts to oak trees will be mitigated.
GOAL 7.5: CULTURAL RESOURCES		
Ensure the preservation of the County's important cultural resources.		
<i>OBJECTIVE 7.5.1: PROTECTION OF CULTURAL HERITAGE</i>		
<i>Creation of an identification and preservation program for the County's cultural resources.</i>		
7.5.1.1	The County shall establish a Cultural Resources Ordinance. This ordinance shall provide a broad regulatory framework for the mitigation of impacts on cultural resources (including historic, prehistoric and paleontological resources) by discretionary projects. This Ordinance should include (but not be limited to) and provide for the following: A. Appropriate (as per guidance from the Native American Heritage Commission) Native American monitors to be notified regarding projects involving significant ground-disturbing activities that could affect significant resources. B. A 100-foot development setback in sensitive areas as a study threshold when deemed appropriate. C. Identification of appropriate buffers, given the nature of the resources within which ground-disturbing activities should be limited. D. A definition of cultural resources that are significant to the County. This definition shall conform to (but not necessarily be limited to) the significance criteria used for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) and Society of Vertebrate Paleontology. E. Formulation of project review guidelines for all development projects. F. Development of a cultural resources sensitivity map of the County.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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7.5.1.2	Reports and/or maps identifying specific locations of archaeological or historical sites shall be kept confidential in the Planning Department but shall be disclosed where applicable.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.5.1.3	Cultural resource studies (historic, prehistoric, and paleontological resources) shall be conducted prior to approval of discretionary projects. Studies may include, but are not limited to, record searches through the North Central Information Center at California State University, Sacramento, the Museum of Paleontology, University of California, Berkeley, field surveys, subsurface testing, and/or salvage excavations. The avoidance and protection of sites shall be encouraged.	Consistent: The CVSP includes a Cultural Resource Study prepared to identify any resources on-site and as required by CEQA, consultation with the appropriate agencies to determine impacts and potential mitigation required for the project (refer to the Creekside Village Environmental Impact Report).
7.5.1.4	Promote the registration of historic districts, sites, buildings, structures, and objects in the National Register of Historic Places and inclusion in the California State Office of Historic Preservation's California Points of Historic Interest and California Inventory of Historic Resources.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.5.1.5	A Cultural Resources Preservation Commission shall be formed to aid in the protection and preservation of the County's important cultural resources. The Commission's duties shall include, but are not limited to: A. Assisting in the formulation of policies for the identification, treatment, and protection of cultural resources (including historic cemeteries) and the curation of any artifacts collected during field collection/excavation; B. Assisting in preparation of a cultural resources inventory (to include prehistoric sites and historic sites and structures of local importance); C. Reviewing all projects with identified cultural resources and making recommendations on appropriate forms of protection and mitigation; and D. Reviewing sites for possible inclusion in the National Register of Historic Places, California Register, and other State and local lists of cultural properties. The County shall request to become a Certified Local Government (CLG) through the State Office of Historic Preservation. Certification would qualify the County for grants to aid in historic preservation projects. The Cultural Resources Preservation Commission could serve as the Commission required for the CLG program.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.5.1.6	The County shall treat any significant cultural resources (i.e., those determined California Register of Historical Resources/National Register of Historic Places eligible and unique paleontological resources), documented as a result of a conformity review for ministerial development, in accordance with CEQA standards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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OBJECTIVE 7.5.2: VISUAL INTEGRITY Maintenance of the visual integrity of historic resources.		
7.5.2.1	Create Historic Design Control Districts for areas, places, sites, structures, or uses which have special historic significance.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.5.2.2	The County shall define Historic Design Control Districts (HDCDs). HDCD inclusions and boundaries shall be determined in a manner consistent with National Historic Preservation Act (NHPA) Historic District standards. A. The County shall develop design guidelines for each HDCD. These guidelines shall be compatible with NHPA standards. B. New buildings and structures and reconstruction/restoration of historic (historic as per National Register of Historic Places [NRHP] and California Register of Historical Resources [CRHR] criteria) buildings and structures shall generally conform to styles of architecture prevalent during the latter half of the 19th century into the first decade of the 20th century. C. Any historic building or structure located within a designated HDCD, or any building or structure located elsewhere in the county that is listed on the NRHP or CRHR, is designated a California Building of Historic Interest, or a California State Historic Landmark, or is designated as significant as per NRHP/CRHR criteria, shall not be destroyed, significantly altered, removed, or otherwise changed in exterior appearance without a design review. D. In cases where the County permits the significant alteration of a historic building or structure exterior, such alteration shall be required to maintain the historic integrity and appearance of the building or structure and shall be subject to a design review. E. In cases where new building construction is placed next to a historic building or structure in a designated HDCD or listed on the CRHR/NRHP, the architectural design of the new construction shall generally conform to the historic period of significance of the HDCD or listed property. F. In cases where the County permits the destruction of a historic building or tearing down a structure, the building or structure shall first be recorded in a manner consistent with the standards of the NHPA Historic American Building Survey (HABS) by a qualified professional architectural historian. G. The County shall mandate building and structure design controls within the viewshed of the Marshall Gold Discovery State Historic Park. These design controls shall be consistent with those mandated for designated Historic Design Control Districts.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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7.5.2.3	New buildings and reconstruction in historic communities shall generally conform to the types of architecture prevalent in the gold mining areas of California during the period 1850 to 1910.	<i>Not Applicable:</i> The CVSP is not located in any El Dorado County historic community.
7.5.2.4	The County shall prohibit the modification of all National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) listed properties that would alter their integrity, historic setting, and appearance to a degree that would preclude their continued listing on these registers. If avoidance of such modifications on privately owned listed properties is deemed infeasible, mitigation measures commensurate with NRHP/CRHR standards shall be formulated in cooperation with the property owner.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.5.2.5	In cases where the County permits the demolition or alteration of an historic building, such alteration or new construction (subsequent to demolition) shall be required to maintain the character of the historic building or replicate its historic features.	<i>Not Applicable:</i> The CVSP is not located in any El Dorado historic community and does not contain any historic buildings.
7.5.2.6	The County, in cooperation with the State, shall identify the viewshed of Coloma State Park and establish guidelines to be used for development within the viewshed. In addition, the County shall continue to support the relocation of State Route 49 to bypass the Park in order to protect its visual and physical integrity.	<i>Not Applicable:</i> The CVSP is not located in or near the Coloma State Park or near State Route 49.
<i>OBJECTIVE 7.5.3: RECOGNITION OF PREHISTORIC/HISTORIC RESOURCES</i> <i>Recognition of the value of the County's prehistoric and historic resources to residents, tourists, and the economy of the County, and promotion of public access and enjoyment of prehistoric and historic resources where appropriate.</i>		
<i>OBJECTIVE 7.5.4: PROTECTION OF CEMETERIES</i> <i>Preservation and protection of existing cemeteries including access and parking.</i>		
7.5.4.1	Protect access routes and parking at existing cemeteries. Development proposals will be evaluated to ensure that they do not interfere with cemeteries or their access and parking.	<i>Not Applicable:</i> No existing cemeteries are located adjacent to, or in the vicinity of, the CVSP site.
GOAL 7.6: OPEN SPACE CONSERVATION Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.		
<i>OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE</i> <i>Consideration of open space as an important factor in the County's quality of life.</i>		

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7.6.1.1	The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include: A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands; B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits; C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors; D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality; and E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.6.1.2	The County will provide for Open Space lands through: A. The designation of land as Open Space; B. The designation of land for low-intensity land uses as provided in the Rural Residential and Natural Resource land use designations; C. Local implementation of the Federal Emergency Management Agency's National Flood Insurance Program; D. Local implementation of the State Land Conservation Act Program; and E. Open space land set aside through Planned Developments (PDs).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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7.6.1.3	The County shall implement Policy 7.6.1.1 through zoning regulations and the administration thereof. It is intended that certain districts and certain requirements in zoning regulations carry out the purposes set forth in Policy 7.6.1.1 as follows: A. The Open Space (OS) Zoning District is consistent with and shall implement the Open Space designation of the General Plan land use map and all other land use designations. B. The Agricultural and Timberland Production zoning districts are consistent with Policy 7.6.1.1 and serve one or more of the purposes set forth therein. C. Zoning regulations shall provide for setbacks from all flood plains, streams, lakes, rivers and canals to maintain Purposes A, B, C, and D set forth in Policy 7.6.1.1. D. Zoning regulations shall provide for maintenance of permanent open space in residential, commercial, industrial, agricultural, and residential agricultural zone districts based on standards established in those provisions of the County Code. The regulations shall minimize impacts on wetlands, flood plains, streams, lakes, rivers, canals, and slopes in excess of 30 percent and shall maintain Purposes A, B, C, and D in Policy 7.6.1.1. E. Landscaping requirements in zoning regulations shall provide for vegetative buffers between incompatible land uses in order to maintain Purpose E in Policy 7.6.1.1. F. Zoning regulations shall provide for Mineral Resource Combining Zone Districts and/or other appropriate mineral zoning categories which shall be applied to lands found to contain important mineral deposits if development of the resource can occur in compliance with all other policies of the General Plan. Those regulations shall maintain Purposes A, B, C, D, and E of Policy 7.6.1.1.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
7.6.1.4	The creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas, shall include wildfire safety planning.	Consistent: A Wildland Fire Safety Plan for the CVSP has been prepared and approved by the El Dorado Hills Fire Department.

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Policy No.	Policy	Consistency Finding
8 – AGRICULTURAL AND FORESTRY ELEMENT		
GOAL 8.1: AGRICULTURAL LAND CONSERVATION Long-term conservation and use of existing and potential agricultural lands within the County and limiting the intrusion of incompatible uses into agricultural lands.		
OBJECTIVE 8.1.1: IDENTIFICATION OF AGRICULTURAL LANDS <i>Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.</i>		
8.1.1.1	“Agricultural Districts” shall be created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production. These districts shall be delineated on the General Plan land use map as an overlay land use designation.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
8.1.1.2	Agricultural Districts shall be based on the following criteria: A. Lands currently under Williamson Act contract (i.e., “agricultural preserves”); B. Soils identified as El Dorado County “choice” agricultural soil, which consist of Federally designated prime, State designated unique or important, or County designated locally important soils; C. Lands under cultivation for commercial crop production; D. Lands that possess topographical and other features that make them suitable for agricultural production; E. Low development densities; and F. A determination by the Board of Supervisors that the affected lands should be preserved for agricultural production rather than other uses.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
8.1.1.3	The boundaries of Agricultural District overlays shall be based on existing land features including but not limited to soil types, rivers, ridgelines, and other visibly evident features or, otherwise, shall follow legal property boundaries.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.

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8.1.1.4	The procedures set forth in <i>The Procedure for Evaluating the Suitability of Land for Agriculture</i> shall be used for evaluating the suitability of agricultural lands in Agricultural Districts and Williamson Act Contract lands (agricultural preserves). The procedures shall be developed, reviewed, and revised, as appropriate, by the Agricultural Commission, and approved by the Board of Supervisors. Revisions to the procedure shall not constitute a General Plan amendment.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.1.5	Except for parcels assigned urban or other nonagricultural uses by the Land Use Map for the 1996 General Plan, parcels 20 acres or larger containing "choice" agricultural soils (see Policy 8.1.1.2(b)) shall be zoned for agricultural use except where the Board of Supervisors determines that economic, social, or other reasons justify allowing nonagricultural development or uses to occur on the affected properties. Where such parcels are zoned for agricultural use, they shall be protected from incompatible land uses by the Right to Farm Ordinance and agricultural buffering. Before rezoning parcels that are 20 acres or larger and contain choice agricultural soils to a zoning category that will permit nonagricultural uses, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.1.6	intentionally blank	Not Applicable: This policy is intentionally blank.
8.1.1.7	All agricultural lands in active production or determined by the Agricultural Commission to be suitable for production shall be incorporated into an Agricultural District following suitability review.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.1.8	Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics: A. Are currently under a Williamson Act or Farmland Security Zone Contract; B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or C. Are under cultivation for commercial crop production or are identified as grazing land; And one of the following: 1. Are located in the county's Rural Region; or 2. The County Department of Agriculture has determined that the land is well suited for agricultural production.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
OBJECTIVE 8.1.2: GRAZING <i>Protection of range lands for grazing of domestic livestock.</i>		
8.1.2.1	The County Agricultural Commission shall identify lands suitable for sustained grazing purposes which the Commission believes should be managed as grazing lands. Once such lands have been identified by the Commission, the Board of Supervisors shall determine whether to initiate incentive-based programs to retain such lands as productive grazing units.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.2.2	Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural Commission.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.2.3	The County shall encourage the assignment of the Agricultural Land (AL) designation to rangelands currently used for grazing or suitable for sustained grazing of domestic livestock.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 8.1.3: PROTECTION OF AGRICULTURAL LANDS <i>Protection of agricultural lands from adjacent incompatible land uses.</i>		
8.1.3.1	Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties.

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8.1.3.2	Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of the agriculturally zoned lands. Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger. Within a Community Region and Rural Center planning concept areas, agriculturally incompatible uses adjacent to agriculturally zoned land shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures. The implementing ordinance shall contain provisions for Administrative relief to these setbacks, where appropriate, and may impose larger setbacks where needed to protect agricultural resources.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties and is not located near agriculturally zoned land.
8.1.3.3	The County shall revise the Right to Farm Ordinance to include a provision for a mandatory local option real estate transfer disclosure statement on all new parcels created adjacent to Agricultural Districts or agriculturally designated lands requiring the new owner to sign a statement acknowledging that his or her parcel is adjacent to a parcel engaging in agricultural activities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.3.4	A threshold of significance for loss of agricultural land shall be established by the Agriculture Department and the Planning Department, with opportunity for public comment before adoption, to be used in rezone applications requesting conversion of agricultural lands to non-agricultural lands, based on the California LESA system. For projects found to have a significant impact, mitigation shall include 1:1 replacement or conservation for loss of agricultural land in active production and/or 1:1 replacement or conservation for land identified as suitable for agricultural production. A monitoring program should be established to be overseen by the Agricultural Department.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.1.3.5	On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties.
OBJECTIVE 8.1.4: DEVELOPMENT ENTITLEMENTS Consideration of the agricultural use of land prior to approvals for any development entitlements.		

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8.1.4.1	The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use: A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties and is not adjacent to land zoned or designated for agriculture.
8.1.4.2	The Agricultural Commission shall review all school site development applications involving agricultural lands and lands within Agricultural Districts, or lands adjacent to agricultural lands and lands adjacent to Agricultural Districts and shall make recommendations to the approving authority. To determine consistency with the General Plan, the approving authority shall find that the school site development is “in the public interest.” For purposes of this policy, the approving authority, in determining if the school development is “in the public interest,” shall consider the following factors: A. The objectives of the Agricultural Element, to ensure that agricultural lands are conserved and protected, and the Public Services and Utilities Element, to ensure that the need for adequate school facilities is met. B. Whether other school sites outside of the Agricultural District including rural centers were considered by the school district and whether such sites were considered acceptable or not feasible as a school site for the school district. C. The effect of the proposed school site upon adjacent agricultural lands and whether the proposed site would be incompatible with agricultural operations on adjacent or proximate agricultural lands. D. Whether the use of the land as a school site is consistent with the applicable provisions of this General Plan.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties.
OBJECTIVE 8.1.5: CLUSTER DEVELOPMENT <i>The County shall encourage cluster development, or grouping together of allowable dwelling units in Rural Centers instead of the dispersal of such dwelling units on larger parcels.</i>		
8.1.5.1	Buildings resulting from clustered development through the Planned Development (-PD) process shall be placed to minimize the loss of choice agricultural lands.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties and is not located in a Rural Center.

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8.1.5.2	Wherever feasible and where clustering is permitted, natural features such as ridge tops, creeks, and substantial tree stands shall be used to separate smaller clustered parcels from agricultural areas.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties and is not located in a Rural Center.
GOAL 8.2: AGRICULTURAL PRODUCTION		
A healthy, stable, and competitive environment necessary to sustain agricultural industry.		
OBJECTIVE 8.2.1: AGRICULTURAL WATER		
Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.		
8.2.1.1	The County shall support the development of water supplies and the use of reclaimed and untreated water for the irrigation of agricultural lands.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.1.2	Current agricultural water, excluding well water, shall be protected from allocation to residential uses and discretionary projects establishing new residential uses. Water from increased irrigation efficiencies shall be allocated to expanding agricultural or employment based uses.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.1.3	The County shall actively pursue the acquisition of long-term agricultural water supplies.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.1.4	When reviewing projects, the County shall consider a project's impacts on availability of water for existing agricultural uses.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties.
8.2.1.5	The County will work with water purveyors and the Agricultural Commission to establish plans to ensure the provision of adequate water supplies to existing and future agricultural uses.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 8.2.2: AGRICULTURAL OPERATIONS		
Protection of the rights of agricultural operators to continue agricultural practices on all lands designated for agricultural land use and expand the agricultural-related uses allowed on such lands.		
8.2.2.1	Agricultural operations allowed by right on agricultural lands shall include, but not be limited to: A. Cultivation and tillage of the soil, grazing, dairying, irrigation, frost protection, cultivation, growing, harvesting, sound devices, use of approved fertilizers, pesticides, and crop protection;	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties.

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	B. Processing of any agricultural commodity, including timber, Christmas trees, shrubs, flowers, herbs, and other plants; C. Raising of livestock, fur-bearing animals, and all animal husbandry; D. Culture or breeding of poultry and aquatic species; E. Commercial practices (ranch marketing) performed incidental to or in conjunction with such agricultural operations including the packaging, processing, and on-site sale of agricultural products produced in the County; and F. Agricultural resource management including wildlife management, recreation, tours, riding and hiking access, fishing, and picnicking.	
8.2.2.2	The approving authority shall make the following findings when approving special use permits for agricultural support services: A. The use will not substantially detract from agricultural production in the surrounding area; and B. The use is compatible with and will not have a significant adverse impact on adjacent or nearby neighborhoods beyond that allowed by the Right to Farm Ordinance and other applicable law.	Not Applicable: The CVSP site contains no agriculturally zoned land including Williamson Act Contract properties
8.2.2.3	Mining activities, when the mined lands will be reclaimed to meet or exceed current agricultural capabilities, and water projects will be deemed compatible with agricultural lands and operations	Not Applicable: The CVSP prohibits mining activities on the property and contains no agriculturally zoned land including Williamson Act Contract properties.
8.2.2.4	Agricultural activities shall be protected from the encroachment of incompatible land use by the Right to Farm Ordinance, which recognizes that nuisances such as noise, odors, dust, fumes, smoke, and chemical usage are a part of recognized acceptable agricultural practices and production.	Not Applicable: The CVSP prohibits agricultural activities on the property.
8.2.2.5	New parcels adjacent to parcels zoned for agriculture shall not be created unless the size of the parcel is large enough to allow for an adequate setback from the surrounding agricultural parcels for any incompatible uses.	Not Applicable: There are no agriculturally zoned parcels adjacent to the CVSP property.
8.2.2.6	Residential uses that are established adjoining grazing land shall have agricultural fencing per County Standards.	Consistent: The CVSP requires fencing along the site's southern property line.
OBJECTIVE 8.2.3: FARM-RELATED HOUSING Farm related housing that facilitates efficient agricultural operations.		
8.2.3.1	A special use permit shall be required for additional dwellings over and above those allowed by right for permanent and seasonal agricultural employees. The Agricultural Commission shall review the application and make recommendation on the necessity	Not Applicable: The CVSP prohibits agricultural activities on the site.

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	and compatibility of the additional dwelling units with the agricultural activities both on- and off-site. The special use permit shall be subject to the following provisions: A. The housing is clearly needed for and incidental to agricultural production and related uses on the site; and B. The housing is constructed and maintained to conform to the minimum standards contained in the Uniform Building Code or as otherwise regulated by the State Department of Housing and Community Development for migrant farm labor housing.	
OBJECTIVE 8.2.4: AGRICULTURAL PRODUCTION PROGRAMS <i>Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.</i>		
8.2.4.1	Programs shall be developed that provide tax benefits and enhance competitive capabilities of farms and ranches thereby ensuring long-term conservation, enhancement, and expansion of viable agricultural lands. Examples of programs include but are not limited to, the following: A. Support and allow private organizations to utilize conservation easements or other appropriate techniques for voluntarily restricting land to agricultural uses only. B. Continued use of Williamson Act Contracts (agricultural preserves). C. Formation of land trusts to preserve agricultural lands. D. Make available voluntary purchase or transfer of development rights from agricultural areas to appropriate non-agricultural areas.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.4.2	Visitor serving uses and facilities shall be allowed in the Zoning Ordinance when compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.4.3	Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
8.2.4.4	Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.	Not Applicable: The CVSP site contains no agricultural parcels.

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8.2.4.5	The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses do not detract from or diminish the agricultural use of said land.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 8.3: FOREST LAND CONSERVATION Maintain healthy sustainable forests that provide for raw materials while limiting the intrusion of incompatible uses into important forest lands.		
OBJECTIVE 8.3.1: IDENTIFICATION OF TIMBER PRODUCTION LANDS <i>Identification of existing and potential timber production lands for commercial timber production.</i>		
8.3.1.1	Lands suitable for timber production which are designated Natural Resource (NR) on the General Plan land use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR) are to be maintained for the purposes of protecting and encouraging the production of timber and associated activities.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan.
8.3.1.2	The procedures set forth in <i>The Procedure for Evaluating the Suitability of Land for Timber Production</i> shall be used for evaluating the suitability of forest lands for timber production. The procedure shall be developed and maintained by the Agricultural Commission and approved by the Board of Supervisors. Revisions to said procedure shall not constitute a General Plan amendment. These provisions shall be used in the following instances: A. To evaluate commercial forestry and timber lands within areas designated Natural Resource (NR) and/or lands zoned Timber Production Zone (TPZ) for their timber production value; B. To evaluate lands outside of areas designated Natural Resource (NR) and/or zoned Timber Production Zone (TPZ) for their timber production values for recommendation to the approving authority for inclusion within the Natural Resource designation and/or Timber Production Zone zoning district; and C. To evaluate lands designated NR and/or zoned TPZ generally located below 3,000 feet elevation for their timber production value.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan.
8.3.1.3	The County Agricultural Commission shall assess lands to determine their suitability for timber production. Lands considered suitable for timber production shall be based on the following criteria: A. Lands designated Natural Resource (NR) on the General Plan land use map or lands zoned Timber Production Zone (TPZ); B. Soils identified as El Dorado County "choice" timber production soils which shall consist of soils found on Timber Site Classifications I, II, or III as defined in the California	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan.

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	Forest Handbook and the Soil Survey of El Dorado Area issued April 1974 by the USDA Soil Conservation Service and the U.S. Forest Service; C. Lands used for commercial forestry/timber production; D. Lands that possess topographical and other features that make them suitable for timber production; and E. Low development densities in vicinity.	
OBJECTIVE 8.3.2: CONSERVATION OF FOREST LANDS <i>Protect and conserve lands identified as suitable for commercial timber production within the County that are important to the local forest product industry and forest lands that serve other values such as watershed, wildlife habitat, recreation, hydroelectric power generation, grazing, mineral extraction, or other resource-based uses.</i>		
8.3.2.1	Lands zoned Timber Production Zone (TPZ) shall not be subdivided into parcels containing less than 160 acres.	Not Applicable: The CVSP is not located in any area zoned Timber Production Zone (TPZ).
8.3.2.2	Timber production lands within areas designated Natural Resource and generally above 3,000 feet elevation shall maintain a 160-acre minimum parcel size or larger, except where smaller parcels already exist, in order to ensure the viability of long-term operations and to maximize economic feasibility for timber production or otherwise meet the parcel size requirements of the Natural Resource designation.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan.
8.3.2.3	Lands designated Natural Resource, excluding those zoned TPZ, generally located below 3,000 feet elevation that have been found to be suitable for producing commercial timber by the Board of Supervisors, after reviewing advice of the Agricultural Commission, shall have a 40-acre minimum parcel size unless such lands already have smaller parcels.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan.
OBJECTIVE 8.3.3: LONG-TERM FOREST RESOURCES <i>Ensure long-term viability of forest resources and timber production.</i>		
8.3.3.1	Forest lands are reserved for multiple use purposes directly related to timber production, mineral resource extraction, wildlife, grazing, and recreation.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan and does not contain important forest lands.
8.3.3.2	The Natural Resource land use designation shall be applied for the purposes of conserving and protecting important forest lands and maintaining viable forest-based communities. In determining whether particular lands constitute important forest lands, the Board of Supervisors shall consider the advice of the Agricultural Commission.	Not Applicable: The CVSP is not located in a Natural Resource (NR) designated area on the General Plan and does not contain important forest lands.
GOAL 8.4: SUSTAINABLE AND EFFICIENT FOREST PRODUCTION Minimized constraints inhibiting sustainable and efficient forest resource production.		

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OBJECTIVE 8.4.1: FOREST LAND BUFFERS		
<i>Provide for buffer parcels and setbacks between timber production lands and adjacent incompatible land uses.</i>		
8.4.1.1	The subdivision of lands located adjacent to Natural Resource (NR) designation boundaries and lands zoned Timberland Production Zone (TPZ) shall not result in the creation of new parcels containing less than 40 acres. The subdivision of lands adjacent to NR designation and lands zoned TPZ containing 40 acres or less located generally below 3,000 feet in elevation may be considered for the creation of new parcels containing not less than 10 acres, as appropriate. Projects within Rural Center and Community Region planning concept areas are exempt from this minimum parcel size to encourage the concentration of such uses.	Not Applicable: The CVSP is not adjacent to a Natural Resource (NR) designated area and does not contain Timber Production Zone (TPZ) parcels.
8.4.1.2	A permanent setback of at least 200 feet shall be provided on parcels located adjacent to lands identified as timber production lands designated Natural Resource and/or lands zoned Timberland Production Zone (TPZ). These setback areas shall be included in the zoning ordinance and shall be delineated on newly recorded parcel or subdivision maps. The Agricultural Commission may recommend a lesser setback to a minimum of 100 feet. Projects located within a Community Region or Rural Center planning concept area shall maintain a minimum setback of 50 feet. The 50-foot setback shall only apply to incompatible uses including residential structures. All setbacks are measured from the property line.	Consistent: The CVSP is not adjacent to a Natural Resource (NR) designated area and does not contain Timber production Zone (TPZ) parcels.
OBJECTIVE 8.4.2: DEVELOPMENT ENTITLEMENTS		
8.4.2.1	The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings: A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area; B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities; C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;	Consistent: The CVSP is not located in or adjacent to a Natural Resource (NR) designated area and does not contain Timber Production Zone (TPZ) parcels.

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	D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.	
9 – PARKS AND RECREATION ELEMENT		
GOAL 9.1: PARKS AND RECREATION FACILITIES Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.		
OBJECTIVE 9.1.1: PARK ACQUISITION AND DEVELOPMENT <i>The County shall assume primary responsibility for the acquisition and development of regional parks and assist in the acquisition and development of neighborhood and community parks to serve County residents and visitors.</i>		
9.1.1.1	The County shall assist in the development of regional, community, and neighborhood parks, ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level, and provide park design guidelines and development standards for park development. The following national standards shall be used as guidelines for the acquisition and development of park facilities: The parkland dedication/in-lieu fees shall be directed towards the purchase and funding of neighborhood and community parks.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.2	Neighborhood parks shall be primarily focused on serving walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools. Neighborhood parks are generally 2 to 10 acres in size and may include a playground, tot lot, turf areas, and picnic facilities.	Consistent: The CVSP land use plan includes one village park and two neighborhood parks.
9.1.1.3	Community parks and recreation facilities shall provide a focal point and gathering place for the larger community. Community parks are generally 10 to 44 acres in size, are for use by all sectors and age groups, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hardcourts, swimming pool, tennis courts, and a community center.	Consistent: The CVSP land use plan includes one village park and two neighborhood parks. The population of the Creekside Village project does not generate the need for a community park.
9.1.1.4	Regional parks and recreation facilities shall incorporate natural resources such as lakes and creeks and serve a region involving more than one community. Regional parks generally range in size from 30 to 10,000 acres with the preferred size being several hundred acres. Facilities may include multi-purpose fields, ball fields, group picnic areas,	Consistent: The CVSP land use plan includes one village park and two neighborhood parks with recreational trails adjacent to existing intermittent drainageways. The population of the Creekside Village project does not generate the need for a regional park.

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	playgrounds, swimming facilities, amphitheaters, tennis courts, multi-purpose hardcourts, shooting sports facilities, concessionaire facilities, trails, nature interpretive centers, campgrounds, natural or historic points of interest, and community multi-purpose centers.	
9.1.1.5	Parkland dedicated under the Quimby Act must be suitable for active recreation uses and: A. Shall have a maximum average slope of 10 percent; B. Shall have sufficient access for a community or neighborhood park; and C. Shall not contain significant constraints that would render the site unsuitable for development.	Consistent: The proposed CVSP park sites have an average slope of less than 10 percent, have sufficient access, and do not contain significant constraints that would render the sites unsuitable for park development.
9.1.1.6	The primary responsibilities of the County as a recreation provider shall be the establishment and provision of a regional park system to serve the residents of and visitors to the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.7	Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.8	The County shall prepare, implement, and regularly update a Parks Master Plan and Parks and Recreation Capital Improvement Program to meet current and future park and recreation needs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.9	The County will identify and secure funding sources, where possible, to implement the Capital Improvement Program to meet the needs identified in the Interim Master Plan for Parks, Recreation Facilities, and Trails.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.10	As a priority, the County shall continue to plan for and develop existing County owned regional and community park sites.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.1.11	Focus park acquisition on recreation-oriented facilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.1.2: COUNTY TRAILS <i>Provide for a County-wide, non-motorized, multi-purpose trail system and trail linkages to existing and proposed local, State, and Federal trail systems. The County will actively seek to establish trail linkages between schools, parks, residential, commercial, and industrial uses and to coordinate this non-motorized system with the vehicular circulation system.</i>		

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9.1.2.1	The proposed El Dorado Trail/Pony Express Trail as well as trails connecting regional parks shall be the County's primary responsibility for trail establishment and maintenance.	<i>Consistent:</i> The CVSP includes a linked system of trails connected to the existing Latrobe Trail and connection to the future regional park.
9.1.2.2	The standards for the County trail system regarding general location, width, steepness, signage, offer of easement dedication, and other design standards are detailed in the Hiking and Equestrian Trails Master Plan and should be updated as necessary.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.3	The County will assume the responsibility, where possible, of acquiring and developing regional trails outside the boundaries of the cities, Community Service Districts, and park and recreation districts having park and recreation taxing authority and will assist areas such as the Georgetown Divide Recreation District with exceptionally large geographic areas with acquisition and development of trails.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.4	Evaluate every discretionary application as well as public facilities planning with regard to their ability to implement the Hiking and Equestrian Trails Master Plan and the Bikeway Master Plan.	<i>Consistent:</i> The CVSP bicycle and trails system will facilitate the implementation of the Trails Master Plan and the Bikeway Master Plan.
9.1.2.5	All discretionary applications may be conditioned to provide an irrevocable offer of a trail easement dedication and construction of trails as designated on the Trails Master Plan provided it can be shown that such trails will serve as loops and/or links to designated or existing trails, existing or proposed schools, public parks and open space areas, and existing or proposed public transit nodes (e.g., bus stops, park and ride lots). Parkland dedication credit shall be given where applicable for provision of land and trail improvements that aid in implementing the Trails Master Plan.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.6	A priority list of County trails for alignment delineation, acquisition, engineering, and development shall be developed. Trails with historical associations or essential trail linkages shall be given a higher priority in the Capital Improvement Plan.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.7	Mapping of parcel specific regional trail alignments shall be completed by within one year of General Plan adoption so that trail easements may be acquired at the earliest possible date.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.8	Integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.9	The County shall update the Bikeway Master Plan and include the bikeways system on the Trails Master Plan Map within two years of General Plan adoption. The Bikeway Master Plan shall be reviewed annually for changes and possible updating. Major revision studies shall be conducted in accordance with Policy 2.9.1.2. The bicycle routes	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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	established in the Bikeway Master Plan are considered a part of both the Parks and Recreation Element and the Transportation and Circulation Element of the County General Plan.	
9.1.2.10	The County shall establish a procedure by which local trails can be recognized and designated.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.2.11	Recognize the national historic trails that are located within the County and promote and pursue cooperative efforts with private, regional, State, and Federal agencies to develop and fund these trails on public and private land.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.1.3: INCORPORATION OF PARKS AND TRAILS <i>Incorporate parks and non-motorized trails into urban and rural areas to promote the scenic, economic, and social importance of recreation and open space areas.</i>		
9.1.3.1	Linear parks and trails may be incorporated along rivers, creeks, and streams wherever possible.	Consistent: The CVSP land use plan incorporates linear open space areas and trails along existing intermittent drainageways.
9.1.3.2	On public lands and where trails can be developed, maintained, and managed, a system of trails along the American and Cosumnes River systems may be created to increase public access to scenic waterways.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.3.3	Coordinate with Federal, State, other agencies, and private landholders to provide public access to recreational resources, including rivers, lakes, and public lands.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.3.4	To the extent possible, maximize the use of the regional park and trail system by the physically handicapped and developmentally disabled as detailed in the Federal Americans with Disabilities Act.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.3.5	Recognize that segments of the California and Pony Express National Historic Trails are located within public and private land areas of the County. Give priority to County activities that will establish contiguous recreational trails along these alignments and pursue funding to construct and maintain trails along these alignments.	Not Applicable: The CVSP is not located in the vicinity of the California and Pony Express National Historic Trails.
9.1.3.6	Support the establishment of a California National Historic Trail interpretive and visitors center in El Dorado County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.3.7	Support the establishment of a Pony Express National Historic Trail interpretive and visitors center in El Dorado County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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OBJECTIVE 9.1.4: RIVERS AND WATERWAYS <i>Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets.</i>		
9.1.4.1	The River Management Plan, South Fork of the American River, (River Management Plan) is considered the implementation plan for the river management policies of this chapter.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.1.4.2	Support the acquisition of a public river access adjacent to the Marshall Gold Discovery State Historic Park.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.1.5: RECREATION COORDINATION <i>Coordinate future park and trail planning and development with Federal, State, cities, community service districts, school districts, and other recreation agencies and districts to provide increased recreation opportunities through shared use of facilities, continuity and efficiency of operation, and a more coordinated and balanced park system.</i>		
9.1.5.1	Encourage the formation of independent rural recreation districts to provide rural community and neighborhood parks for those areas desiring a higher level of service.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 9.2: FUNDING Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.		
OBJECTIVE 9.2.1: ADEQUATE FUNDS <i>Secure adequate funds to implement the Interim Master Plan, the Trails Master Plan, the Bikeway Master Plan, and the River Management Plan to provide for the acquisition, development, maintenance, and management of parks and recreation facilities.</i>		
OBJECTIVE 9.2.2: QUIMBY ACT <i>Land dedicated to the County under the Quimby Act and Quimby in-lieu fees shall continue to be used primarily to meet neighborhood park needs but may assist in meeting the community park standards as well.</i>		
9.2.2.1	The Parks and Recreation Commission shall review all tentative subdivision maps of 50 parcels or more outside community service districts and special recreation district's boundaries and will provide recommendations to the Planning Commission for appropriate provision of recreation services.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.2.2	New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.	Consistent: The CVSP proponents will apply for annexation to the El Dorado Hills Community Services District, or provide a mechanism for the on-going development, operation, and maintenance needs for the Plan Area parks.

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9.2.2.3	The County will cooperate with cities and independently funded districts to help acquire land and develop facilities for neighborhood and community parks as funding allows.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.2.4	The County shall work with local districts and County services area recreation advisory committees to secure neighborhood park sites by use of the Quimby Act Implementing Ordinance.	Consistent: The CVSP includes 17.5 acres of creditable parkland meeting the <u>10.7</u> acre Quimby Act requirement.
9.2.2.5	The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.2.6	The County shall actively pursue lands that can be transferred to the County from Federal, State, and other ownerships suitable and needed for public use.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.2.7	The County shall strongly encourage the Bureau of Land Management (BLM) to divest itself of all lands that are not environmentally sensitive within the County to provide ownership so the County can reap the benefits therefrom.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.2.3: GRANTS, FEES, AND CONTRIBUTIONS Other types of funding including Federal, State, and private grants, user-fees, concession agreements, and private contributions to fund the construction of facilities such as trails along abandoned railroad lines (Rails-to-Trails) along rivers and creeks and to acquire historical or archaeologically significant land for parks.		
9.2.3.1	Institute a system whereby user fees and concessions of various sorts (e.g., food and beverage vendors, gift shops, and boat rental facilities), wherever possible, contribute to the operation and maintenance costs of a facility.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.3.2	The River Management program for the South Fork of the American River shall continue to be funded primarily through commercial permits and user fees.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.3.3	Actively encourage private sector donations of land and/or conservation easements through the use of various land use mechanisms (such as density transfers).	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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9.2.3.4	Actively encourage private sector donations of structures, materials, funds, and/or labor to reduce acquisition, development, and maintenance costs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.2.3.5	The County will encourage private sector development, operation, and maintenance of recreation facilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 9.3: RECREATION AND TOURISM		
Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.		
OBJECTIVE 9.3.1: RECREATIONAL AND TOURIST USES		
<i>Protect and maintain existing recreational and tourist-based assets such as Apple Hill, State historic parks, the Lake Tahoe Basin, wineries, South Fork of the American River, and other water sport areas and resorts and encourage the development of additional recreation/tourism businesses and industries.</i>		
OBJECTIVE 9.3.2: NATURAL RESOURCES		
<i>Protect and preserve those resources that attract tourism.</i>		
OBJECTIVE 9.3.3: MAJOR RECREATIONAL EVENTS		
<i>Actively encourage major recreational events (e.g., professional bicycle races, running events, whitewater kayaking, equestrian shows, rodeos, and athletic events) to showcase El Dorado County and increase tourism.</i>		
OBJECTIVE 9.3.4: HISTORICAL RESOURCES		
<i>Recognize the values of the historical resources in preserving the County's cultural heritage and for contributing to tourism, recreation, and the economy of the County.</i>		
9.3.4.1	Support the establishment of a Director of Museums and cultural resources preservation function.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.3.4.2	The County will encourage the development of interpretive centers for local historical sites and/or events of historical interest.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.3.5: HISTORICAL EVENTS		
<i>The County shall actively encourage major events relating to the County's history and way of life such as historical reenactment of the Pony Express and wagon trains, agricultural festivities, and historical fairs.</i>		
OBJECTIVE 9.3.6: COUNTY FAIRGROUNDS		
<i>Recognize the importance of the fairgrounds to the County's local economy for its major recreational, agricultural, and tourism facilities.</i>		

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9.3.6.1	Continue to provide a fairground to serve El Dorado County residents and visitors as the major location for large public events, including fairs, symphonies, horse shows, and farmers' markets.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
9.3.6.2	Move the fairground site to a location that can safely serve the current and projected population of El Dorado County (recognizing that the current fairground site is inadequate) and potentially accommodate a West Slope Regional Park facility or Sports Complex.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 9.3.7: SKIING INDUSTRY <i>Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the Eldorado National Forest and Lake Tahoe Basin Management Unit Forest Plans.</i>		
OBJECTIVE 9.3.8: CAMPING FACILITIES <i>Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping within the County while requiring appropriate mitigation of adverse environmental impacts.</i>		
OBJECTIVE 9.3.9: TOURIST LODGING		
9.3.9.1	The County will encourage the development of private lodging facilities by modifying the Zoning Ordinance sections dealing with tourist related facilities.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10 – ECONOMIC DEVELOPMENT ELEMENT		
GOAL 10.1: COOPERATION The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County's positive opportunities and strength.		
OBJECTIVE 10.1.1: COOPERATIVE APPROACH <i>Utilize the Economic Development Providers Network or other Board of Supervisors recognized economic development organizations to advise and recommend to the Board of Supervisors policies and a course of action that will facilitate the County's economic vitality.</i>		
10.1.1.1	Annually review the success of the Economic Development Element, establish the program for the coming year, and take action to ensure continued productive activities. <u>Program 10.1.1.1.1:</u> Economic Development Providers Network Annual Report: Prepare an action plan to implement the objectives of the Economic Development Element. Prepare an annual	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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	report on the status of accomplishment toward the objectives for the past year and the plan for the upcoming year. <u>Program 10.1.1.1.2:</u> The County shall be a representative and actively participate in the Economic Development Providers Network.	
10.1.1.2	Implement a business education and information program to promote communication and problem solving between business and government. <u>Program 10.1.1.2.1:</u> Sponsor via the Economic Development Providers Network seminars and workshops for El Dorado County's businesses, targeted industry organizations and government decision makers. <u>Program 10.1.1.2.2:</u> Establish and maintain liaison with local and regional business organizations to improve coordination of efforts relating to business issues. <u>Program 10.1.1.2.3:</u> Convene periodic broadly-based community forums to discuss El Dorado's economic issues and concerns in conjunction with business, educational, agricultural, environmental, and other interested organizations. <u>Program 10.1.1.2.4:</u> Continually provide feedback from problem solving activities to the County for immediate action and/or inclusion in the next Annual Economic Plan.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.1.3	Encourage local governments and private business to develop a coordinated and regional approach to a sustainable economy for El Dorado County. <u>Program 10.1.1.3.1:</u> Support County business and local government efforts to develop regional, State, National, and international markets for our County's products, services, and attractors.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.1.4	An officer at the County level shall be assigned the responsibility of coordinating and implementing the Economic Development Programs for El Dorado County. This individual shall act on behalf of both the County and private sector economic interests to oversee policy and provide liaison activities to facilitate the timely implementation of the program objectives. This County official shall become the main point of contact for the business community and shall coordinate all activities to support the Economic Development Plan for County agencies and departments.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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OBJECTIVE 10.1.2: IMPROVE REGULATORY PROCESS <i>Reform and improve regulatory processes relating to business in order to foster the spirit of cooperation, understanding, and consensus between government and business.</i>		
10.1.2.1	Create methods to assist government regulators in understanding and making positive responses to the needs and priorities of business owners. <u>Program 10.1.2.1.1:</u> The Economic Development Providers Network shall provide periodic training workshops for business and public agency participants to develop understanding of business owners’ needs (e.g., the particular problems of small business in the regulatory process, improved customer service in the permit process, and particular economic issues). <u>Program 10.1.2.1.2:</u> Establish regulatory assistance services for the public, including businesses, to clarify government regulatory processes, to assist in coordinating regulatory functions, and to provide information regarding vacant land and facilitate locational assistance to business. <u>Program 10.1.2.1.3:</u> As part of the annual budget review process, County departments shall identify potential changes in fees, improved regulatory processes, and appropriate staffing allocations and organization to match forecasted work load which minimize delays that create a negative effect on stimulating County economic activity.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.

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10.1.2.2	Improve, streamline, and monitor permit processing procedures. <u>Program 10.1.2.2.1:</u> Assess the impact on large and small businesses of regulatory issues and recommend cost saving changes to permit processing procedures. <u>Program 10.1.2.2.2:</u> Provide the Economic Development Providers Network with an opportunity to review, on a periodic basis, County government structure for consistency with efficient and cost effective regulation of business. <u>Program 10.1.2.2.3:</u> Expedite permitting services as an incentive to encourage upgrading of unoccupied developed and underutilized commercial and industrial sites and/or structures. The County should encourage the use of unoccupied developed and/or underutilized County owned sites and/or structures for commercial and industrial use when a public use is not needed. <u>Program 10.1.2.2.4:</u> Review existing County regulations and procedures to eliminate unneeded, inconsistent, and redundant legal requirements. <u>Program 10.1.2.2.5:</u> The final Environmental Impact Report (EIR) for the 2025 General Plan may be used as a first tier EIR. Future environmental documents for site specific projects, development code regulations, and specific zoning may rely upon and tier off of this EIR. <u>Program 10.1.2.2.6:</u> The Zoning Ordinance shall expand the classes of permitted uses for commercial, industrial, and research and development uses on lands so designated on the General Plan land use maps, and/or that have been pre-planned through planned developments, specific plans, and other master planned lands.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.2.3	All County regulations and procedures shall be written in a concise and easy to understand manner.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Policy No.	Policy	Consistency Finding
10.1.2.4	When adopting new regulations or procedures, both regulatory and business needs shall be reflected. <u>Program 10.1.2.4.1:</u> Regulations shall include a means to accomplish regulatory needs with the least interference and/or barriers to business. Interested parties should be invited to participate in the development and review of new regulations. <u>Program 10.1.2.4.2:</u> The County shall prepare an overview statement for proposed laws or administrative regulations including: (a) the purpose of the law and/or regulation; and (b) the relationship between stated purposes and other adopted laws and/or regulations of the County. <u>Program 10.1.2.4.3:</u> All proposed development regulations or ordinances shall demonstrate a public benefit where proposed regulations or ordinances will result in private or public costs. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.2.5	County agencies and/or departments, when developing ordinances, rules, regulations, and procedures to implement the General Plan, will analyze and present to the appropriate reviewing and/or regulating bodies the economical effects and taking implications of the proposed ordinances, rules, regulations, procedures on private property and private property rights. This requirement shall not be construed to create a cause of action against the County for its alleged failure to prepare a formal cost/benefit analysis or its alleged failure to prepare a legally adequate or sufficient cost/benefit analysis.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.1.3: FISCAL AND ECONOMIC INFORMATION Provide County decision-makers with appropriate tools and a framework to determine the fiscal and economic impacts of industries and new projects.		

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
10.1.3.1	The Economic Development Providers Network shall establish an economic information base about the County of El Dorado and the incorporated cities therein. <u>Program 10.1.3.1.1:</u> Assemble and maintain a library of economic data to be available for use in economic impact studies and/or industry case studies. <u>Program 10.1.3.1.2:</u> Make available to the business community and other community interest groups including individuals, publications on economic and demographic information for El Dorado County’s incorporated and unincorporated areas. <u>Program 10.1.3.1.3:</u> Create a Target Industry Committee representing a cross-section of community interests including local business interests to develop selection criteria for determining desirable target industries that are harmonious with the local custom, culture, and overall quality of life expectations. <u>Program 10.1.3.1.4:</u> Prepare a report once every two years which describes the El Dorado County economy, identifies important demographic and industry trends, identifies leading economic indicators, and identifies and ranks targeted industries to help guide business recruitment and local business expansion efforts.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
OBJECTIVE 10.1.4: COMMUNICATION <i>Establish a forum for discussion and make recommendations on pending environmental issues that affect business and the County’s economic vitality.</i>		

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
10.1.4.1	The Economic Development Providers Network shall promote communication to identify and resolve issues of concern to environmental and economic interests and identify opportunities to integrate the goals of economic health and environmental enhancement. <u>Program 10.1.4.1.1:</u> Provide information to educate the business community on environmental issues and to educate the environmental community on the local and regional economy. <u>Program 10.1.4.1.2:</u> Identify issues to be considered including, but not limited to, the following: • location of environmentally compatible areas to develop or expand a full range of housing opportunities including affordable housing opportunities for the local labor force; • location of environmentally compatible areas for industry to develop or expand; • provision of transportation facilities; • methods of streamlining regulatory processes; • ways in which economic activity can strengthen environmental quality and rural character; • promotion and protection of environmental quality as an economic asset; • promotion of increased tourism; and • support for environmentally sound business in the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.1.5: BUSINESS RETENTION AND EXPANSION <i>Assist in the retention and expansion of existing businesses through focused outreach and public and private incentive programs and target new industries which diversify and strengthen our export base.</i>		

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
10.1.5.1	Assist industries to remain, expand, or to locate in El Dorado County. <u>Program 10.1.5.1.1:</u> Identify and attract selected targeted industries that are consistent with the County's goal of balancing economic vitality and environmental protection. <u>Program 10.1.5.1.2:</u> Develop an action plan for each targeted industry to encourage retention and expansion of businesses including special needs of each targeted industry and location assistance for expansion or relocation. Incubator space within commercial/industrial parks is an important component of these action plans. <u>Program 10.1.5.1.3:</u> The Economic Development Providers Network shall establish a system for annually inventorying existing industries and businesses in order to provide early warning of businesses that are at risk and are considering moving or expanding out of the County. <u>Program 10.1.5.1.4:</u> Annually dedicate and budget County staff to implement programs under Objective 10.1.5 and/or coordinate County efforts with the private sector and Economic Development Providers Network. <u>Program 10.1.5.1.5:</u> The County shall monitor land availability through five-year reviews of the General Plan to assure a sufficient supply of commercial and industrial designated lands. <u>Program 10.1.5.1.6:</u> El Dorado County, in cooperation with the Economic Providers Network, shall develop a comprehensive regional economic development program to attract industry to the County at a rate higher than the Sacramento Area Council of Governments (SACOG) and/or County employment forecasts. The economic development program should consider the employment needs of the resident labor force as well as more traditional measures of progress/stability as the jobs/housing balance.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
10.1.5.2	Provide services which enable existing companies with emphasis on identified growth industries, to retain and expand their businesses in El Dorado County. <u>Program 10.1.5.2.1:</u> The Economic Development Providers Network shall conduct meetings and interviews with existing companies in each of the identified growth industries focusing on service needs and local government’s ability to address those needs. <u>Program 10.1.5.2.2:</u> The Economic Development Providers Network shall conduct economic base studies to identify trends in industry and to identify those industries which are well positioned in the local, regional, State, National, or international markets to experience and sustain economic growth	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
10.1.5.3	Conduct outreach to targeted industries for potential location in El Dorado County. <u>Program 10.1.5.3.1:</u> Develop an information system on significant potential vacancies in office, commercial, and industrial space to facilitate the movement of business from one facility to another. The information system should include data which characterizes the type and source of utilities available at each vacancy.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
10.1.5.4	Recognize and promote agricultural based industries in El Dorado County and provide for the expansion of value added industries in an economically viable manner consistent with available resources. <u>Program 10.1.5.4.1:</u> The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. <u>Program 10.1.5.4.2:</u> The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.
10.1.5.5	Recognize and promote the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County. <u>Program 10.1.5.5.1:</u> Designate sufficient lands of a size and at locations to accommodate needed retail and commercial development.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County’s ability to carry out this responsibility.

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GENERAL PLAN POLICY CONSISTENCY FINDINGS		
Policy No.	Policy	Consistency Finding
10.1.5.6	Encourage the locating of new employment base industries that provide for additional employment opportunities for existing residents currently employed by industries with declining job potential to provide for a better employment future and business climate for the County. Prior to approval of a General Plan amendment to Tourist Recreational or a zone change to implement this land use designation, when a site is adjacent to a residential, agricultural, or Natural Resource designation, a finding shall be made which concludes that the development project will have no significant growth inducement effect on adjacent lands.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.1.6: CAPTURE OF RETAIL AND TOURISM DOLLARS Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.		
10.1.6.1	The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities. <u>Program 10.1.6.1.1:</u> Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.6.2	The use of public transportation shall be encouraged to serve and support the County's tourist destinations.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.6.3	Support land use designations adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.6.4	<i>intentionally blank</i> (Resolution 216-2019, December 10, 2019)	Not Applicable: This policy is intentionally blank.
10.1.6.5	The County shall designate areas Tourist Recreation to promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor, other State highways, the American River Canyons, and other appropriate areas suitable for such uses. A new zone district shall be established to differentiate between the low-intensity recreational uses and higher intensity recreational uses such as RV parks. The placement of this designation shall not be used as a precedent for additional high intensity land use designations in nearby areas.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Policy No.	Policy	Consistency Finding
OBJECTIVE 10.1.7: SMALL BUSINESS AND WORK-PLACE ALTERNATIVES <i>Promote the establishment and expansion of small businesses and work-place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.</i>		
10.1.7.1	Evaluate the County's business license procedure to streamline or minimize the process for small businesses. <u>Program 10.1.7.1.1:</u> Establish a uniform small business licensing application, forms, and instructions for all cities and the County. <u>Program 10.1.7.1.2:</u> Review the business license fees in the cities and County to provide an equitable structure for business with ten or less employees.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.7.2	Assist small business in the County. <u>Program 10.1.7.2.1:</u> Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.7.3	Encourage employers, including public agencies, to offer work-place alternatives such as telecommuting and promote formation of neighborhood based telecommuting centers in which multiple businesses use joint services. <u>Program 10.1.7.3.1:</u> Establish land use regulations that permit by right satellite work centers, home-work place alternatives, and home occupations as a means of reducing commutes on U.S. Highway 50.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.7.4	Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties. <u>Program 10.1.7.4.1:</u> Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in the Community Regions, Rural Centers, and Rural Regions. <u>Program 10.1.7.4.2:</u> Land use regulations shall disallow Conditions, Covenants, and Restrictions that preclude home occupations or work-at-home activities.	Consistent: The CVSP development standards and regulations allow for home occupations in the residential land use designations.
OBJECTIVE 10.1.8: JOB TRAINING		

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Policy No.	Policy	Consistency Finding
<i>Support the use of El Dorado County's educational institutions to provide employment training and vocational education programs for potential employees of El Dorado County's businesses.</i>		
10.1.8.1	Provide a forum for discussion of how best to match educational programs of El Dorado County's high schools and colleges with the needs of employers in the target industries groups.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.8.2	Encourage the development and growth of small business in El Dorado County through entrepreneurial training programs in the curriculums of the educational institutions.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.8.3	Support efforts by the County Office of Education or private sector initiatives to expand and/or establish dedicated vocational training at all County high schools and community colleges.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
<i>OBJECTIVE 10.1.9: JOBS-HOUSING RELATIONSHIP</i> <i>The County shall monitor the jobs-housing balance and emphasize employment creation.</i>		
10.1.9.1	The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage a broad mix housing types that are compatible with wage structures associated with existing and forecasted employment.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.1.9.2	Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a broad mix of housing types and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.	<i>Consistent:</i> The CVSP includes a mix of residential densities and housing types.
10.1.9.3	The County shall actively promote job generating land uses while de-emphasizing residential development unless it is tied to a strategy that is necessary to attract job generating land uses.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
GOAL 10.2: PUBLIC SERVICES AND INFRASTRUCTURE Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.		
<i>OBJECTIVE 10.2.1: PUBLIC AND CIVIC FACILITIES INVESTMENT</i> <i>Give a high priority to funding quality civic, public and community facilities, and basic infrastructure that serve a broad range of needs.</i>		

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<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
10.2.1.1	The County shall prepare and coordinate with other service providers long-term capital improvement plans to more efficiently provide infrastructure and services in a manner consistent with the needs of targeted industries and existing residents. This process shall identify cost estimates for each project in current dollars and identify the funding source.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.1.2	The County shall aggressively pursue private, regional, State, and Federal funding sources to reduce local burdens.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.1.3	Require that all costs of upgrading and/or constructing civic, public and community facilities, and basic infrastructure exclusively needed to serve new development be the responsibility of new development and not existing residents.	<i>Consistent:</i> The CVSP includes construction and upgrades to existing infrastructure needed to serve the development. The CVSP will contribute its fair share towards civic, public and community facilities.
10.2.1.4	Require new discretionary development to 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.	<i>Consistent:</i> The CVSP will contribute its fair share to the costs of civic, public and community facilities needed to serve the demand for the new development.
10.2.1.5	A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents may be required with the following development applications: A. Specific plans; and B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds: 1. Residential.....50 units 2. Commercial20 acres or 100,000 square feet 3. Industrial20 acres or 250,000 square feet	<i>Consistent:</i> A CVSP Fiscal Impact Analysis (FIA) and a Public Facilities Finance Plan (PFFP) have been prepared and submitted to the County for approval.
10.2.1.6	Provision of new infrastructure and facilities shall be coordinated with existing infrastructure and facilities and shall maximize use of existing facilities capacity to the extent that any exists.	<i>Consistent:</i> The CVSP proponents are coordinating with the El Dorado Irrigation District and PG&E to utilize existing infrastructure capacity in an efficient manner.
10.2.1.7	Emphasize public investment strategies that enhance the value of commercial uses to maximize absorption rates. If these strategies are successful, the infrastructure finance program will have a greater chance of success related to the increased real estate values created.	<i>Consistent:</i> The CVSP population will contribute to commercial uses that would allow for proper services that would maximize the absorption and create a greater chance of success and potentially increasing real estate values in the area.

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Policy No.	Policy	Consistency Finding
10.2.1.8	Direct new development to land where infrastructure and service levels are adequate so as to minimize development costs.	Consistent: The CVSP is located in the El Dorado Hills Community Region where existing infrastructure and service levels are adequate so as to minimize development costs.
OBJECTIVE 10.2.2: EQUITABLE FINANCING METHODS FOR PUBLIC IMPROVEMENTS <i>Utilize equitable financing methods that assure that service standards adopted in the General Plan are achieved.</i>		
10.2.2.1	When adopting, amending, and imposing impact fees and developer exactions, consider the effects of such fees and exactions upon project economics. <u>Program 10.2.2.1.1:</u> Review other County impact fees and consider adopting fees necessary to assure that new development pays its fair share of public facility and services costs.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.2.2	Stress financing strategies that maximize the use of pay-as-you-go methods to gain the most benefit from available revenue without placing unreasonable burdens on new development. <u>Program 10.2.2.2.1:</u> When a project directly or indirectly impacts existing public services and/or infrastructure, it shall provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly or indirectly attributed to the project. Cost to be borne by the project proponent shall be determined on the basis of the above described nexus and other pre-existing legally binding agreements such as development agreements.	Consistent: A CVSP Fiscal Impact Analysis (FIA) and a Public Facilities Finance Plan (PFFP) have been prepared and submitted to the County for approval.
10.2.2.3	Fees and assessments collected shall be applied to the geographic zone from which they are originated.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.2.4	Fees and assessments, with Board of Supervisor approval, can be deferred and/or paid through property tax increments if it can be demonstrated that a current or projected rate is serving as a location avoidance factor for targeted industries.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.2.3: COORDINATION OF PUBLIC IMPROVEMENTS <i>Cooperate with other jurisdictions to promote the most cost-effective methods of providing civic, public and community facilities, and basic infrastructure necessary for supporting the economic, social, and environmental well being of the County and its residents.</i>		

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Policy No.	Policy	Consistency Finding
10.2.3.1	Coordinate major infrastructure construction within the County, particularly the transportation system network and extension of sewer and water service, to assure consistency of these improvements with the General Plan. Where it has legal authority to do so, the County, through its membership on LAFCO or otherwise, should deny proposals by special districts found to be inconsistent with the County's General Plan. <u>Program 10.2.3.1.1:</u> Government Code Section 65401 authorizes the County to obtain lists of all capital projects planned by public agencies within the County. Proposed capital improvements found inconsistent with the County's General Plan can be protested to the sponsoring agency. As part of its annual review of the Capital Improvement Program, the County should include a Section 65401 review which lists all capital projects sponsored by other jurisdictions during the following year and makes a finding relative to the consistency of each project with the County's General Plan. <u>Program 10.2.3.1.2:</u> As part of an effort to maintain high quality services and implement the General Plan, the County should maintain an effective liaison and improve cooperation with the cities and special districts serving the County.	Consistent: The CVSP will be reviewed by the County for consistency with the General Plan and routed to existing purveyors to coordinate major infrastructure improvements such as roads, sewer, and water services.
10.2.3.2	Cooperate with cities when processing applications for subdivisions or other large projects located within a city's Sphere of Influence. When there are no conflicts, all city policies and standards, as well as County policies and standards, projects should be required to meet all such policies and standards.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.2.4: FUNDING AVAILABILITY Ensure that adequate funding is available for all ongoing County-wide services.		
10.2.4.1	Seek methods for existing development within unincorporated areas and cities to assume a fair share of the costs for County-wide mandated services including social and welfare services, health services, and criminal justice in addition to the normal health and safety services such as fire, sheriff, ambulance, road maintenance, etc.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.4.2	Recover costs for services provided to the public through the use of fees and charges, where possible, and over time increase the County's cost recovery as a percent of the total budget while maintaining strong management controls to provide effective services at the lowest reasonable cost.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.4.3	Emphasize economic development as a part of efforts to increase fiscal performance with special emphasis upon improving retail sales capture in the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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Policy No.	Policy	Consistency Finding
10.2.4.4	Use benefit assessment districts or other methods to provide funding for the maintenance of local roads and drainage projects.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.4.5	The County shall make all legally permissible efforts to avoid implementation or State or Federal mandated services that are not accompanied by sufficient non-County generated funding.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.2.5: NEW DEVELOPMENT FISCAL EFFECTS <i>Ensure that new development results in a positive fiscal balance for the County.</i>		
10.2.5.1	Avoid using County General Fund revenues for funding the incremental costs of new municipal services in developing areas.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.5.2	Amend the discretionary development review process to require the identification of economic factors derived from a project such as sales tax, property tax, potential job creation (types and numbers), wage structures, and multiplier effects in the local economy.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.2.6: FISCAL EFFECTS OF GOVERNMENT REORGANIZATION <i>Through the County's membership on LAFCO or otherwise, ensure that government reorganizations such as annexations, incorporation, and district formations do not have a negative fiscal effect on the County's operating budget and that such reorganizations are revenue neutral from the County's standpoint.</i>		
10.2.6.1	Establish and implement an equitable and standardized approach to property tax sharing with cities during the annexation process which results in a neutral fiscal impact on the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.6.2	Cooperate with cities during the establishment of redevelopment projects to assure that fiscal impacts upon the County are neutral and do not result in a negative fiscal impact upon the County.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
OBJECTIVE 10.2.7: COORDINATE LAND USES WITH OTHER JURISDICTIONS <i>Resolve conflicts with other jurisdictions regarding the location of revenue-generating land uses.</i>		
10.2.7.1	Large commercial or industrial projects located in the County but affecting a nearby city should be planned in cooperation with that city so that potential negative impacts can be effectively mitigated.	Not Applicable: The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

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<i>Policy No.</i>	<i>Policy</i>	<i>Consistency Finding</i>
10.2.7.2	Establish a joint County/City task force to develop complementary land use designations, zoning, transportation, and funding plans to protect existing and to encourage new commercial, industrial, and research and development projects in the Missouri Flat-Placerville Drive areas.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.7.3	Missouri Flat Road Corridor Area: The County shall commit to the comprehensive development of the needed road circulation plan for this area immediately following adoption of the General Plan. This plan shall also include the identification and development of a specific funding mechanism that overcomes existing deficiencies and accommodates future traffic demands to the year 2015.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.7.4	Coordinate with the incorporated cities the development of sites adjacent to major transportation corridors which are suitable for convention centers and vehicle-to-shuttle-bus transfer facilities to support tourism, large special events, etc.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.
10.2.7.5	Develop a common public facilities impact funding program within the cities and the County.	<i>Not Applicable:</i> The County is responsible for implementing this policy and the project does not impact the County's ability to carry out this responsibility.

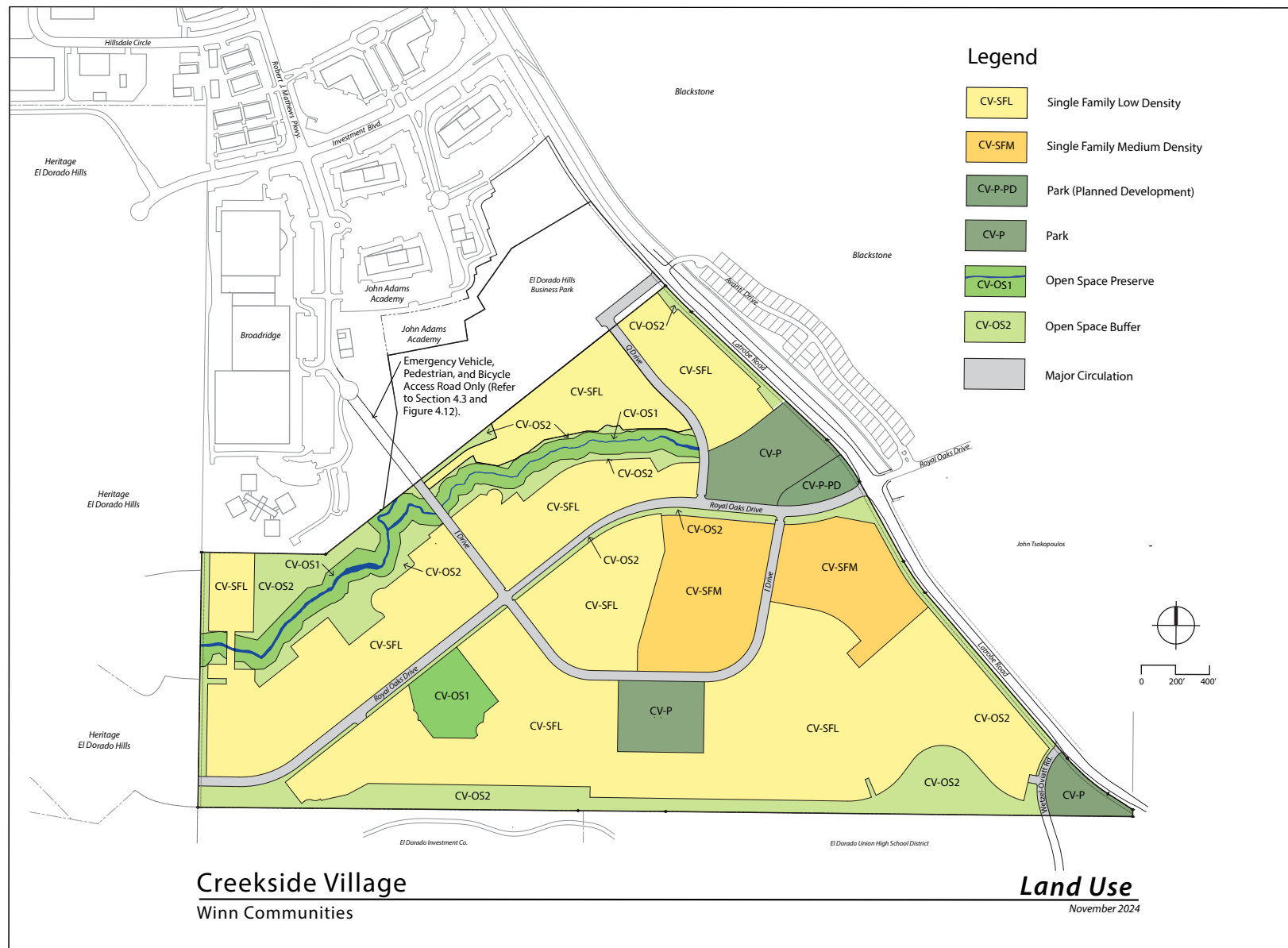


Figure 3.2 - Specific Plan Land Use Designations

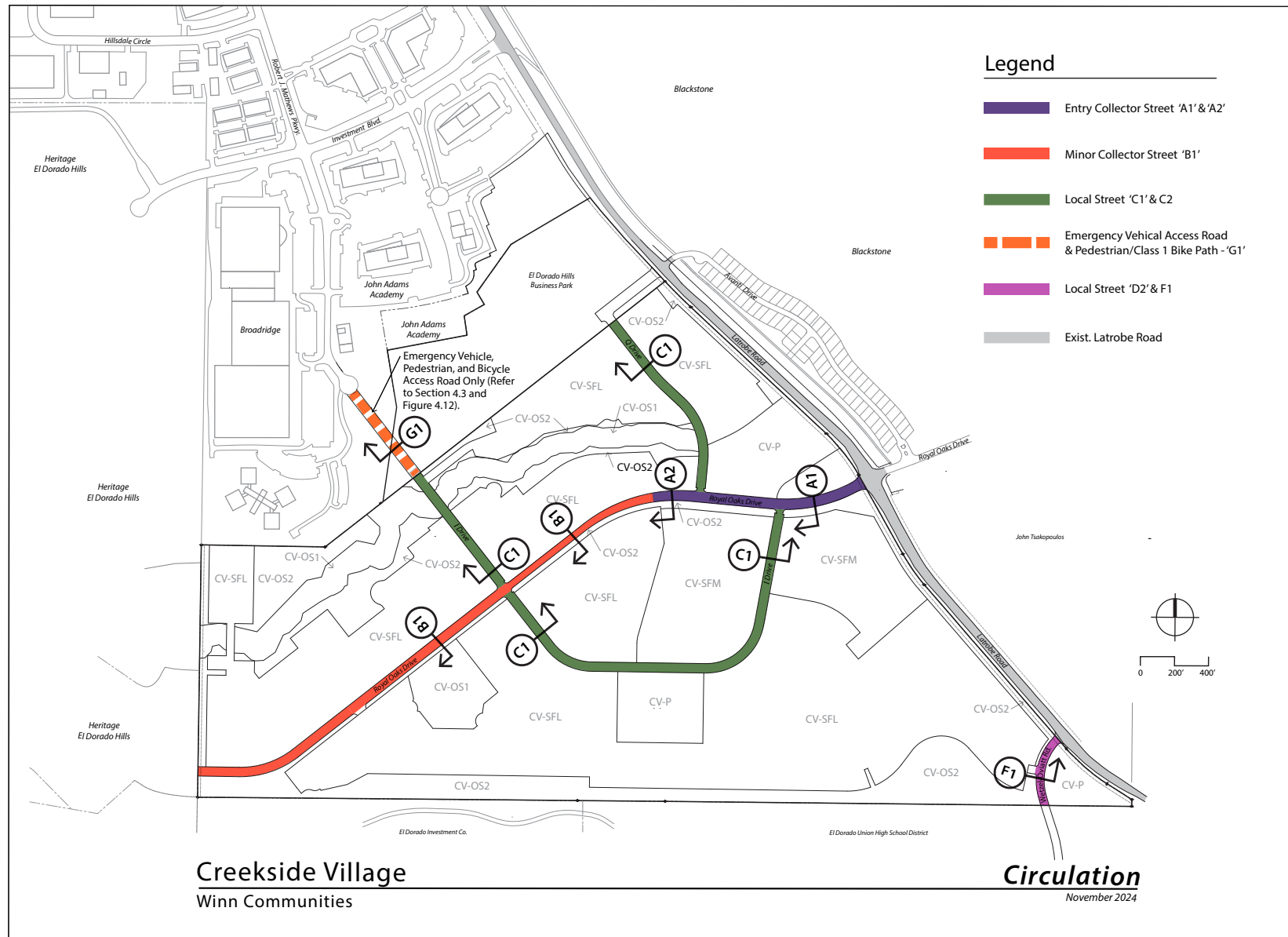


Figure 4.1 - Circulation Plan

RECEIVED

JAN - 3 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

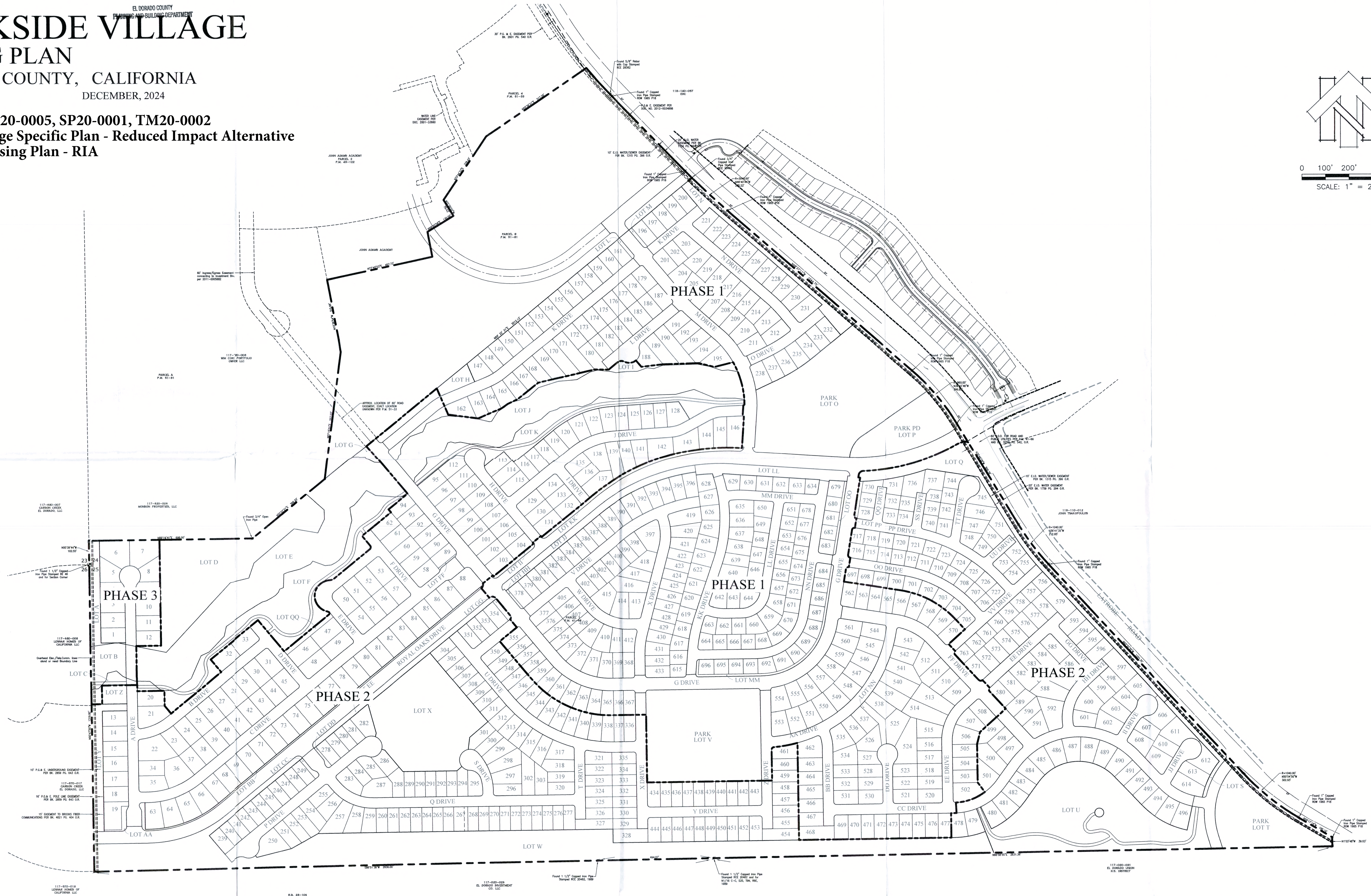
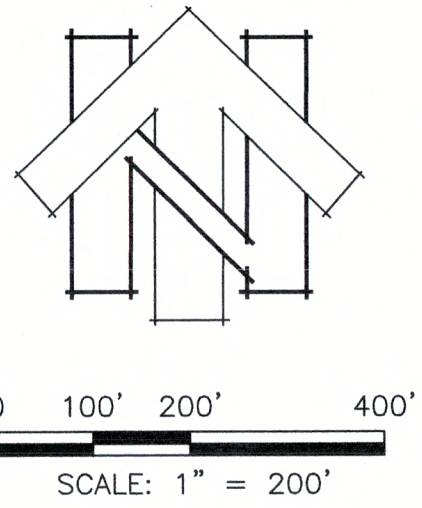
CREEKSIDE VILLAGE PHASING PLAN

EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

DECEMBER, 2024

GPA20-0001, Z20-0005, SP20-0001, TM20-0002
Creekside Village Specific Plan - Reduced Impact Alternative
Exhibit J - Phasing Plan - RIA



OWNERS OF RECORD

WINN RIDGE INVESTMENTS, LLC
555 UNIVERSITY AVENUE, SUITE 180
SACRAMENTO, CA, 95825

APPLICANT

WINN RIDGE INVESTMENTS, LLC
555 UNIVERSITY AVENUE, SUITE 180
SACRAMENTO, CA, 95825

ENGINEER



Civil Engineering = Land Surveying = Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET (REFER TO PG 2 OF 2)

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 25, T.9N, R.8E

ASSESSOR'S PARCEL NUMBERS

A.P.N. 117-010-012, 117-720-007, 117-720-009

EXISTING GENERAL PLAN

(R&D) RESEARCH AND DEVELOPMENT

PROPOSED GENERAL PLAN

(AP) ADOPTED PLAN

EXISTING ZONING

(R&D) RESEARCH AND DEVELOPMENT

PROPOSED ZONING

(AP) ADOPTED PLAN

TOTAL AREA

207.91 ACRES

TOTAL NUMBER OF PARCELS

763 – RESIDENTIAL LOTS

14 – LANDSCAPE LOTS (REFER TO LOT BREAKDOWN TABLE)

21 – OPEN SPACE LOTS (REFER TO LOT BREAKDOWN TABLE)

3 – EID (HOA) LOTS (REFER TO LOT BREAKDOWN TABLE)

3 – PARKS (REFER TO LOT BREAKDOWN TABLE)

10 – ROAD LOTS (REFER TO LOT BREAKDOWN TABLE)

814 LOTS TOTAL

MINIMUM LOT AREA

4,500 SQUARE FEET

WATER SUPPLY and
SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL
FIRE PROTECTION

EL DORADO HILLS COUNTY

WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

DECEMBER, 2024

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "CREEKSIDE VILLAGE" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE EL DORADO COUNTY.

DAVID R. CROSARIOL R.C.E. 34520 12/20/24
DATE

TENTATIVE MAP
CREEKSIDE VILLAGE
RESUBDIVISION OF PARCEL 1 41 BM PG 66
OVERALL LAYOUT

COUNTY OF EL DORADO

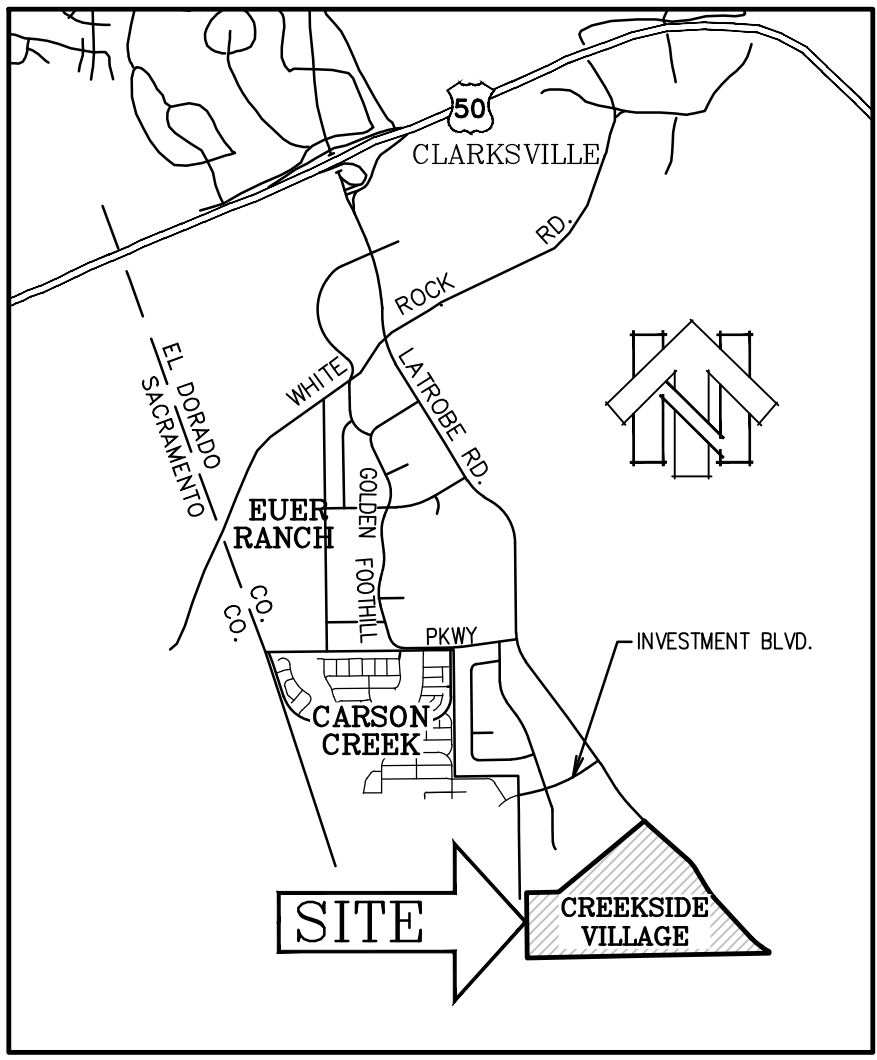
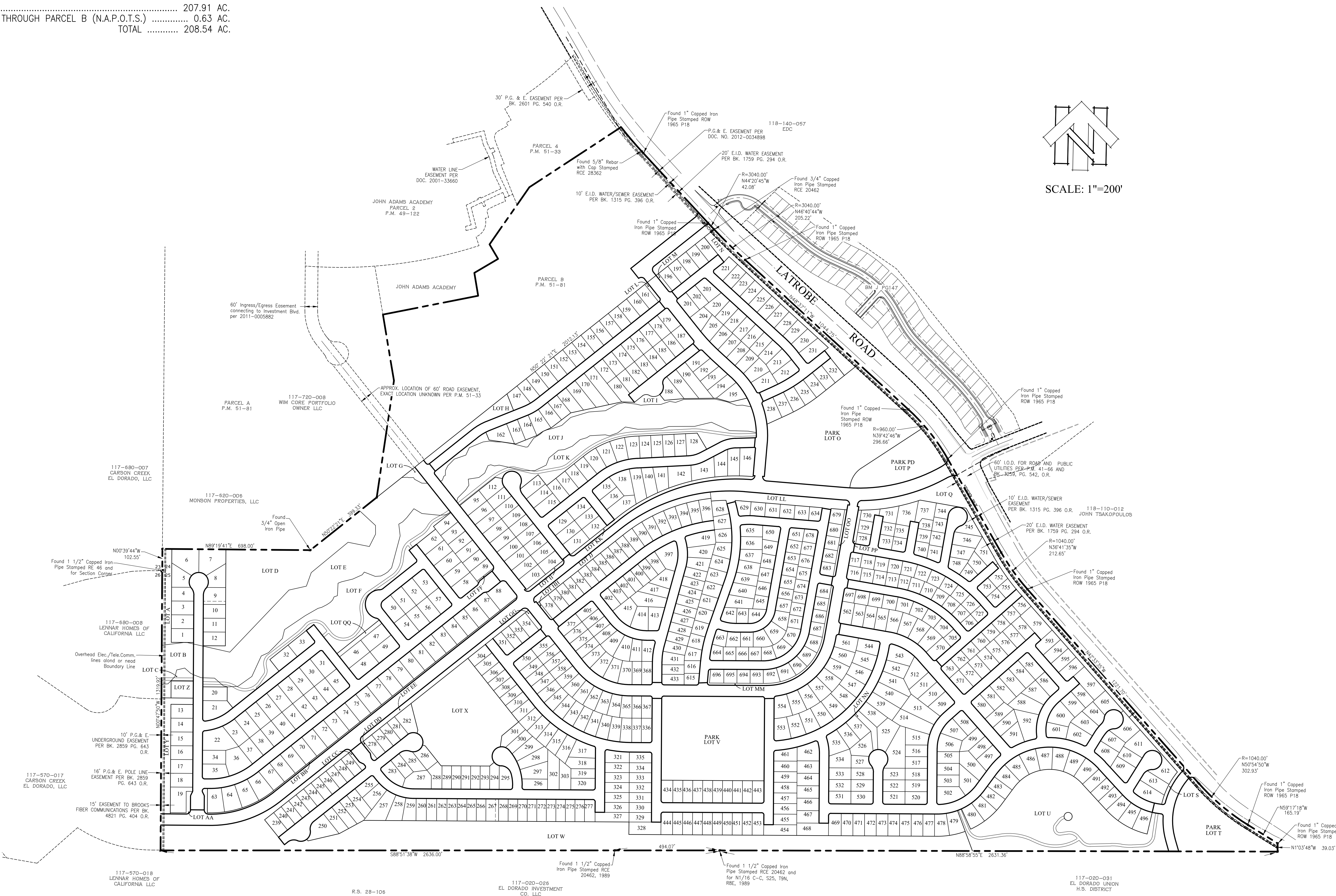
SHEET 1 OF 3

STATE OF CALIFORNIA

LOT BREAKDOWN

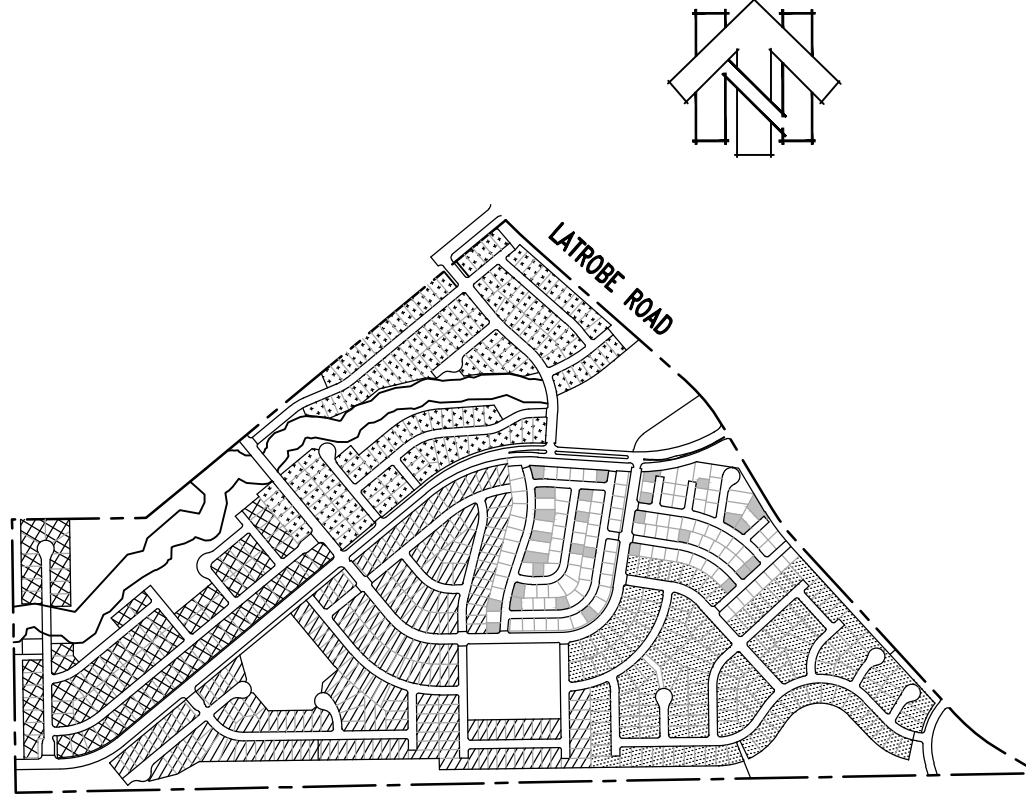
TOTAL	763 RESIDENTIAL LOTS	106.53 AC.
LOTS L, M, AA, BB, CC, DD, FF, GG, HH, II, KK, MM, OO, & PP (LANDSCAPE)		1.35 AC.
LOTS O, P, T, & V (PARK)		14.09 AC.
LOT Z (EID LIFT STATION)		0.19 AC.
LOTS NN & QQ (EID/HOA LETTERED LOT)		0.25 AC.
LOTS R1 THRU R9 (INTRACT PRIVATE ROADS)		30.21 AC.
LOT ROW (PUBLIC ROADS)		11.08 AC.
LOTS A, C, D, F, G, H, I, K, N, Q, S, U, W, Y, EE, JJ, & LL (OPEN SPACE BUFFER)		30.72 AC.
LOTS B, E, J, & X (OPEN SPACE PRESERVE)		13.49 AC.

SUB-TOTAL	207.91 AC.
MAJOR CIRCULATION THROUGH PARCEL B (N.A.P.O.T.S.)	0.63 AC.
TOTAL	208.54 AC.

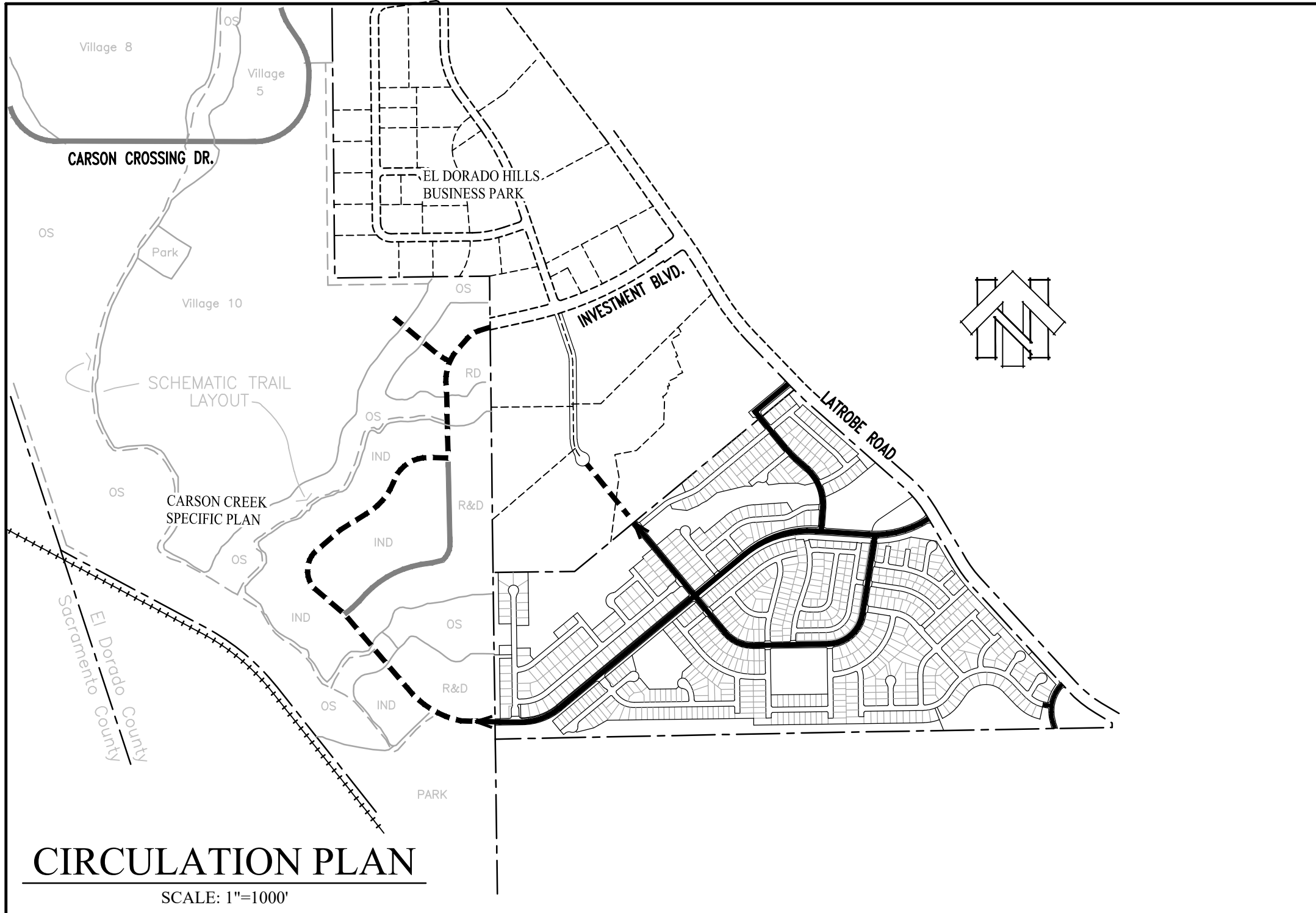


VICINITY MAP
NOT TO SCALE

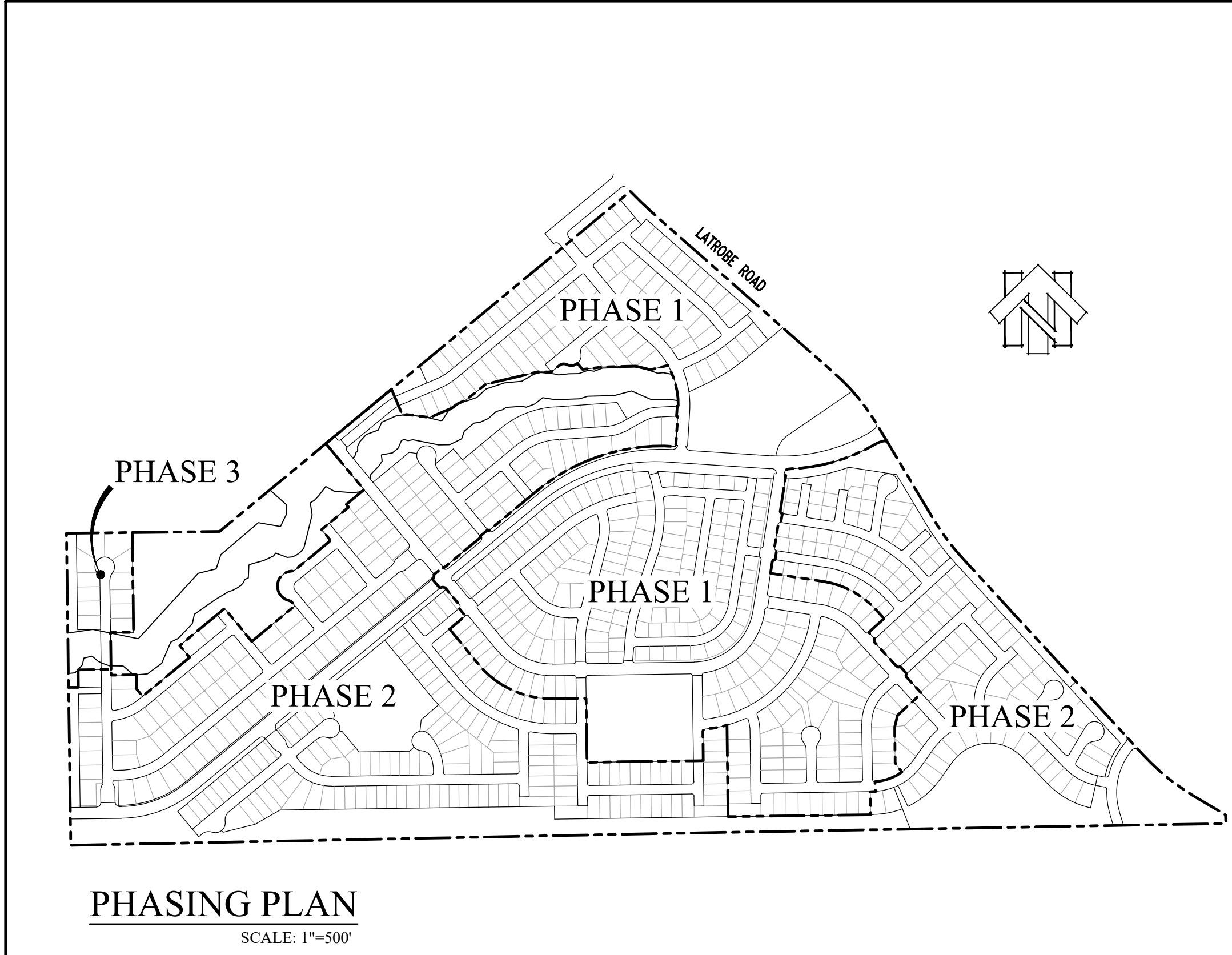
LEGEND		
PATTERN	TYP. LOT SIZE	TOTAL
	45' x 105'	223
	55' x 105'	153
	55' x 105' CONVENTIONAL	150
	65' x 105'	88
	60' x 65'	120
	55' x 65'	29
TOTAL		763



RESIDENTIAL LOT BREAKDOWN
SCALE: 1"=1000'

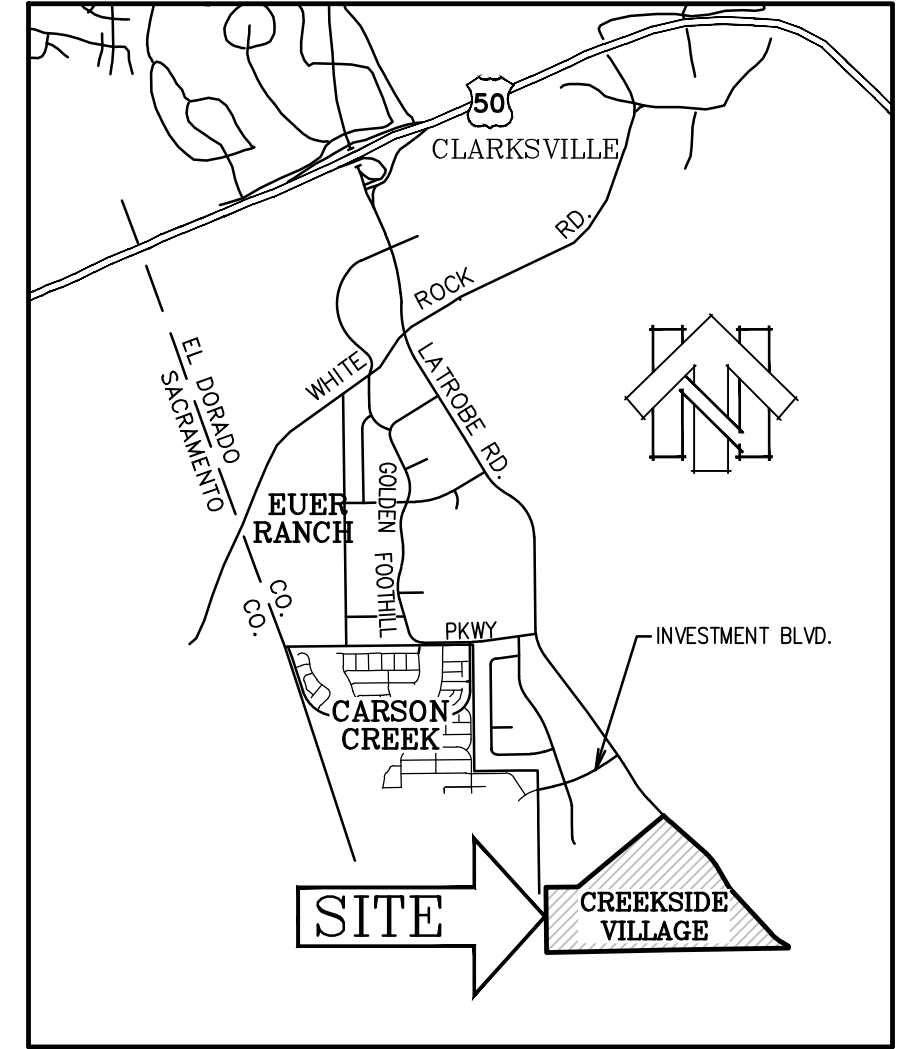


CIRCULATION PLAN
SCALE: 1"=1000'

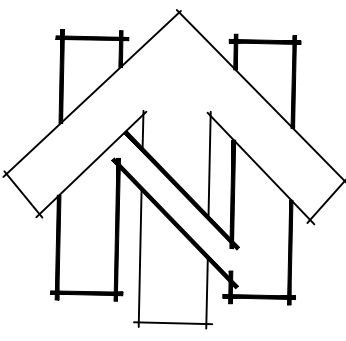


PHASING PLAN
SCALE: 1"=500'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____



VICINITY MAP
NOT TO SCALE



SCALE: 1"=100'

LEGEND:

- PROPOSED FIRE HYDRANT

TENTATIVE MAP

CREEKSIDE VILLAGE

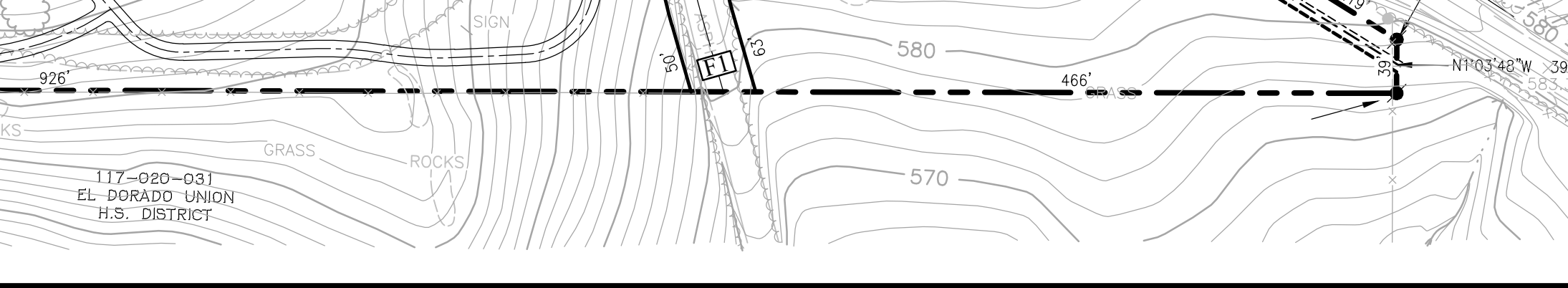
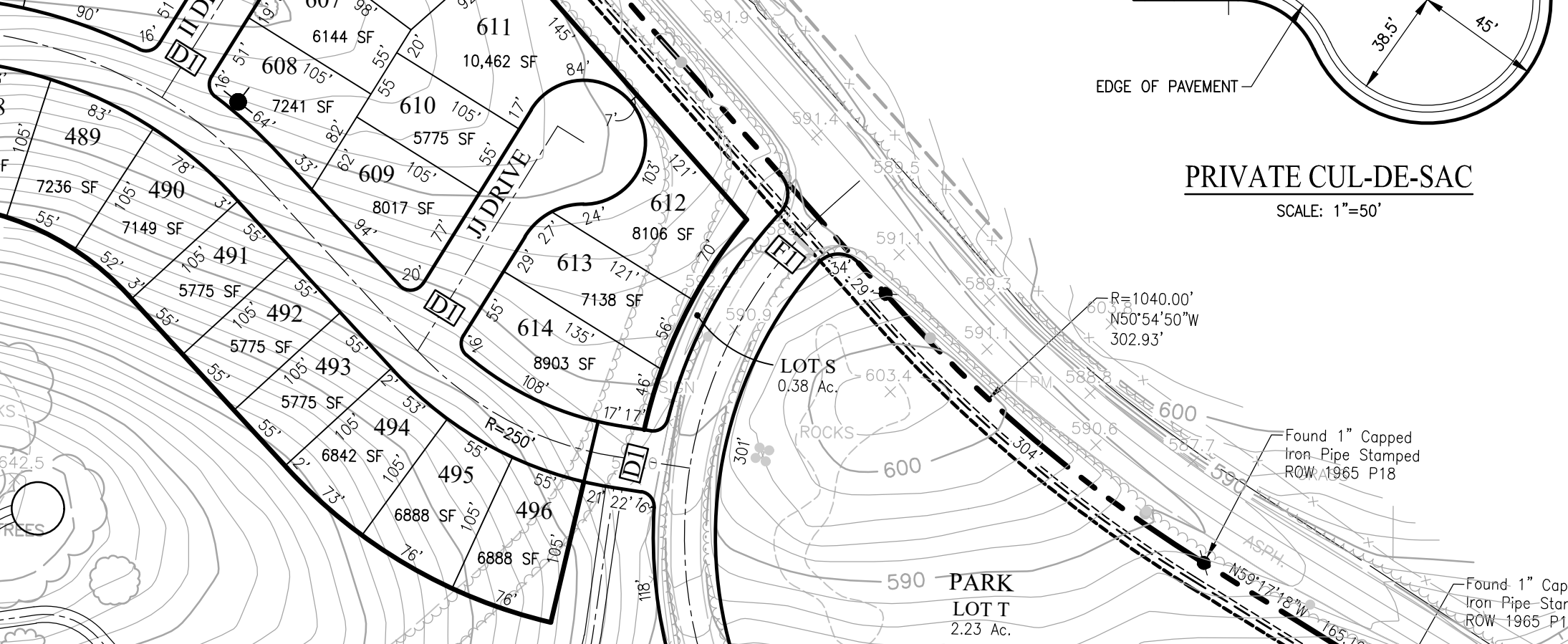
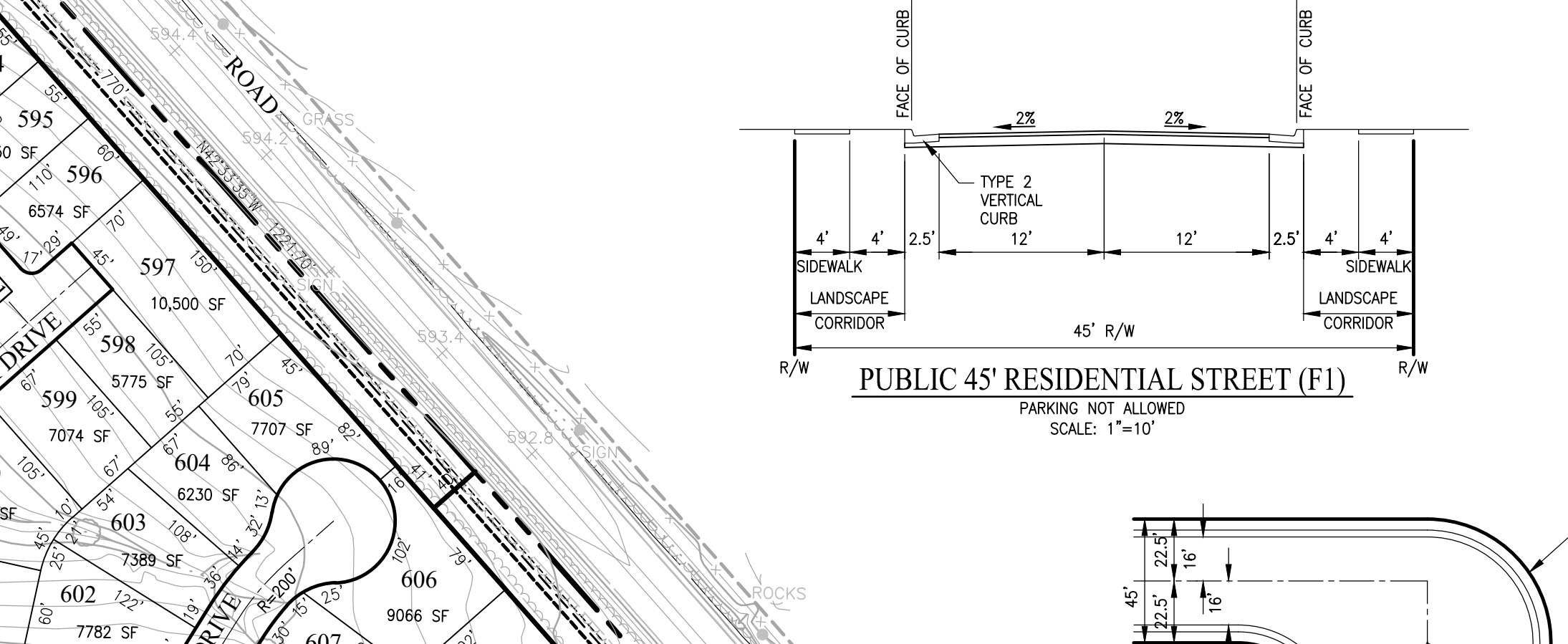
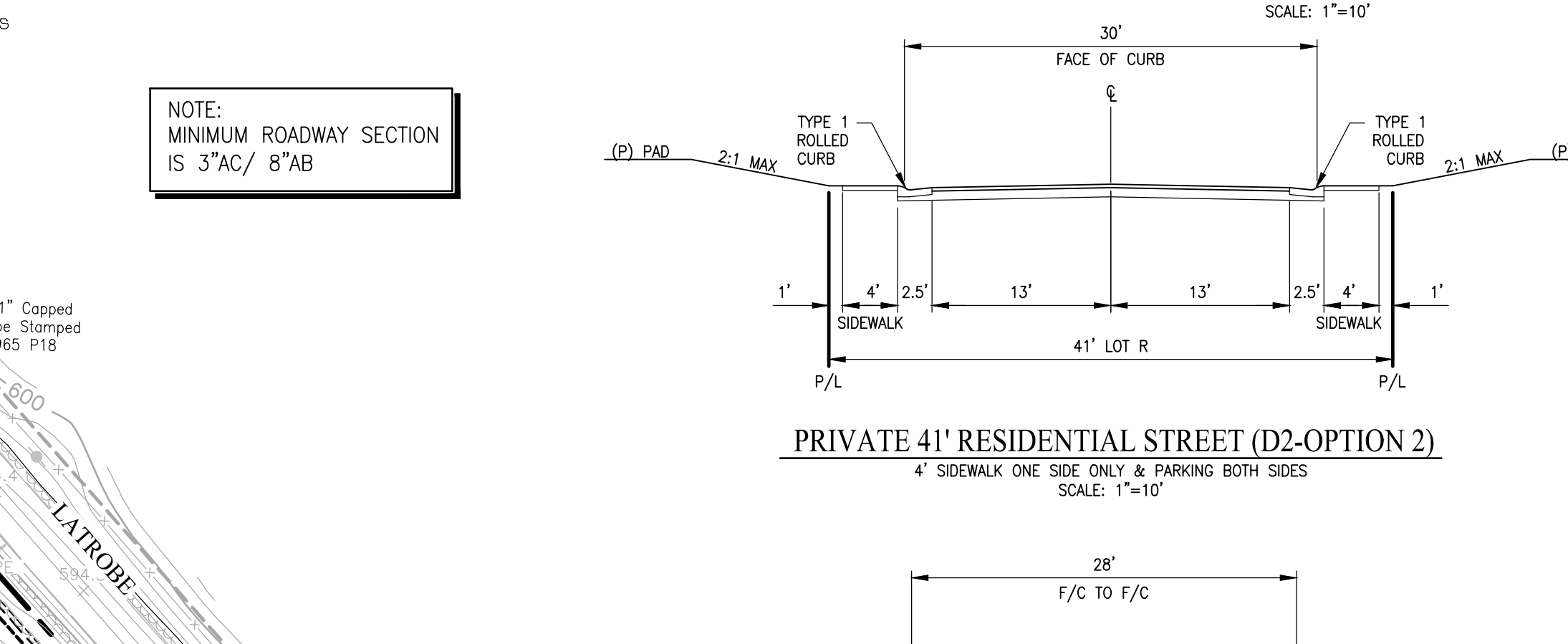
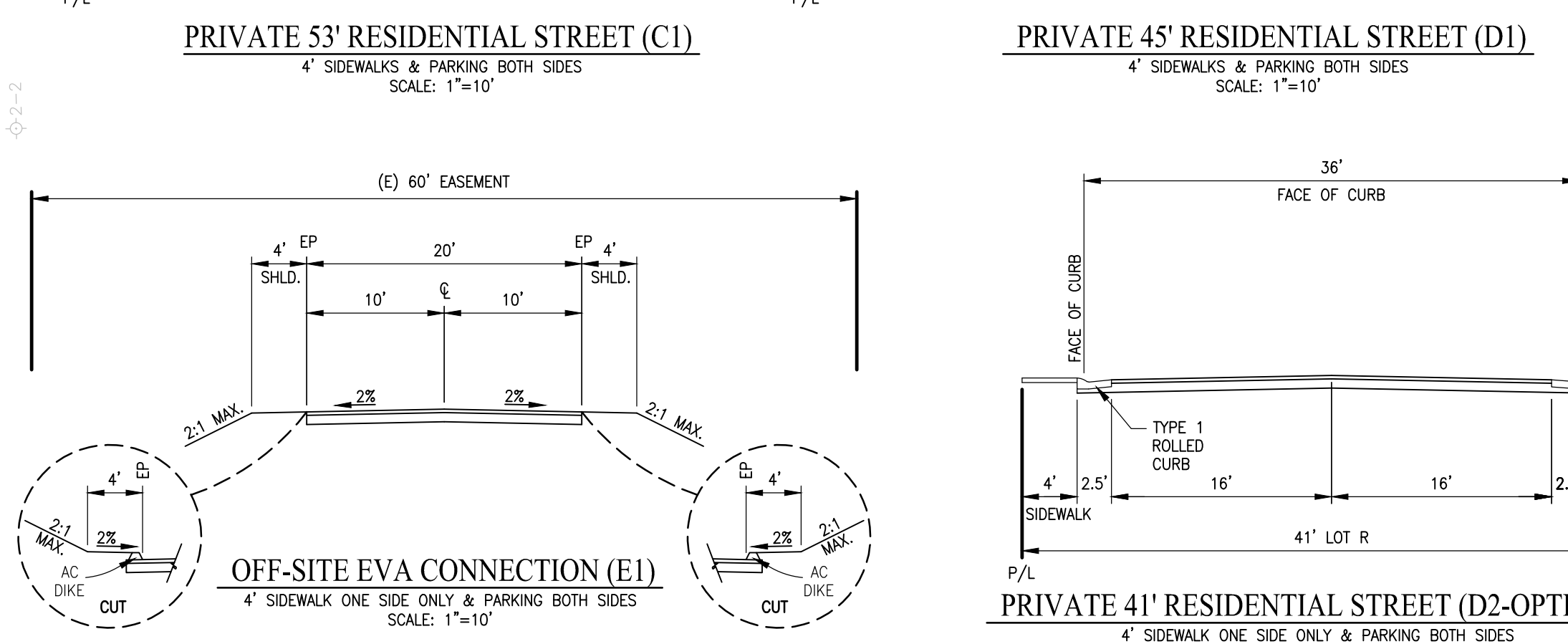
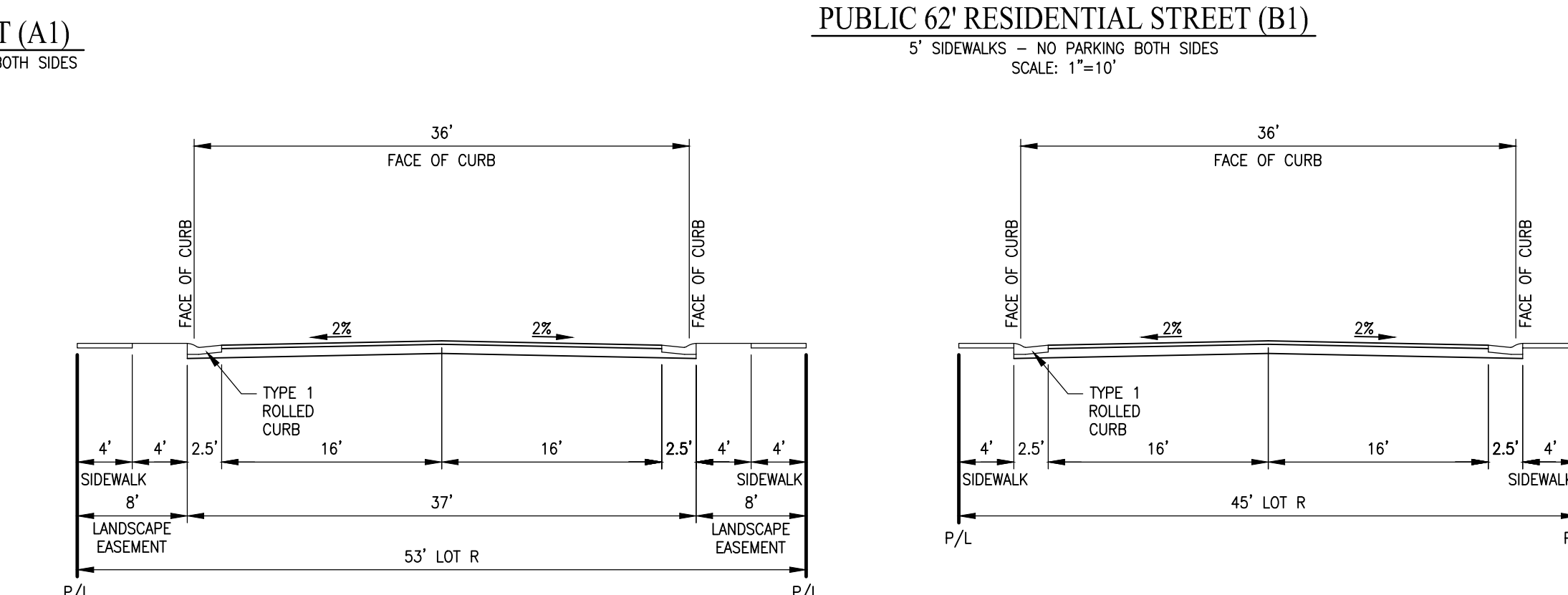
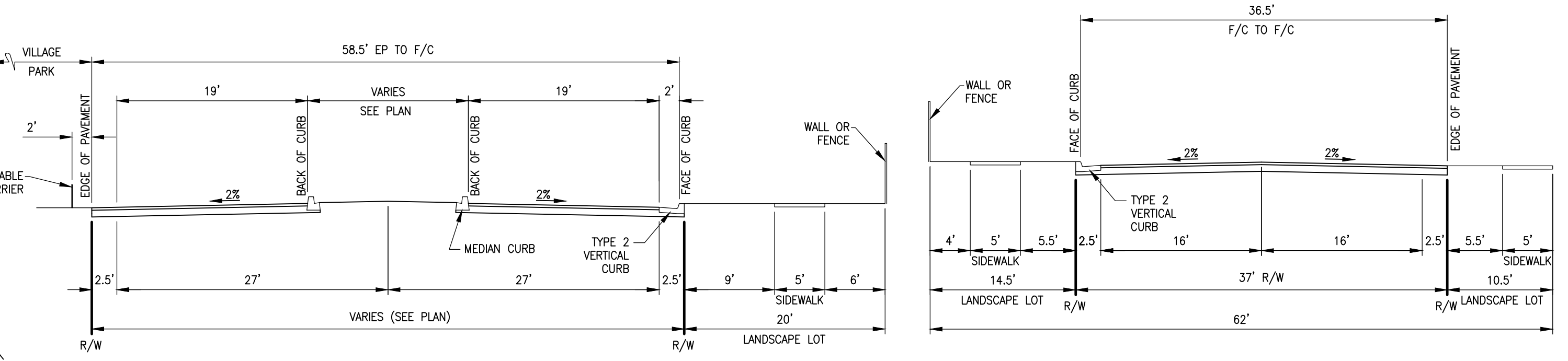
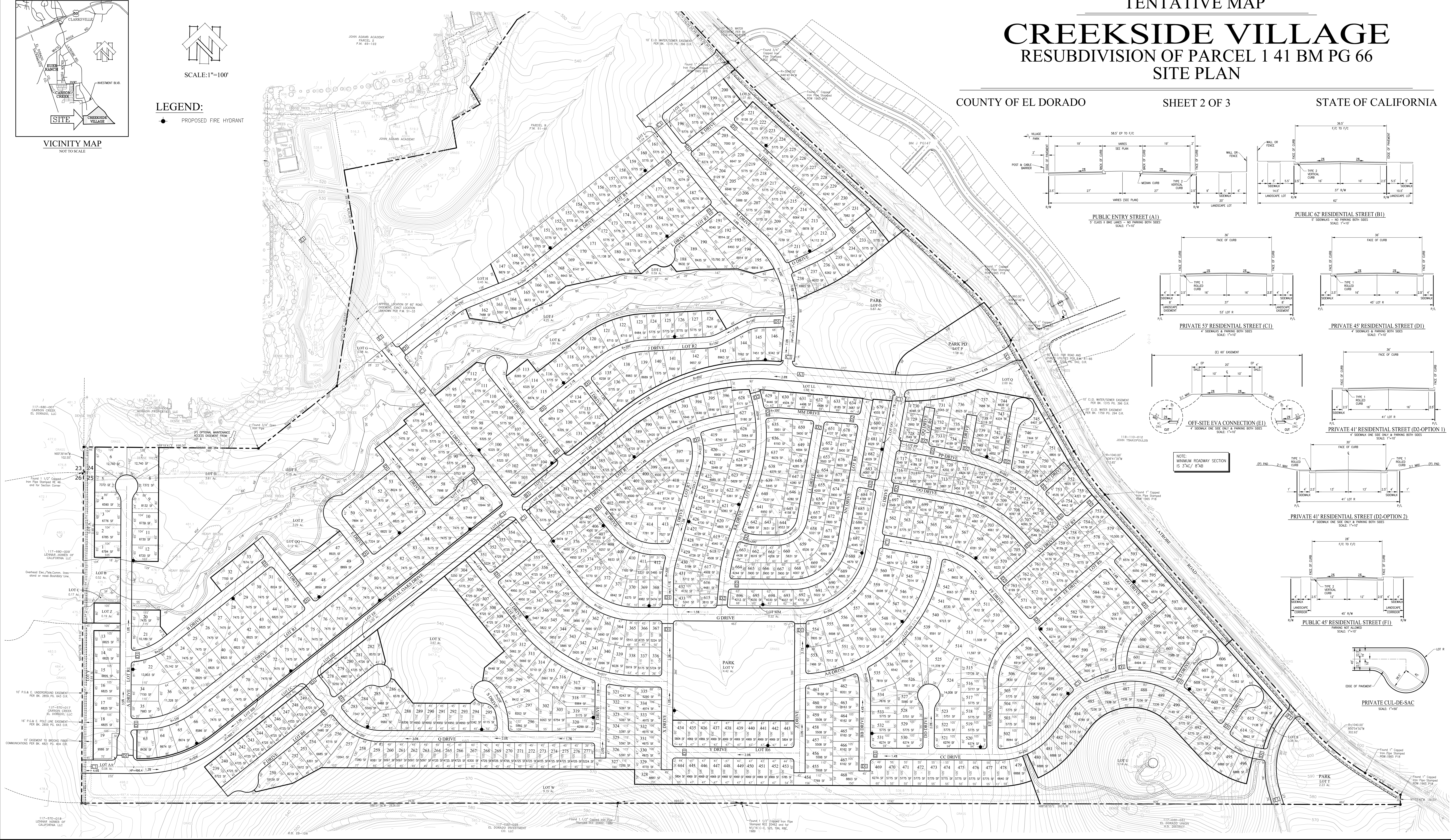
RESUBDIVISION OF PARCEL 1 41 BM PG 66

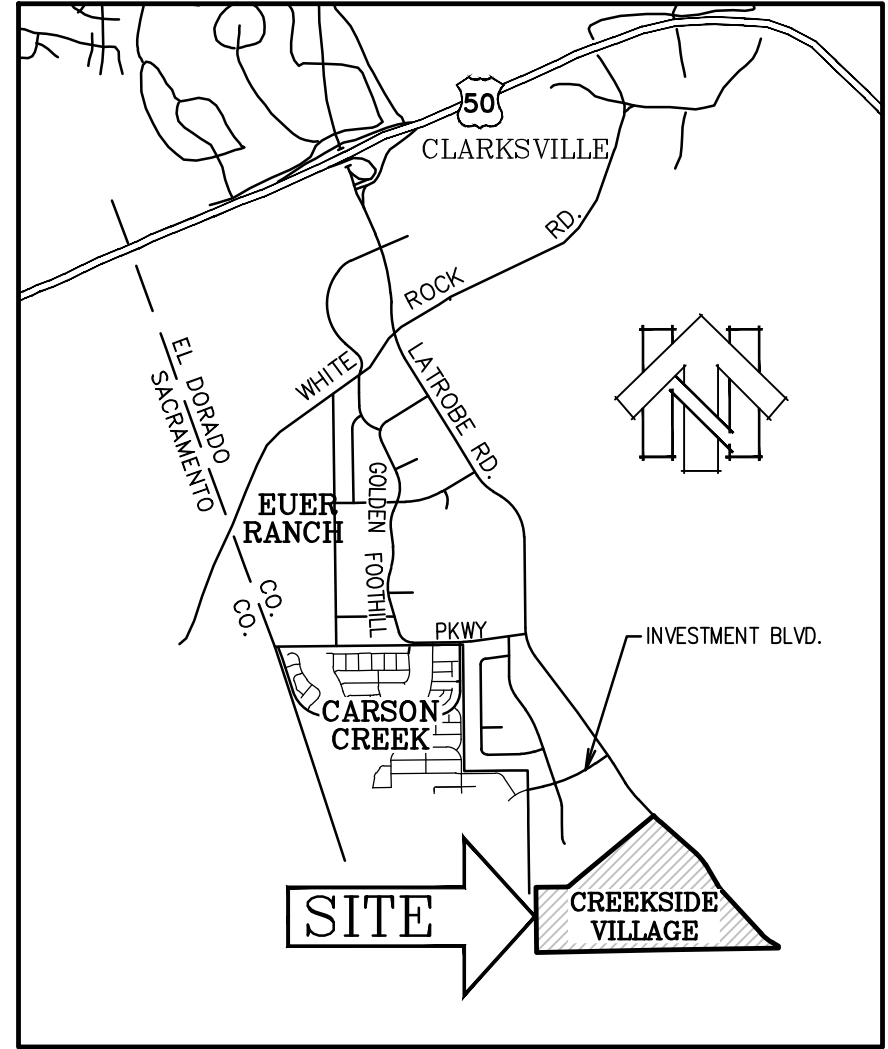
SITE PLAN

COUNTY OF EL DORADO

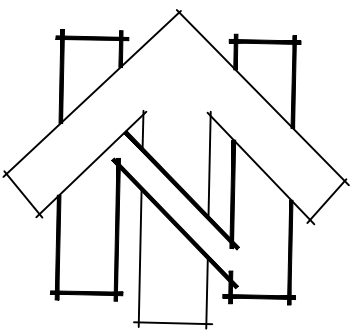
SHEET 2 OF 3

STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE



SCALE:1"=100'

JOHN ADAMS ACADEMY
PARCEL 2
P.M. 49-1122

PARCEL B
P.M. 91-81

JOHN ADAMS ACADEMY

APPROX. LOCATION OF 80' ROAD
EASEMENT, LOT'S LOCATION
UNKNOWN FOR P.M. 51-33

117-820-008
MINERVA PROPERTIES, LLC

117-820-008
MINERVA PROPERTIES, LLC

12

11

6

5

3

4

TENTATIVE MAP

CREEKSIDE VILLAGE

RESUBDIVISION OF PARCEL 1 41 BM PG 66

PHASE 0 LARGE LOT MAP

COUNTY OF EL DORADO

SHEET 3 OF 3

STATE OF CALIFORNIA

LOT #	AREA
1	68.90 Ac.
2	7.44 Ac.
3	98.48 Ac.
4	2.23 Ac.
5	4.42 Ac.
6	3.68 Ac.
7	0.59 Ac.
8	4.25 Ac.
9	1.80 Ac.
10	5.72 Ac.
11	3.49 Ac.
12	3.61 Ac.
13	3.10 Ac.
14	0.19 Ac.
TOTAL	207.91

