

FINDINGS

General Plan Amendment GPA20-0001/ Rezone Z20-0005/ Specific Plan SP20-0001/ Tentative Subdivision Map TM20-0002/ Creekside Village Specific Plan – Reduced Impact Alternative

Planning Commission/ November 12, 2025

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Final EIR, the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP) together with the comments received and considered during the public review process. The Final EIR reflects the independent judgement of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this proposal.
- 1.2 The mitigation measures listed in conjunction with each of the findings set forth above, as implemented through the MMRP, have eliminated or reduced, or will eliminate or reduce to a level of less than significant, all adverse environmental impacts, except for the significant and unavoidable aesthetic impact described in the Findings of Fact.
- 1.3 Taken together, the Final EIR, the Findings of Fact and Statement of Overriding Considerations, and the MMRP provide an adequate basis for approval of Creekside Village Specific Plan – Reduced Impact Alternative project (“CVSP-RIA” or “project”).
- 1.4 Based on the Findings and the information contained in the record, it is determined that:
 - a) All significant effects on the environment due to the approval of the project have been eliminated or substantially lessened where feasible;
 - b) The Reduced Impact Alternative is a feasible alternative to the proposed project that would mitigate or substantially lessen the impacts; and
 - c) The remaining aesthetic significant effect on the environment found to be unavoidable even with the Reduced Impact Alternative cannot be feasibly mitigated and is acceptable due to the factors described in the Statement of Overriding Considerations.
- 1.5 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

The General Plan Findings below are drafted in support of the Creekside Village Specific Plan – Reduced Impact Alternative (“CVSP-RIA” or “project”).

2.1 The project is consistent with General Plan Policy 2.1.1.2.

General Plan Policy 2.1.1.2 establishes Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on spheres of influence, availability of infrastructure, public services, transportation corridors and travel patterns, and ability to provide and maintain appropriate transitions at Community Region boundaries.

Rationale: The project is within the El Dorado Hills Community Region and proposes the type of development which is consistent with Community Region development regarding intensity and density. The project site is in a location that has been identified for future development since at least the mid-1980s. Development is also consistent with the availability of adequate infrastructure and provides for continued population growth in an area where the General Plan identifies as appropriate for urban land uses. This type of development within the Community Region limits urban sprawl and preserves the character of rural areas of the County.

2.2 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 (Adopted Plan Land Use Designation) identifies the purpose of the Adopted Plan (AP) land use designation to recognize areas for which specific land use plans have been prepared and adopted. These plans (specific plan or community plan) are accepted and incorporated by reference, and the land use map associated with each plan is adopted as the General Plan map for each area.

Rationale: The project site is located within the El Dorado Hills Community Region and proposes an Adopted Plan (AP) land use designation that includes residential and open space uses. The General Plan includes Adopted Plan (AP) as one of the fourteen recognized land use designations in the General Plan established to “provide for an appropriate range of land use types and densities within the County.” Use of an Adopted Plan (AP) is also consistent with surrounding land use designations that include the Valley View Specific Plan and Carson Creek Specific Plan. Consistent with those Specific Plan areas, the project utilizes a Specific Plan to enact more refined standards designed to develop a sense of community and connection with existing communities than could otherwise be achieved through the Zoning

Code only. While an Adopted Plan (AP) land use designation is not evaluated under the other thirteen land use designations, it is worth noting that the project proposes residential densities that are consistent with the Multifamily Residential (MFR) and High-Density Residential (HDR) General Plan land use designations, and the General Plan establishes that such densities are appropriate in Community Regions and Rural Centers. The General Plan also establishes that the HDR and MFR land use designations are intended to include small-lot single-family detached dwellings. The project also includes the Open Space designation for the purposes of the preservation of natural features and buffers between land uses. The project is consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 (General Plan Consistency) requires that all applications for discretionary projects shall be reviewed to determine consistency with policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.4 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 (Compatibility with Adjoining Land Uses) requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is undeveloped. The adjoining land uses to the east and west have existing Adopted Plans with small lot single-family residential homes, parks and open space. The residential uses in those adopted plans are consistent with the Multifamily Residential (MFR) and High-Density Residential (HDR) General Plan land use designations, similar to what the project proposes. The property to the north remains as part of the El Dorado Hills Business Park with a substantial buffer from the property line to medical offices and an existing school. The property directly north of the project is owned by the project applicant with the ability to ensure future development of the parcel is controlled to minimize conflicts. To the south project has a generous open space buffer that varies in distance and elevation along the southern property line to ensure compatibility with the rural residential and industrial uses to the south. El Dorado Union High School District owns an approximately 215-acre site to the south of the

project site. Therefore, the project is consistent with adjoining land uses and has been designed to be compatible with the surrounding land uses.

2.5 The project is consistent with General Plan Policy 2.3.2.1.

General Plan Policy 2.3.2.1 (Disturbance of Slopes Greater than 30 percent) discourages disturbance of slopes of 30 percent or greater to minimize the visual impact of grading and vegetation removal.

Rationale: The project site is relatively flat by El Dorado County standards and only 1.6 acres, which is less than 1% of the site, has slopes of 30 percent or greater with most of these sloped areas contained within the preserved drainage areas. The project minimizes grading of slopes of 30 percent or more. The project has been designed to maintain the largest hills and steepest slopes of the site which are used as open space areas. This minimizes the impact to vegetation removal by preserving oak trees and reducing the visual impact by grading.

2.6 The project is consistent with General Plan Policy 2.5.1.1.

General Plan Policy 2.5.1.1 (Low Intensity Land Uses) requires that low intensity land uses shall be incorporated into new development projects for the physical and visual separation of communities. Low intensity land uses may include parks and natural open space areas, special setbacks, parkways, landscaped roadway buffers, natural landscape features and transitional development densities.

Rationale: The project proposes 13.5 acres of natural open space preserves and 30.9 acres of preserve buffers providing physical and visual separation from internal neighborhoods and adjacent land uses while protecting natural features. The project also includes 14.1 acres of parks, 3.7 acres of detention basins, 3.6 acres of stormwater swales and landscaped roadways that provide buffers that are low intensity uses provide separation of communities.

2.7 The project is consistent with General Plan Policy 2.8.1.1.

General Plan Policy 2.8.1.1 (Lighting Standards) requires that development limit excess nighttime light and glare from parking area lighting, signage, and buildings.

Rationale: The project is required to comply with the County's Outdoor Lighting standards, which requires that "[a]ll outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way." Compliance with this standard will be confirmed with project improvement plans. The project

does not include components that would cause a substantial source of glare, and the project parks will not include lighted sports fields. The Specific Plan further requires that public street lighting be minimized unless safety standards require it. Street lighting will therefore be limited to key local street intersections for safety. The design, location, and construction of street lighting will be reviewed concurrently with improvement plans and approved by the County in compliance with the Outdoor Lighting Standards included in the County Code, decreasing the overall light and glare coming from the development.

2.8 The project is consistent with General Plan Policy TC-1p.

General Plan Policy TC-1p (Street Design) encourages street designs for interior streets within new subdivisions that minimize the intrusion of through traffic on pedestrians and residential uses while providing efficient connections between neighborhoods and communities.

Rationale: The project includes minor residential collectors and local residential streets that support low traffic volumes, direct access to adjacent properties, and limits through traffic while providing efficient pedestrian and bikeway connections between neighborhoods and adjacent communities. Royal Oaks Drive will provide the primary access to the minor residential collectors and local residential streets with connectivity to Latrobe Road and minimize through traffic.

2.9 The project is consistent with General Plan Policy TC-Xd.

General Plan Policy TC-Xd (Level of Service) requires that Level of Service (LOS) for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions with certain exceptions.

Rationale: A Transportation Impact Study (TIS) was prepared for the Reduced Impact Alternative and determined approval of the project will not result in any road operating at less than LOS E consistent with this General Plan policy.

2.10 The project is consistent with General Plan Policy TC-Xg.

General Plan Policy TC-Xg (Dedicate ROW and Fund Necessary Road Improvement) requires each development project to dedicate ROW, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project.

Rationale: A Transportation Impact Study was prepared for the Reduced Impact Alternative and El Dorado County Department of Transportation (DOT) has

required the dedications and necessary improvements as conditions of approval.

2.11 The project is consistent with General Plan Policy TC-3c.

General Plan Policy TC-3c (Alternative Transportation) encourages new development within Community Region and Rural Centers to provide appropriate on-site facilities that encourage employees to use alternative transportation modes.

Rationale: The project encourages the use of alternative transportation modes by including 2.75 miles of Class I, II, & III bike routes and paved and unpaved multi-use trails including a dedicated bicycle and pedestrian connection in to the El Dorado Hills Business Park. The Class I bike trail connects to the existing Class I bike trail along Latrobe Road and to the Carson Creek bike trail to the east. The connectivity provided within and to adjacent communities demonstrates consistency with this General Plan Policy.

2.12 The project is consistent with General Plan Policy TC-4a.

General Plan Policy TC-4a (Inter-Community Bicycle Routes) requires the County to implement a system of recreational, commuter and inter-community bicycle routes in accordance with the County's Bicycle Transportation Plan. Bikeways connecting residential areas to retail, entertainment, and employment centers and near major traffic generators such as recreational areas, parks of regional significance, schools and other major public facilities.

Rationale: The project includes Class I, II, and III bike routes and a complete system of paved and unpaved trails. The projects Class I bike trail connects to the Latrobe Road Class I bike trail, to the Carson Creek bike trail to the east and down to the future regional park. The project also provides a dedicated bicycle pedestrian connection to the El Dorado Hills Business Park allowing access to schools, employment centers and entertainment. The project is consistent with this policy.

2.13 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 (Adequate Services) requires that adequate public services and utilities will be provided by any discretionary development. If demand is determined to exceed capacity, approval of the development shall be conditioned to require expansion of the impacted facility or service.

Rationale: The project includes connection to El Dorado Irrigation District (EID) water and sewer services. A Facilities Improvement Letter (FIL) identifies water and sewer availability. Conditions of approval will ensure that any public

services or utilities are improved or expanded to meet the demand to serve the project.

2.14 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 (Adequate Quantity and Quality of Water for all Use, Including Fire Protection) requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: A Water Supply Assessment (WSA) was prepared for the project, and it was determined that adequate water supply exists for the project. El Dorado Irrigation District (EID) reviewed the projects anticipated water demand in relation to the water supply capacity at the district. EID indicated it has the capacity for approximately 16,910 equivalent dwelling units (EDUs) in the service area and calculated the project would require 968 EDUs of water supply as originally proposed. The project was also reviewed by El Dorado Hills Fire Department and determined the water supply system would meet the fire flow requirements. The WSA determined there was adequate water supply to serve the 918 conventional units originally proposed for the project and the Reduced Impact Alternative, with a reduction to 763 units, would require less water than the proposed project. Adequate capacity exists and the Conditions of Approval will confirm that any expansion of facilities or services required to serve the project are implemented and ensure the project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 5.2.1.3.

General Plan Policy 5.2.1.3 (Connecting to Public Water) requires all medium-density residential, high-density residential, and multifamily residential to connect to public water systems when located in a Community Region.

Rationale: The project is located in the El Dorado Hills Community Region and proposes residential densities consistent with the high-density residential and multifamily residential land uses in the General Plan. The project will connect to El Dorado Irrigation District (EID) for water services and is consistent with this policy.

2.16 The project is consistent with General Plan Policy 5.2.1.9.

General Plan Policy 5.2.1.9 (Water Supply Assessment) requires new development to prepare a Water Supply Assessment (WSA) that contains information that there is existing water supply to serve the new development prior to the approval of a tentative map or building permit.

Rationale: The project has an approved WSA for the project prepared in cooperation with EID for water services for the new development. This WSA demonstrated there is adequate supply of water, and it is included in the EIR for the project. The project is consistent with this policy.

2.17 The project is consistent with General Plan Policy 5.3.1.1.

General Plan Policy 5.3.1.1 (Connecting to Public Wastewater) requires high-density residential and multifamily residential projects connect to public wastewater collection facilities as a condition of approval.

Rationale: The project proposes to connect to the El Dorado Irrigation District (EID) wastewater treatment facility with a sewer force main and lift station. The project is consistent with this policy.

2.18 The project is consistent with General Plan Policy 5.3.1.7.

General Plan Policy 5.3.1.7 (Connection to Public Wastewater System) requires all new development with Community Regions connect to public wastewater treatment facilities.

Rationale: The project is located within the El Dorado Hills Community Region and will connect to the El Dorado Irrigation District (EID) wastewater facilities. A preliminary Facilities Plan Report has been prepared to demonstrate how the wastewater disposal system will accommodate the project demand. The project is consistent with policy.

2.19 The project is consistent with General Plan Policy 5.4.1.1.

General Plan Policy 5.4.1.1 (Storm Drainage Systems) requires discretionary development to provide storm drainage systems that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase of potential flood hazard or damage to either adjacent or upstream or downstream properties, minimize impacts to existing facilities, meet National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.

Rationale: The project has prepared a drainage study that preserves natural resources, prevents erosion of adjacent and downstream lands, and protects from flood hazards or damage from storms. The project preserves existing wetlands and riparian areas and complies with the National Pollution Discharge Elimination System (NPDES). The project is consistent with this policy.

2.20 The project is consistent with General Plan Policy 5.4.1.2.

General Plan Policy 5.4.1.2 (Protect Natural Drainage Patterns) requires discretionary development to project natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining aesthetic qualities of the drainage way.

Rationale: The project preserves existing natural drainageways. The project proposes to use the aesthetic qualities of the natural drainages to enhance the community character and use them as amenities in the plan area. The project is consistent with this policy.

2.21 The project is consistent with General Plan Policy 5.6.1.1.

General Plan Policy 5.6.1.1 (Underground Utilities) encourages efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing overhead power lines within scenic areas and existing Community Regions and Rural Centers.

Rationale: The project is located within the El Dorado Hills Community Region and requires all utilities within the plan area to be underground. The project will coordinate with utilities to underground existing facilities where feasible. The project is consistent with this policy.

2.22 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The project has prepared a Water Supply Assessment (WSA) and a Facilities Improvement Letter (FIL) that incorporates the Fire Department standards for fire protection. Standard conditions of approval will ensure compliance with this policy. **2.23 The project is consistent with General Plan Policy 5.7.3.1.**

General Plan Policy 5.7.3.1 (Adequate Law Enforcement) requires the Sheriff's Department to review all applications to determine the ability of the department to provide protection services.

Rationale: The El Dorado County Sheriff's Department (EDSO) has reviewed the project and has noted the ability of EDSO to provide protection services. Conditions of approval have been included to ensure compliance with this policy.

2.24 The project is consistent with General Plan Policy 5.8.1.1.

General Plan Policy 5.8.1.1 (School Capacity) requires that school districts affected by a development be relied upon to evaluate the developments adverse impacts on school district facilities or demand. No project shall be approved unless the applicant and school district have entered into a written agreement regarding the impacts or the impacts resulting from the development are mitigated through the conditions of approval.

Rationale: The project has an approved School Mitigation Agreement in place with Latrobe School District that addresses the impacts from the development of the project. The project is required to pay development impact fees to any other district impacted by the project to ensure consistency with this policy.

2.25 The project is consistent with General Plan Policy 6.2.2.2.

General Plan Policy 6.2.2.2 (Development in WUI Areas) requires the applicant demonstrate that adequate protection from wildland fire hazards as demonstrative in a WUI (Wildland Urban Interface) Fire Safe Plan.

Rationale: The project site is located in a WUI area and the majority of the project site is in the Moderate Fire Severity Zone. The project has a Fire Safe Plan approved by Cal Fire and the El Dorado Hills Fire Department. The conditions of approval will ensure consistency with this policy.

2.26 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2 (Adequate Emergency Access) requires new developments to demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The El Dorado Hills Fire Department and Cal Fire have approved the Fire Safe Plan for the project which contains emergency ingress and egress and emergency vehicle access requirements. The project is consistent with this policy.

2.27 The project is consistent with General Plan Policy 6.5.1.3.

General Plan Policy 6.5.1.3 (Noise Mitigation) where noise mitigation measures are required to achieve standards of Tables 6-1 and 6-2, the emphasis of such measures shall be placed on site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Rationale: The project was designed to the extent possible to avoid impacts from existing noise generation. The project has prepared an acoustic analysis that includes mitigation measures to ensure compliance with Tables 6-1 and 6-2. Practical design measures are included as mitigation measures for the project, and the conditions of approval will ensure the project is consistent with this policy.

2.28 The project is consistent with General Plan Policy 6.7.4.2.

General Plan Policy 6.7.4.2 (Residential Near Employment) is to promote the development of new residential uses within walking or bicycling distance to the County's larger employment centers.

Rationale: The project provides direct dedicated bike/pedestrian access to the El Dorado Hills Business Park which is within walking and bicycling distance to one of the County's larger employment centers. As the Business Park continues to develop there are potentially more employment opportunities that would be available to nearby residents. While a portion of the project is proposed as Age-Restricted (55+) the average age of retirement is increasing based on the retirement age now being 67 for full Social Security Benefits. Thus, the conventional and Age-Restricted residents are anticipated to contribute to the workforce. The project is consistent with this policy.

2.29 The project is consistent with General Plan Policy 7.3.4.1.

General Plan Policy 7.3.4.1 (Natural Watercourse Integration) requires natural watercourses to be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.

Rationale: The project includes integrating a significant natural intermittent drainage corridor that traverses the site from east to west. This drainage is located in an open space preserve and contains an open space buffer enhancing its natural character. The preservation and protection of natural drainages of the project make it consistent with this policy.

2.30 The project is consistent with General Plan Policy 7.4.2.4.

General Plan Policy 7.4.2.4 (Protect and Preserve Wildlife Corridors) requires development to protect and preserve wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.

Rationale: Policy 7.4.2.9 of the General Plan identifies Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. The project is not within an -IBC overlay and thus has not been identified as having a high habitat value or an existing corridor. Consistent with Policy 7.4.2.4, the project still provides a continuous open space preserve corridor which preserves and protects wildlife habitat. The project proposes a recreational Class I bike trail adjacent to this corridor within an open space buffer adjacent to the preserve area that will not disturb the habitat within the preservation area. The project is consistent with this policy.

2.31 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 (Oak Resource Impacts) requires that all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP).

Rationale: The project preserves one-acre of isolated individual oak trees. This area contains 8 oak trees which the project will attempt to preserve and protect them from construction activities. In the event any of the oak trees are impacted by construction of the project, the Conditions of Approval require the project to mitigate any impacts to oak resources as required by the ORMP. The project is consistent with this policy.

2.32 The project is consistent with General Plan Policy 7.5.1.3.

General Plan Policy 7.5.1.3 (Cultural Resource Protection) requires cultural resource studies to be conducted prior to discretionary project approval. The avoidance and protection of sites shall be encouraged.

Rationale: The project conducted multiple cultural resource studies and consultations to identify any sensitive resources (historic, prehistoric, and paleontological) at the project site. The project was designed to avoid and protect known cultural resources at the site and is consistent with this policy.

2.32 The project is consistent with General Plan Policy 8.1.4.1.

General Plan Policy 8.1.4.1. (Development Entitlements) requires Agricultural Commission review and recommendation of discretionary development proposals adjacent to land zoned for or designated agriculture. Conflict creation or intensification between adjacent residential areas and agricultural activities sites shall be discouraged.

Rationale: The southeast corner of the proposed project is adjacent to property designated RL-80, or Rural Lands, 80-acres. The adjacent RL-80 property is owned by the Latrobe School District. Because the County of El Dorado does not have land-use jurisdiction of school district-owned property, Agricultural Commission review is not appropriate for this project. The project is consistent with this policy.

2.33 The project is consistent with General Plan Policy 9.1.1.5.

General Plan Policy 9.1.1.5 (Parkland Dedication) requires new development to dedicate parkland under the Quimby Act suitable for active recreation uses.

Rationale: The project proposes multiple parks in the plan area suitable for active recreation uses. This includes 1 village park and 2 neighborhood parks, with proposed opens space areas with active recreational uses. The proposed park acreages satisfy the parkland dedication requirements under the Quimby Act and the project is consistent with this policy.

2.34 The project is consistent with General Plan Policy 9.2.2.2.

General Plan Policy 9.2.2.2 (Park Maintenance) requires new development projects creating community or neighborhood parks to provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district is not possible.

Rationale: The project allows flexibility for annexation into the El Dorado Hills Community Services District or to provide a County approved mechanism, such as an HOA, for on-going development, operation and maintenance of plan area parks. The gated portion of the project proposes an HOA for the maintenance of Parks and Open Space with the potential to include the entire project area. The project is consistent with this policy.

2.35 The project is consistent with General Plan Policy 10.2.1.5.

General Plan Policy 10.2.1.5 (Preparation of a Public Facilities Finance Plan) is required for a specific plan. The Public Facilities and Services Finance Plan assures that the costs burdens of any civic, public and community facilities, including operations and maintenance necessitated by a development proposal are adequately financed to ensure there is no net cost burden to existing residents.

Rationale: The project has prepared a Fiscal Impact Analysis (FIA) and a Public Facilities Finance Plan (PFFP) to demonstrate the project does not have a negative impact on the County or burden on existing residents. The project

currently demonstrates a General Fund surplus showing the project funds more than its fair share towards public services. The project is consistent with this policy.

3.0 SPECIFIC PLAN FINDINGS

3.1 The project is consistent with General Plan Policy 2.5.1.2.

General Plan Policy 2.5.1.2 (Greenbelts) requires greenbelts or other means of community separation be included within a specific plan and may include preserved open space, parks, agricultural districts, wildlife habitat, rare plant preserves, riparian corridors, and designated Natural Resource areas.

Rationale: The project includes preserved open space and open space buffers, parks, wildlife habitat, and riparian corridors within the plan area. These areas of the project provide community separation while incorporating visual elements which enhance the character of the community. They act as natural filters and provide habitats for various plants and animals.

3.2 The project is consistent with General Plan Policy TC-4i.

General Plan Policy TC-4i (Community Region Connectivity) requires developments within Community Regions and Rural Centers include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible.

Rationale: The project is located within the El Dorado Community Region and provides connectivity to the Carson Creek Specific Plan to the west and to the Valley View Specific Plan to the east and a dedicated bike/pedestrian path to the El Dorado Hill Business Park. The project is consistent with this policy by allowing safe continuous non-motorized facilities that promote alternative transportation modes between communities.

3.3 The project is consistent with General Plan Policy HO-1.5.

General Plan Policy HO-1.5 (Higher Density Location) requires the County to direct higher-density residential development to Community Regions or Rural Centers.

Rationale: The General Plan prioritizes higher densities in Community Regions and therefore the project should have higher densities because it is in the El Dorado Hills Community Region. Table 2-1 of the General Plan identifies Multifamily Residential, which can include single family attached and detached homes, and High-Density Residential as appropriate in Community Regions and Rural Centers. Table 2-2 of the General Plan

establishes densities of 1 to 5 units per acre for High-Density Residential and 5 to 24 units per acre for Multifamily Residential. Table 2-2 also indicates that Community Regions should have a maximum of 20 units per acre. The project proposes densities of 4 to 12 units per acre, thus is below the maximum 20 units per acre in Community Regions and consistent with the more urban densities identified in the General Plan as appropriate within the Community Regions. The project is consistent with this policy.

3.4 The project is consistent with General Plan Policy 7.6.1.4.

General Plan Policy 7.6.1.4 (Creation of Open Space) the creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas shall be included in wildfire safety planning.

Rationale: The project Fire Safe Plan has been approved by Cal Fire and the El Dorado Hills Fire Department. The project open space and recreational areas have been addressed in the fire safe plan with standards for defensible space, fuel reduction, and fire mitigation strategies making the project consistent with this policy.

3.5 The project is consistent with General Plan Policy 7.6.1.4.

General Plan Policy 7.6.1.4 (Creation of Open Space) the creation of new open space areas, including Ecological Preserves, common areas of new subdivisions, and recreational areas shall be included in wildfire safety planning.

Rationale: The project Fire Safe Plan has been approved by Cal Fire and the El Dorado Hills Fire Department. The project open space and recreational areas have been addressed in the fire safe plan with standards for defensible space, fuel reduction, and fire mitigation strategies making the project consistent with this policy.

4.0 REZONE FINDINGS

4.1 The project is consistent with Section 130.20.020.

Section 130.20.020 establishes general requirements for development and new uses.

Rationale: The project would rezone the current designation of Research and Development (R&D) to Specific Plan (SP) and the proposed development would be in conformity with all applicable development standards.

4.2 The project is consistent with Section 130.63.020.

Section 130.63.020 addresses Ordinance Amendments and Zone Change Applications.

Rationale: The application for a Rezone was submitted by the property owner for the proposed project as outlined in Section 130.63.020.B. Following the filing, the County prepared the EIR in accordance with CEQA and followed the appropriate public noticing requirements for the hearing.

5.0 TENTATIVE SUBDIVISION MAP FINDINGS

5.1 The proposed map shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The project would be in conformity with the CVSP-RIA and El Dorado County's General Plan, if amended.

5.2 The proposed design and improvements of the proposed subdivision shall be consistent with the Specific Plan and/or General Plan adopted by the County.

Rationale: The development of the residential units and possibly commercial uses would be in conformity with the CVSP-RIA and El Dorado County's General Plan, if amended.

5.3 The site must be physically suitable for the type of development proposed.

Rationale: The proposed project is consistent with Objective 2.3.1, relating to Topography and Native Vegetation, as the project would be designed to fit into the natural environment of the land to avoid natural features such as wetlands and oak trees.

5.4 The design of the subdivision or the proposed improvements will not cause substantial environmental damage.

Rationale: An Environmental Impact Report (EIR) was prepared to analyze the buildout of the project site and provided mitigation measures to minimize adverse impacts.

5.5 The design of the subdivision or the type of improvements will not create serious public health and safety problems or pose an unacceptable fire risk to future occupants or to adjoining properties.

Rational: The development of the residential units and commercial uses would not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood, in that the facilities will be developed to County standards. In addition, the Draft EIR prepared for the project determined with the implementation of mitigation, the development of the project would result in a less-than-significant impact related to wildfire and emergency evacuation.

5.6 Pursuant California Government Code Section 66474.02: (a) Before approving a tentative map, or a parcel map for which a tentative map was not required, for an area

located in a state responsibility area or a very high fire hazard severity zone, as both are defined in Section 51177, a legislative body of a county shall, except as provided in subdivision (b), make the following findings:

- (1) A finding supported by substantial evidence in the record that the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code or consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
- (2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - (A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

Rational: Regarding Finding 1, the project site is located within a Moderate Fire Hazard Severity Zone (FHSZ) in a state responsibility area (SRA), with a small area located in the southeast portion of the project site designated as a High FHSZ. Therefore, CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. Thus, future development would be required to comply with defensible space standards, pursuant to California Public Resources Code (PRC) Section 4291, and other wildfire risk minimization standards set forth in Chapter 7A of the California Building Code (CBC), including, but not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. All buildings would be required to meet California Fire Code (CFC) requirements as set forth by the County and the CBC and CFC, as well as the supplemental fire prevention and protection statutes defined in Chapters 8.08 and 8.09 of the County Code. Specifically, Condition of Approval 15 requires:

Fire protection (Fire Safe Plan): The project shall comply with the Creekside Village Fire Safe Plan (Approved February 28, 2024, First Revision: June 3, 2024, and Second Revision: April 27, 2025) as approved by Cal Fire and the El Dorado Hills Fire Department . The applicant shall record a Notice of Restriction (NOR) that states that all lots illustrated in the final map shall adhere to the conditions of the approved Creekside Village Fire Safe Plan. The specific

language of the NOR shall be approved by the El Dorado Hills Fire Department prior to recordation.

Compliance with State and local standards would minimize wildfire risk at the project site.

Furthermore, as set forth by Mitigation Measures WF-1, WF-2, WF-3, and WF-4, WF-5, and WF-6 in the Draft EIR, the proposed project would be required to implement a Construction Fire Prevention Plan, implement recommendations from the approved Fire Safe Plan, provide landscape plans that avoid all trees and vegetation identified by the El Dorado Hills Fire Department on its current list of Highly Flammable Trees & Vegetation, and, in the event of any on-site wildfire during project build-out, conduct a post-fire field assessment to identify and provide recommendations for any areas that may be subject to increased risk of post-fire flooding, landslide or erosion.

Based on the preceding, the project meets Finding 1.

Regarding Finding 2, the project is located within the service boundaries of El Dorado Hills Fire Department. The nearest staffed fire station to the project location is El Dorado Hills Fire Department Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El Dorado Hills. Policy 5.1.2.2 of the County's General Plan identifies that the minimum level of service for the fire department is six minutes 90 percent of the time for all emergency calls. El Dorado Hills Fire Department Station No. 87 is located approximately 1.25 miles northwest of the project site. Therefore, based on the proximity of the fire station to the project site, response times to the site would be within the response time goals. Based on the preceding, the project meets Finding 2.