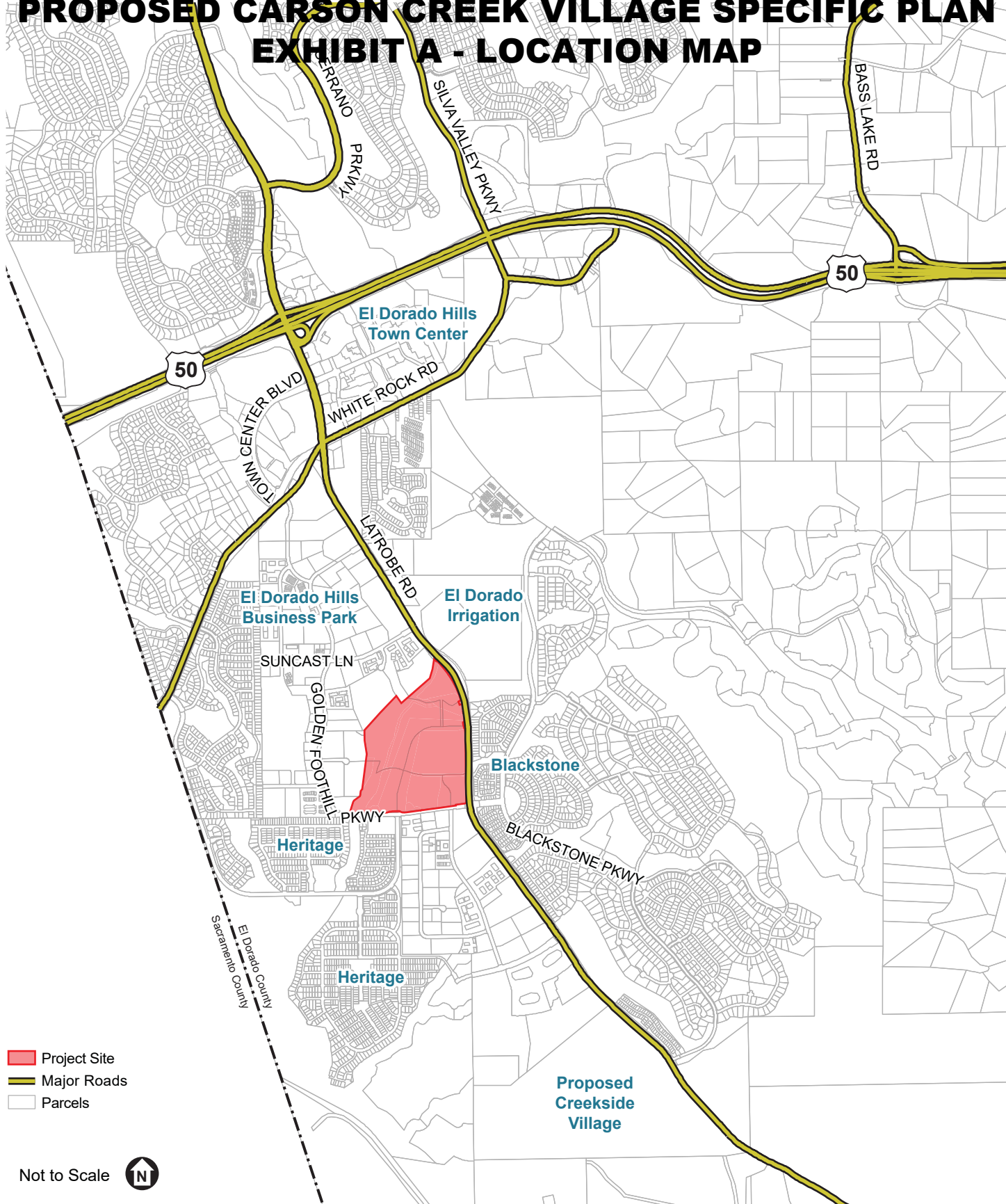


PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT A - LOCATION MAP



Site Location Map



**CARSON
CREEK**
VILLAGE



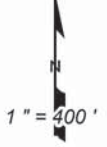
PA20-0002

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT B - ASSESSOR'S PARCEL MAP

POR. SEC. 14, T.9N., R.8E., M.D.M.

117:21



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

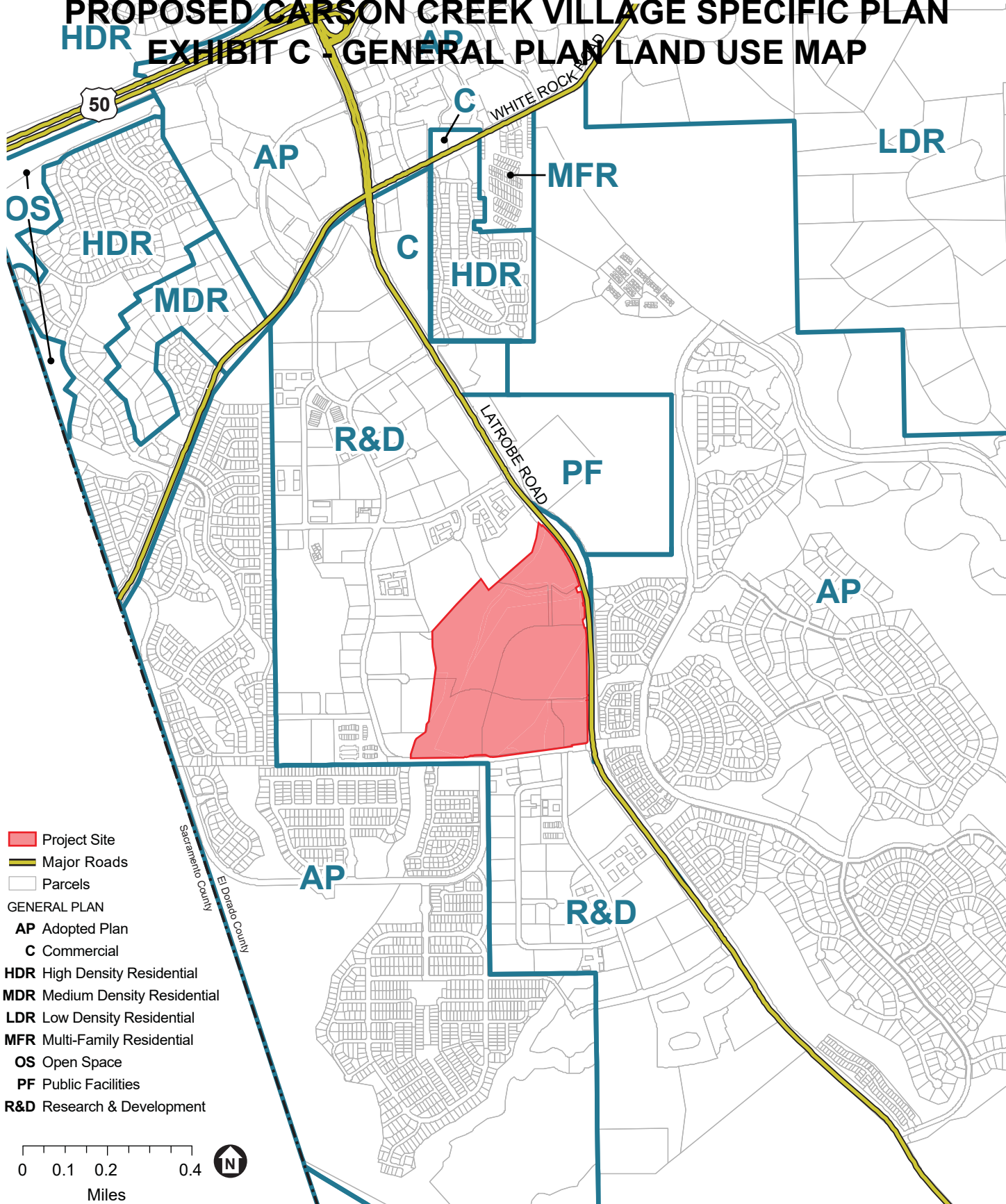
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. FEB 24, 2015

Assessor's Map Bk. 117 - Pg. 21
 County of El Dorado, CA

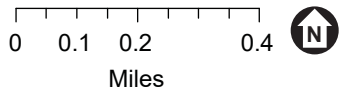
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT C - GENERAL PLAN LAND USE MAP



- Project Site
- Major Roads
- Parcels

GENERAL PLAN

- AP** Adopted Plan
- C** Commercial
- HDR** High Density Residential
- MDR** Medium Density Residential
- LDR** Low Density Residential
- MFR** Multi-Family Residential
- OS** Open Space
- PF** Public Facilities
- R&D** Research & Development



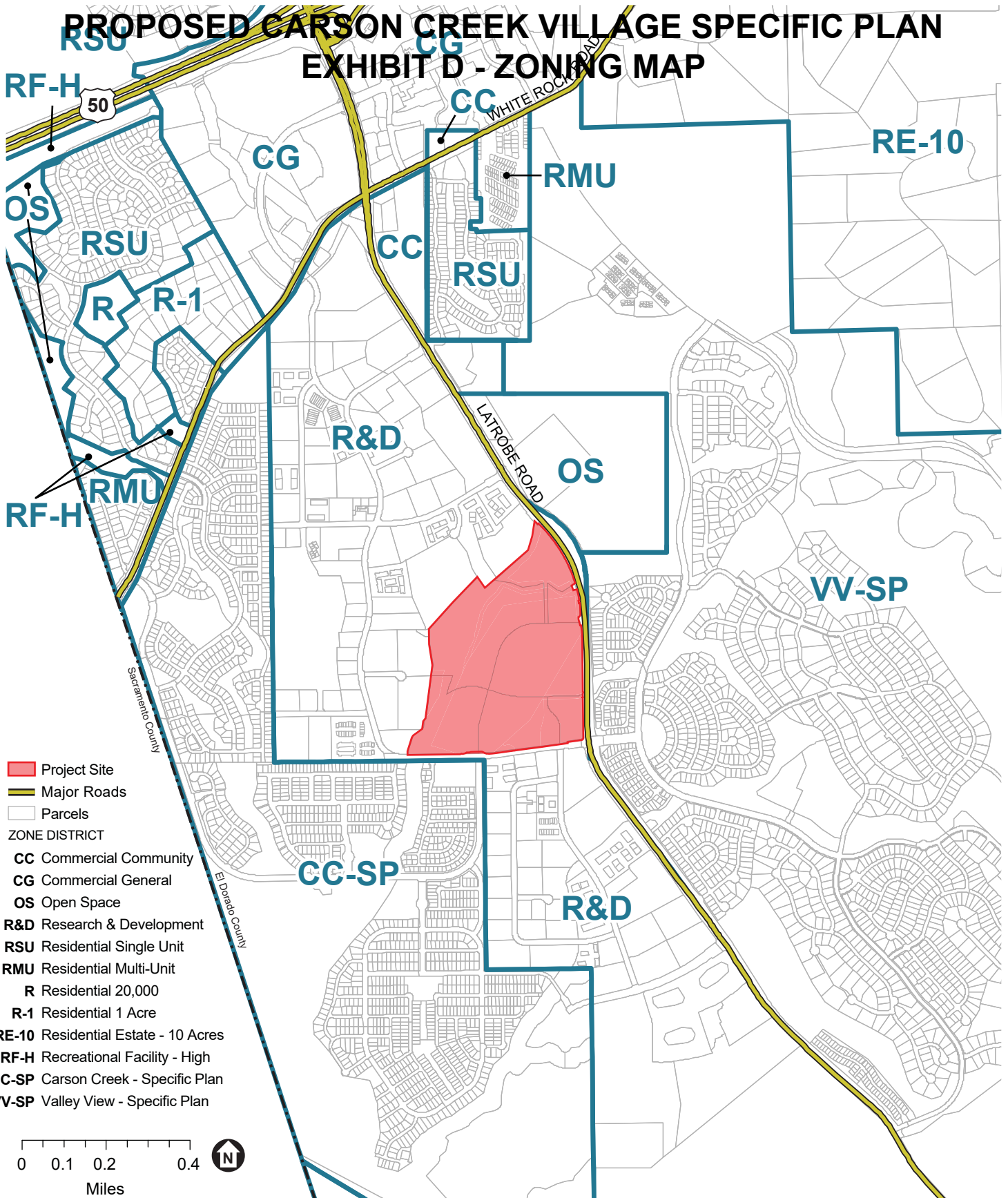
Existing General Plan Land Use Map



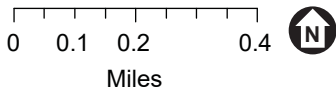
**CARSON
CREEK**
VILLAGE



PA20-0002 PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT D - ZONING MAP



- Project Site
- Major Roads
- Parcels
- ZONE DISTRICT**
- CC** Commercial Community
- CG** Commercial General
- OS** Open Space
- R&D** Research & Development
- RSU** Residential Single Unit
- RMU** Residential Multi-Unit
- R** Residential 20,000
- R-1** Residential 1 Acre
- RE-10** Residential Estate - 10 Acres
- RF-H** Recreational Facility - High
- CC-SP** Carson Creek - Specific Plan
- VV-SP** Valley View - Specific Plan



Existing Zone District Map

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

2020 JUN 29 PM 2:21

PA 20-000



EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 117-210-047-000, 117-210-048-000, 117-210-049-000, 117-210-050-000, 117-210-052-000, 117-210-053-000 and 117-210-054-000

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Carson Creek Village - Proposed Specific Plan for a new community integrating high and medium density housing, commercial services, parks, and open space on 97.93 acres located within the central portion of the El Dorado Hills Business Park (See attached Project Description and Consistency Review)

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From Research & Development (R&D) to Specific Plan (-SP)

IF GENERAL PLAN AMENDMENT: From Research & Development (R&D) to Adopted Plan (AP)

APPLICANT/AGENT Andrea A. Matarazzo, Partner, Pioneer Law Group

Mailing Address 1122 S Street Sacramento CA 95811
P.O. Box or Street City State ZIP
Phone 916.287.9500 FAX 916.287.9515

PROPERTY OWNER Scott D. Hodson, Vice President, Pacific Trust PACIFIC REALTY ASSOCIATES L.P.

Mailing Address 15350 SW Sequoia Parkway, Suite 300 Portland OR 97224
P.O. Box or Street City State ZIP
Phone 503.624.6300 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Daniel E. Dameron, Vice President, Environmental Science Associates (ESA)

Mailing Address 2800 Capitol Avenue, Suite 200 Sacramento CA 95816
P.O. Box or Street City State ZIP
Phone 916.281.8255 FAX 916.564.4501

LOCATION: The property is located on the West side of Latrobe Road
N/E/W/S Street or Road

0 feet feet/miles North of the intersection with Golden Foothill Parkway
N/E/W/S Major Street or Road

in the El Dorado Hills Business Park area. PROPERTY SIZE 97.93 acres
Acre(s) / Square Feet

BY: [Signature] PACIFIC REALTY ASSOCIATES L.P.
PACIFIC TRUST REALTY INC. GEN PARTNER
SCOTT D. HODSON VICE PRESIDENT Date 6/18/2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6/29/20 Fee \$5,405 Receipt # R22990 Rec'd by Tom P. Census _____

Zoning R+D GPD R+D Supervisor District 1 Sec _____ Twn _____ Rng _____

Pre-application completed by: _____ Date completed: _____

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**



EL DORADO COUNTY PLANNING SERVICES

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x11"**. The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check
(√)

<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Assessors Parcel Map noting the subject parcel.*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) A conceptual site plan or map plan, preferably showing the following:*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Access to the site from County or State road system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Such items as existing/proposed open space, recreation areas, and trail systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Aerial photograph of the project area.*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.



PA20-0002

550 Kearny Street
Suite 100
San Francisco, CA 94108
415.896.3900 phone
415.896.0332 fax

www.esassoc.com

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

transmittal

date June 26th, 2020 attached via regular mail

via messenger via overnight mail

to Gina Hamilton
Senior Planner
County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg C
Placerville, CA 95667

project El Dorado Business Park Amendment

items Carson Creek Village Pre-Application/Conceptual Review

comments Delivered by Dan Dameron at ESA

THERE IS A PRINTABLE PDF OF ALL THE MATERIALS ON THE INSIDE BACK COVER OF THE PROJECT DESCRIPTION AND CONSISTENCY REVIEW.

Thank
[Signature]

sent by Dan Dameron ESA

cc file

RECEIVED
PLANNING DEPARTMENT
2020 JUN 29 PM 2:24

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



Project Description and Consistency Review

May 2020



PA20-0002

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

CARSON CREEK VILLAGE

Project Description and Consistency Review

May 2020

Prepared for:

PacTrust
Scott D. Hodson
Vice President
503.624.6300
ScottH@PacTrust.com

Prepared by:

Environmental Science Associates



In Partnership with:

BAE Urban Economics
Fehr & Peers
AIM Consulting
Morton & Pitalo
Pioneer Law Group

PA20-0002
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

EXECUTIVE SUMMARY

A New Community. Carson Creek Village proposes a new community at the central crossroads of the El Dorado Hills Business Park (EDBP). Integrating high and medium density housing, commercial facilities, parks, open space and trails, the project will provide the opportunity for expanded housing options, services and amenities close by and available to the local workforce.

An Underperforming Resource. Despite best efforts over the past 40 years, the majority of the EDHBP remains undeveloped. Looking forward, the EDHBP faces continued challenges that are in part a product of its uniform R&D land use and zoning. The conversion of some R&D land to allow for a broader mix of uses will help to accelerate job growth, while still preserving ample space for future employment opportunities.

Re-envisioning Success. The EDHBP Owners Association commissioned a re-envisioning process to explore alternatives to enhance market competitiveness. That process reinforced the need for nearby housing available to employees at a lower cost than the prevailing El Dorado Hills market. It was concluded that the Carson Creek Village portion of the EDHBP offered the best opportunity to accommodate the densities and services required to support such housing.

Land Use Concept. The Carson Creek Village land use concept provides for a walkable mix of high and medium density housing, commercial, park, and open space uses. The land use concept responds to the conclusions of the EDHBP's re-envisioning process, and aligns with the El Dorado County General Plan's recognition that well-balanced communities afford residents the opportunity to work, shop, and recreate close to where they live

Connectivity Concept. The proposed mobility system is designed to maximize connectivity, walkability and convenience. Included is a comprehensive network of paths, sidewalks and bike lanes enhancing access between jobs, homes, services and amenities. The mobility system, combined with the project's integrated mix of uses, will reduce external vehicle trips and vehicle miles traveled when compared to the existing General Plan land use.

Entitlements and Community Outreach. Carson Creek Village will require review and approval of a General Plan Amendment, Rezone and Specific Plan by the County. This process will allow the project team, County staff and decision makers to work through project issues, objectives and solutions. As part of this effort, the project team will implement a comprehensive community engagement process to facilitate discussions with community members and stakeholders throughout the process.

Policy Consistency. The Carson Creek Village proposal is consistent with El Dorado County Board of Supervisors Policy J6, and has been structured to help advance several General Plan's goals and objectives. Concurrence by the Board will allow the formal planning and entitlement process to move forward, and for the County to subsequently review and consider the proposed project.

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

01 A NEW COMMUNITY

Carson Creek Village proposes a new community at the central crossroads of the El Dorado Hills Business Park (EDBP). Integrating high and medium density housing, commercial facilities, parks, open space and trails, the project will provide the opportunity for expanded housing options, services and amenities close by and available to the local workforce.

Project Overview

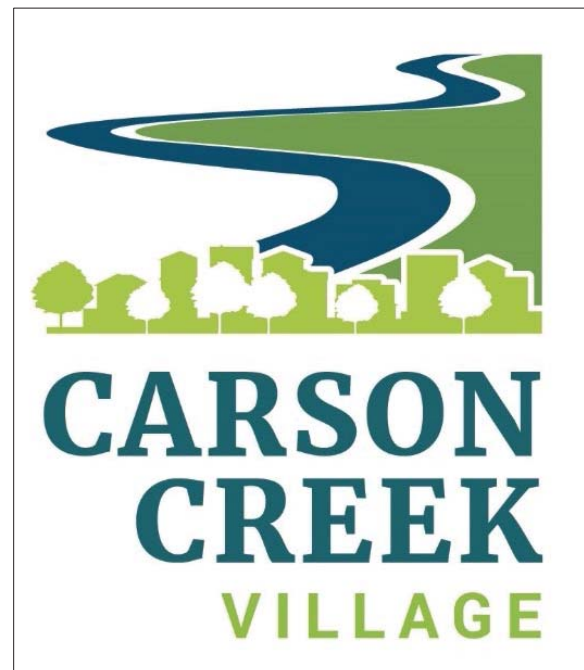
Planning for the EDHBP commenced almost four decades ago with the intent to create a high technology business park including assembly plants, research and development, warehouses and offices. Despite significant infrastructure investments, an abundance of available land, and the desirability of the El Dorado Hills lifestyle, job growth has not proceeded as quickly as anticipated.

Carson Creek Village proposes a General Plan Amendment, Rezone and Specific Plan to introduce a new mix of uses on approximately 98 acres located in the central portion of the 832-acre business park. Taking in to account contemporary economic development and planning best practices, the planned community includes a walkable mix of medium and high density housing, commercial, park, and open space uses.

Carson Creek Village will be connected both internally and to the surrounding area through a network of trails, bike lanes and sidewalks. Also included is a long planned extension of Carson Crossing Drive to Latrobe Road. This mobility system will allow for convenient access between homes, jobs, services and amenities, and will support active transportation options such as walking and biking. The trail system,

and open space will be accessible not only to the project's residents, but to employees within the EDHBP and residents within the surrounding El Dorado Hills area.

The proximity of a diverse range of housing is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely connected mix of jobs, housing, services and amenities, Carson Creek Village will help to enhance the appeal of the EDHBP for employment attraction and retention.



PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Project Objectives

The objectives of the Carson Creek Village planning effort are to:

- Integrate a broader mix of uses to position the EDHBP to more effectively compete for, attract, and retain jobs;
- Ensure that ample R&D land is reserved to accommodate projected long term employment growth opportunities;
- Introduce housing at densities that offer the potential for product types that are more attainable to the local workforce;
- Create walkable neighborhoods that enhance sense of community and the EDHBP's image within the regional market;
- Incorporate commercial uses that offer residents and employees an opportunity to conveniently access goods and services;
- Establish a green network of park, paseo, and open spaces to foster community interaction, character, and sense of place;
- Complete the extension of Carson Crossing Drive to Latrobe Road implementing the County's planned roadway network;
- Provide a connected system of trails, paths, and sidewalks to support alternative travel modes such as walking and biking;
- Reduce vehicle trips and vehicle miles traveled, along with associated air quality and greenhouse gas emissions; and
- Make efficient use of existing infrastructure and prior environmental permitting and mitigation to reduce development costs.



Enhanced Employment Attraction and Retention



Expanded Housing Options for the Local Workforce



Green Network of Park, Paseo, Trails and Open Space

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Project Setting

LOCATION

Carson Creek Village is located within the central portion of the EDHBP, north of Golden Foothill Parkway, and west of Latrobe Road (see **Figure 1-1**). Positioned at Entrance 3 to the Business Park, the project site is approximately one and a half miles south of US 50.

OWNERSHIP

Controlled by PacTrust, a leading real estate developer and owner headquartered in Portland Oregon, the project includes Assessor's Parcel Numbers (APNs) 117-210-047-000, 117-210-048-000, 117-210-049-000, 117-210-050-000, 117-210-052-000, 117-210-053-000 and 117-210-054-000.

EXISTING SITE CONDITIONS

The project site is relatively flat with limited development constraints. Slopping gently to the south and west from Latrobe Road, portions of the site have previously been rough graded. Vegetation consists primarily of non-native annual grasslands. Carson Creek extends along the entire western edge of the property, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered.

Carson Creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's permit under section 404 of the Clean Water Act (see **Figure 1-2**). Surrounded by rail fencing, the open space preserve includes the creek, drainages, seasonal wetlands, riparian and upland habitat, and constructed water quality swales.



EDHBP Entrance 3 with Project Site in Background



Project Site from Golden Foothill Parkway



Open Space Preserve Along Carson Creek Corridor

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

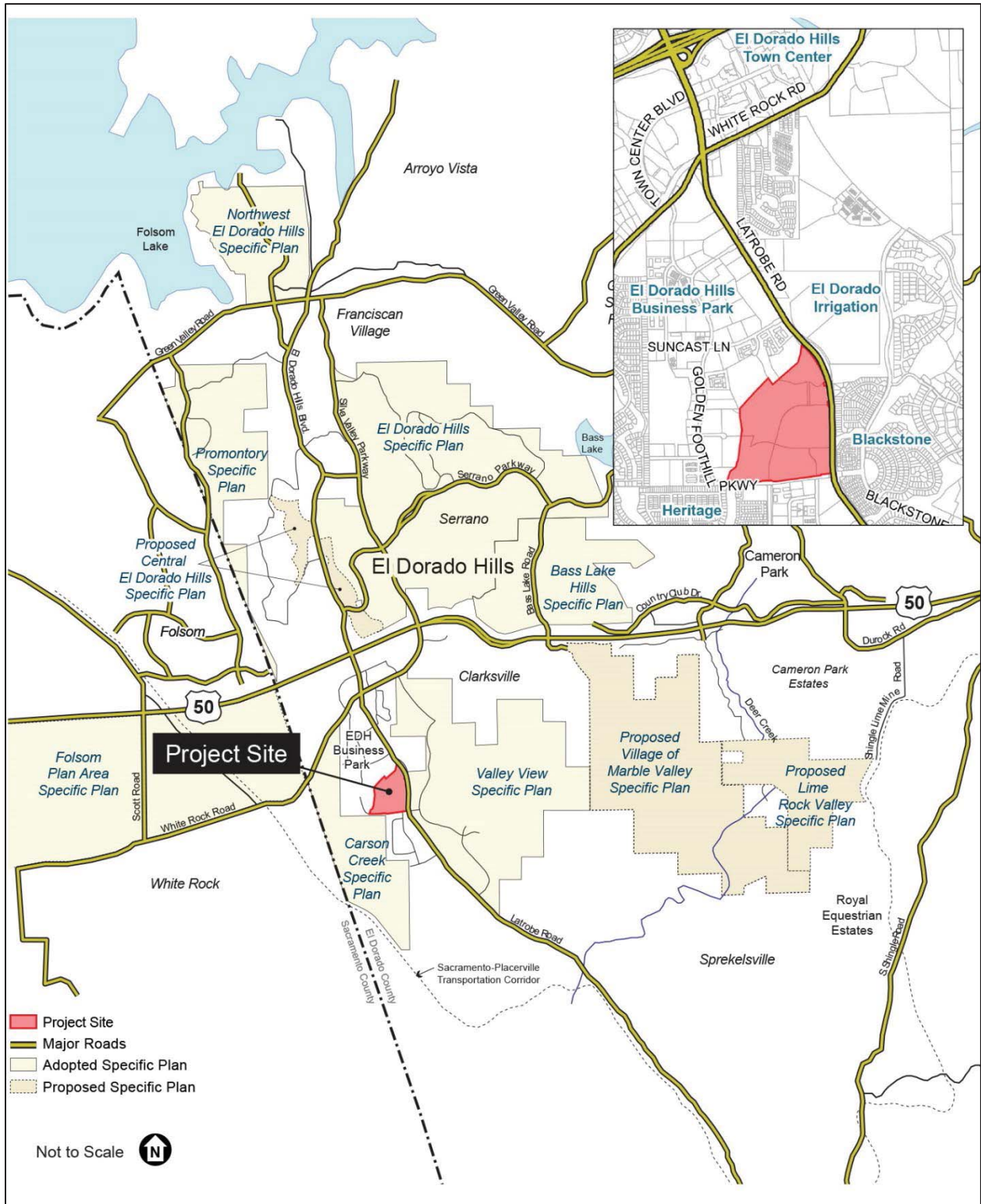


Figure 1-1: Project Location

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



Figure 1-2: Project Site

SURROUNDING USES

Existing and planned Research and Development uses are located to the north, west and south of the project site. This includes several low rise buildings south of Golden Foothill Parkway housing a mix of light manufacturing, office and commercial uses such as Paragon Products LLC, Greg’s Pool

Works and Three Sierras Business Center. To the southwest is Heritage a developing age restricted community (Carson Creek Specific Plan), and to the east across Latrobe Road is the developing Blackstone residential community (Valley View Specific Plan). To the northeast is the El Dorado Irrigation District wastewater treatment facility (see **Figure 1-2**).

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

LAND USE AND ZONING

The project site is designated with Research and Development (R&D) land use and zoning. This land use and zoning provide areas for high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting. The intent is to ensure a high quality environment and to support a business park/employment center concept.

UTILITIES AND PUBLIC SERVICES

Some infrastructure has been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of the site’s drainage channels. **Table 1-1** identifies those agencies that provide, or are anticipated to provide, services to the project. Coordination with all utility and public service providers will occur throughout the planning process.

Table 1-1: Utility and Public Service Providers

Service	Provider
Water	El Dorado Irrigation District
Sewer	El Dorado Irrigation District
Drainage	El Dorado County
Electricity	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric
Law Enforcement	El Dorado County Sheriff
Fire Protection	El Dorado Hills Fire Department
Schools	Buckeye Union School District and El Dorado Union High School District
Parks & Recreation	El Dorado Hills Community Services District ¹
Solid Waste	El Dorado Hills Community Services District (contracted out) ¹
Cable Television	El Dorado Hills Community Services District (contracted out) ¹
Library	El Dorado County
Transit	El Dorado County Transit Authority

1. The project site is located within the El Dorado Hills Community Services District’s sphere of influence and will require annexation into the district.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

02 AN UNDERPERFORMING RESOURCE

Despite best efforts over the past 40 years, the majority of the EDHBP remains undeveloped. Looking forward, the EDHBP faces continued challenges that are in part a product of its uniform R&D land use and zoning. The conversion of some R&D land to allow for a broader mix of uses will help to accelerate job growth, while still preserving ample space for future employment opportunities.

Market Struggles

R&D land use was initially designated for the 832 acre EDHBP in 1981. Today, almost 40 years later, approximately 530 acres (63 percent) of the Business Park remain undeveloped (see **Figure 2-1**). Based on the EDHBP's historical absorption rate, it would require over 60 more years for the Business Park to fully build out.¹

There are a variety of reasons for the EDHBP's lackluster performance. These include the absence of a cohesive identity, high land costs and development fees, lack of connectivity and synergy among uses, high price of nearby employee housing, and zoning restrictions that limit the ability to integrate a broader mix of uses. This has created challenges in keeping up with increasing regional competition from areas such as Folsom, Roseville, Downtown Sacramento, Elk Grove, and Natomas.

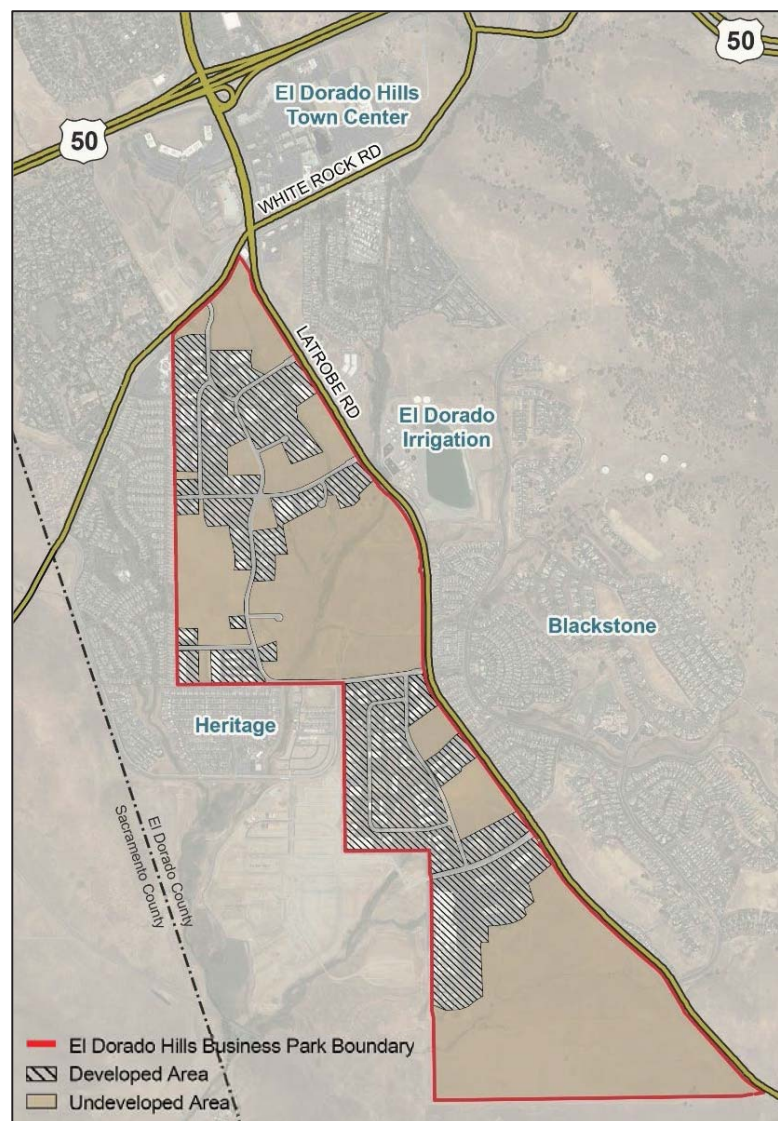


Figure 2-1: Undeveloped Land

¹ El Dorado County Community Development Agency, Staff Memo, 2016.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

New Employment Model

The Old Way: Companies decided where they wanted to locate and employees followed.

The EDHBP R&D zoning was conceived during an era when it was considered desirable to separate residential from non-residential uses. In addition, it was common that businesses decided to set up operations in locations near where their top managers wanted to live. When established in the early 1980's, the EDHBP fit well with that model, as El Dorado Hills was, and remains, a desirable location for upscale executive-style housing. Businesses assumed that if they offered quality jobs, then qualified workers would move to be near the available job opportunities.

The New Way: Companies follow the talent.

Today, companies are in competition for an educated, innovative workforce. As the Millennial generation grows to become the largest cohort in the workforce, they have also developed a strong preference for work-life balance. Now, Millennials decide where they want to live first, and then find jobs in those locations that offer their preferred lifestyle. To compete for a talented workforce, companies must go where the workforce wants to be and companies large and small across the U.S. are following this path.

Where Does the Workforce Want to Be?

The workforce wants to live in active, more developed, mixed-use locations, that offer housing as well as shopping, dining, cultural and recreational amenities. They are looking for locations where they can live, work, and play within the same community and have mobility options, such as walking and biking, that do not require them to endure long commutes in single-occupant vehicles.

"Companies, employees, and residents are looking for a dynamic and stimulating environment to live and work, and the suburbs typically aren't that, so they are looking for suburbs that are already that or are repositioning themselves to be that."

- Urban Land Institute



Multifamily Housing with Amenities

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Missing Housing Options

With its attractive setting and desirable quality of life, El Dorado Hills has some of the highest priced housing in the Sacramento region. This housing is not easily attainable to many in the local workforce. Young families looking to purchase a home, current residents wanting to downsize, and students that left for college and are looking to return home, are all often priced out of the local housing market.

This lack of attainable housing close to and integrated with EDHBP jobs has hindered the success of the Business Park. Based upon the input of some EDHBP owners and businesses, the scarcity of such housing requires many employees to commute long distances to and from work, making it more difficult to attract and retain talent. Similar feedback was received from the El Dorado Community Foundation and the El Dorado Hills Chamber of Commerce.

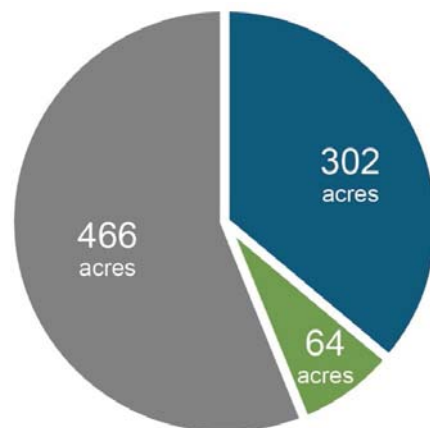
Abundance of EDHBP Land

Recently adopted El Dorado County growth projections prepared by BAE Urban Economics (2020) indicate that the County might expect to see employment growth of just under 6,000 total new jobs in the West Slope area² between 2018 and 2040, and around 2,447 of these jobs could be expected to go into the El Dorado Hills Community Region.

Considering that the County’s projections account for jobs across all employment categories (not just those categories that would likely be attracted to R&D land) and account for jobs throughout the larger Community Region (not just jobs that would be attracted to the EDHBP), the “status quo” potential employment growth in the Business Park is projected to be

relatively modest. Even if all 2,447 expected new El Dorado Hills Community Region jobs were captured in the EDHBP, this would likely require no more than about 64 acres of the 530 acres of currently vacant Business Park land to accommodate the growth through 2040.³

Given the above, the conversion of a portion of the EDHBP’s R&D acreage to allow mixed-use and residential development is unlikely to create a short- or long-term shortage of land to accommodate employment growth opportunities. Rather, the re-envisioning of the Business Park as an active mixed-use and employment center will help to accelerate job growth beyond the modest projections, while still preserving more than adequate R&D land to accommodate job growth.



Existing Development
 Additional Development through 2040
 Remaining Undeveloped After 2040

Source: BAE Urban Economic, 2020

² The portion of El Dorado County that lies outside of the Tahoe basin, excluding the City of Placerville.

³ Assumes R&D building FAR of 0.35 and employment density of one employee per 400 square feet of building space.

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

03 RE-ENVISIONING SUCCESS

The EDHBP Owners Association commissioned a re-envisioning process to explore alternatives to enhance market competitiveness. That process reinforced the need for nearby housing available to employees at a lower cost than the prevailing El Dorado Hills market. It was concluded that the Carson Creek Village portion of the EDHBP offered the best opportunity to accommodate the densities and services required to support such housing.

EDHBP Re-Visioning Process

Based upon the Business Park's continued underperformance and modest long term market outlook, the EDHBP Owners Association initiated a re-envisioning process in 2017. This year long process explored how the Business Park could boost its competitiveness in the regional employment market.

A number of similar era business parks were studied to determine those factors that contributed to their success and ability to remain competitive. Despite the varied markets, reoccurring themes emerged including the presence of nearby housing, and the ability to walk and bike between uses. Several of these business parks had, years after initial adoption, pursued rezones to add a broader mix of uses.

The re-envisioning process determined that, to be competitive, the EDHBP needed:

- Better access to housing that is more attainable to the workforce;
- Enhanced connectivity (walking and biking);
- Added community services and amenities;
- Greater identity within the regional market;
- Stronger connection to the community; and,
- Cohesive architecture and landscaping.

Bishop Ranch - San Ramon, CA

- Broke ground in 1980.
- 585-acre business park with 9 million square feet of space.
- Added mixed use center with 500 housing units, retail and hotel in 2017.
- Amenities include pedestrian/bicycle facilities, parks, education, farmer's market, food truck market, and conference center.

Hewlett-Packard Campus - Roseville, CA

- Broke ground in 1979.
- 500-acre tech campus initially planned for 4.2 million square feet of space.
- Added 950 housing units, retail and office uses in 2015.
- Planned amenities include pedestrian/bicycle facilities, parks, greenbelts, and space for the arts and community events.

Hacienda - Pleasanton, CA

- Broke ground in 1982.
- 730-acre business park with 9 million square feet of space.
- Added 2,500 housing units starting in 1991.
- Amenities include pedestrian/bicycle facilities, parks, greenbelts, par course, child care, schools and health services.

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Integration of Housing

The re-envisioning process then explored where housing and associated services could potentially be integrated into the EDHBP. It was recognized that in order to provide the opportunity for housing attainable at a lower cost than the prevailing El Dorado Hills market, higher densities and smaller unit sizes would need to be accommodated.

It was also acknowledged that, in order to be effective, such housing sites needed to:

1. Be close enough to the EDHBP job base to allow for alternative travel modes such as walking and biking;
2. Be large enough to create a sense of community, with amenities and services to support residents; and,
3. Have easy access to infrastructure, along with limited topographic and environmental constraints, in order to control development costs.

Four undeveloped areas were identified for further study within the EDHBP (see **Figure 3-1**). Each of these four areas was analyzed for its suitability for alternative uses, in particular for higher density housing and supportive service, recreational and related uses. To inform this effort, an environmental constraints analysis and market assessment were prepared, along with land use concepts and development schematics.

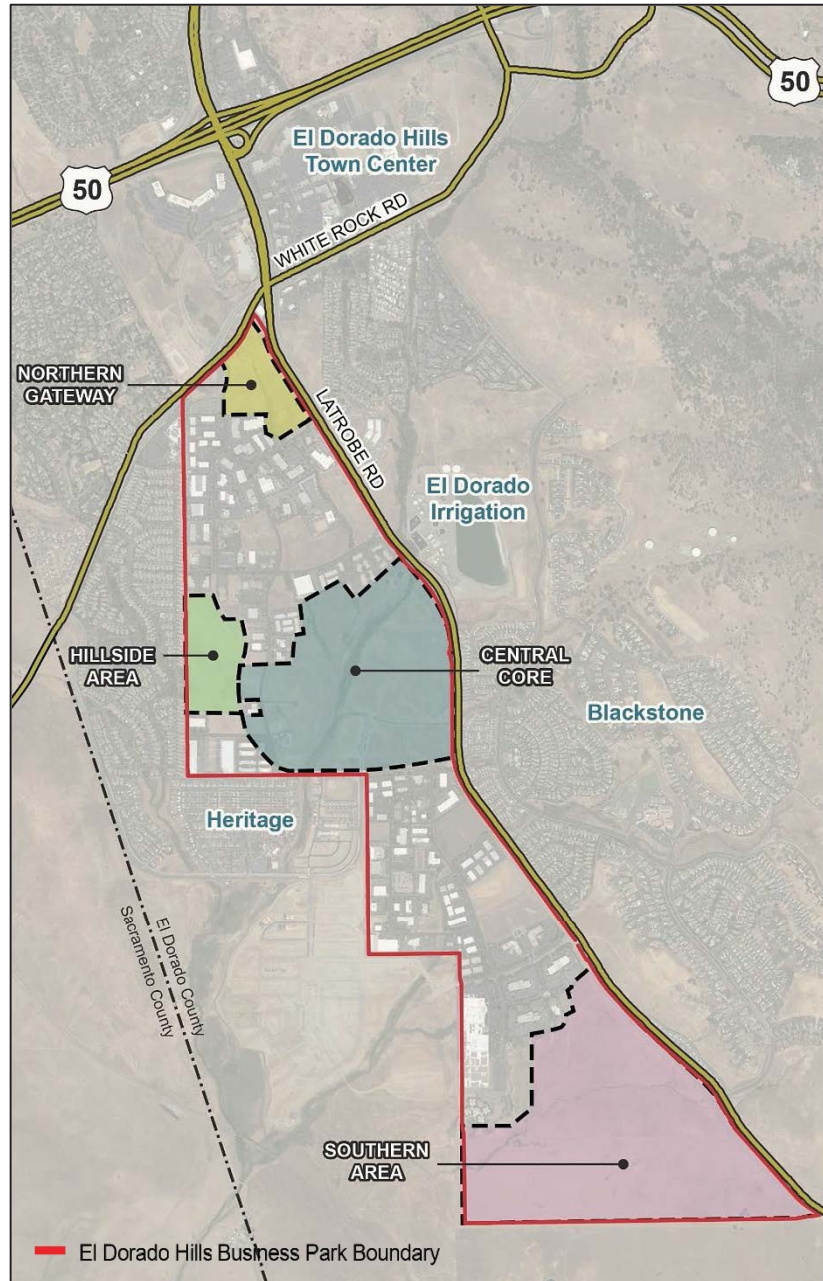


Figure 3-1: EDHBP Study Areas

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Carson Creek Village

The re-envisioning process concluded that the eastern portion of the Central Core (Carson Creek Village), was the most viable site to accommodate higher density housing and associated services (See Figure 3-2). This location was selected because of its:

- Central location within the Business Park placing it in close proximity to EDHBP jobs immediately to the north, south and west;
- Position at the “crossroads” of the EDHBP, where travel from the Business Park and the Blackstone and Heritage neighborhoods converge, providing the potential to support

some commercial/service activity;

- Flat topography with limited environmental constraints (rare in the surrounding area), including prior issuance of a 404 permit to address wetland fill and mitigation;
- Access to infrastructure, including prior investments to extend Carson Crossing Drive, sidewalks, landscaping, drainage facilities, and utilities on to the site; and,
- Integration of the Carson Creek corridor, providing an open space amenity and perpetual preserve for future residents, as well as a buffer from immediately adjacent existing and future R&D development.

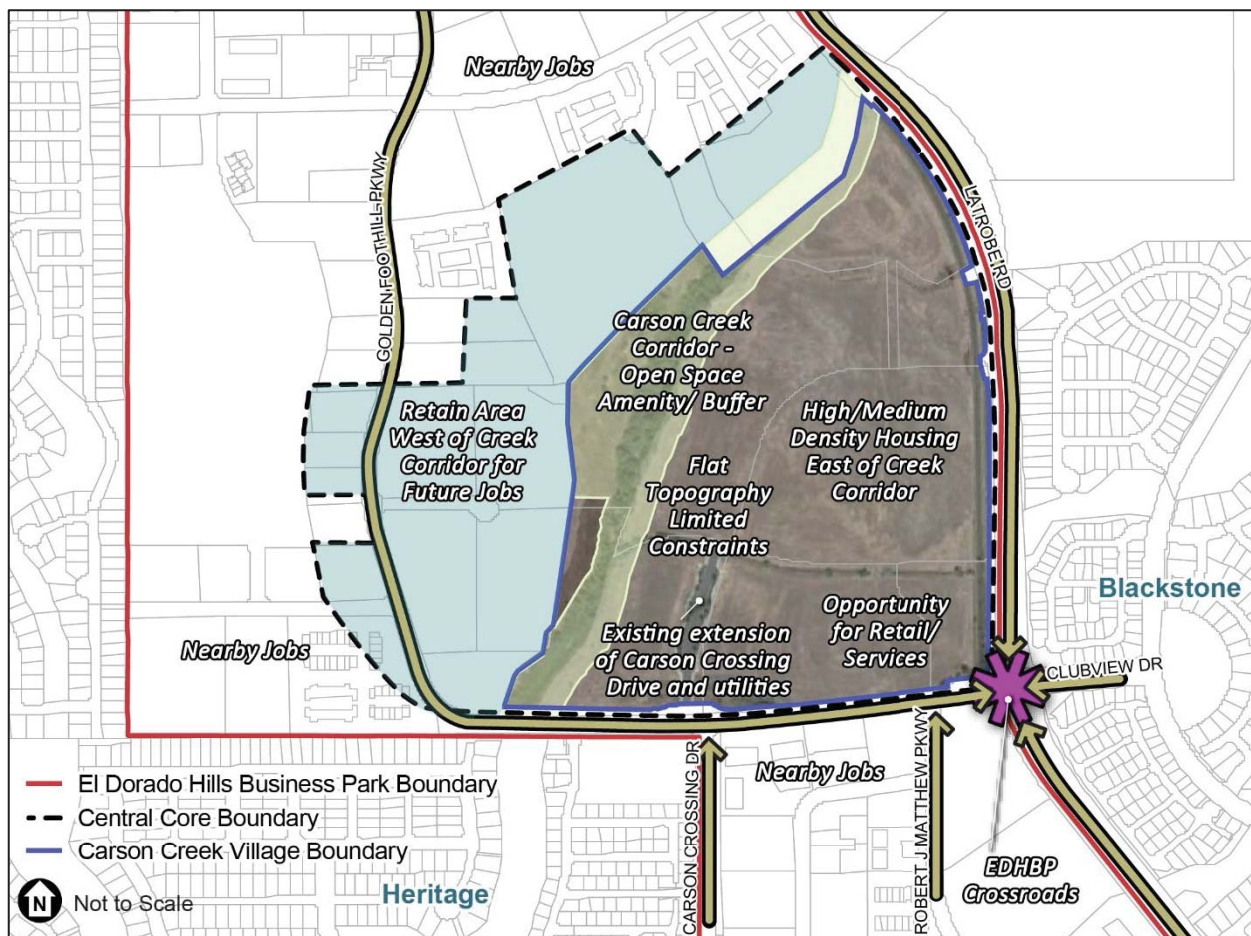


Figure 3-2: Re-Envisioning Process – Carson Creek Village

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04 LAND USE CONCEPT

The Carson Creek Village land use concept provides for a walkable mix of high and medium housing, commercial, park, and open space uses. The land use concept responds to the conclusions of the EDHBP's re-envisioning process, and aligns with the El Dorado County General Plan's recognition that having well-balanced communities with mutually supportive uses affords residents the opportunity to work, shop, and recreate close to where they live.

A Mixed Use Community

The Carson Creek Village land use concept is illustrated on **Figure 4-1**. Key components of the proposed community include:

- A walkable residential neighborhood composed of high and medium density housing offering the potential for more attainable living options;
- Local commercial centers offering residents, employees and passers-by an opportunity to conveniently access goods and services; and,
- A network of park, paseo and open spaces offering recreational opportunities, preserving natural features, and enhancing the sense of community.

Residential Neighborhood

Carson Creek Village provides for a range of medium and high density housing intended to support a diversity of living options. The associated densities and smaller unit sizes will enhance the opportunity to provide housing attainable at a lower cost than the prevailing El Dorado Hills market. The final mix of housing types will be subject to further refinement as part of the planning process.

Medium Density Residential. Medium Density Residential land use will allow for an assortment of single-family detached and attached residential product types. Densities are anticipated to range from 7 to 15 dwelling units per acre. Within this density range a variety of housing types may be accommodated such as detached small-lot, zero-lot-line, court yard, motor court, paseo, duet/halfplex/triplex, and townhomes. Residences may look like traditional homes, but with smaller units on more compact lots.



Medium Density Residential – Detached Small Lot

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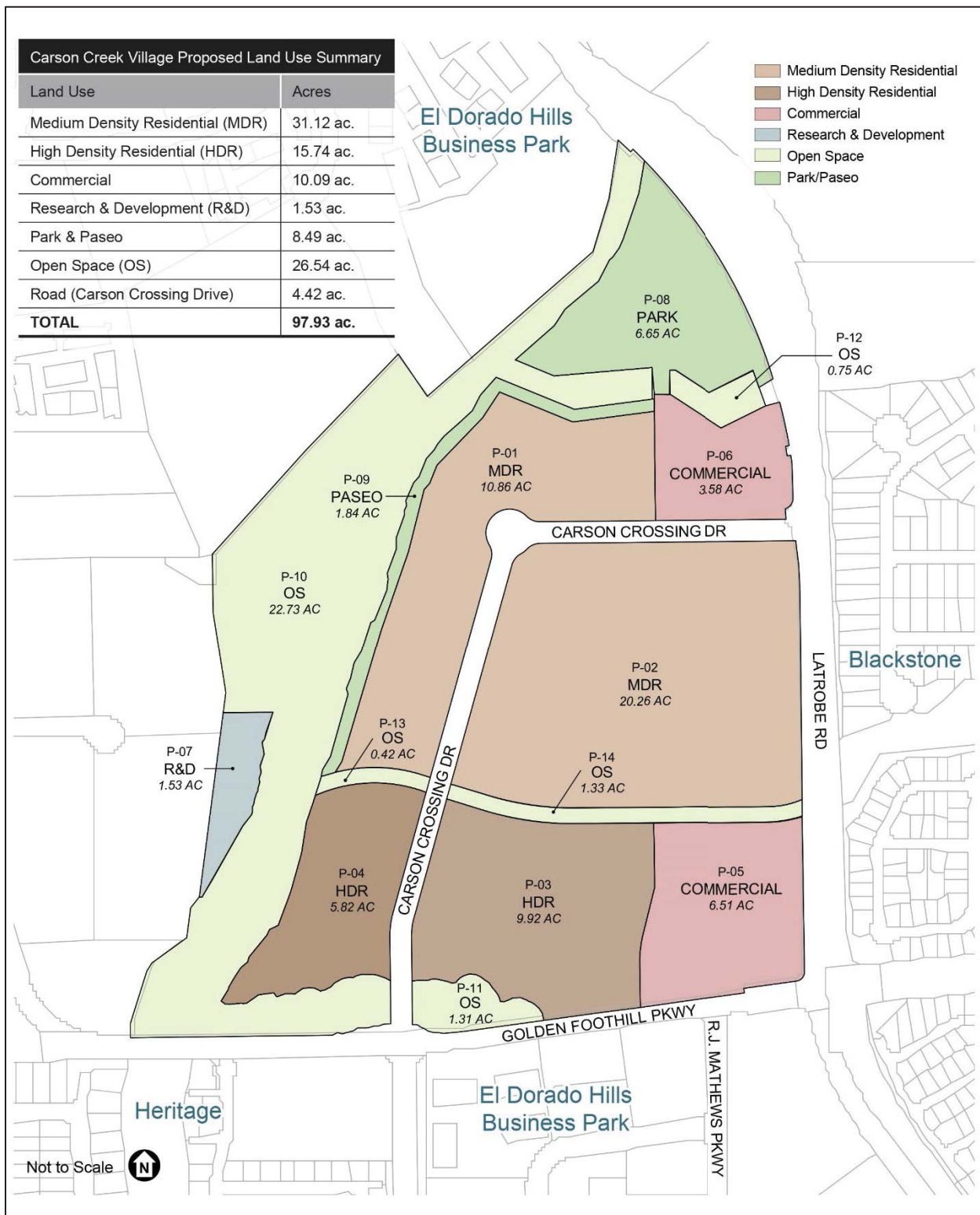


Figure 4-1: Carson Creek Village Land Use Concept

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High Density Housing. High Density Residential land use will allow for attached residential product types. Densities are anticipated to be above 15 dwelling units per acre, generally between 20 to 30 dwelling units per acre. Within this density range a variety of product types may be accommodated such as townhomes, row houses, apartments and condominiums. Buildings will typically be two to four stories in height, with complexes incorporating amenities such as a clubhouse, pool and play area.



High Density Residential – Apartments

Commercial Services

Two commercial sites are proposed to offer residents, employees and passers-by with the potential to shop, eat, and meet some of their daily needs. These sites are strategically located at the project’s planned entries from Latrobe Road in order to enhance their visibility, as well as to allow easy access from the Carson Creek Village neighborhood, nearby residential communities such as Blackstone and Heritage, and EDHBP employment uses.



Commercial Services

Commercial land use will allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle.

Parks and Open Space

A green network of interconnected park, paseo, and open spaces are proposed to enhance community interaction, character and sense of place. This network will provide for recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection.



Neighborhood Park

The Parks and Paseo land use designation is applied where developed, active and passive recreational facilities are proposed. The open

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space land use designation is applied to preserve and protect natural areas.

Park. A neighborhood park is planned in the northern portion of Carson Creek Village surrounded to the south and west by open space. Its location will retain a vista into the community from Latrobe Road. The park will support local resident and employee recreational needs and may include ball fields, sports courts, play structures, picnic areas, and other facilities.

Paseo. A paseo with a Class 1 multi-use trail is planned adjacent to the Carson Creek corridor, allowing residents and employees to travel along and enjoy the adjacent open space. The paseo will link to the neighborhood park, and may incorporate landscaping, seating areas and interpretive signage. Internal neighborhood paseos and paths may also be incorporated to further enhance the community's recreation and mobility systems.

Open Space. Carson Creek, its northern and southern tributary drainages, and associated habitat areas will be preserved in open space. Extending along the entire western edge of the community, the open space corridor will provide a visual amenity, as well as a buffer from existing and planned R&D uses to the west and north. As a condition of the property's 404 permit, a perpetual conservation easement was granted in 2010 to preserve the corridor in its natural state.

A small remnant R&D parcel has been designated west of Carson Creek. Physically separated from the remainder of the community, this parcel could be incorporated into the adjacent R&D or open space uses.



Paseo and Trail Along Open Space



Carson Creek Open Space Preserve

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05 CONNECTIVITY CONCEPT

The proposed mobility system is designed to maximize connectivity, walkability and convenience. Included is a comprehensive network of paths, sidewalks and bike lanes enhancing access between jobs, homes, services and amenities. The mobility system, combined with the project's integrated mix of uses, will internalize some travel thus reducing external vehicle trips and vehicle miles traveled when compared to the existing General Plan land use.

Roadways

Carson Creek Village is bounded by Latrobe Road to the east, and Golden Foothill Parkway to the south. Proposed is a long planned extension of Carson Crossing Drive from its current terminus at Golden Foothill Parkway curving northeast through the project area to a planned signalized intersection at Latrobe Road (See **Figures 5-1**). This connection will provide an alternate route to and from Latrobe Road, and will help to complete the County's roadway network. A portion of this extension has previously been constructed.

Residential streets and private drives will provide in-tract access for individual projects.



Constructed portion Carson Crossing Drive Extension

Active Transportation

An interconnected network of paths, sidewalks and bike lanes are proposed to allow residents and employees to easily walk and bike to meet their daily needs. This enhanced connectivity will support alternative modes of travel; reduce vehicle trips and associated air quality and greenhouse gas emissions; promote community activity, health and well-being; and contribute to the character and desirability of Carson Creek Village and the larger EDHBP.

The pedestrian and bicycle network will provide for looped routes with connections to the regional bikeway and trail system (See **Figures 5-1 and 5-2**). Planned components of the network include:

Class I Multi-Use Trails. Class I trails are shared bicycle and pedestrian facilities physically separated from motor vehicle traffic. The proposed Class I network will link to and help to complete the County's regional Class I trail system. Connections are proposed to the existing Class 1 trail south of Golden Foothill Parkway, with two routes through Carson Creek Village, both linking to the existing Class I trail on the east side of Latrobe Road via signalized crosswalks at the Golden Foothill Parkway and future Carson Crossing Drive intersections.

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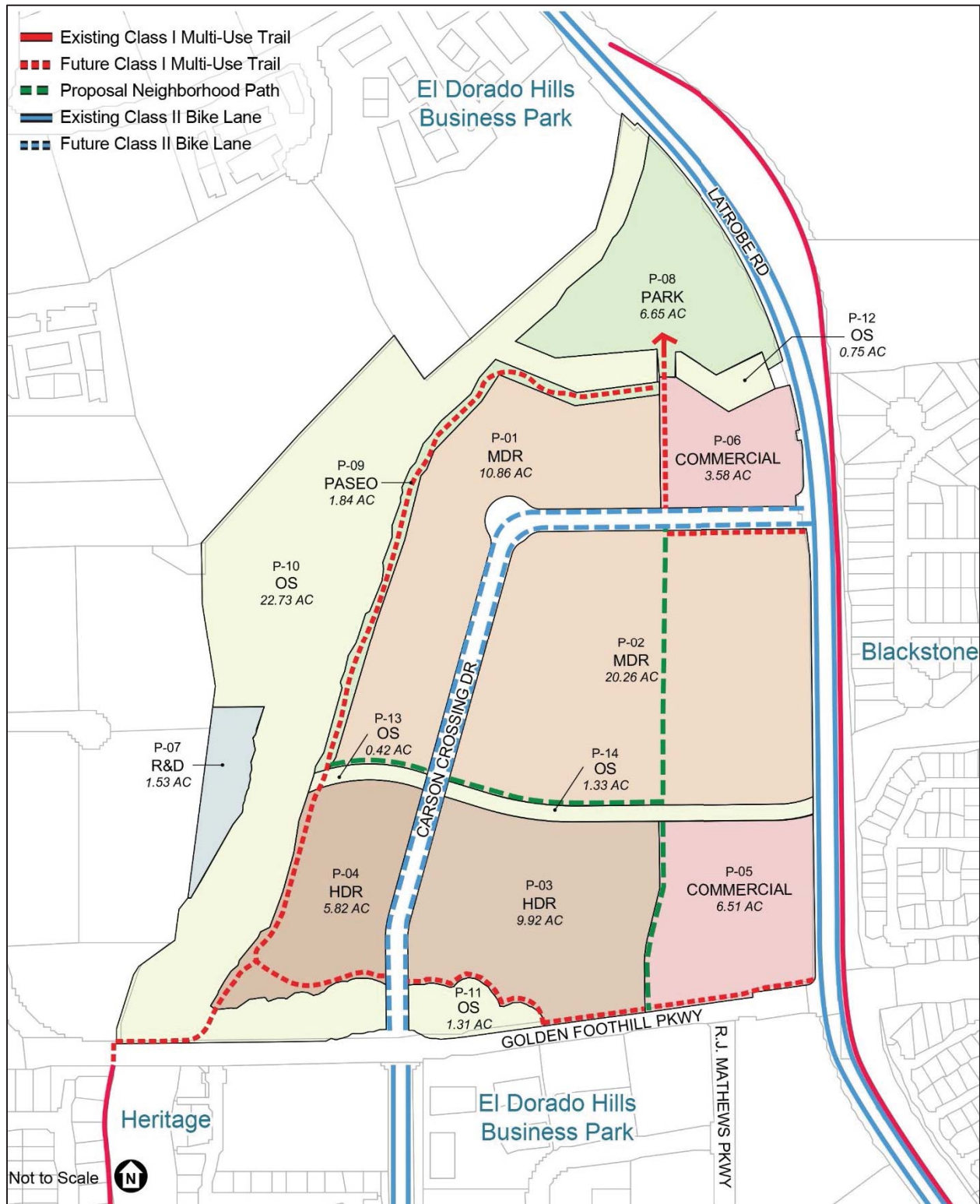


Figure 5-1: Carson Creek Village Bicycle and Pedestrian Network

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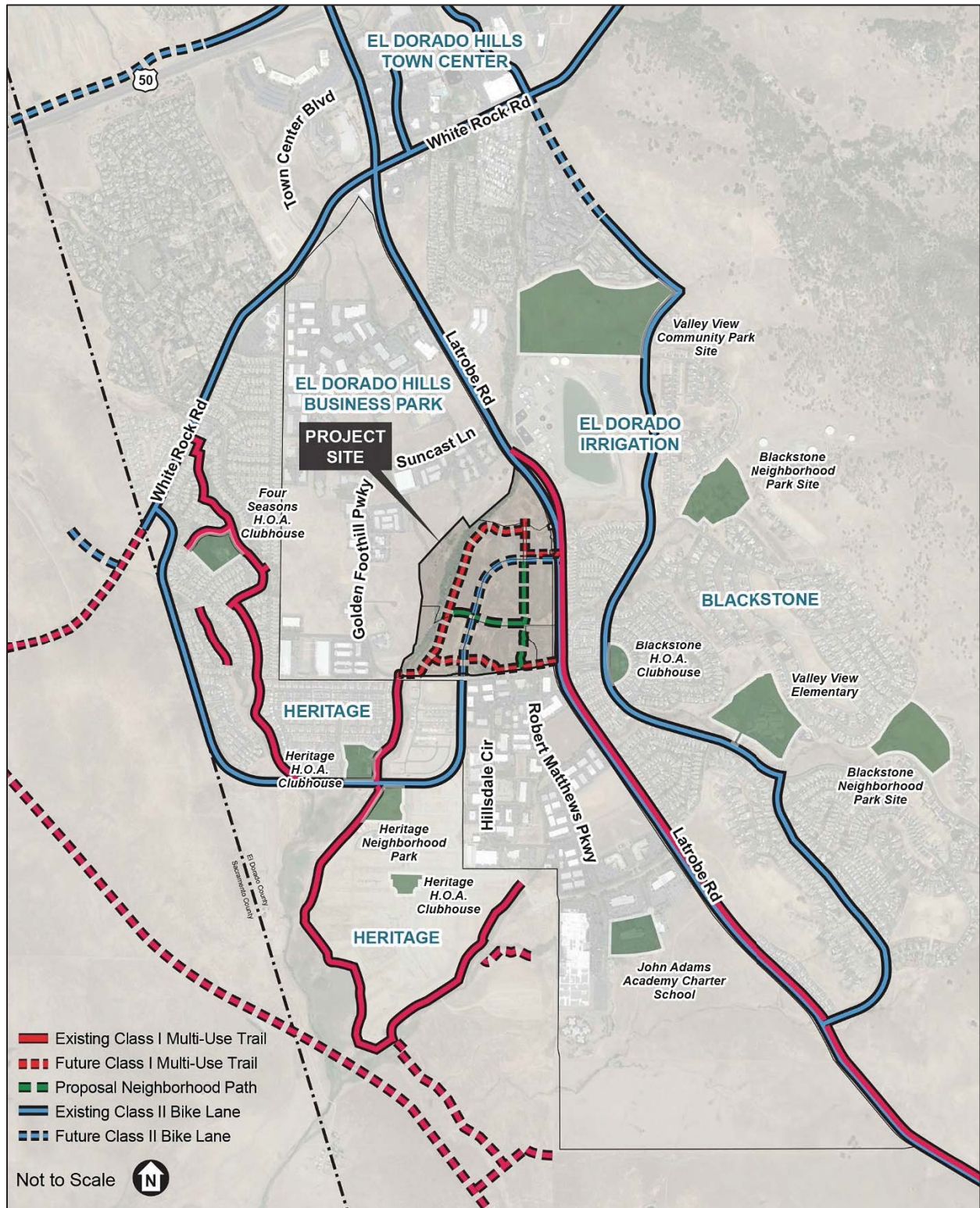


Figure 5-2: Regional Bicycle and Pedestrian Network

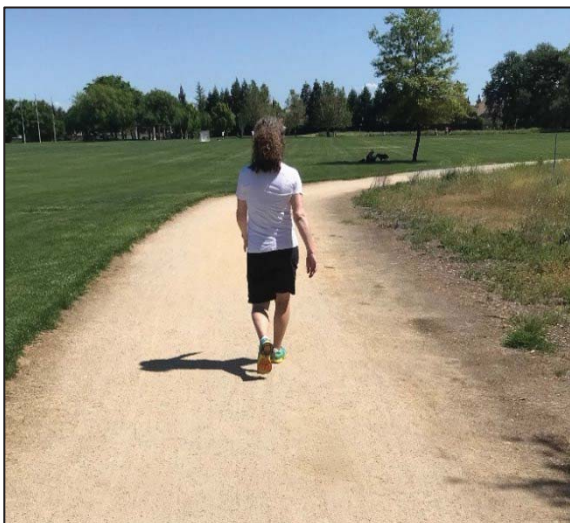
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Class I Multi-Use Trail

Neighborhood Trails. Neighborhood trails are separated facilities for shared bicycle and pedestrian use. These trails are within paseos and may be paved or unpaved. Neighborhood trails are proposed to provide connections from the local neighborhoods to the Class 1 trail network, open space, and commercial services



Neighborhood Trail



Class II Bike Lane

Class II Bike Lanes. Class II bike lanes are striped and signed one-way lanes along roadways. Class II bike lanes are proposed along both sides on Carson Crossing Drive through the project area,

connecting to the existing Class II bike lanes along Latrobe Road to the east, and existing Carson Crossing Drive to the south.

Sidewalks. Sidewalks are proposed to be included on all public streets, and may be separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.



Separated Sidewalk

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Reduced Vehicle Trips

It is recognized that circulation and traffic are issues of great importance to many county residents. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This reduction is primarily a result of the proposed project placing new residents near job opportunities in the EDHBP, and new services near existing residents in Blackstone and Heritage.

Carson Creek Village is estimated to generate 4,200 less vehicle trips per day than under the existing General Plan land use, with 38 percent fewer trips during the PM Peak hour (See **Table 5-1**). The PM Peak hour is when drivers experience the greatest congestion along the Latrobe Road corridor, particularly between White Rock Road and US 50. The peak direction of these trips would be southbound, the opposite direction of PM peak hour travel on Latrobe Road.

SB 743 changes the focus of transportation analysis from measuring impacts to drivers (LOS), to measuring the impact of driving (VMT). This shift is intended to better align with the state’s goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through more active transportation. Based upon the preliminary traffic evaluation, Carson Creek Village is estimated to generate 18 percent less VMT when compared to the existing General Plan land use (See **Table 5-2**).

Table 5-1: Trip Generation Comparison

Scenario	Trips		
	Daily	PM Peak	AM Peak
Existing General Plan	14,400	710	1,410
Carson Creek Village	10,200	470	880
Difference	-4,200	-240	-530
Percent Difference	-29%	-34%	-38%

Source: Fehr & Peers 2020

Table 5-2: VMT Comparison

Scenario	Daily VMT
Existing General Plan	97,300
Carson Creek Village	79,600
Difference	-17,700
Percent Difference	-18%

Source: Fehr & Peers 2020

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06 ENTITLEMENTS AND COMMUNITY OUTREACH

Carson Creek Village will require review and approval of a General Plan Amendment, Rezone and Specific Plan by the County. This process will allow the project team, County staff and decision makers to work through project issues, objectives and solutions. As part of this effort, the project team will implement a comprehensive community engagement process to facilitate discussions with community members and stakeholders throughout the process.

Proposed Entitlements

Carson Creek Village will require County approval of a General Plan Amendment and a rezone to accommodate the proposed new mix of uses. In addition, a Specific Plan is proposed to help facilitate the project's vision and establish a link between the County's General Plan policies and individual development proposals. The Specific Plan will include land use regulations, development standards, design guidelines, infrastructure improvements, and implementation programs tailored to the project area.

Other entitlements that may be required include a development agreement outlining specific development obligations and rights, and a large lot subdivision map reconfiguring the property consistent with the proposed land use and zoning boundaries. Individual development projects will be subject to review and approval of subsequent permits and entitlements by the County. It is possible that one or more development projects may be processed concurrent with the Specific Plan.

Carson Creek Village will also require completion of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

Community Engagement

The project team will develop and implement a robust stakeholder and public engagement process to inform the Carson Creek Village planning effort. The objective of this process is to help identify any perceived challenges or issues the community may have with the proposed project, as well as to explore opportunities for the project to enhance the local community.

The public engagement process will facilitate a series of interactive discussions throughout the planning process with neighboring community members including local residents, employers, the business community, and community-based organizations.



Stakeholder Group Meeting

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Strategies that may be used to engage the community either in person and/or online include, but are not limited to:

- Stakeholder meetings
- Pop-up workshops
- Community events
- Virtual community workshops

The project team will also host an interactive project website and social media program to help build awareness and keep the community informed throughout the planning process.



Pop-up Workshop

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07 POLICY CONSISTENCY

The Carson Creek Village proposal is consistent with El Dorado County Board of Supervisors Policy J6, and has been structured to help advance several General Plan's goals and objectives. Concurrence by the Board will allow the formal planning and entitlement process to move forward, and for the County to subsequently review and consider the proposed project.

Initiation Hearing

Board of Supervisors Policy J-6 specifies that, prior to a formal submittal of a privately-initiated application to amend the General Plan and/or adopt a new specific plan to increase allowable residential densities, an "initiation" hearing shall be required before the Board. That hearing is to determine compliance with the criteria of Policy J6 and to provide early feedback on the proposed project.

Evaluation Criteria

In accordance with Board policy, the initiation application shall be evaluated to determine whether it complies with the following criteria:

1. *The proposed application is consistent with the goals and objectives of the General Plan.*

Carson Creek Village as proposed is consistent with and will help to advance several goals and objectives of the General Plan. See the **Appendix** for a review of General Plan consistency.

2. *Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development.*

Carson Creek Village is located within the EDHBP, and is proposed to connect to

existing utility and roadway infrastructure that is readily available and has been planned to serve the site. Some infrastructure has already been constructed on the project site, and no capacity issues are anticipated. A full list of utility and public service providers is included on **Table 1-1** (Page 8).

Additional utility and transportation analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. Utility and roadway infrastructure will be sized and constructed in accordance with service provider standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

3. *The application meets one or more of the following goals and objectives:*

- A. *Increases employment opportunities within El Dorado County;*

Carson Creek Village proposes a mix of high and medium density housing that will provide the opportunity for expanded living options close by and available to the EDHBP workforce. The addition of new housing opportunities

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responds to the conclusions of the EDHBP's re-envisioning process, and is intended to support employment attraction and retention. The re-envisioning of the EDHBP will help to accelerate job growth beyond the current modest projections and, based upon recently adopted El Dorado County growth projections prepared by BAE Urban Economics (2020), will still preserve more than adequate R&D land to accommodate job growth.

Carson Creek Village also proposes two commercial sites that will support new jobs. Additionally, the new development will create short-term construction-related employment opportunities.

B. Promotes the development of housing affordable to moderate income households;

Carson Creek Village proposes a range of medium and high density housing intended to support a diversity of living options. The mix of housing recognizes that in order to create opportunities for living options attainable at a lower cost than the prevailing El Dorado Hills market, higher densities and smaller unit sizes will need to be provided. This opportunity is enhanced by the project's central location close to EDHBP jobs, flat topography and limited environmental constraints, and convenient access to existing infrastructure. The final mix of housing types will be subject to further refinement as part of the planning process.

C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County;

Carson Creek Village proposes two commercial sites totaling 10.09 acres that will support new retail sales and the potential to improve sales tax capture within the County. These sites will allow for convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle. In addition, the project's proposed housing development will generate new customers to support existing and new retailers.

D. Protects and enhances the agricultural and natural resource industries;

Carson Creek Village proposes new housing choices and commercial services within the El Dorado Hills Community Region, an area designated by the General Plan to allow for continued population growth and economic expansion. The project site is within the defined urban limit line, already has urban land use, and has access to available infrastructure and services to support development. This type of development reduces pressure for the conversion of agricultural and natural resource industries elsewhere in the County.

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F. Is necessary to comply with changes to state and federal law.

The approval of Carson Creek Village is not necessary to comply with changes in state or federal law. The project will, however, support several state objectives including providing for new housing opportunities, supporting economic development and job growth, and reducing vehicle trips and associated air quality and greenhouse gas emissions

4. The application is consistent with any applicable Board adopted community vision and implementation plan.

There is currently no specific Community Vision or Implementation Plan that is applicable to the proposed project area. As previously noted, Carson Creek Village as proposed is consistent with and will help to advance several goals and objectives of the General Plan.

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APPENDIX: GENERAL PLAN CONSISTENCY REVIEW

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

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.

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.

Consistent. The proposed project is located within the El Dorado Hills Community Region and is within the urban limit line. It proposes urban/suburban land uses that allow for continued population growth and economic expansion, and is structured to contribute to the quality of life and economic health of the County.

Objective 2.1.2: Rural Centers

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.

Not Applicable. The proposed project is not located within a Rural Center as defined by the General Plan.

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.

Not Applicable. The proposed project is not located within a Rural Region as defined by the General Plan.

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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.

Not Applicable. The proposed project is not located within a currently designated opportunity Area. It does, however, provide for new medium and high density housing opportunities in close proximity to EDHBP jobs.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

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.

Consistent. The proposed project will create unique land use designations through preparation of a Specific Plan consistent with the Adopted Plan (AP) general plan land use designation. Located within the El Dorado Hills Community Region, existing utility and roadway infrastructure exists immediately adjacent to the project site, and has previously been extended onto portions of the site.

Objective 2.2.2: Overlay Land Use Designations

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.

Not Applicable. The proposed project does not currently anticipate the need for an overlay land use designation.

Objective 2.2.3: Planned Developments

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.

Consistent. The proposed project will incorporate a balanced mix of medium and high density housing, commercial services, parks, open space and trails to support EDHBP employment growth. The mix of uses responds to evolving planning innovations, employment trends, and housing needs as reflected by the "new employment model". The trail system, parks, open space, and commercial services will benefit not only to the project's residents, but employees within the remainder of the EDHBP and residents within the surrounding El Dorado Hills area. The proposed project will create unique zoning districts and development standards that provide flexibility through preparation of a Specific Plan consistent with Chapter 130.56 of the County Zoning Ordinance.

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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.

Consistent. The proposed project will provide for medium and high density residential housing that will allow for County application of a density bonus and/or other incentives for individual projects.

Objective 2.2.5: General Policy Section

This Objective incorporates several policies addressing: review of future discretionary projects; rezoning; parcel size exceptions; land use and zoning consistency; family support services; agricultural support uses; management of forest products and natural resources; airport facilities; public facilities; National Recreational Area or Wild and Scenic River designations; level of planning; churches and private schools; setbacks; projects proposed below established density ranges; land use compatibility; and, schools and other public buildings.

Consistent. The proposed project has considered applicable General Plan policies within its conceptual design, and per state law and Chapter 130.56 of the El Dorado County Zoning Ordinance, the Specific Plan will be required to be consistent with the General Plan

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.

Not Applicable. None of the policies under this Objective apply to the proposed project.

Objective 2.2.7: Coordination with Incorporated Cities

This Objective incorporates several policies addressing how the County intends to coordinate its planning efforts with the incorporate cities and other agencies.

Not Applicable. The proposed project is not located within or near an incorporated City or its sphere of influence.

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

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.

Consistent. The proposed project site is relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Carson Creek extends along the entire western edge of the property, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered. The Carson Creek corridor, and its northern and southern tributary drainages, were placed within a perpetual conservation easement in 2010 as a condition of the property's 404 permit. The easement encumbers 24.5 acres of habitat area and is intended to preserve the corridor in its natural state. Strata Habitat Foundation is the preserve manager.

The preserve has been designated as open space in the proposed land use concept. The lack of topographic constraints and prior environmental permitting/mitigation will help to reduce development costs and support the proposed mix of medium and high density housing.

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Objective 2.3.2: Hillsides and Ridgelines

Maintain the visual integrity of hillsides and ridge lines.

Not Applicable. The project site is relatively flat and does not include any ridgelines or any slopes of 30 percent or greater.

GOAL 2.4: EXISTING COMMUNITY IDENTITY

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Objective 2.4.1: Community Identity

Identification, maintenance, and enhancement of the unique identity of each existing community.

Consistent. The proposed project will include new housing, commercial services, park, open space and trails. These uses and facilities will compliment and help support employment growth within the EDHBP. The trail system, park, open space, and commercial services will be available to residents within the surrounding El Dorado Hills area. The proposed Specific Plan will include design guidelines that are customized to reflect the setting, intended uses and character of the community.

GOAL 2.5: COMMUNITY IDENTITY

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

Objective 2.5.1: Physical and Visual Separation
Provision for the visual and physical separation of communities from new development.

Consistent. The proposed project site is within the El Dorado Hills Community Region, and is not

adjacent to a Rural Center or Rural Region. The site is within the urban limit line and is surrounded by existing and planned urban uses. This includes R&D uses to the north and west separated from the proposed project by the Carson Creek open space preserve; R&D uses and Heritage (Carson Creek Specific Plan) to the south separated by the Golden Foothill Parkway corridor; and, Blackstone (Valley View Specific Plan) and the El Dorado Irrigation District wastewater treatment facility to the east separated by the Latrobe Road corridor.

Objective 2.5.2: Commercial Facilities

Designate lands to provide greater opportunities for El Dorado County residents to shop within the County.

Consistent. The proposed project will include two commercial sites. These sites will be strategically located at the project's planned entries from Latrobe Road to allow easy access from the proposed Carson Creek Village neighborhood, the nearby Blackstone and Heritage neighborhoods, and EDHBP employment uses. These commercial sites will allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the larger market and lifestyle.

GOAL 2.6: CORRIDOR VIEWSHEDS

Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

Objective 2.6.1: Scenic Corridor Identification
Protection and improvement of scenic values along designated scenic road corridors.

Not Applicable. The proposed project site is not located adjacent to any identified scenic corridor.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

GOAL 2.7: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

Objective 2.7.1: Sign Regulations

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.

Not Applicable. The proposed project site is not located adjacent to any identified scenic corridor or historic route.

GOAL 2.8: LIGHTING

Elimination of high intensity lighting and glare consistent with prudent safety practices.

Objective 2.8.1: Lighting Standards

Provide standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Consistent. The proposed project will comply with El Dorado County lighting standards, and will incorporate additional site specific regulations and guidelines as appropriate within the Specific Plan to address lighting and glare. Lighting will also be analyzed in the project's EIR.

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

Objective 2.9.1: General Plan Monitoring and Review

Procedure for ongoing monitoring of the General Plan and periodic review and update if necessary.

Not Applicable. General Plan monitoring is an ongoing obligation of the County. The proposed project will require an amendment to the General Plan requiring review and approval by the County.

GOAL 2.10: LAKE TAHOE BASIN

To coordinate the County's land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency.

Not Applicable. The proposed project is not located within the Tahoe Basin.

Carson Creek Village Specific Plan
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW
 TRANSPORTATION AND CIRCULATION ELEMENT

GOAL TC-1: ROADS AND HIGHWAYS

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.

***Consistent.** The proposed project will include a network of new roads that will be designed and constructed in accordance with County standards. Included will be a long planned extension of Carson Crossing Drive from its current terminus at Golden Foothill Parkway through the project area to a planned signalized intersection at Latrobe Road. This connection will provide an alternate route to and from Latrobe Road, and will help to complete the County's roadway network. A portion of this extension has previously been constructed. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.*

GOAL TC-X: LEVEL OF SERVICE AND CONCURRENCY

To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.

***Consistent.** The proposed project will be reviewed and approved by the County to ensure consistency with County level of service standards, will include a network of new roads that will be designed and constructed in accordance with County standards. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. Additional traffic analysis will occur as part of the planning process, and will also be analyzed in the project's EIR.*

GOAL TC-2: TRANSIT

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.

***Consistent.** The feasibility of providing transit service to the proposed project site will be evaluated, in consultation with the El Dorado County Transit Authority, as part of the planning process. The proposed specific plan will include a section on transit availability, services and facilities and the project's contributions to that system. In addition, transit services will be analyzed in the project EIR*

GOAL TC-3: TRANSPORTATION SYSTEMS MANAGEMENT

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.

***Consistent.** The proposed project will provide for new housing options close by EDHBP jobs, as well as new commercial services and recreational amenities near jobs and existing and planned residential neighborhoods. Included will be an interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike between housing, commercial services, and jobs. This enhanced connectivity will support alternative modes of travel; reduce vehicle trips and travel demand on the County's road system; lower associated air quality and greenhouse gas emissions; and, promote community activity, health and well-being.*

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

GOAL TC-4: NON-MOTORIZED TRANSPORTATION

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

Consistent. The proposed project will provide new housing options, commercial services, and recreational amenities nearby EDHBP jobs and existing and planned residential neighborhoods. The planned interconnected network of paths, sidewalks and bike lanes will allow residents and employees to easily walk and bike between housing, commercial services, and jobs.

GOAL TC-5: NON-MOTORIZED TRANSPORTATION

To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

Consistent. The proposed project will provide for a network of sidewalks along all public streets interconnected with multi-use trails, neighborhood paths, and bike lanes. Sidewalks may be separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility. This interconnected pedestrian and bicycle system will support alternative modes of travel.

GOAL TC-6: RAIL TRANSPORTATION

To plan for a safe and efficient rail system to meet the needs of all El Dorado County residents, industry, commerce, and agriculture.

Not Applicable. The proposed project site is not adjacent to or include the Sacramento-Placerville Transportation Corridor (SPTC) any other existing or planned rail facilities.

GOAL TC-7: AIR TRANSPORTATION

To promote the maintenance and improvement of general and commercial aviation facilities.

Not Applicable. The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County Airport Land Use Compatibility Plan (ALUCP).

GOAL TC-8: REGIONAL PLANNING

To support the coordination of local, regional, State, and Federal transportation and circulation planning.

Consistent. Coordination with other transportation agencies is an ongoing obligation of the County. The County will coordinate planning of the proposed project with EDCTC, SACOG and other agencies as appropriate. The proposed project will be consistent with local, regional and state transportation goals to reduce vehicle miles traveled (VMT).

GOAL TC-9: COMPLETE STREETS

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.

Consistent. The proposed project will provide for an interconnected network of roads integrating sidewalks, bike lanes, multi-use trails, and neighborhood paths to accommodate all users.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

HOUSING ELEMENT

GOAL HO-1: GENERAL HOUSING POLICIES

To provide for housing that meets the needs of existing and future residents in all income categories.

Consistent. The proposed project will include medium and high density housing options in close proximity to EDHBP jobs. These densities, availability of existing infrastructure, and lack of site environmental constraints, provides the opportunity to support housing types attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market. Targeted housing types will be reviewed as part of the planning process.

GOAL HO-2: CONSERVATION AND REHABILITATION

To provide quality residential environments for all income levels.

Consistent. The proposed project site does not include any existing affordable housing stock. However, the project will include a walkable medium and high density residential neighborhood incorporating parks, paseos, open space, trails, commercial services, landscaping, and quality architectural design to enhance the living environment.

GOAL HO-3: CONSERVATION AND REHABILITATION

To conserve the County's current stock of affordable housing.

Not Applicable. The proposed project site does not include any existing affordable housing stock.

GOAL HO-4: SPECIAL NEEDS POLICIES

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.

Consistent. The proposed project will include a mix of medium and high density housing options to meet the needs of a range of future residents. A variety of detached and attached product types may be accommodated such as small-lot, zero-lot-line, court yard, motor court, paseo, duet/halfplex/triplex, townhomes, row houses, condominiums and apartments.

GOAL HO-5: ENERGY CONSERVATION POLICIES

To increase the efficiency of energy and water use in new and existing homes.

Consistent. All new housing construction will be required to meet County and state energy and water conservation standards, the requirements of California Building Standards Code, and any additional standards that may be established in the proposed specific plan.

GOAL HO-6: EQUAL OPPORTUNITY POLICIES

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.

Consistent. The proposed project will comply with state and federal equal housing access laws.

PA20-0002 Carson Creek Village Specific Plan Public Consistency Review

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

PUBLIC SERVICES AND 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

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost effective manner.

***Consistent.** The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has already been constructed on the project site including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothills Parkway, and bridge/culvert crossings of drainage channels. No utility capacity issues are anticipated, and it is projected that the proposed project would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use.*

Additional utility and transportation analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. Utility and roadway infrastructure will be sized and constructed in accordance with service provider standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project. Utilities and services will also be analyzed in the project's EIR.

Objective 5.1.2: Concurrency

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.

***Consistent.** The proposed project will be circulated by the County to all applicable service and utility providers for review and input, and coordination with the providers will occur throughout the planning process. Additional utility and service analyses will be prepared to address service provider standards, and will also be analyzed in the project's EIR. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient provision of services and utilities.*

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 5.1.3: Efficient Development Pattern

Promote a development pattern that permits the efficient delivery of public services in a cost-effective manner.

Consistent. The proposed project is located within the El Dorado Hills Community Region and is within the urban limit line. The project is surrounded by existing and planned development, and has direct connections to existing infrastructure with some services already constructed on to the site. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient provision of services and utilities.

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.

Consistent. The proposed project site is served by the El Dorado Irrigation District (EID), and has direct connections to existing EID infrastructure with some connections already constructed on to the site. Additional water analysis will be prepared as part of the planning process, and coordination will occur with EID. Water infrastructure will be sized and constructed in accordance with EID standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

Objective 5.2.2: Community Water Systems with Rural Centers

Within Rural Centers, allow for development based upon private or community water systems.

Not Applicable. The proposed project is not located within a Rural Center.

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.

Consistent. The proposed project is already served by EID. No on-site wells are proposed. Additional water supply analysis will be prepared as part of the planning process.

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.

Consistent. The proposed project site is served by EID, and has direct connections to existing EID infrastructure with some infrastructure already constructed on to the site. Additional wastewater analysis will be prepared as part of the planning process, and coordination will occur with EID. Wastewater infrastructure will be sized and constructed in accordance with EID standards. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 5.3.2: 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.

Not Applicable. The proposed project site is not located within a rural area and does not propose any individual sewage disposal systems.

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

Initiate a County-wide drainage and flood management program to prevent flooding, protect soils from erosion, and minimize impacts on existing drainage facilities.

Consistent. Carson Creek extends along the entire western edge of the proposed project site. The Carson Creek corridor, and its northern and southern tributary drainages, were placed within a perpetual conservation easement in 2010 to preserve the drainage and associated habitat in its natural state.

The project site has direct connections to existing County storm drainage infrastructure designed to serve the site, with some on-site lines, an engineered channel, water quality swales, and drainage crossings already constructed. Additional drainage analysis will be prepared as part of the planning process. Drainage infrastructure will be sized and constructed in accordance with County drainage and flood management standards and the State's low

impact development standards (LID). The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure to serve the project.

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

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.

Consistent. The proposed project will be required to comply with the County's Integrated Waste Management Program. The Specific Plan will include a discussion on solid waste.

Objective 5.5.2: Recycling, Transformation and Disposal Facilities

Ensure that there is adequate capacity for solid waste processing, recycling, transformation, and disposal to serve existing and future users in the County.

Consistent. The proposed project site is served by the El Dorado Hills Community Services District (EDHCSD) for solid waste (contracted out to El Dorado Disposal Service, Inc.), and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with EDHCSD during the planning process.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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

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.

Consistent. The proposed project site is served by PG&E for natural gas and electricity and EDHCS D for cable television (contracted out), and will be reviewed and conditioned to ensure adequate services are provided. The site has direct connections to existing infrastructure for both providers. Coordination with PG&E and EDHCS D will occur during the planning process, and improvements will be constructed in accordance with provider requirements. The specific plan will include a discussion on utility services.

Objective 5.6.2: Encourage Energy-Efficient Development

Encourage development of energy-efficient buildings, subdivisions, development, and landscape designs.

Consistent. The proposed project will be required to meet all local and state energy-efficiency and water conservation requirements including those specified in the California Building Standards Code. The Specific Plan will include a discussion on resource conservation.

GOAL 5.7: EMERGENCY SERVICES

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

Objective 5.7.1: Fire Protection (Community Regions)

Ensure sufficient emergency water supply, storage, and conveyance facilities are available, and that adequate access is provided for, concurrent with development.

Consistent. The proposed project site is served by the El Dorado Hills Fire Department (EDHFD) and EID, and will be reviewed and conditioned to ensure adequate services are provided. The project will be required to comply with the fire flow and access standards of both agencies, and coordination will occur during the planning process. The Specific Plan will include a discussion on both fire protection and water service.

Objective 5.7.2: Fire Protection (Rural Regions and Rural Centers)

Sufficient emergency water supply, storage, and conveyance facilities for fire protection, together with adequate access are available, or are provided for, concurrent with development.

Not Applicable. The proposed project is not located within a Rural Region or a Rural Center as defined by the General Plan.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 5.7.3: Law Enforcement

An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

Consistent. The proposed project site is served by the El Dorado County Sheriff, and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with the County Sheriff during the planning process. Law enforcement services will be discussed in the Specific Plan.

Objective 5.7.4: Medical Emergency Services

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.

Consistent. The proposed project site is served by the EDHFD which supplies emergency medical services, and will be reviewed and conditioned to ensure adequate services are provided. Coordination will occur with the EDHFD during the planning process.

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.

Consistent. The proposed project site is within the service boundaries of the Buckeye Union School District and El Dorado Union High School District. Coordination will occur with both districts during the planning process. The Specific Plan will calculate the number of students generated by the proposed project and the project proponents will

be required to pay school district impact fees to mitigate the impact of new students.

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.

Consistent. The proposed project will be reviewed by the applicable school districts to ensure that adequate capacity exists within current facilities to serve projected students. Coordination will occur with both districts during the planning process. The Specific Plan will calculate the number of students generated by the proposed project and the project proponents will be required to pay school district impact fees to mitigate the impact of new students.

Objective 5.8.3: Child Care and Other Care and Day Care Programs

Encourage and promote opportunities for child care and extended day care programs.

Consistent. The proposed project's commercial sites will allow child care facilities. In addition, it is anticipated the medium and high density residential uses may allow for some small child care and community care facilities.

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

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.

Consistent. The proposed project site is served by El Dorado County Library, and will be reviewed to ensure adequate services are provided. Coordination will occur with the Library during the planning process. Library services will be discussed in the Specific Plan.

Objective 5.9.2: Community Participation in Cultural Events

Promote community participation in art and cultural events and the establishment of art and cultural facilities including the visual and performing arts.

Consistent. The proposed project's park, paseo and commercial sites will provide opportunities for art and cultural facilities and events.

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW
PUBLIC SAFETY, HEALTH 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 Hazard Mitigation Plan

The El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan shall serve as the implementation program for this Goal.

Consistent. Hazard planning and disaster response for the proposed project will be directed by the County's Multi-Jurisdictional Hazard Mitigation Plan.

GOAL 6.2: FIRE HAZARDS

A coordinated approach to hazard and disaster response planning.

Objective 6.2.1: Defensible Space

All new development and structures shall meet "defensible space" requirements and adhere to fire code building requirements to minimize wildland fire hazards.

Consistent. New development within the proposed project will be required to comply with the requirements of the EDHFD and the California Building Standards Code, including defensible space standards.

Objective 6.2.2: Limitations to Development

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.

Not Applicable. The proposed project site is not located within a high or very high fire hazard area.

Objective 6.2.3: Adequate Fire Protection

Application of uniform fire protection standards to development projects by fire districts.

Consistent. The proposed project will be reviewed and conditioned by the EDHFD to ensure adequate services are provided. The project will be required to comply with the requirements of the EDHFD and the California Building Standards Code. The Specific Plan will include a discussion on fire protection.

Objective 6.2.4: Area-wide Fuel Management Program

Reduce fire hazard through cooperative fuel management activities.

Not Applicable. The proposed project site is not located within a high or very high fire hazard area.

Objective 6.2.5: Fire Prevention Education

Inform and educate homeowners regarding fire safety and prevention.

Consistent. The proposed project site is served by the EDHFD, which provides fire prevention and education programs.

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

Adopt and enforce development regulations, including building and site standards, to protect against seismic and geologic hazards.

Consistent. New development within the proposed project will be required to comply with County requirements for the testing and disclosure of geologic hazards, as well as the requirements of the California Building Standards Code.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 6.3.2: County-wide Seismic Hazards

Continue to evaluate seismic related hazards such as liquefaction, landslides, and avalanche, particularly in the Tahoe Basin.

Consistent. New development within the proposed project will be required to comply the requirements of the California Building Standards Code.

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.

Consistent. No new development is proposed in any FEMA flood plain zones or 100-year floodplains. The project site has direct connections to existing County storm drainage infrastructure designed to serve the site, with some on-site lines, an engineered channel, water quality swales, and drainage crossings already constructed. Additional drainage analysis will be prepared as part of the planning process. Drainage infrastructure will be sized and constructed in accordance with County drainage and flood management standards.

Objective 6.4.2: Dam Failure Inundation

Protect life and property of County residents below dams.

Not Applicable. The proposed project site is not located within any dam failure inundation zones.

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

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.

Consistent. The proposed project does not include any uses that would generate noise levels incompatible with nearby uses. An acoustical analysis will be prepared as part of the project's EIR, and mitigation identified if necessary, to ensure that proposed new development is in compliance with County noise standards.

Objective 6.5.2: Airport Noise Guidelines

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.

Not Applicable. The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County ALUCP.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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

Regulate the use, storage, manufacture, transport and disposal of hazardous materials in accordance with State and Federal regulations.

Consistent. The proposed project will comply with all local, state and federal hazardous materials regulations.

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.

Consistent. The proposed project will comply with all applicable El Dorado Air Quality Management District requirements. An air quality analysis will be prepared as part of the project's EIR.

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.

Consistent. The proposed project will comply with all applicable El Dorado Air Quality Management District requirements. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This will result in a corresponding reduction in air quality and greenhouse gas emissions. An air quality analysis will be prepared as part of the project's EIR.

Objective 6.7.3: Transit Service

Expand the use of transit service within the County.

Consistent. The feasibility of providing transit service to the proposed project site will be evaluated, in consultation with the El Dorado County Transit Authority, as part of the planning process. The proposed specific plan will include a section on transit availability, services and facilities and the project contributions to that system.

Objective 6.7.4: Project Design and Mixed Uses

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Consistent. The proposed project will incorporate a balanced mix of medium and high density housing, commercial services, parks, open space and trails in close proximity to EDHBP jobs. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), Carson Creek Village would result in a substantial reduction in both vehicle trips and vehicle miles traveled (VMT) when compared to the existing General Plan land use. This will result in a corresponding reduction in air quality and greenhouse gas emissions.

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**Objective 6.7.5: Agricultural and Fuel Reduction Burning**

Adopt and maintain air quality regulations which will continue to permit agricultural and fuel reduction burning while minimizing their adverse effects.

Not Applicable. The proposed project does not include any agricultural uses.

Objective 6.7.6: Air Pollution-Sensitive Land Uses

Separate air pollution sensitive land uses from significant sources of air pollution.

Consistent. The proposed project does not include any sensitive uses located adjacent to significant sources of air pollution. The proposed project will comply with all applicable El Dorado Air Quality Management District requirements.

Objective 6.7.7: Constructed Related, Short-Term Emissions

Reduce construction related, short-term emissions by adopting regulations which minimize their adverse effects.

Consistent. The proposed project will comply with all applicable El Dorado Air Quality Management District requirements.

Objective 6.7.8: The Effects of Air Quality on Vegetation

Monitor ongoing scientific research regarding the adverse effects, if any, of air pollution on vegetation.

Not Applicable. The monitoring of scientific research is an obligation of the County.

GOAL 6.8: AVIATION-RELATED HAZARDS

Minimize aviation-related hazards in and around existing and future airports.

Objective 6.8.1: Safety Hazards Exposure

Minimize the public's exposure to airport-related safety hazards by requiring new development around airports to be compatible with that use.

Not Applicable. The proposed project site is not located within any airport compatibility zones as identified in the El Dorado County ALUCP.

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.

Consistent. All proposed project roadways will be constructed in accordance with 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.

Not Applicable. Coordination with Caltrans is an obligation of the County. The proposed project will be subject to the County's TIM fees which help to fund roadway improvements.

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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW
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.

Not Applicable. The proposed project site does not include prime farmland, farmland of statewide importance, or unique farmland as classified by the California Department of Conservation.

Objective 7.1.2: Erosion/Sedimentation

Minimize soil erosion and sedimentation.

Consistent. The proposed project site does not include slopes of over 30 percent. Development of the site will require approval of a grading permit by the County, will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, and will be designed to comply with Low Impact Development (LID) requirements. Portions of the site have previously been rough graded, and water quality swales have been constructed.

GOAL 7.2: MINERAL RESOURCES

Conservation of the County's significant mineral deposits.

Objective 7.2.1: Identify Mineral Resources

Identification of the County's important mineral resources.

Not Applicable. The proposed project site is not identified as an important mineral resource area by the County General Plan, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.

Objective 7.2.2: Protection from Development

Protection of important mineral resources from incompatible development.

Not Applicable. The proposed project site is not identified as an important mineral resource area by the County General Plan, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.

Objective 7.2.3: Environmental/Land Use Compatibility

Regulation of extraction of mineral resources to ensure that environmental and land use compatibility issues are considered.

Not Applicable. The proposed project does not provide for the extraction of mineral resources, and is not within or adjacent to a Mineral Resource (-MR) land use overlay or Mineral Resource (-MR) combining zone district.

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.

Consistent. Development of the site will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, will be designed to comply with Low Impact Development (LID) requirements, and will be subject to EID and state water conservation and water efficient landscaping requirements. Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement as a condition of the property's 404 permit.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 7.3.2: Water Quality

Maintenance of and, where possible, improvement of the quality of underground and surface water.

Consistent. Development of the proposed project site will require approval of a grading permit by the County, will be required to prepare a storm water pollution prevention plan (SWPPP) prior to any construction, and will be designed to comply with Low Impact Development (LID) requirements. Some water quality swales have already been constructed on the site in accordance with the property's 404 permit.

Objective 7.3.3: Wetlands

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.

Consistent. The proposed project site already has an approved permit under section 404 of the Clean Water Act that addresses wetland impacts and mitigation. As a condition of this permit, Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement. The preserve is to be managed in accordance with the approved Operations and Management Plan.

Objective 7.3.4: Drainage

Protection and utilization of natural drainage patterns.

Consistent. Carson Creek extends along the entire western edge of proposed project site, with three ephemeral drainage channels running from the east to the creek, the middle of which has been engineered. Carson Creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's 404 permit. The

preserve includes the creek and drainages, seasonal wetlands, riparian and upland habitats, and constructed water quality swales.

Objective 7.3.5: Water Conservation

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.

Consistent. The proposed project will be subject to EID and state water conservation, water efficiency and water efficient landscaping requirements.

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

The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.

Not Applicable. The proposed project site is not located within the Pine Hill rare species plant area.

Objective 7.4.2: Identify and Protect Resources

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.

Consistent. The proposed project site already has an approved permit under section 404 of the Clean Water Act that addresses wetland impacts and mitigation. As a condition of this permit, Carson Creek, its northern and southern tributary drainages, and associated habitats have been

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

placed within a perpetual conservation easement. An analysis of biological resources will be included in the project's EIR.

Objective 7.4.4: Forest, Oak Woodland, and Tree Resources

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.

Consistent. The only native trees on the proposed project site are located along Carson Creek and its tributary drainages. These areas have been placed within a perpetual conservation easement as a condition of the property's 404 permit.

GOAL 7.5: CULTURAL RESOURCES

Ensure the preservation of the County's important cultural resources.

Objective 7.5.1: Protection of Cultural Resources

Creation of an identification and preservation program for the County's cultural resources.

Consistent. The proposed project's EIR will include an inventory and analysis of cultural resources. The most likely location for any historic period archeological resources would be along Carson Creek. The creek, its northern and southern tributaries, and associated habitats have been placed within a perpetual conservation easement.

Objective 7.5.2: Visual Integrity

Maintenance of the visual integrity of historic resources.

Not Applicable. The proposed project site does not include any historic buildings or districts.

Objective 7.5.3: Recognition of Pre-Historic/ Historic Resources

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.

Consistent. The proposed project site does not include any known pre-historic or historic resources, historic buildings or districts. The proposed project's EIR will include an inventory and analysis of any such resources.

Objective 7.5.4: Protection of Cemeteries

Preservation and protection of existing cemeteries including access and parking.

Not Applicable. The proposed project site does not encompass any existing cemeteries.

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.

Objective 7.6.1: Importance of Open Space

Consideration of open space as an important factor in the County's quality of life.

Consistent. The proposed project includes 26.45 acres designated as open space, along with an additional 8.49 acres designated as park and paseo. Combined, these areas cover 36 percent of the project site. Included is Carson Creek, its northern and southern tributary drainages, and associated habitats which have been placed within a perpetual conservation easement as a condition of the property's section 404 permit.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

AGRICULTURE 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

Identification of agricultural lands within the County that are important to the local agricultural economy including important crop lands and grazing lands.

Not Applicable. The proposed project site is not located within or adjacent to an agricultural district and does not include prime farmland, farmland of statewide importance, or unique farmland as classified by the California Department of Conservation.

Objective 8.1.2: Grazing

Protection of range lands for grazing of domestic livestock.

Not Applicable. The proposed project site is surrounded by existing and planned development and is not currently used for grazing.

Objective 8.1.3: Protection of Agricultural Lands

Protection of agricultural lands from adjacent incompatible land uses.

Not Applicable. The proposed project site is not used for agricultural purposes and is not adjacent to any agricultural lands.

Objective 8.1.4: Development Entitlements

Consideration of the agricultural use of land prior to approvals for any development entitlements.

Not Applicable. The proposed project site is not located within or adjacent to an agricultural district.

Objective 8.1.5: Cluster Development

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.

Not Applicable. The proposed project site is not located within a Rural Center as defined by the General Plan.

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.

Not Applicable. The proposed project will not use or impact agricultural water supplies.

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.

Not Applicable. The proposed project site is not designated for agricultural land use and contains no current agricultural activities.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 8.2.3: Farm-Related Housing

Farm related housing that facilitates efficient agricultural operations.

Not Applicable. The proposed project site is not used for agricultural purposes and does not contain or propose farm-related housing.

Objective 8.2.4: Agricultural Production Programs

Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.

Not Applicable. The proposed project site is not used for agricultural purposes.

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

Identification of existing and potential timber production lands for commercial timber production.

Not Applicable. The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.

Objective 8.3.2: Conservation of Forest Lands

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.

Not Applicable. The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.

Objective 8.3.3: Long-Term Forest Resources

Ensure long-term viability of forest resources and timber production.

Not Applicable. The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.

GOAL 8.4: Sustainable and Efficient Forest Production

Minimized constraints inhibiting sustainable and efficient forest resource production.

Objective 8.4.1: Forest Land Buffers

Provide for buffer parcels and setbacks between timber production lands and adjacent incompatible land uses.

Not Applicable. The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.

Objective 8.4.2: Development Entitlements

Not Applicable. The proposed project site is not located within or adjacent to a Timber Production Zone (TPZ) or Natural Resource area.

Carson Creek Village Specific Plan
PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW
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

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.

Consistent. The proposed project provides for a green network of interconnected park, paseo, and open spaces. Included is 8.49 acres of neighborhood park and paseo. The project proponent will coordinate with the County and EDHCSO on park planning and development.

Objective 9.1.2: County Trails

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.

Consistent. The proposed project provides for an interconnected network of paths, sidewalks and bike lanes to allow residents and employees to easily walk and bike to meet their daily needs. The pedestrian and bicycle network will provide for looped routes with connections to the regional bikeway and trail system. The project proponent will coordinate with the County and EDCTC on trail planning and development.

Objective 9.1.3: Incorporation of Parks and Trails

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.

Consistent. The proposed project includes an interconnected network of parks, open space, and trails. Included is a paseo with a Class 1 multi-use trail planned adjacent to the Carson Creek corridor, allowing residents and employees to travel along and enjoy the adjacent open space.

Objective 9.1.4: Rivers and Waterways

Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets.

Consistent. The proposed project site is not adjacent to the South Fork of the American River. Carson Creek does extend along the entire western edge of the site. The creek, and its northern and southern tributary drainages, have been placed within a perpetual conservation easement as a condition of the property's 404 permit.

Objective 9.1.5: Recreation Coordination

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.

Consistent. The proposed project includes an interconnected network of parks, open space, and trails. Park and trail planning will be coordinated with the County, EDHCSO and EDCTC.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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

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.

Consistent. The proposed project will address parks and trails, including funding. Park and trail planning and funding will be coordinated with the County, EDHCSD and EDCTC.

Objective 9.2.2: Quimby Act

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.

Consistent. The proposed project will address parks, including compliance with Quimby Act land dedication and/or in-lieu fees. Park planning will be coordinated with the County and EDHCSD.

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.

Consistent. The proposed project will address parks and trails, including funding. Park and trail planning and funding will be coordinated with the County, EDHCSD and EDCTC.

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

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.

Consistent. The proposed project does not contain any existing recreational or tourist based assets. It does include an interconnected network of parks, open space, and trails that will be accessible to residents and employees in the larger El Dorado Hills area. It also includes two commercial sites that could serve pass-by tourist convenience needs.

Objective 9.3.2: Natural Resources

Protect and preserve those resources that attract tourism.

Consistent. The proposed project does not contain any tourist attracting natural resources. It does include Carson Creek and an adjacent paseo with a Class 1 multi-use trail, allowing residents and employees to travel along and enjoy the adjacent open space. Carson Creek, its northern and southern tributary drainages, and associated habitats have been placed within a perpetual conservation easement.

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**Objective 9.3.3: Major Recreational Events**

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.

Not Applicable. The proposed project does not include any existing or proposed facilities that could accommodate major recreational events.

Objective 9.3.4: Historical Resources

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.

Not Applicable. The proposed project site does not include any known historical resources. This topic will be address as part of the project's CEQA analysis.

Objective 9.3.5: Historical Events

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.

Not Applicable. The proposed project does not include any existing or proposed facilities that could accommodate major historical events.

Objective 9.3.6: County Fairgrounds

Recognize the importance of the fairgrounds to the County's local economy for its major recreational, agricultural, and tourism facilities.

Not Applicable. The proposed project site is not located near the County fairgrounds.

Objective 9.3.7: Skiing Industry

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.

Not Applicable. The proposed project site is not located near any existing or planned ski facilities.

Objective 9.3.8: Camping Facilities

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.

Not Applicable. The proposed project does not include any existing or proposed camping facilities.

Objective 9.3.9: Tourist Lodging

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.

Not Applicable. The proposed project does not include any existing or proposed tourist lodging.

PA20-0002 Carson Creek Village Specific Plan - Consistency Review

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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

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.

Consistent. While coordination with economic development providers is an obligation of the County, the proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and includes commercial services, both of which support economic vitality.

Objective 10.1.2: Improve Regulatory Process

Reform and improve regulatory processes relating to business in order to foster the spirit of cooperation, understanding, and consensus between government and business.

Consistent. While improving regulatory processes in an obligation of the County, the proposed Specific Plan will address opportunities to streamline regulatory, CEQA and permit processing.

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.

Consistent. While providing tools to determine fiscal and economic impacts is an obligation of the County, the proposed project will include an analysis of fiscal impacts, and is structured to support EDHBP job growth and new commercial services.

Objective 10.1.4: Communication

Establish a forum for discussion and make recommendations on pending environmental issues that affect business and the County's economic vitality.

Consistent. While establishing a forum for discussion of environmental issues is an obligation of the County, the proposed project will include an EIR to address project related environmental effects.

Objective 10.1.5: Business retention and Expansion

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.

Consistent. While outreach and incentives programs are an obligation of the County, the proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and include commercial services, both of which support business retention and expansion.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 10.1.6: Capture or 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.

Consistent. The proposed project includes two commercial sites that could serve local resident and employee retail needs, unique commercial uses that draw from the larger market, as well as pass-by tourist convenience needs.

Objective 10.1.7: Small Business and Workplace Alternatives

Promote the establishment and expansion of small businesses and work place alternatives including home occupations, telecommuting businesses, and technology transfer based industries.

Consistent. The proposed project will provide new housing opportunities in close proximity to EDHBP jobs, and includes commercial services, both of which may support businesses including small businesses. New residences will also provide opportunities for home based businesses.

Objective 10.1.8: Job Training

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.

Not Applicable. Supporting employment training and vocational education is an obligation of the County.

Objective 10.1.9: Job-Housing Relationship

The County shall monitor the jobs-housing balance and emphasize employment creation.

Consistent. While monitoring the jobs-housing balance is an obligation of the County, the proposed project includes new housing opportunities and commercial services intended to be more attainable to and support EDHBP jobs.

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.

Objective 10.2.1: Public and Civic Facilities Investments

Give a high priority to funding quality civic, public and community facilities, and basic infrastructure that serve a broad range of needs.

Consistent. The proposed project will connect to existing utility and roadway infrastructure that has been planned to serve the site, some of which has already been constructed. In addition, the project proposes new community facilities including an interconnected network of park, paseo and trails. Additional infrastructure and community facilities analyses will be prepared as part of the planning process, and coordination will occur with all utility and public service providers. The specific plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of infrastructure and community facilities to serve the project.

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Objective 10.2.2: Equitable Financing Methods for Public Improvements

Utilize equitable financing methods that assure that service standards adopted in the General Plan are achieved.

***Consistent.** The proposed Specific Plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of public improvements to serve the project. Coordination will occur with all utility and public service providers, and improvements will be sized and constructed in accordance with service provider standards.*

Objective 10.2.3: Coordination of Public Improvements

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.

***Consistent.** The proposed Specific Plan will include a phasing plan and financing strategy for the orderly and cost efficient construction of public improvements to serve the project. Coordination will occur with all utility and public service providers.*

Objective 10.2.4: Funding Availability

Ensure that adequate funding is available for all ongoing County-wide services.

***Consistent.** While it is the responsibility of the County to evaluate funding for on-going County-wide services, the proposed Specific Plan will include a financing strategy and the project's two proposed commercial sites will contribute to improving retail sales capture in the County.*

Objective 10.2.5: New Development Fiscal Effects

Ensure that new development results in a positive fiscal balance for the County.

***Consistent.** The proposed project will include an analysis of fiscal impacts, and is structured to support EDHBP job growth and new commercial services.*

Objective 10.2.6: Fiscal Effects of Government Reorganization

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.

***Consistent.** The proposed project site is located within the El Dorado Hills Community Services District's sphere of influence and will require annexation to the district. The proposed project will include an analysis of fiscal impacts.*

Objective 10.2.7: Coordinate Land Use with Other Jurisdictions

Resolve conflicts with other jurisdictions regarding the location of revenue-generating land uses.

***Consistent.** The proposed project is not located within or near an incorporated City or its sphere of influence. The project's two proposed commercial sites will contribute to improving retail sales capture in the County.*

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**

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**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
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PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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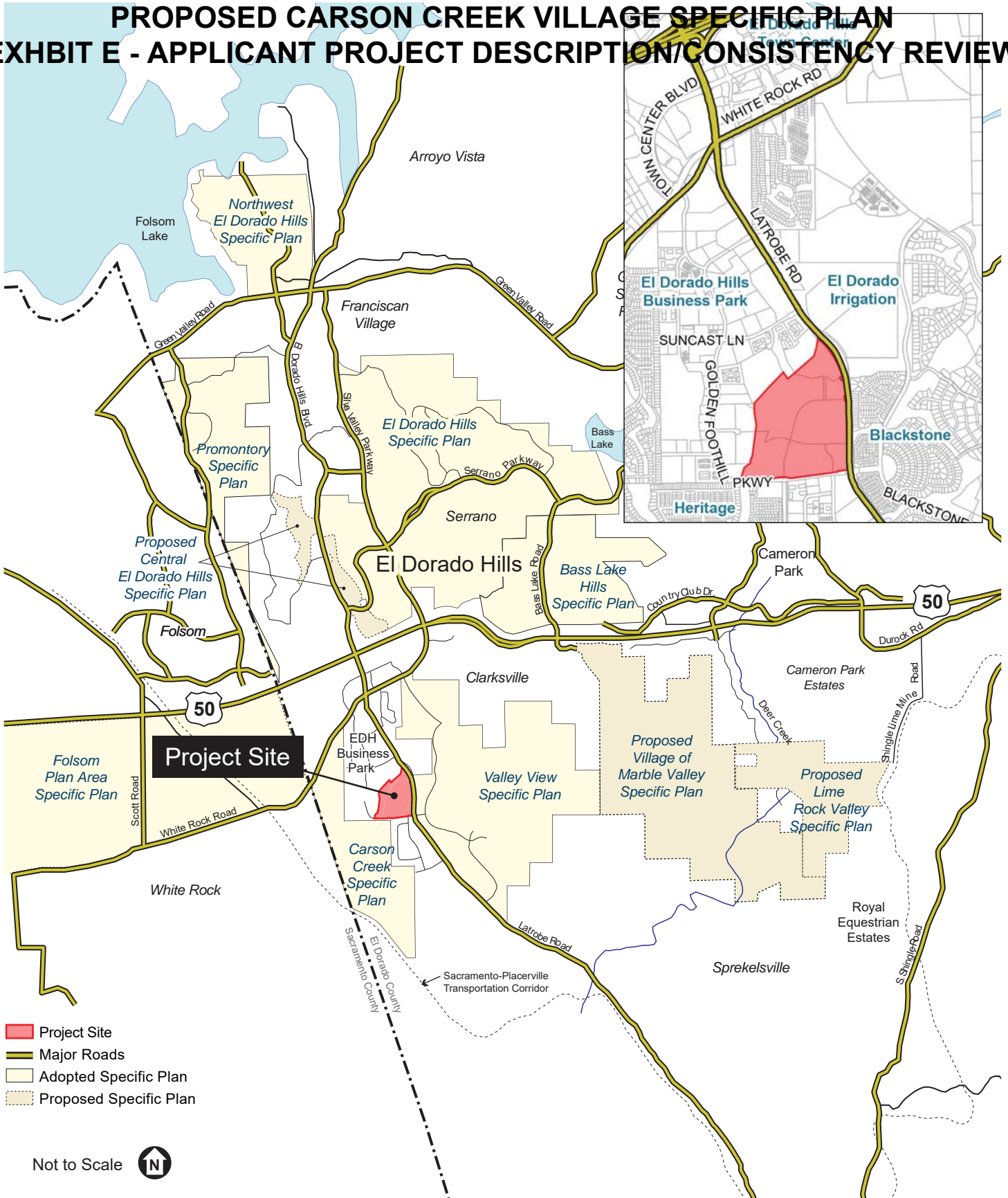
Environmental Science Associates



In Partnership with:

BAE Urban Economics
Fehr & Peers
AIM Consulting
Morton & Pitalo
Pioneer Law Group

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



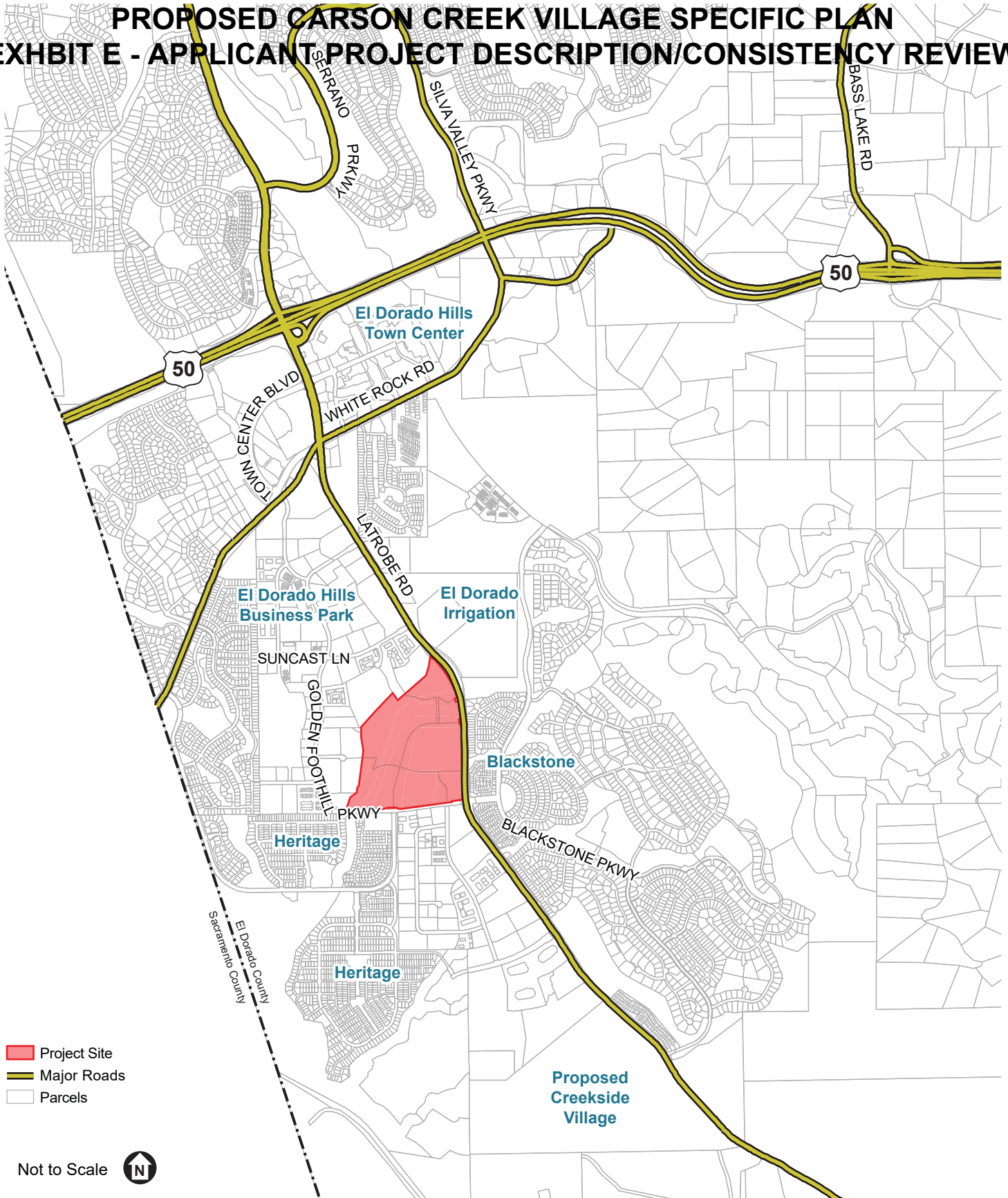
Regional Location Map



**CARSON
CREEK**
VILLAGE



PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



- Project Site
- Major Roads
- Parcels

Not to Scale 

Site Location Map



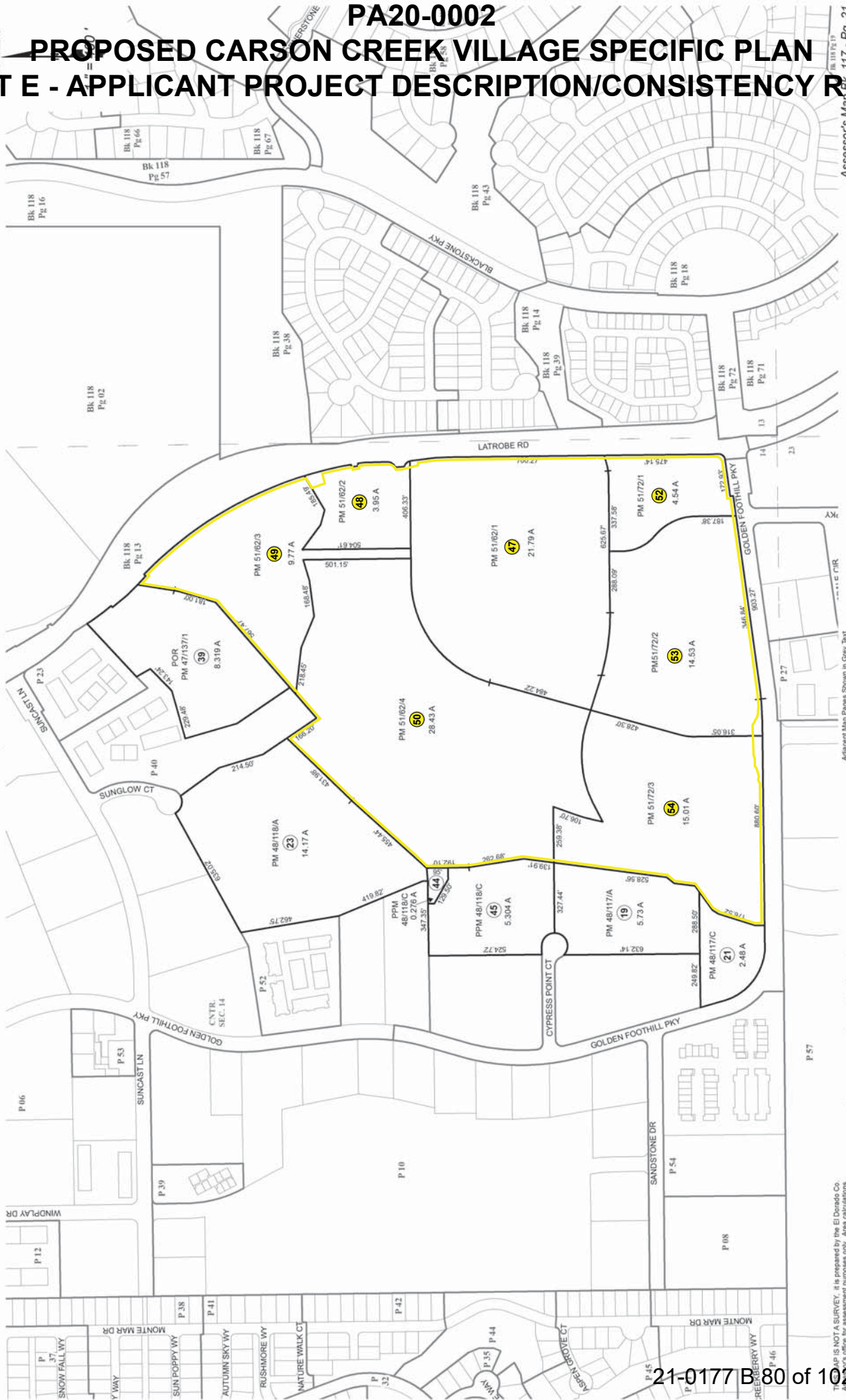
**CARSON
CREEK**
VILLAGE



PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

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POR. SEC. 14, T.9N., R.8E., M.D.M.



Assessor's Map 117 - Pg. 21
County of El Dorado, CA

Rev. FEB 24, 2015

Acreages Are Estimates

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations are based on information provided. Users should verify items such as dimensions and acreage.

**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**



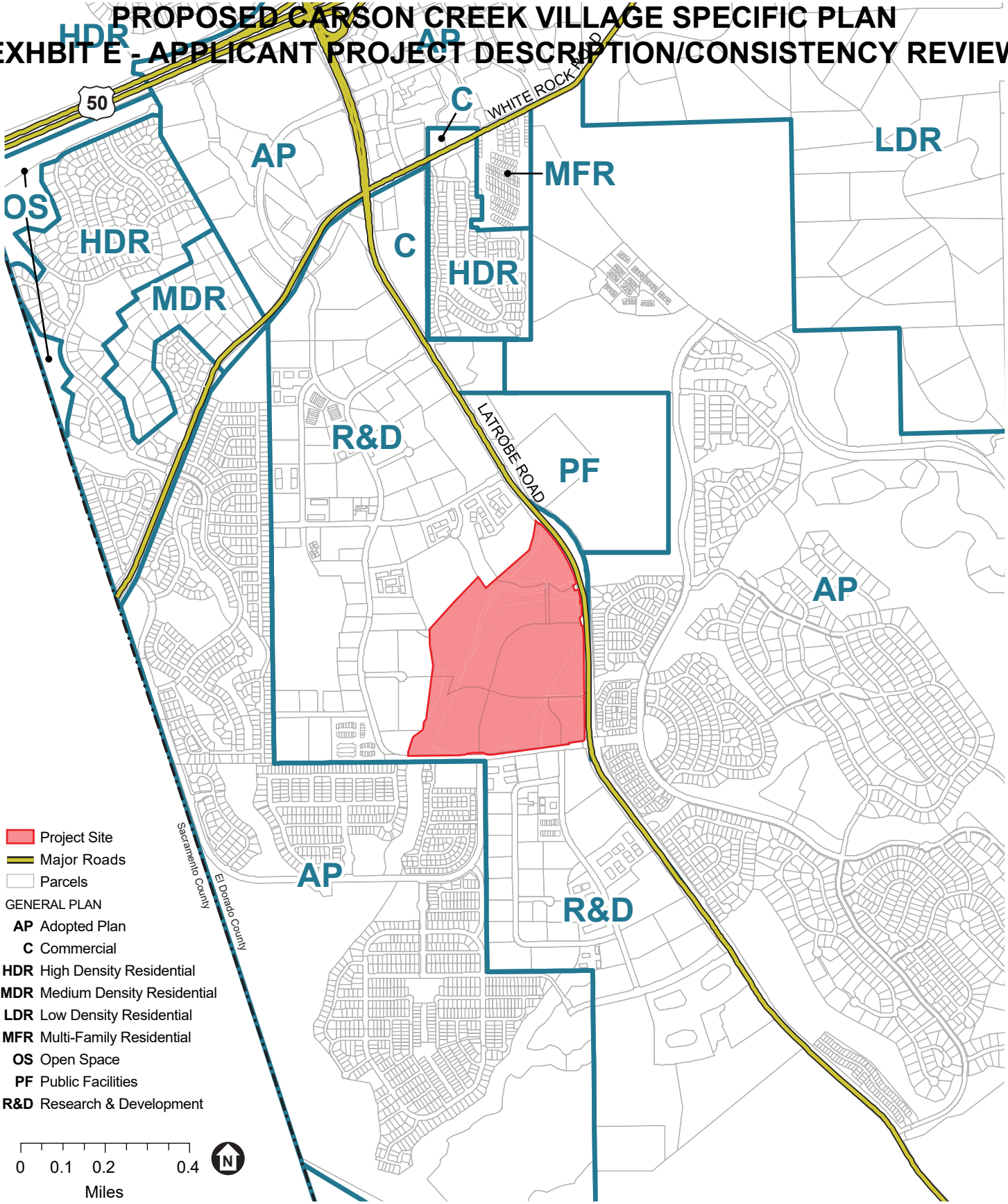
Aerial with Surrounding Uses



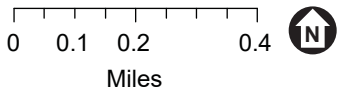
**CARSON
CREEK**
VILLAGE



PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

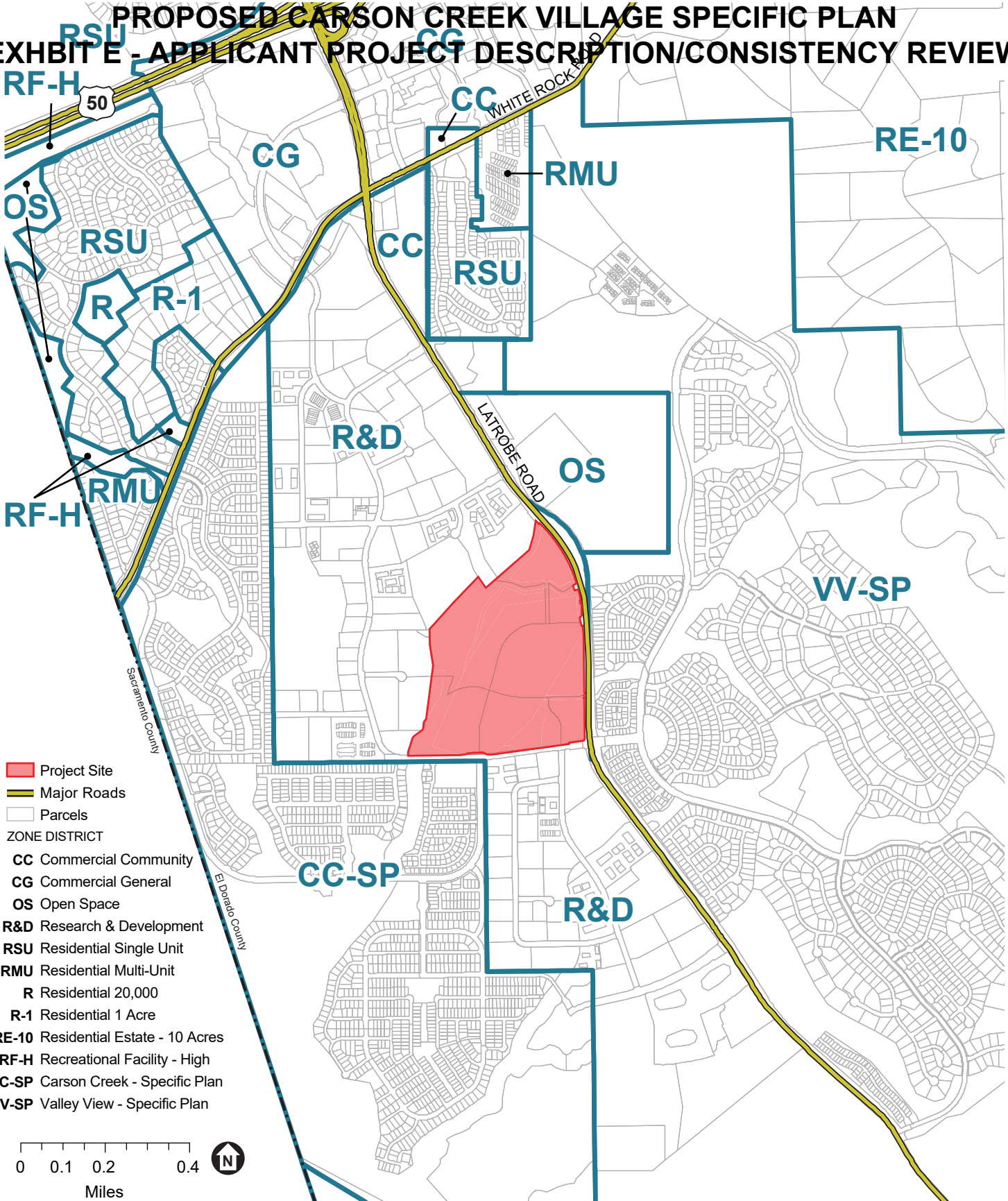


- Project Site
- Major Roads
- Parcels
- GENERAL PLAN
- AP** Adopted Plan
- C** Commercial
- HDR** High Density Residential
- MDR** Medium Density Residential
- LDR** Low Density Residential
- MFR** Multi-Family Residential
- OS** Open Space
- PF** Public Facilities
- R&D** Research & Development

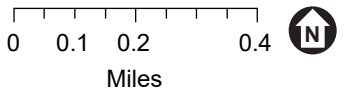


Existing General Plan Land Use Map

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



- Project Site
- Major Roads
- Parcels
- ZONE DISTRICT
- CC** Commercial Community
- CG** Commercial General
- OS** Open Space
- R&D** Research & Development
- RSU** Residential Single Unit
- RMU** Residential Multi-Unit
- R** Residential 20,000
- R-1** Residential 1 Acre
- RE-10** Residential Estate - 10 Acres
- RF-H** Recreational Facility - High
- CC-SP** Carson Creek - Specific Plan
- VV-SP** Valley View - Specific Plan

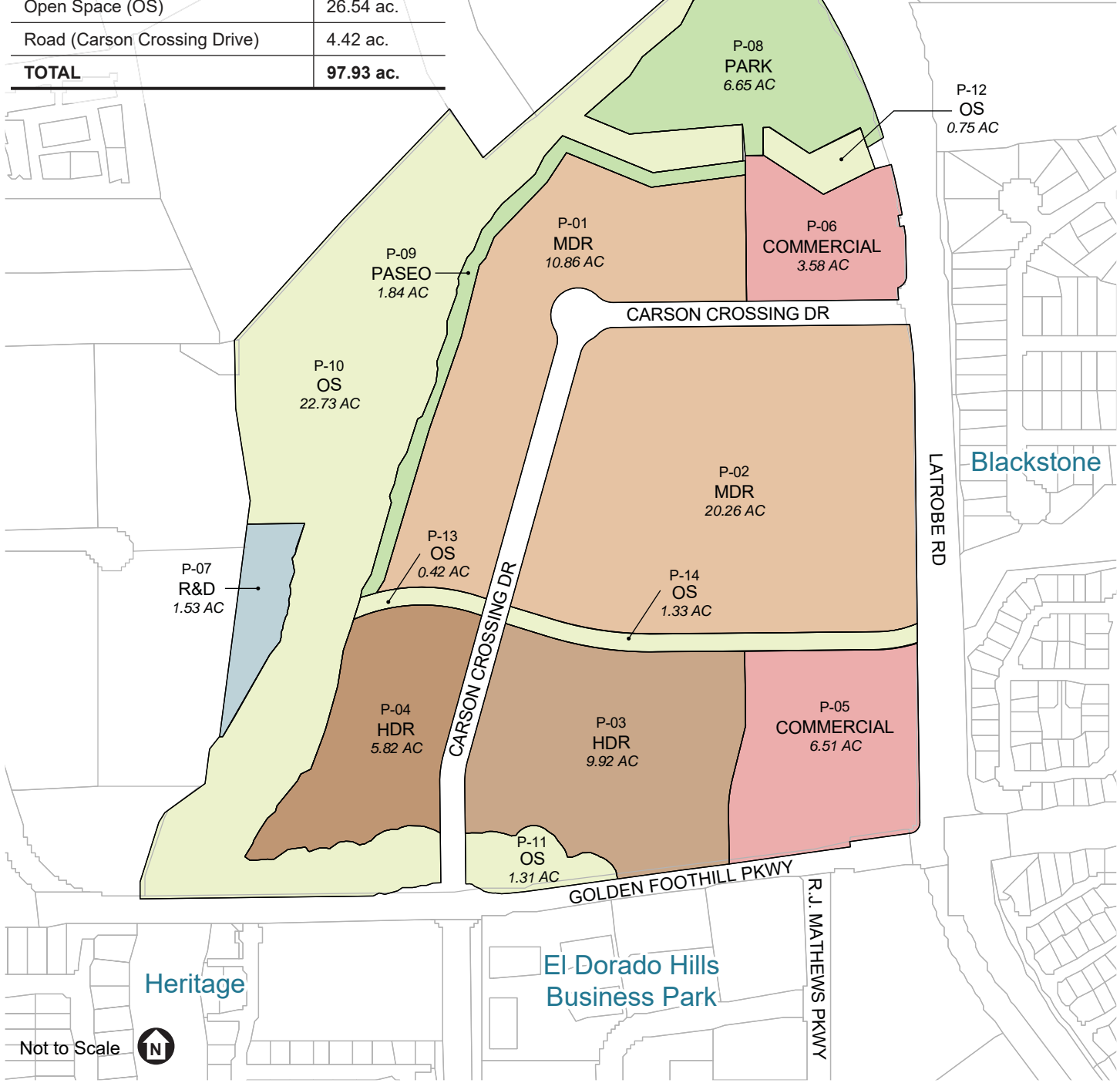


Existing Zone District Map

CARSON CREEK VILLAGE SPECIFIC PLAN

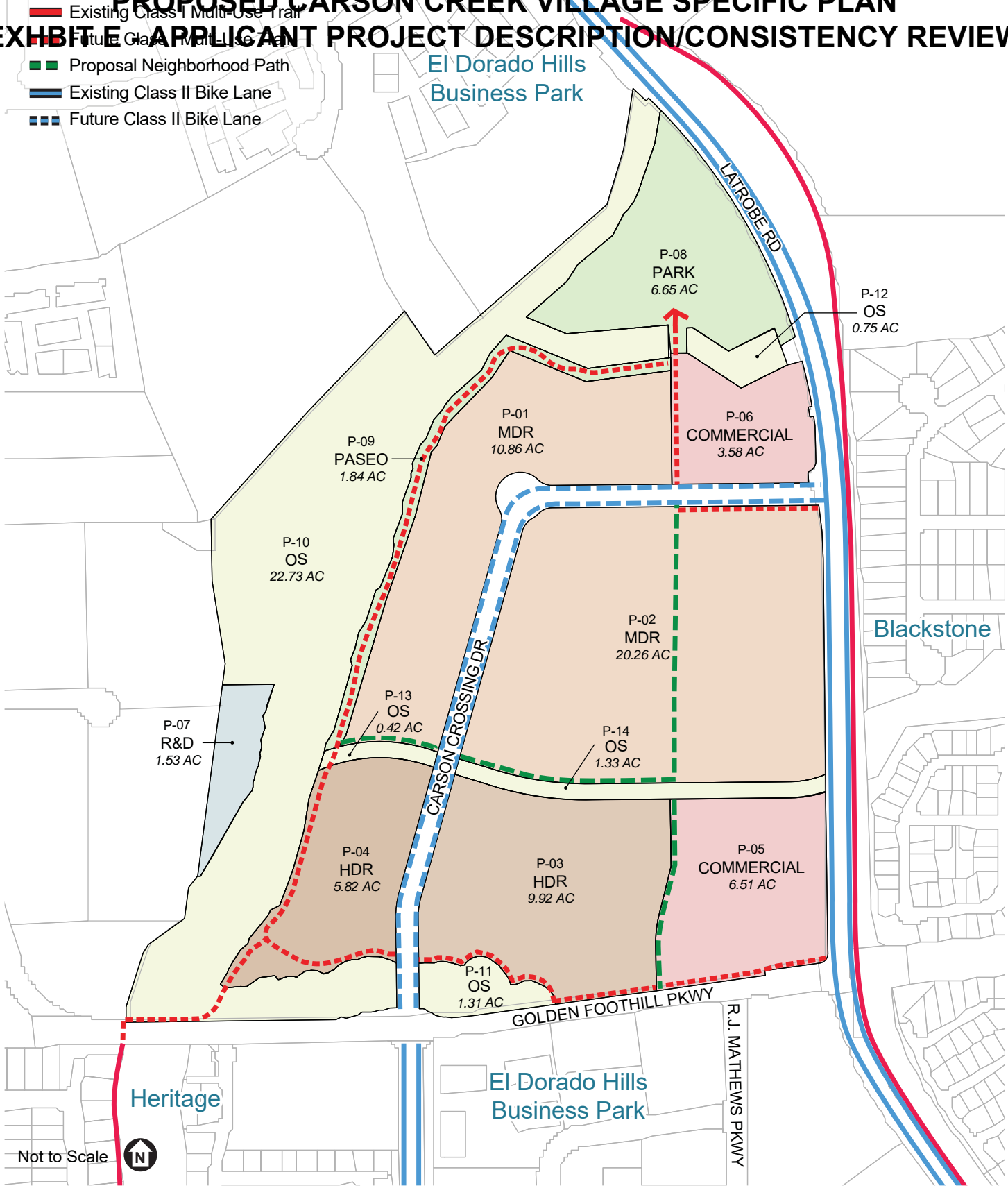
EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW

Medium Density Residential (MDR)	31.12 ac.
High Density Residential (HDR)	15.74 ac.
Commercial	10.09 ac.
Research & Development (R&D)	1.53 ac.
Park & Paseo	8.49 ac.
Open Space (OS)	26.54 ac.
Road (Carson Crossing Drive)	4.42 ac.
TOTAL	97.93 ac.



PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN

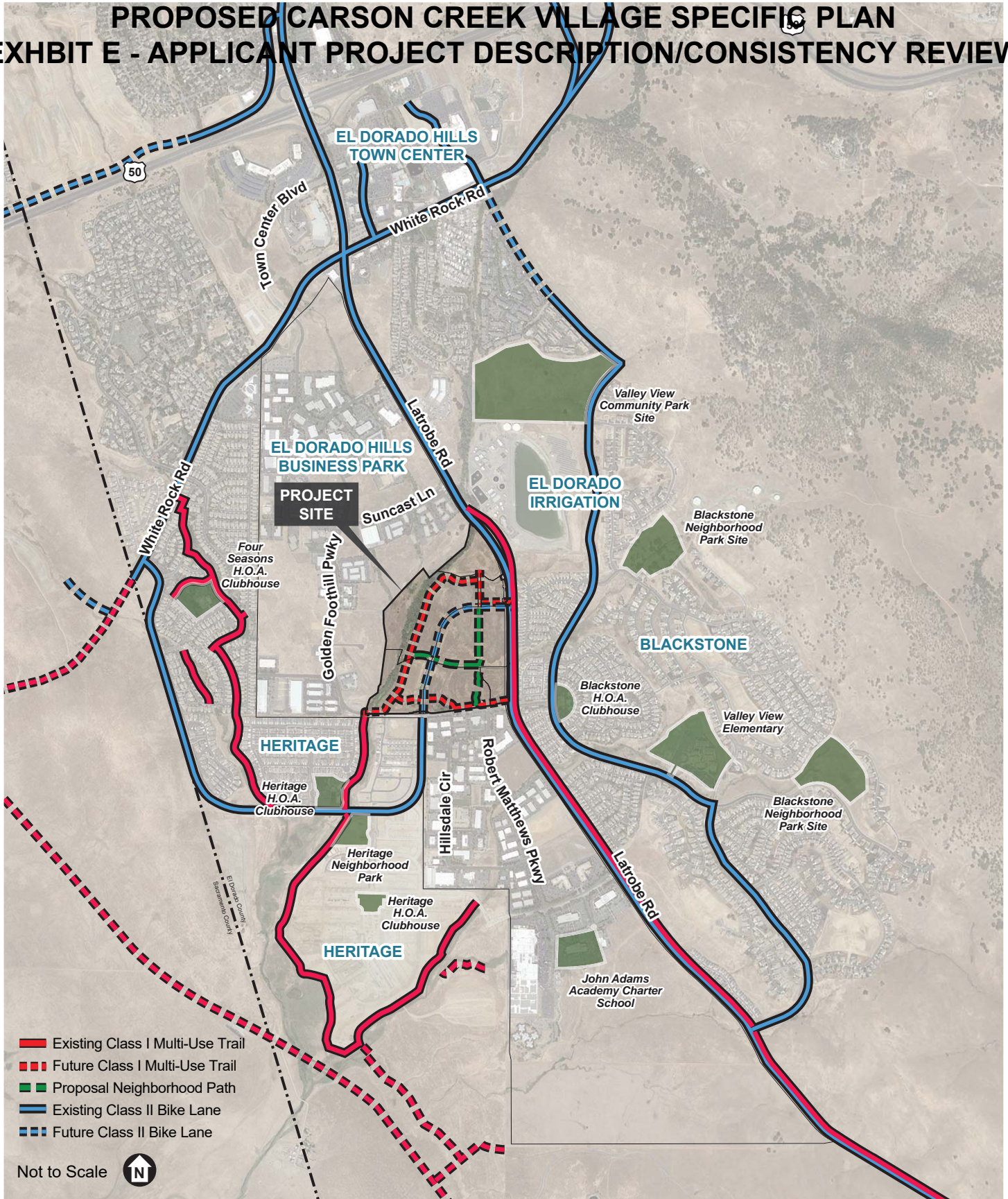
EXHIBIT E APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



Not to Scale

Proposed Circulation Concept

PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW



**PA20-0002 STAFF MEMO EXHIBIT F:
EDH BUSINESS PARK MARKETABILITY MEMO, NOVEMBER 1, 2016**



**COMMUNITY DEVELOPMENT AGENCY
LONG RANGE PLANNING**

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Date: November 1, 2016
To: Board of Supervisors
From: Shawna Purvines, Interim Assistant Director, Community Development Agency,
Long Range Planning
Subject: **El Dorado Hills Business Park Marketability**

Purpose

This staff memo is a follow-up to the item Supervisor Mikulaco presented to the Board on August 2, 2016 recommending the Board provide direction to the Chief Administrative Office and Community Development Agency to explore enhancing the marketability of the El Dorado Hills Business Park (“EDH Business Park”). The Board directed staff to explore potential issues, options for action as appropriate (including resource and time frame estimates for each), and report back to the Board in late fall/early winter for consideration.

Background

On March 21, 2016, the Board adopted the County’s 2016-2019 Strategic Plan. Economic Development is one of the Plan’s goals and includes the following objectives: 1) Attract, develop and retain businesses that provide economic sustainability and quality job creation; 2) Increase employment opportunities by improving workforce development skills; 3) Invest in infrastructure needs to improve and maintain competitiveness; 4) Strengthen the County’s business friendly reputation; and 5) Develop and maintain an economic development plan that is time relevant and community and market oriented; and 6) Provide diverse workforce housing options - balance jobs with housing.

Following the August 2, 2016, Board meeting where the Board directed staff to explore potential issues and options for action as appropriate for the EDH Business Park, a working group comprised of staff from the CAO’s office, District One Supervisor’s Office, and the Community Development Agency Long Range Planning have attended several meetings with representatives from the El Dorado Hills Chamber of Commerce, the Greater Sacramento Area Economic Council (GSAC) and three of the largest property owners in the EDH Business Park. Meeting discussions identified some perceived challenges with how the current EDH Business Park functions.

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Development planning for the EDH Business Park dates back to 1981. A draft Environmental Impact Report (EIR) for the business park was prepared in August 1982. The EIR noted that the plan was to develop a 909 acre site into a high technology industrial business park including assembly plants, research laboratories, warehouses and business offices. At that time, the land was zoned as Exclusive Agriculture (AE). The EIR indicated that the applicant planned to request cancellation of the Williamson Act Contract No. 124 (1070 acres) and to request a rezone of the entire 1070 acres from AE to Research and Development (R&D).

On March 6, 1984, the Board of Supervisors adopted Resolutions 61-84 through 67-84 pertaining to the establishment of an Assessment District for Phase I of the EDH Business Park.

Current Conditions

Ridge Capital Evaluation

The County received an evaluation of the EDH Business Park prepared in August 2016 by Ridge Capital, Inc., a real estate investment and development firm headquartered in Sacramento. The evaluation stated that the EDH Business Park is approximately 832 acres, comprised of 829 acres zoned for R&D and three acres zoned for CG (Commercial, General). The Ridge Capital evaluation noted that an extremely slow rate of land absorption has taken place within the EDH Business Park over its life cycle. According to Ridge Capital, *“In ± 36 years since its inception, the EDH Business Park has experienced an average annual absorption rate of ± 8.4 acres per year, with only 302 developed acres out of 832.”* Applying the historical absorption rate on a straight-line basis to the existing land stock results in a *“forecasted build-out date for the EDH Business Park of +2079 – 63 years from now (i.e., 530 acres/8.4 acres per year = 63 years)”*.

The Ridge Capital Evaluation also cites that the absorption rate is significantly underperforming other business park locations within the Sacramento region. During 2000–2015, the industrial land absorption rate for the EDH Business Park averaged 3.68 acres/year, compared to Power Inn (15.97 acres/year), Natomas/Northgate (15.84 acres/year), and West Sacramento (14.27 acres/year).

Changing Workforce

The changing workforce (e.g., influx of Millennials and their amenity preferences) are also a significant factor in site location. More than one-in-three American workers today are Millennials (adults ages 18 to 34 in 2015), and last year they surpassed Generation X to become the largest share of the American workforce, according to new Pew Research Center analysis of U.S. Census Bureau data. The U.S. Bureau of Labor Statistics predicts that by 2030 this hyper-connected, tech savvy generation will make up 75 percent of the workforce.

Current Statistics

Currently, 302 acres or 37 percent of the total 832 acres are developed. According to occupancy reports prepared by ProEquity Asset Management on July 28, 2016, the vacancy rate of all developed properties

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(148 properties/3,026,243 square footage) is 13.9 percent. The vacancy rate of existing office space only (56 properties/1,038,434 square footage) is 28.8 percent.

Available data varies regarding the reported number of businesses operating and employees working in the EDH Business Park. The number of reported individual businesses range from approximately 200¹ to 500² employing from 3,500¹ to 6,000² full- and part-time employees. A 2015 data report based on D-U-N-S³ number information, prepared by Buxton Analytics for the County Treasurer/Tax Collector's Office, identified 305 businesses located within the EDH Business Park employing over 3,500 full- and part-time employees.

Major individual employers comprise the following industries: Billing output services; Aircraft Manufacturing; Building Construction and Specialty Contractors; Computer, Office Equipment and Software Merchant Wholesalers; Architecture and Engineering, Residential Real Estate Leasing; along with the U.S. Department of the Interior.

The types of businesses also vary significantly. Some of the more prevalent types reported include: Health Care Practitioners and services; Construction; Architecture and Engineering; Services including: insurance/real estate agents, consulting, legal, investment, computer system design, banking, child day care; personal care, advertising; amusement and recreation; commercial real estate leasing; printing and publishing; machinery, equipment and metal products manufacturing.

Employment Cap

The 2004 General Plan Policy TC-1y conditions an employment cap of 10,045 full-time employees within the EDH Business Park "unless it can be demonstrated that a higher number of employees would not violate established level of service standards." This employment cap was calculated as part of the analysis in the [Final Environmental Impact Report](#) (EIR) for the 2004 General Plan (see [Appendix E.1](#), Mitigation Measure 5.4-1(b) Traffic Model Run (Reduced Business Park)). The employment cap may be lifted if the County implements one of the following mitigation measures included in the 2004 General Plan EIR, and addressed by General Plan policies as noted below:

- Mitigation Measure 5.4-1(a): Amend the Circulation Diagram to include a new arterial roadway from El Dorado Hills to U.S. 50. [Policy TC-1u]
- Mitigation Measure 5.4-1(b): Implement growth control mechanism for new development accessing Latrobe Road or White Rock Road [Policy TC-1y]
- Mitigation Measure 5.4-1(c): Modify LOS Policies
- Mitigation Measure 5.4-1(d): Amend the Circulation Diagram to include a frequent transit service on exclusive right-of way to the El Dorado Hills Business Park [Policy TC-1v]

¹ El Dorado Hills Chamber of Commerce phone survey, 2012

² Greater Sacramento Area Economic Council (GSAC), Avention OneSource, 2016

³ A DUNS number (Data Universal Numbering System,) is a unique, non-indicative 9-digit identifier for each physical location of a business issued and maintained by Dun & Bradstreet (D&B) that verifies the existence of a business entity globally.

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Mitigation Measure 5.4-1(a) and Policy TC-1u are being addressed in the proposed Major Capital Improvement Program (CIP) and Traffic Impact Mitigation (TIM) Fee Program Update which includes the Latrobe Connection project (CIP Project No. 66116). This project includes construction of a new arterial connecting the south end of Golden Foothill Parkway to Carson Creek Drive. This new roadway was constructed in 2015. The Major CIP/TIM Fee Program Update includes a proposed General Plan Amendment that includes revisions to the Circulation Diagram (General Plan Figure TC-1) and removal of General Plan Policy TC-1y. On September 20, 2016, the Board tentatively approved the 2016 CIP Book. On December 7, 2015, the Board adopted Resolution of Intention (ROI) 204-2015 and directed staff to proceed with the General Plan Amendment. Adoption of the Major CIP/TIM Fee Program Update is anticipated to be approved by December 2016.

Current Allowed Uses

The County Zoning Ordinance, which was updated in December 2015 and adopted by the Board of Supervisors on December 15, 2015, allows a variety of uses in Industrial/Research and Development (R&D) zones, as shown on Table 130.23.020 in the [County Code of Ordinances Title 130 – Zoning](#). Some of the uses are allowed without any special permit required, other than a business license. Other uses are allowed with a permit required such as a Conditional Use Permit. The updated Zoning Ordinance includes several new and/or expanded allowed uses in R&D Zones, including but not limited to: Animal Sales and Service: Veterinary Clinics; Brewery (Large Commercial and Micro Brewery); Distillery; Wineries: Production Facilities; Retail Sales (not limited to being incidental to the primary use conducted on site); College & University. Some of these uses may have been allowed in the EDH Business Park prior to the adoption of the updated Zoning Ordinance, but may not have been specifically noted in the prior Zoning Ordinance, but are noted in the current Zoning Ordinance.

Potential Opportunities and Constraints

Following are observations expressed by the working group and studies that may possibly increase the vitality of the business park. These observations are based on: a) staff's discussions with EDH Business Park property owners and board members, existing businesses, EDH Chamber of Commerce, and others; b) information compiled by the Greater Sacramento Area Economic Council (GSAC), El Dorado County Report, August 2016; c) results of the El Dorado Hills Community Survey conducted in late 2013; and d) El Dorado County Industry-Focused Economic Development Study prepared by Center for Strategic Economic Research (CSER), June 30, 2010.

- Existing Capacity Potential – 530 undeveloped acres, many are large parcels that could accommodate large scale businesses
- Existing Infrastructure (e.g., water, sewer, natural gas and roads)
- Transportation – convenient access to U.S. Highway 50 economic corridor
- New developments must include road improvements with pedestrian and bicycle access
- Proximity to the greater Sacramento regional market – potential to attract reverse commute workforce and economic opportunities
- Expanded uses in R&D Zone as part of the Zoning Ordinance updated December 2015
- Educated work force and proximity to colleges and universities

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- Community support for attracting industry that provides quality and higher paying jobs
- Community desire for more shopping, dining, and entertainment opportunities
- Close to regional -UPS center and airports for efficient product delivery
- County Community Development Agency Ombudsman for centralized technical assistance team approach to streamline the permit process.
- County commitment to economic development and moderate housing

Observations perceived as constraints to expansion of the EDH Business Park include:

- Limited to R&D zoning – no mixed use, residential component presently allowed
- Low market rents per square foot – discourages new construction
- Oversupply of vacant R&D land (nearly 70% undeveloped after 30 years) – disincentive for future new development
- Vacancy rates of existing space reduces demand for new development
- Undersupply of industrial flex/warehouse space
- Land costs – generally higher than other business parks in the greater Sacramento region
- Development fees associated with infrastructure (e.g., water, sewer, and roads)
- Associated Development fees (fire, etc.)
- County’s regulatory and permitting process perceived as disjointed, cumbersome, costly, and uncertain
- Regional competition – Other regional business parks outperforming EDH Business Park
- Proximity to high-technology jobs along U.S. Highway 50 Corridor west of EDH (e.g., Folsom, Rancho Cordova)
- Changing workplace environment and workforce – downsizing, reduced workspaces, telecommuting, home-based businesses, entrepreneurial start-up business incubators, Millennial generation workplace preferences and access to housing

Options for Action

Recognizing the desire to enhance the image and marketing position of the EDH Business Park, the EDH Business Park Owners Association Board of Directors is in the process of identifying key concerns and solutions to attract new and expanded business opportunities to the Park. The Association has retained a facilitator to work with the Association Board and other stakeholders in the following weeks. Building on existing assets, a priority list of short-, medium- and long- term strategic goals for the Business Park to implement will be brought forward to the working group for discussion and the opportunity for collaboration.

As the Association works to develop targeted objectives for the Business Park, the Board of Supervisors may want to consider the following suggested “general” options that potentially could enhance the marketability of the Business Park. Based on staff’s discussions with EDH Business Park property owners/board members, the Ridge Capital Evaluation, the ProEquity occupancy/absorption rate reports, and other data, these options could be considered in any combination and are not mutually exclusive.

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A. Revisions to R&D Land Use and Zoning Uses Allowed

There appears to be a growing interest for residential, commercial and/or mixed use products to be allowed and planned for in the EDH Business Park. The Board may wish to target revisions and enhance the zoning uses allowed in the EDH Business Park to include: mixed use, residential, transient lodging (e.g., hotels and conference centers), and parks/open space; Or projects may be considered by the Board on a case-by-case basis. Staff recommends that the Board wait until after the EDH Business Park Association Board completes its efforts with the facilitator, as other desired uses may be identified.

B. “Re-Visioning” Plan

At the working group meeting on September 22, 2016, the EDH Business Park Association Board member noted that the Association was in the process of hiring a facilitator to help the Association develop a plan to “re-envision” the business park. This “Re-envision” or “Re-Visioning” effort would be led by the EDH Business Park Association.

Items that may be considered as part of the re-visioning of the EDH Business Park include but are not limited to:

- Encourage development and revitalization through a mix of uses that supports the County’s jobs/housing balance consistent with General Plan Objective 2.1.4 (Opportunity Areas) and consider residential product types such as multifamily, townhomes, as well as single family cluster housing products
- Provide transportation, pedestrian and visual connectivity
- Streetscape enhancements (e.g., landscaped medians, sidewalks, bike lanes, transit stops) along Latrobe Road and major roads within the business park
- Identify potential locations which will provide for a centralized mixed use core that benefit residents of the EDHBP, while protecting existing job development opportunities to ensure R&D (high paying) jobs can be created
- Protect existing job base within the EDH Business Park
- Create usable open space and funding mechanisms

This option may include General Plan and Zoning amendments as well as a potential combining zone district (overlay) with development standards and guidelines, and parameters for funding of development and maintenance for infrastructure, roads, open space, landscaping and lighting. Any recommendations for changes to land use or zoning designations, and/or General Plan and Zoning Amendments would require County involvement to process.

C. Marketing Strategy/Rebranding

Given the expanded allowed uses in R&D Zones and other positive features, the EDH Business Park could develop a marketing plan to inform existing and potential property owners of the added allowed

PA20-0002 STAFF MEMO EXHIBIT F: EDH BUSINESS PARK MARKETABILITY MEMO, NOVEMBER 1, 2016

uses and new opportunities in the EDH Business Park. The marketing plan could include components including but not limited to the following:

- Data driven targeted business attraction to create awareness and foster interest (EDH Business Park/GSAC/Chamber of Commerce)
- Brand marketing – Develop new image and catch phrase based on attracting key industries for business park location/community, i.e. EDH Commerce Center, EDH Work Park (EDH Business Park)
- Create a simple but comprehensive County Economic Development website page and feature sections on local business parks, beginning with the El Dorado Hills Business Park (County)
 - Provide links to county chamber pages where they may be better positioned to promote links to park agents and property owners.
 - Feature County benefits, development team assistance and contacts.
 - Provide local and county-wide demographics, retail analytics, housing data, etc.
- Refine business incentive options and business support services coordinating with other agencies such as PG&E services and incentives, workforce training, etc. while strengthening the County's business friendly reputation. (County)
- Co-sponsor (County/Business Park/Chamber) broker and business events at business park (i.e., Elevate El Dorado II). The County was a sponsor of the Elevate El Dorado I event for a cost of \$5,000 (see Legistar File [10-1057](#) on April 22, 2014).
- Working in partnership with stakeholders, target site specific marketing in available business media (i.e., Site Selection Publications such as Site Selection Magazine). Seek out cooperative advertising potential. [Cost determined by media agencies] (EDH Business Park/Chamber of Commerce).

RECOMMENDATION

The Board may consider the following approaches:

- 1) Authorize CAO/Economic Development to aid in discussions with the working group in consideration of an Economic Development component to the effort as needed;
- 2) Designate and authorize Community Development Agency representatives to assist the working group and/or the EDH Business Park Association Board, as needed, in development of any requested General Plan and Zoning amendments or potential combining zone district (overlay), due to the land use planning component of the effort; and
- 3) CEDAC to designate a representative to the working group to maintain consistency with other efforts within the County.

PA20-0002 EXHIBIT G CARSON CREEK VILLAGE SITE AERIAL PHOTO



Aerial with Surrounding Uses



**CARSON
CREEK**
VILLAGE





PA20-0002 EXHIBIT H

COUNTY OF EL DORADO, CALIFORNIA

BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

I. PURPOSE

The purpose of this Policy is to:

- A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.
- B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.
- D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies (2.9.1.1 through 2.9.1.6).
- E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County's Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Initiation Hearing/Conceptual Review process.

II. POLICY

- A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as "Applications") proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- B. This Policy shall apply only to applications submitted after the effective date of this Policy.



PA20-0002 EXHIBIT H
COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 2 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

III. PROCEDURE

A. Applicants shall submit a complete application to the Planning and Building Department. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;
2. Vicinity and Location Maps;
3. Site plan(s) showing existing and proposed General Plan land use and Zoning designations for the subject property and surrounding properties; and
4. Optional exhibits, such as photographs or aerial photographs.

B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and
2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and



PA20-0002 EXHIBIT H

COUNTY OF EL DORADO, CALIFORNIA

BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 3 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:
 - a) Increases employment opportunities within El Dorado County.
 - b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.
 - c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.
 - d) Protects and enhances the agricultural and natural resource industries.

D. Additional considerations for discussion may include, but not be limited to:

1. Level and diversity of community support and opposition;
2. Appropriateness of the proposed size, density and boundary of the project site;
3. Provision of additional benefit to the community;
4. Provision of public facilities;
5. Potential environmental effects; and
6. Future potential zoning and allowed uses.
7. Special consideration to be given to projects within high fire zone areas.

E. Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low- or low-income households, to protect the public health and safety, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.



PA20-0002 EXHIBIT H
COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number: J-6	Page Number: 4 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

IV. RESPONSIBLE DEPARTMENT

Planning and Building Department
 Department of Transportation

V. DATES (ADOPTED, REVISED, NEXT REVIEW)

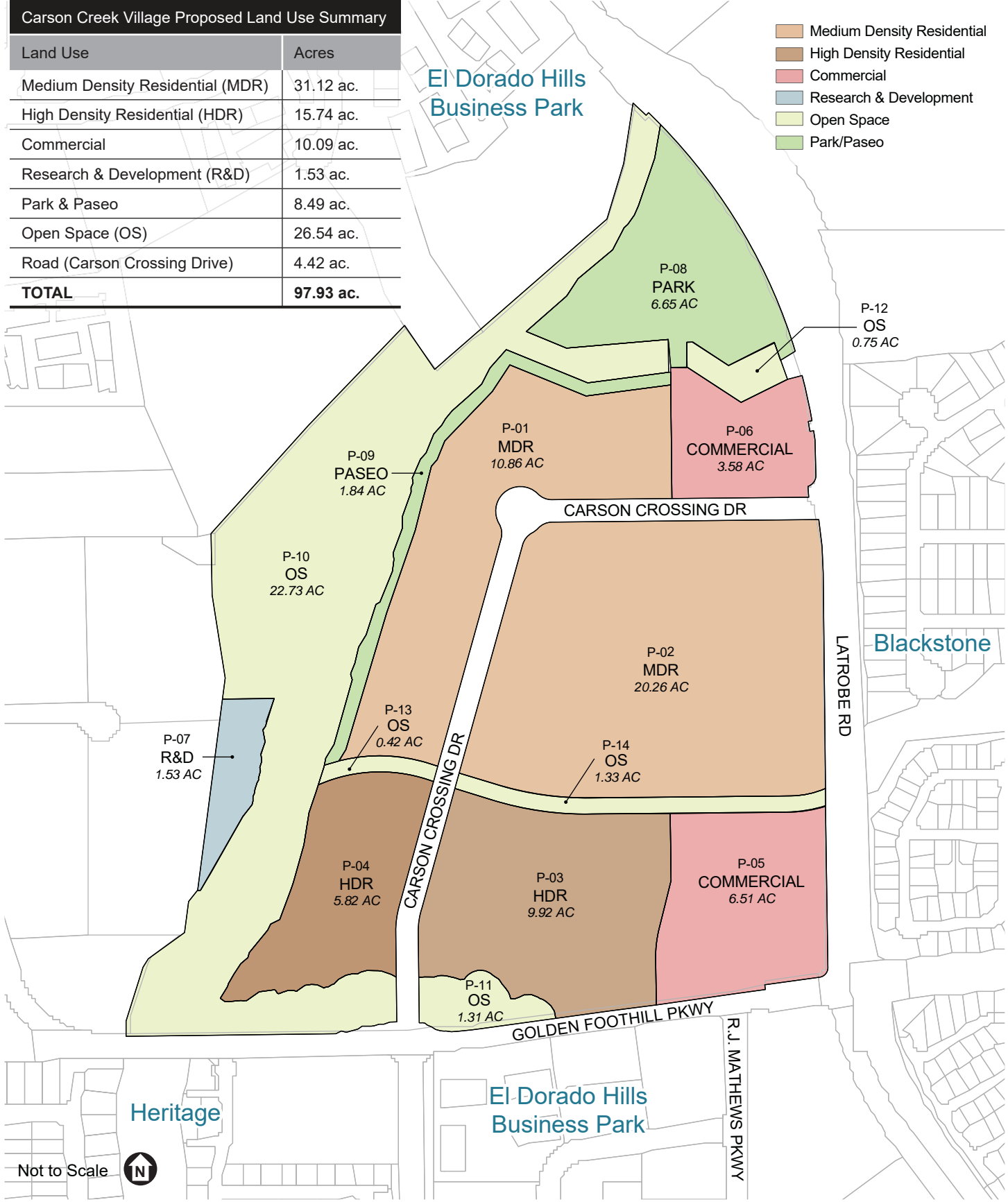
Originally Adopted:	12/10/2013		
Last Revision:	10/06/2020	Next Review:	10/06/2023

PA20-0002 EXHIBIT I - PROPOSED LAND USE PLAN

Carson Creek Village Proposed Land Use Summary

Land Use	Acres
Medium Density Residential (MDR)	31.12 ac.
High Density Residential (HDR)	15.74 ac.
Commercial	10.09 ac.
Research & Development (R&D)	1.53 ac.
Park & Paseo	8.49 ac.
Open Space (OS)	26.54 ac.
Road (Carson Crossing Drive)	4.42 ac.
TOTAL	97.93 ac.

- Medium Density Residential
- High Density Residential
- Commercial
- Research & Development
- Open Space
- Park/Paseo

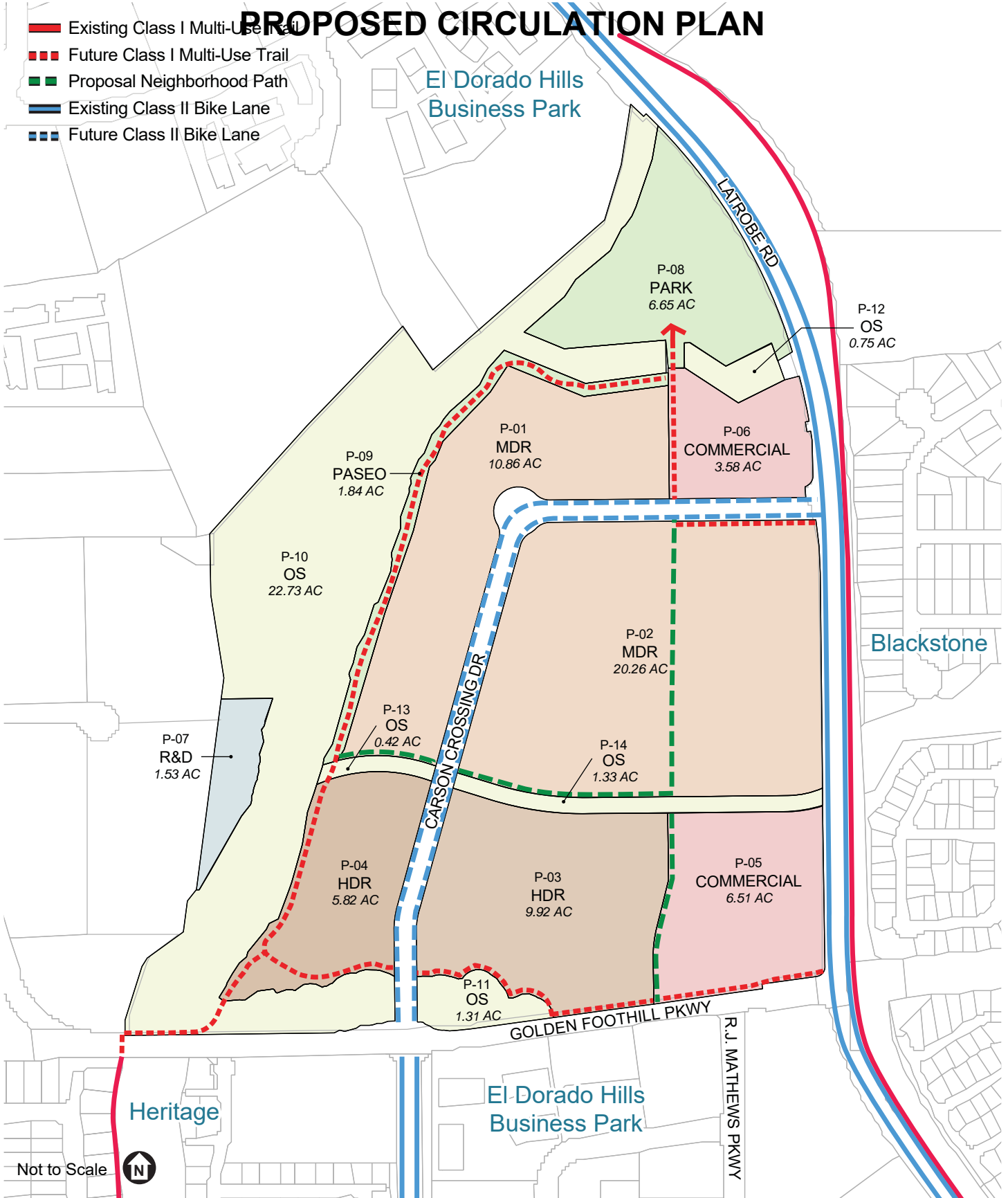


Not to Scale

Proposed Land Use Concept

PA20-0002 EXHIBIT J

PROPOSED CIRCULATION PLAN



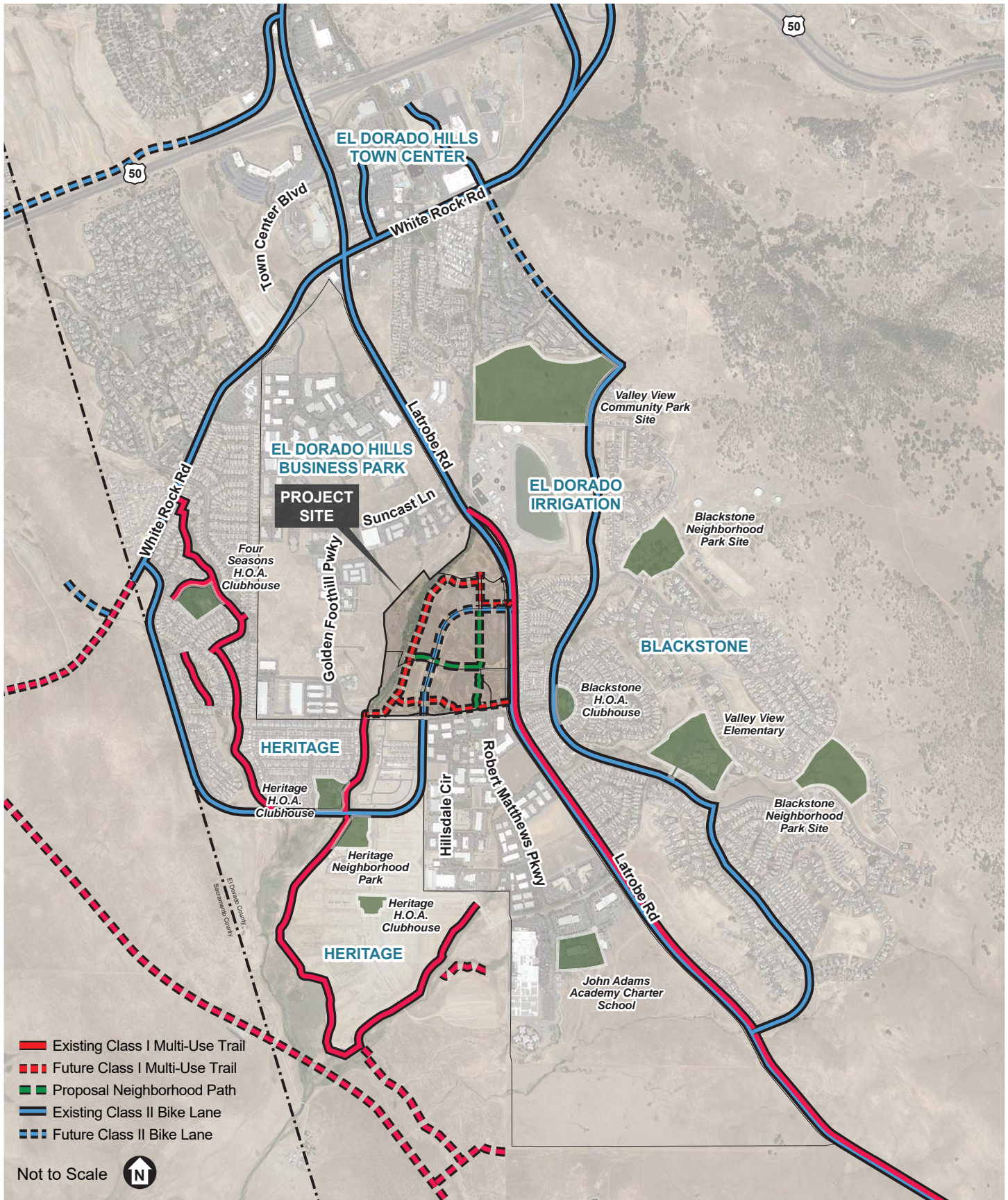
Proposed Circulation Concept



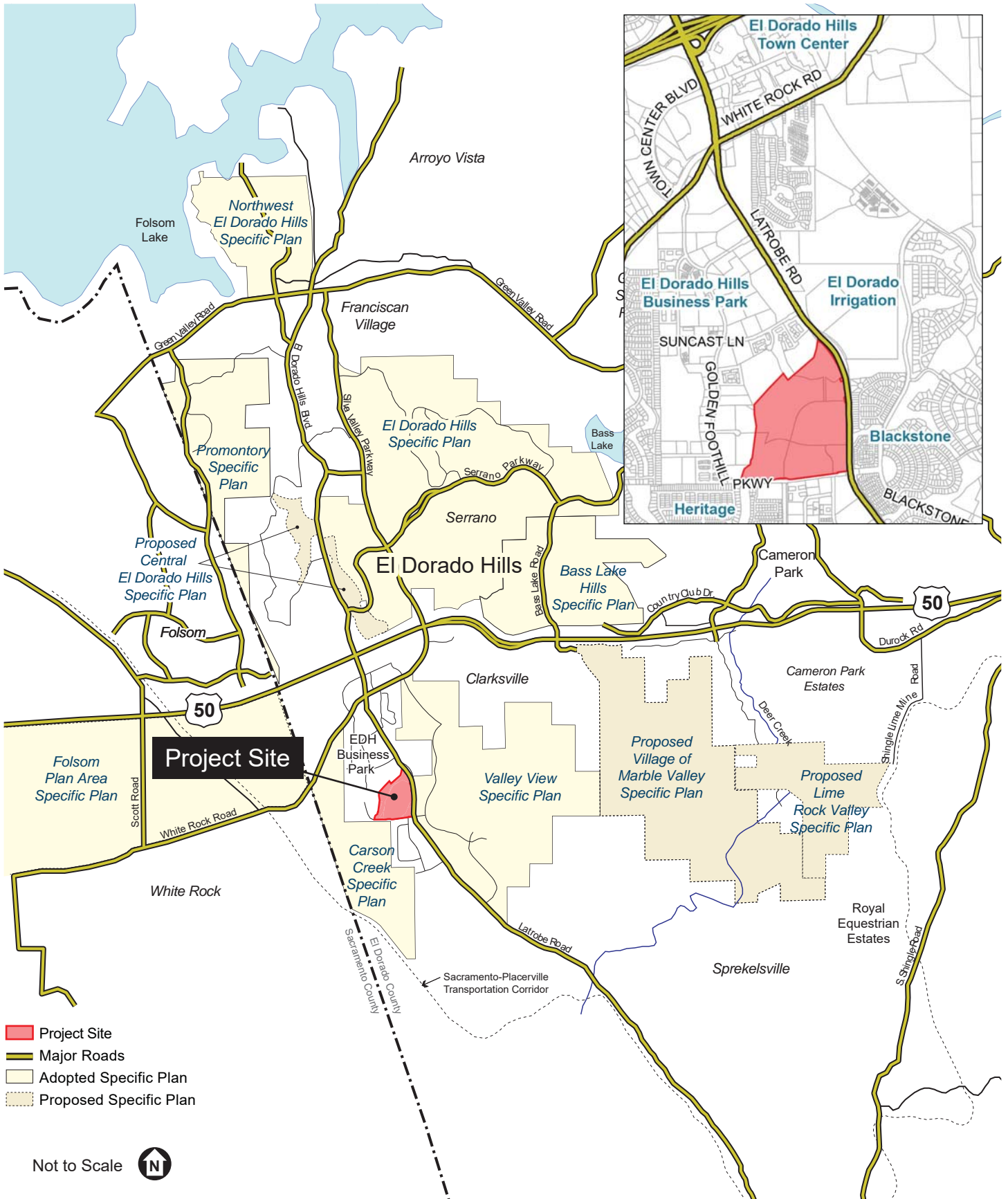
**CARSON
CREEK**
VILLAGE



PA20-0002 EXHIBIT K - PROPOSED REGIONAL TRAIL PLAN



PA20-0002 EXHIBIT L - REGIONAL LOCATION MAP



- Project Site
- Major Roads
- Adopted Specific Plan
- Proposed Specific Plan

Not to Scale

