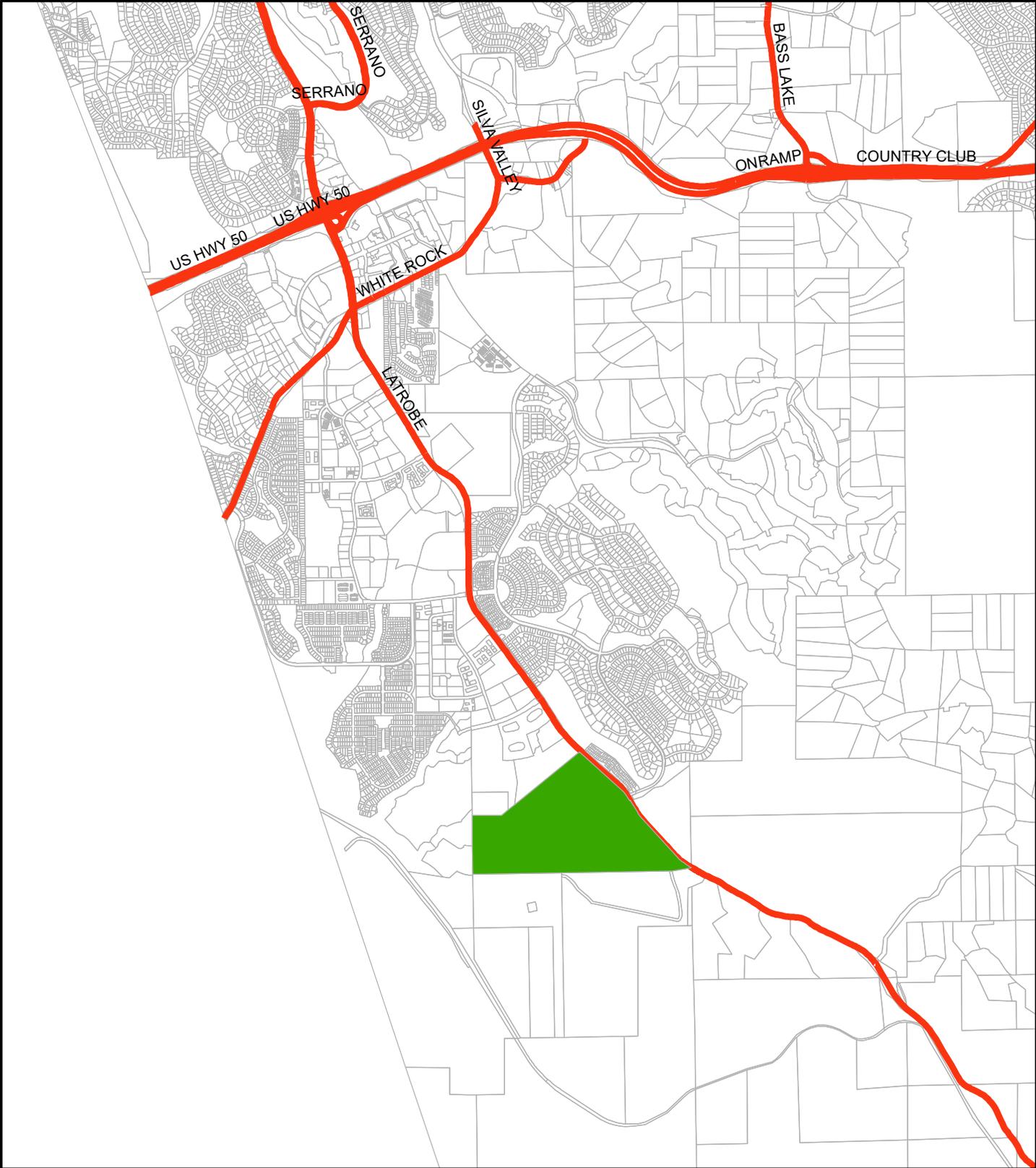


Exhibit A: Location Map



- placenames
- major_roads
- prclbase



PA19-0001/Creekside Village
Prepared By Aaron Mount

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POR. SECS. 13, 14, 15, 23, 24, 25, & 26, T.9N., R.8E., M.D.M.

117:01
 N
 1" = 1,200'

***Parcel Notes**
 ③ - PPM 47/56/A, 11.315 A, ADM
 ④ - RS 24/79/2, 7.730 A, NA

Sacramento County

Exhibit B

Acres 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 and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

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

PM 41/66/1
 12
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Rev. DEC 19, 2017

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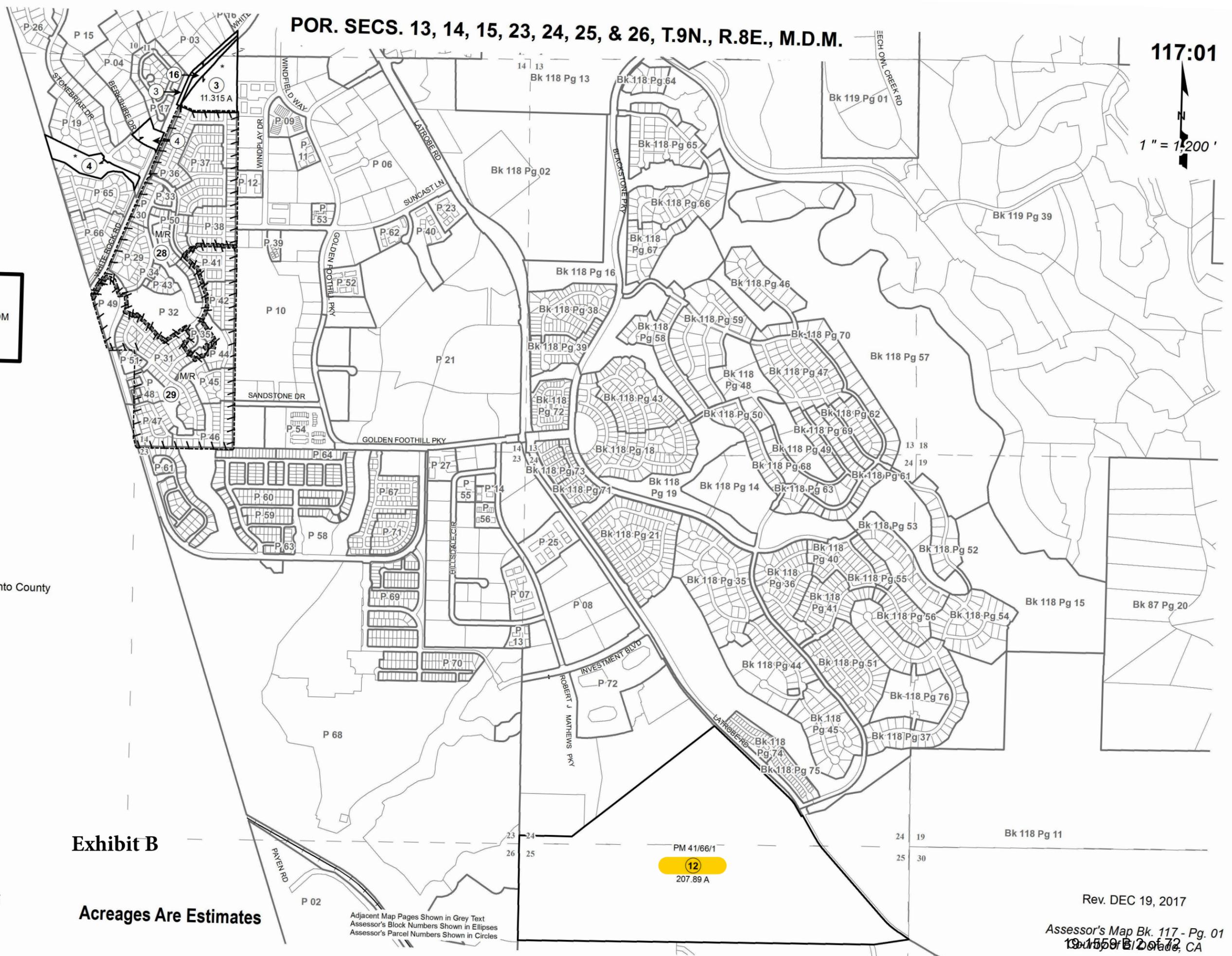
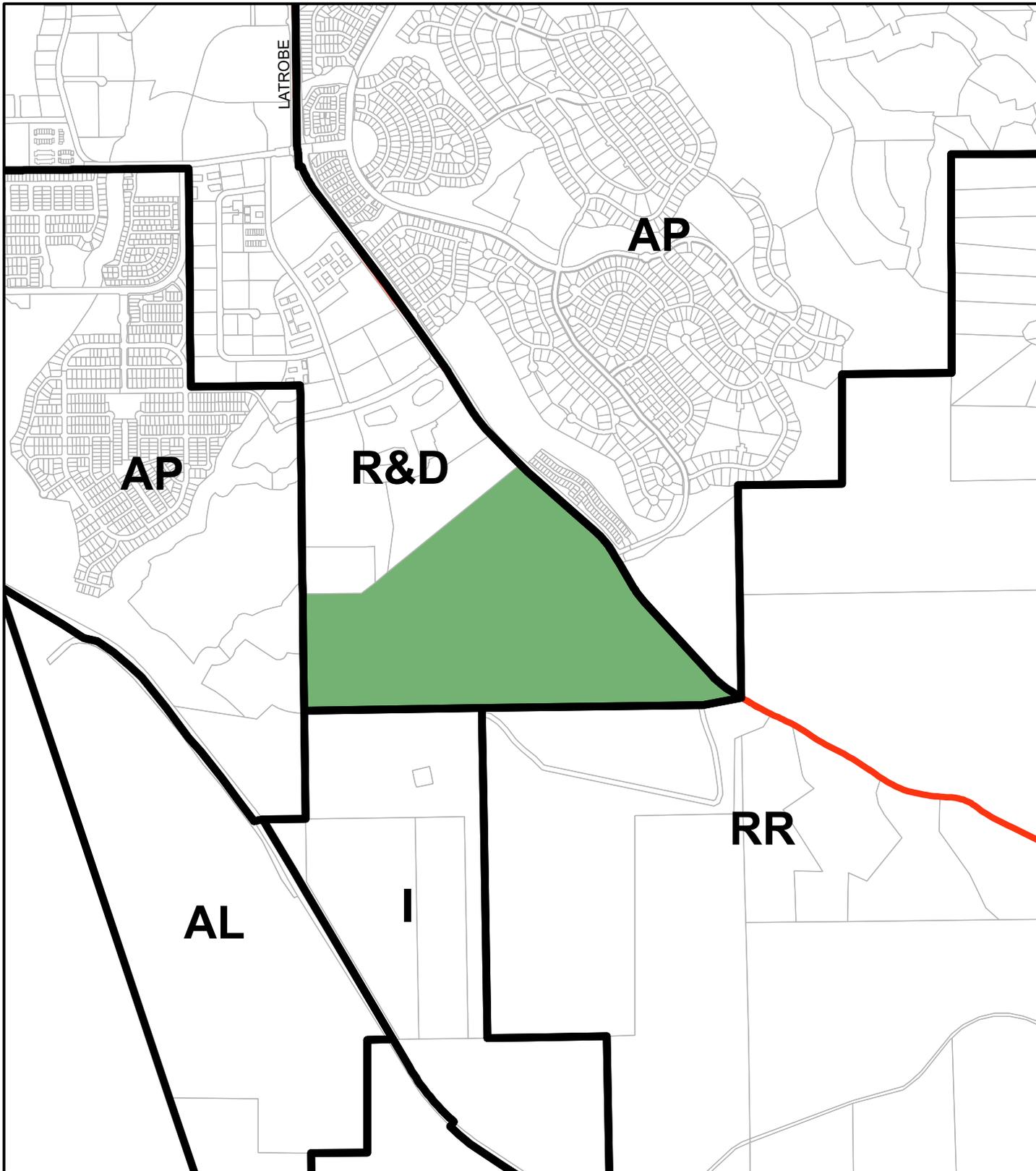
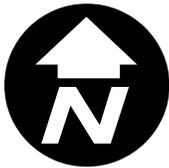


Exhibit C: General Pland Land Use Map



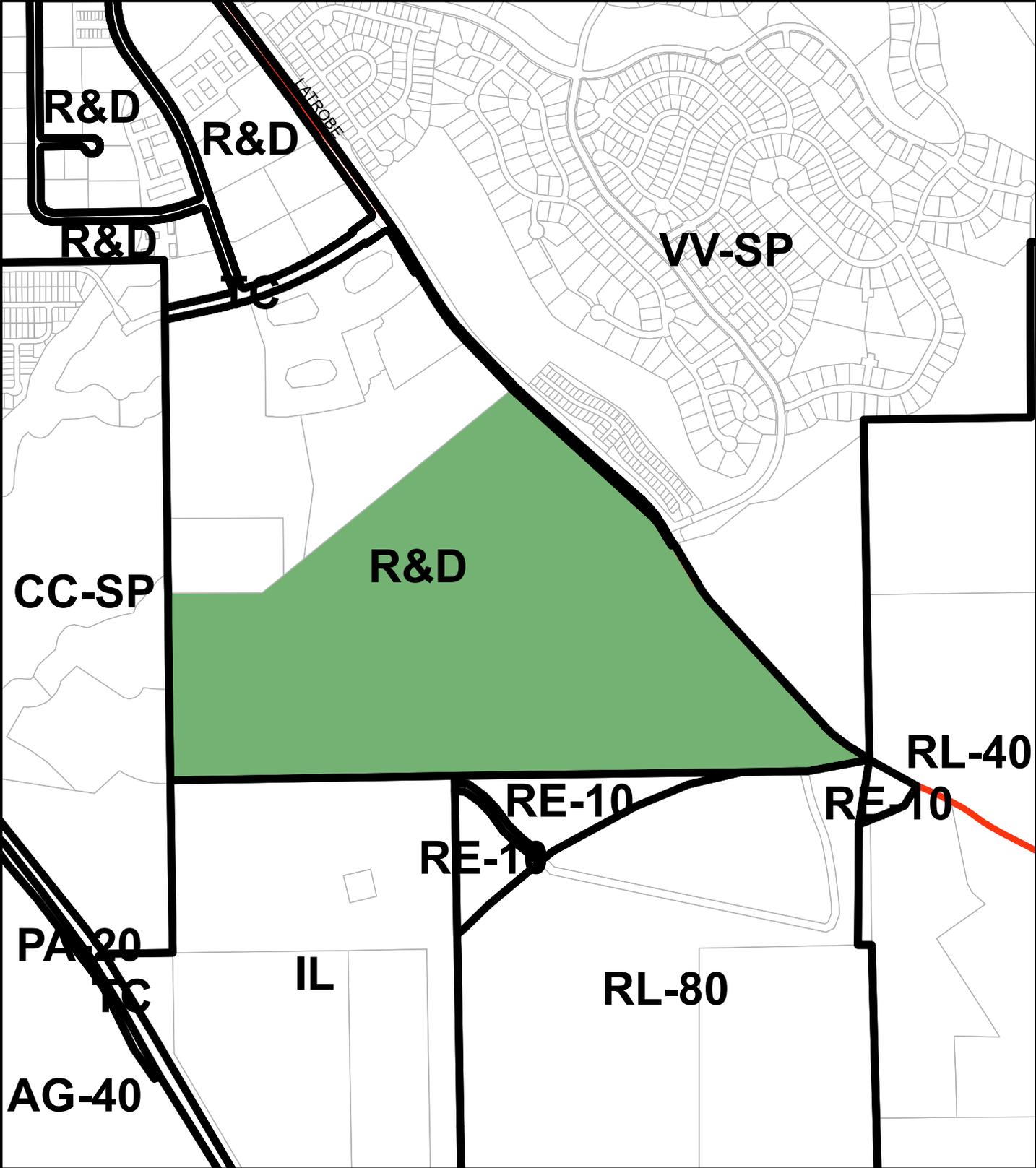
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- ▭ prclbase selection 2



PA19-0001/Creekside Village
Prepared By Aaron Mount

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Exhibit D: Zone District Map



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- ▭ prclbase selection



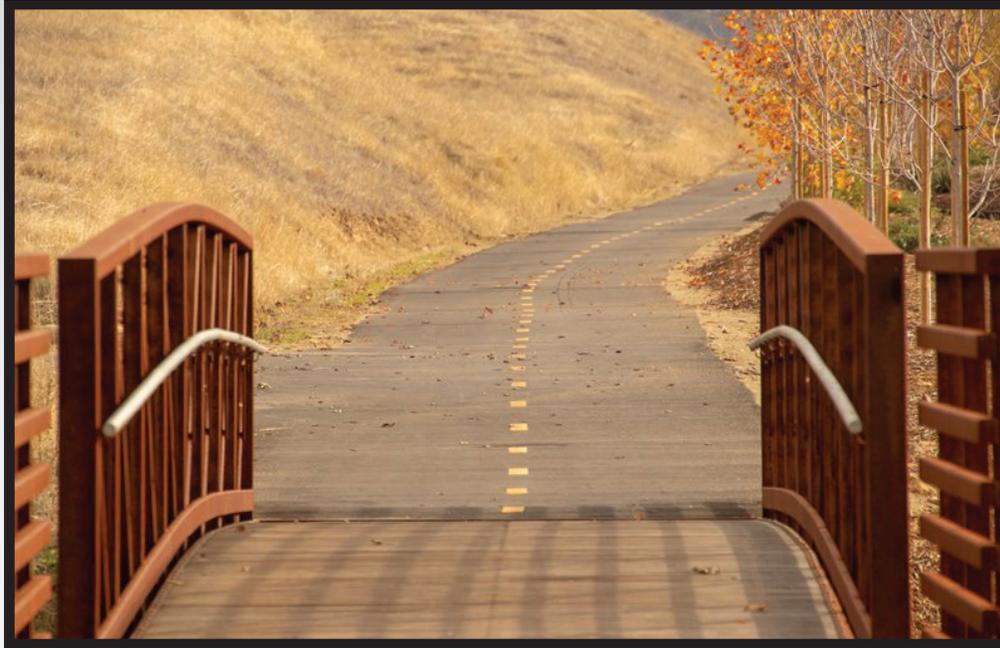
PA19-0001/Creekside Village
Prepared By Aaron Mount

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CREEKSIDE VILLAGE

General Plan Amendment Initiation

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Creekside Village

General Plan Amendment Initiation (Board Policy J-6)

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

EXECUTIVE SUMMARY

Winn Communities, a regional leader in developing master planned communities, is proposing to create Creekside Village, a new residential neighborhood in El Dorado Hills located on property south of Highway 50 that formerly was part of the El Dorado Hills Business Park. The site's flat terrain and lack of development constraints make it especially well-suited for residential development. The proposed new community will include a variety of new home types designed for a range of home buyers, and will emphasize walkability, pedestrian connectivity and interaction with neighbors. This vibrant new neighborhood will feature a community center that will be the local gathering place for new residents. The neighborhood's parks, trails, open space, natural areas, and alternative transportation features will appeal to both residents of Creekside Village and existing El Dorado Hills communities. Approval of this J-6 application will enable Winn Communities to develop a specific plan for Creekside Village and seek the additional required approvals to implement this new neighborhood concept.



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INTRODUCTION

Winn Communities is pleased to present this General Plan Amendment Initiation (J6) application for a 208-acre site located adjacent to the southern boundary of the El Dorado Hills Business Park (refer to Figure 1 – Site Location). Winn Communities designs and delivers master planned communities throughout Northern California and has a strong track record of delivering high-quality neighborhoods of enduring value while helping to strengthen the communities where it does business. Based in the Sacramento region, the company's prime focus is on land development, and it concentrates on the entitlement and sale of residential communities in the greater Sacramento area.

BACKGROUND

Until recently, the 208-acre subject site was part of the original 832-acre El Dorado Hills Business Park. According to a November 2016 El Dorado County staff report, the El Dorado Hills Business Park land absorption rate over the past 36 years was approximately 8.4-acres per year. According to a study in the staff report, the absorption rate for the period 2000 to 2015 was lower than the historic rate, averaging only 3.2-acres per year.

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

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



Site Photo (Looking West from Latrobe Road)

PROJECT VISION

With successful de-annexation of the property from the El Dorado Hills Business Park, Winn Communities is now moving forward with a General Plan Amendment and specific plan to implement its vision for a master planned neighborhood featuring a mix of new home types, a community center, parks, trails, open space, and connections to the Business Park and the future County regional park at the south end of the Carson Creek Specific Plan area.

The site's flat terrain and lack of development constraints make it well suited for compact homes and traditional single-family neighborhoods that will appeal to a range of buyers from millennials through baby boomers. The relatively flat site has few oak trees and limited environmental resources, which reduce site development costs and increase the range of opportunities. The site's location near services and amenities also makes it well suited for residential development. New home buyers desire proximity to entertainment, retail, dining and services. The Creekside Village neighborhood will be two miles from the Montano Center and the El Dorado Hills Town Center.



HOME TYPES & AMENITIES

Today's new home buyers expect high quality, energy efficient and technologically advanced homes with low to no maintenance. They are looking for a home that is designed around their lifestyle (entertaining, working from home) and one that will transition to meet their evolving life style trends. Winn Communities proposes a new neighborhood that will feature traditional single-family homes and compact single-family homes that will meet a variety of buyer's needs and expectations.

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

The neighborhood's focal point is the centrally located neighborhood park and community center. The center will include one or more recreational amenities such as a pool, clubhouse,

and/or fitness center. Its space for special events, neighborhood meetings, fitness programs, and various other recreation activities will create a community spirit focused on gathering and interaction between families.

The other key feature is a mile-long open space trail corridor that will preserve an existing drainage way. The trail corridor will provide opportunities for discovery, exploration and non-vehicular connectivity, promoting pedestrians over vehicles. The corridor begins at the neighborhood entry at Latrobe Road, runs along the south side of a neighborhood park that will not only serve the neighborhood but also the John Adams Academy, and terminates on the east at the future planned County regional park in the adjacent Carson Creek Specific Plan project. The neighborhood trail system will provide access to community destination, neighborhoods places and jobs and businesses in the Business Park. The trail will connect to other regional trails providing extensive pedestrian connectivity in the area.



PROJECT NEED & BENEFITS

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

El Dorado Hills is a desirable residential location with its close access to community amenities, employment opportunities, good schools, entertainment options, and recreational facilities. Young families returning to El Dorado Hills after college are often priced-out of the market. Home buyers who were born and raised in El Dorado Hills, left home for college, and now have a family and want to return to the community they love would welcome the opportunity to purchase a home in El Dorado Hills.

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

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

This severe lack of new home choice harms the ability of current and future El Dorado Hills employers to attract and retain employees, and is hampering related efforts to diversify and strengthen the area’s economy. As reflected in a recent El Dorado Hills Economic Development Advisory Committee survey, current El Dorado Hills residents recognize that it is important for the community to retain and attract businesses and high-quality jobs. For that realistically to occur, more neighborhoods need to be provided near to where jobs are or would be located. Creekside Village helps address that current and growing challenge. In addition, the new parks, open space and connectivity features will benefit not only residents of Creekside Village, but also current El Dorado Hills residents and employees, especially south of Highway 50, who can take advantage of the site’s trails, open space, community gathering points, and walkability.

PROPOSED LAND USE DESIGNATION

To bring this vision to fruition, Winn Communities proposes a General Plan Amendment that will change the land use designation of the site from Research & Development (R&D) to **Adopted Plan (AP)** upon successful completion and approval of the **Creekside Village Specific Plan** (refer to El Dorado General Plan excerpt to right). The proposed specific plan will present a set of land use regulations, development standards, and a financing program that are unique to the site. The proposed specific plan will be guided by the El Dorado County General Plan Goals, Objective and Policies; which identify this site as being within the El Dorado Hills community region boundary. Winn Communities currently does not propose tentative subdivision maps. Separate applications will be required for these future entitlements.

Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions and Rural Centers. Industrial lands in Rural Regions shall be constrained to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. In the Rural Regions, no additional land shall be designated for industrial uses. This designation is considered appropriate within Community Regions, Rural Centers and, subject to the limitation described above, Rural Regions.

Open Space (OS): This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Public Facilities (PF): This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Adopted Plan (AP): This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The plans recognized by the AP category do not include the now-superseded Area Plans that comprised the County’s General Plan prior to the adoption of this General Plan. The adopted plan for the Tahoe Basin is the *Regional Plan for the Tahoe Basin* and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Community Plan, adopted by El Dorado County and TRPA.

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In

SITE SETTING

LOCATION

The proposed project is located adjacent to the southern boundary of the El Dorado Hills Business Park, approximately 3-miles south of U.S. Highway 50 (refer to Figure 1 - Site Location).

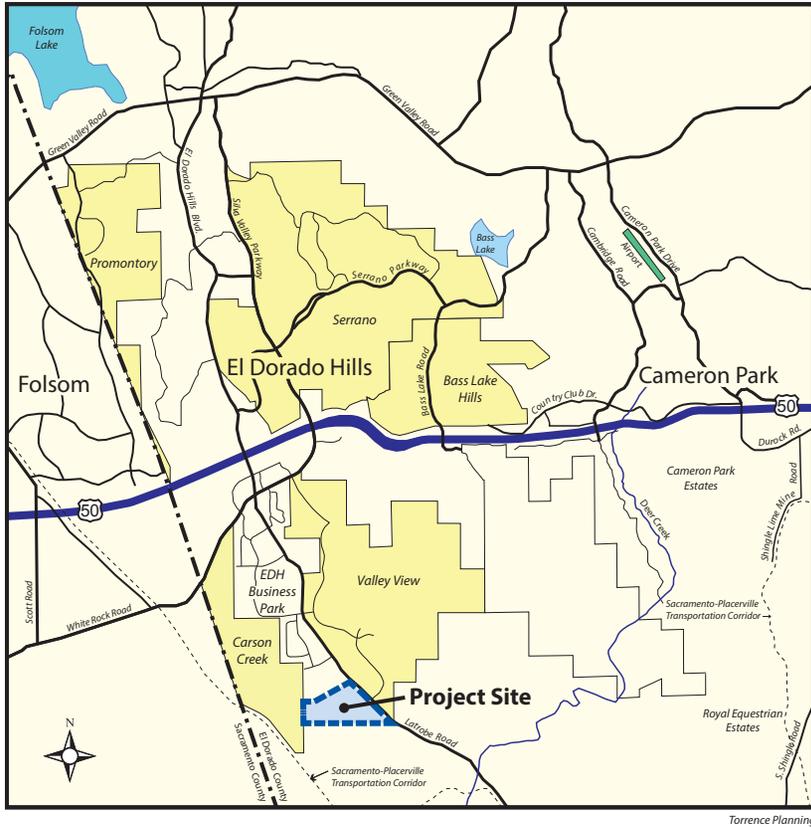


Figure 1 – Site Location

OWNERSHIP

The project site consists of 207.89-acres and is identified as parcel 117-010-12 in the County of El Dorado Assessor’s Map Book 117 (refer to Figure 2 - Ownership).

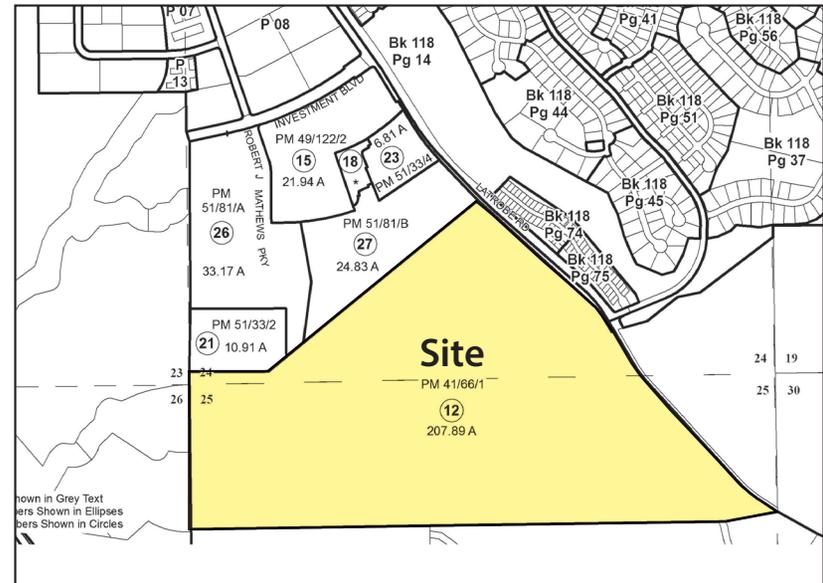


Figure 2 – Ownership

SURROUNDING USES

The site is bordered to the north by the El Dorado Hills Business Park, including the recent addition of the John Adams Academy Charter School; to the east by the Blackstone master planned community (Valley View Specific Plan); to the west by undeveloped R & D land in the Carson Creek Specific Plan; and to the south by undeveloped rural residential and industrial lands. The El Dorado Union High School District has plans for a future high school on the property immediately adjacent to the southern boundary of the project site (refer to Figure 3 – Surrounding Uses).



Figure 3 – Surrounding Uses

SITE FEATURES

The vegetation of the site consists primarily of non-native annual grasslands with a small grouping of blue oaks located at the southeast corner of the site on a small knoll. The site slopes gently to the west from Latrobe Road with an average gradient of 6%. Intermittent drainages bisect the site east-to-west. A preliminary biological assessment of the site indicates small areas of wetlands in the intermittent drainages, no serpentine or gabbrous soils, and low potential for six special species.

GENERAL PLAN LAND USE & ZONING

The existing El Dorado County General Plan land use designation for the site is Research & Development (refer to Figure 4 – 2004 General Plan Land Use Diagram). The current zoning for the site is Research & Development. Adopted specific plans are located adjacent to the site’s western (Carson Creek Specific Plan) and eastern boundaries (Valley View Specific Plan).

EXISTING SERVICES

School Districts

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

Parks & Recreation, Solid Waste and Cable Television

Currently, the project site lies outside the boundaries, but within the sphere of influence, of the El Dorado Hills Community Services District. The property owners will apply for annexation to the district as work progresses on the proposed specific plan.

Law Enforcement

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

Fire Protection

The site is located within the service boundary of the El Dorado Hills Fire Department.

Water & Sewer

The site is located within the service boundary of the El Dorado Irrigation District. The District has prepared a Facilities Improvement Letter (refer to Appendix A) that addresses the location and approximate capacity of existing facilities that may be available to serve the proposed project.

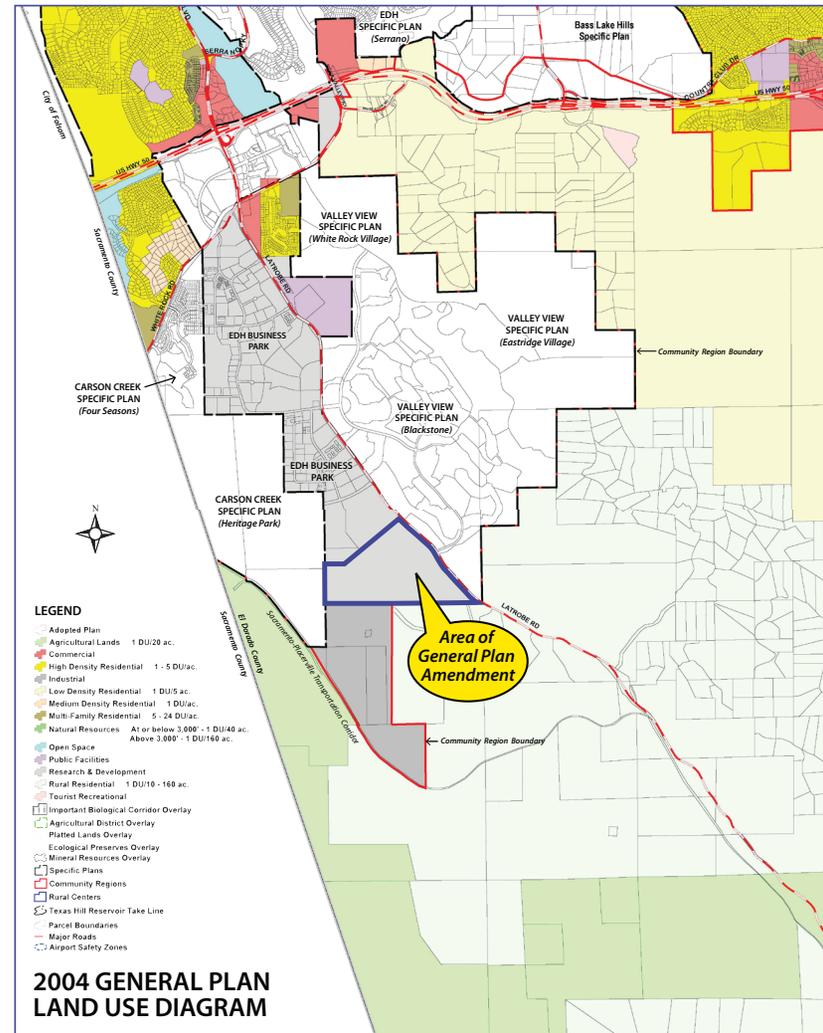


Figure 4 – General Plan Land Use Diagram

PROPOSED LAND USE

The Creekside Village land use plan is based on El Dorado County General Plan goals, objectives and policies; traditional neighborhood design principles; preservation of significant natural site features; and detailed market analysis that will assist in determining the preferred mix of housing types, amenities, and price that will satisfy the housing needs of those wanting to live in El Dorado Hills. The proposed land use plan shown in *Figure 5 – Land Use Plan* illustrates the vision of a balanced high-quality, pedestrian friendly, walkable residential neighborhood that preserves natural site features and emphasizes a sense of place. Refer to *Table 1 – Land Use Summary* for a detailed summary of the various land uses.

(LDR) LOW DENSITY RESIDENTIAL

The low density residential (LDR) residential land use designation is included in the plan to promote compact development and traditional neighborhood design. The low density residential neighborhoods will look and feel like a traditional single family neighborhood and will help to expand home-ownership



opportunities by meeting the demands of buyers who are looking for housing that meets their lifestyle needs of family entertainment and working from home but which can evolve with their needs. LDR neighborhoods will provide additional housing choices for first-time home buyers, young families, and empty-nesters.



The low density residential neighborhood will feature a community clubhouse and an interconnected system of streets and destination-oriented trails that will enhance walking and cycling opportunities.

Approximately 99-acres of the actual developable land is devoted to the LDR land use designation (refer to *Table 1 – Land Use Summary*). The proposed LDR land use designation is consistent with the General Plan multi-family residential (MFR) land use designation.

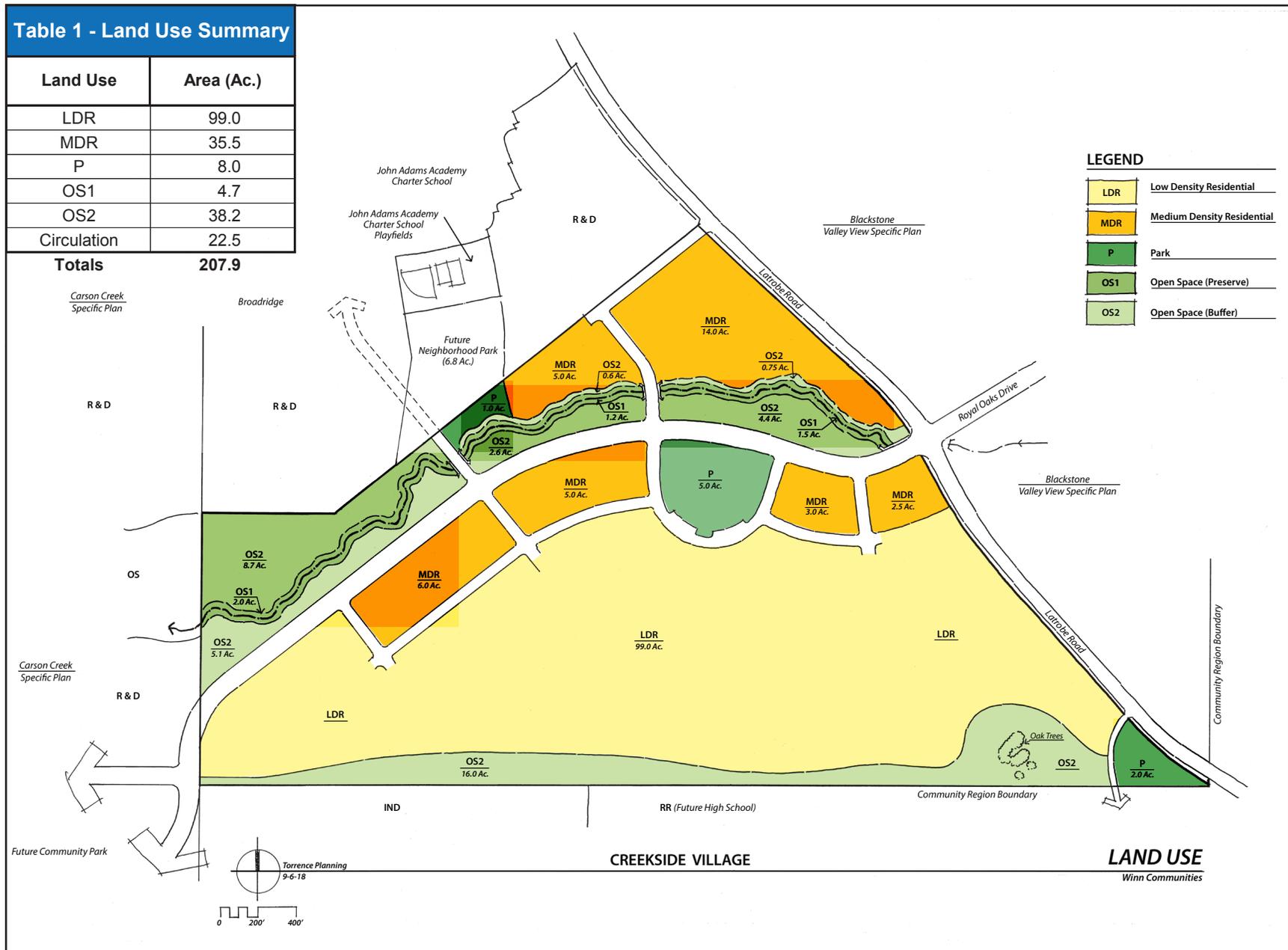


Figure 5 – Land Use Plan

(MDR) MEDIUM DENSITY RESIDENTIAL

The medium density residential (MDR) residential land use designation is included in the plan to promote a variety of additional housing choices to complement the traditional housing found in the LDR designation. MDR neighborhoods are proposed for the periphery of the site adjacent to the EDH Business Park, open space and parks. MDR allowed uses will include single family dwellings (compact-lot detached, zero-lot-line, and patio homes), two-family dwellings, and multi-family dwellings. The housing types found in MDR neighborhoods will look and feel like the traditional homes found in the LDR but will be smaller in size and have more compact yards for the families who do not need the space or are seeking reduced maintenance .

Approximately 35.5-acres of the actual developable land is devoted to the MDR land use designation (refer to Table 1 – Land Use Summary). The MDR land use designation is consistent with the General Plan multi-family residential (MFR) land use designation.



(P) PARK

The park (P) land use designation provides for active and passive recreational opportunities for residents. A 5-acre combined neighborhood park and resident clubhouse is planned for a central location in the plan with smaller 1-acre and 2-acre passive parks located at the southeast corner of the site and at a location adjacent to a planned neighborhood park in the existing R & D parcel directly north of the Plan Area. The park land use designation is consistent with the General Plan public facilities (PF) land use designation.



(OS1) OPEN SPACE PRESERVE

The open space preserve (OS1) land use designation is intended to preserve and protect the existing intermittent drainage that runs the entire width of the plan from Latrobe Road on the east to the western boundary of the site. Approximately 4.7-acres (approximately 2% of the Plan Area) of existing wetlands and intermittent drainages will be included in OS1. The OS1 land use designation is consistent with the General Plan open space (OS) land use designation.

(OS2) OPEN SPACE BUFFER

The open space buffer (OS2) land use designation provides buffers for the preserved open space as well as buffers to adjacent land uses outside the Plan Area. Walking and cycling are some of the allowed uses in the open space buffer parcels. The plan includes approximately 38.2-acres (approximately 18% of the Plan Area) of open space buffer. The OS2 land use designation is consistent with the General Plan open space (OS) land use designation



PEDESTRIAN/BICYCLE CIRCULATION

According to the Creekside Village market study, trails are one of the most sought after amenities in a master planned community. Therefore, the proposed plan will feature a comprehensive system of sidewalks, bikeways, and trails that will connect the residential neighborhoods to the community clubhouse and park, open space, the Business Park, and the El Dorado County regional bikeway and trail system. The system will be designed to give residents an alternative to vehicular travel (refer to Figure 6 – Regional Pedestrian & Bicycle Circulation).

Class I Multi-Use Bike Paths

Class I multi-use bike paths are physically separated from streets and vehicular traffic. The Latrobe Trail, located on the east side of Latrobe Road along the entire frontage of the Blackstone community, is an example of a class I bike path. Cyclists and pedestrians will access the Latrobe Trail from Creekside Village via signalized crosswalks at the intersection of Latrobe Road and Royal Oaks Drive (refer to Figure 7 – Trails).

Class II Bike Lanes

Class II bike lanes are part of a complete street system and typically consist of 5-foot wide paved lanes designated with pavement markings and signs. Class II bike lanes are currently designated on both sides of Latrobe Road from the southern boundary of the Plan Area to U.S. Highway 50 and along both sides of Royal Oaks Drive. The Creekside Village entry road will feature class II bike lanes from its intersection with Latrobe Road to the proposed regional park located in the Carson Creek Specific Plan project (refer to Figure 7 – Trails).

Class III Bike Routes

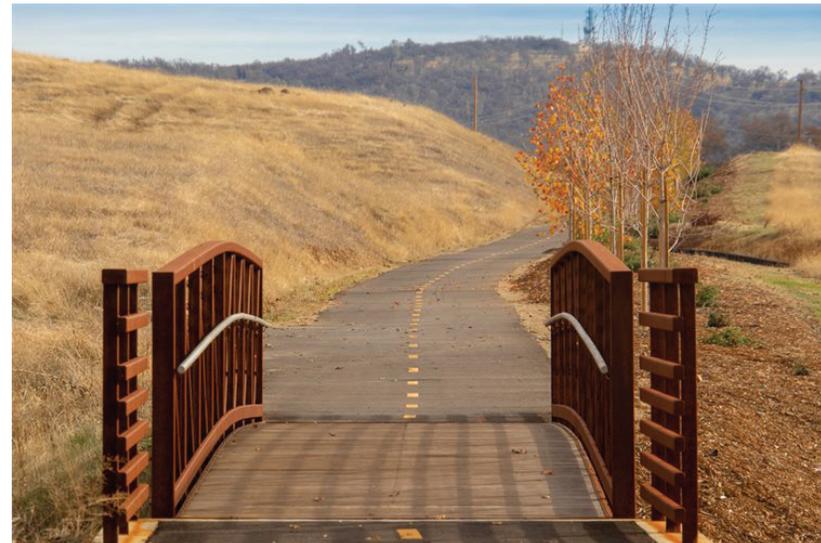
Class III bike routes are located on streets shared with motor vehicles and are designated by signs placed periodically along the street; however, the routes do not require pavement markings.

Paved & Unpaved Trails

Creekside Village will feature a complete system of paved and unpaved trails located in the open space buffer areas and landscape corridors. The trails will be destination-oriented and link the various residential neighborhoods, parks, and the business park (refer to Figure 7 – Trails).

Sidewalks

The majority of Creekside Village streets will include attached or separated sidewalks on both sides of the street. Sidewalks will comply with ADA standards and be a minimum of 4-feet in width.



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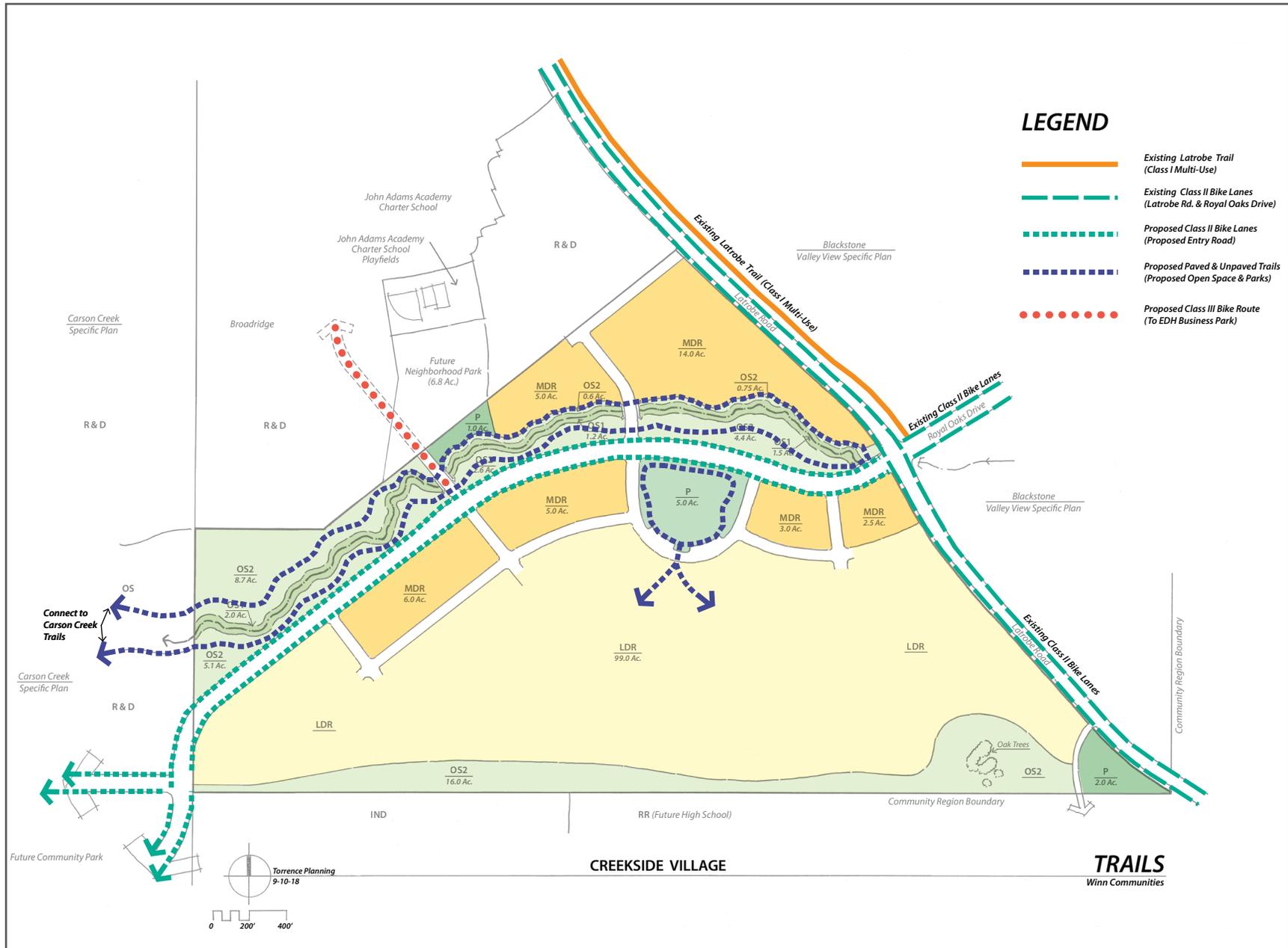


Figure 7 – Trails

GENERAL PLAN CONSISTENCY

Consistency with General Plan Goals, Objectives and Policies

Consistent with Government Code Section 65358, private parties may initiate a general plan amendment. The El Dorado County Board of Supervisors adopted Policy Number J-6 on December 10, 2013, requiring any privately-initiated application to amend the general plan shall require an “initiation” hearing before the Board. An application for a general plan amendment shall be evaluated by the Board of Supervisors to determine whether the request complies with the following criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan.
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
3. The application meets 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;
 - 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;
 - E. Is necessary to comply with any applicable board adopted community vision and implementation plan; and
4. The application is consistent with any applicable Board adopted community vision and implementation plan.

CRITERIA 1: THE PROPOSED APPLICATION IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE GENERAL PLAN.

(The following information is supplied to support the Board of Supervisors Consistency Findings)

(2) LAND USE ELEMENT

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems.

Objective 2.1.1: Community Regions

Purpose: The urban limit line establishes a line on the general plan land use maps demarcating where the urban and suburban land uses will be developed. The community region boundaries as depicted on the general plan land use map shall be the established urban limit line.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is located within the established El Dorado Hills Community region.

Objective 2.1.2: Rural Centers

Purpose: The urban limit line establishes a line on the general plan land use maps demarcating where the urban and semi-urban land uses will be developed. The rural center boundaries as depicted on the general plan land use map shall be the established urban limit line. Recognize existing defined places as centers within the rural region which provide a focus of activity and provides goods and services to the surrounding areas.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is located within the established El Dorado Hills Community region and within the urban limit line.

Objective 2.1.3: Rural Regions

Purpose: 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is located within the established El Dorado Hills Community region where infrastructure and services are available, while at the same time the project is preserving on-site natural resources.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is located within the established El Dorado Hills Community region where development is encouraged and it is not in a designated opportunity area. The rezone to residential uses would create a mix of uses complementing the adjacent Business Park.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will create distinct land use designations and development standards that implement the objectives of the community region consistent with the Adopted Plan (AP) general plan land use designation. Additionally, the proposed project takes advantage of nearby utility connections and available water and wastewater infrastructure treatment capacity.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan land use designations eliminate the need for overlay land use designations.

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the specific plan, through its land plan layout and development and design standards will implement innovative techniques to minimize impacts to adjacent land uses and utilize land efficiently for compact development. Specifically, by providing a public and common benefit on-site with the trail system and recreational amenities. While also minimizing impacts on various natural resources and promoting public health, safety, and welfare of the neighborhood.*

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.

General Plan Consistency Discussion: *The proposed general plan amendment is consistent with this objective because the land plan could allow the County to implement a unit bonus as part of the project by taking advantage of the site’s limited environmental resources and relatively flat terrain.*

Objective 2.2.5: General Plan Policy Section

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because, according to state law, a specific plan must be consistent with the General Plan and all of its policies.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because no site specific policies pertain to the project site.*

Objective 2.2.7: Coordination with Incorporated Cities

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the project site is not located in an incorporated city. To the extent necessary, as part of the project process, there will be consultation with incorporated cities.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the project will retain and preserve the distinct knoll and oak trees at the southeast corner of the site and preserve the existing intermittent drainageway that runs the entire width of the site. The balance of the site is relatively flat at six percent slope from east to west.*

Objective 2.3.2: Hillsides and Ridge Lines

Maintain the visual integrity of hillsides and ridge lines.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the project site contains no ridgelines or slopes in excess of 30%.*

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will provide new homes in a community with a traditional neighborhood design with an emphasis on pedestrian connectivity and creating community gathering places.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan provides an open space buffer between the project site and the existing rural residential and industrial land uses south of the site. The proposed project promotes community with a connected system of trails focused on destinations and a community center that will act as a central gathering place for residents.

Objective 2.5.2: Commercial Facilities

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because retail sales and service uses are allowed on the adjacent R & D property owned by Winn Communities. Retail sales and services can be provided on the adjacent property if market demand supports their inclusion. Plus additional residents in the new neighborhood will support businesses in the Town Center and Montano Center.

GOAL 2.6: CORRIDOR VIEWSHEDS

Protection and improvement of scenic values along designated scenic road corridors.

Objective 2.6.1: Scenic Corridor Identification

Identification of scenic and historical roads and corridors.

General Plan Consistency Finding: The proposed General Plan amendment is consistent with this objective because the project site is not located adjacent to any highway or identified scenic corridor.

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: Signs Regulation

Regulation of the location, number and size of highway signs and potential relocation or elimination of billboards along designated scenic corridors and historic routes (as may be designated in the future) in accordance with state and federal law.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is not located adjacent to any highway or identified scenic corridor.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include development standards regulating the use of high intensity lighting and its associated glare.

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.

General Plan Consistency Discussion: This is an ongoing obligation of the County. The proposed general plan amendment is consistent with this objective because a general plan amendment is appropriate to change the land use of the subject property to promote its development.

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.

General Plan Consistency Discussion: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County and the Tahoe Regional Planning Agency and both agencies meet their obligations.

(3) CIRCULATION ELEMENT

GOAL TC-1: To plan for and provide a unified, coordinated, and cost-efficient Countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the project will include a road network that will connect to the County's existing road network at safe and appropriate locations.

GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on county roads.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because traffic impacts of the proposed project will be reviewed and approved by the County to ensure consistency with County level of service standards. To the extent LOS standards will be exceeded, feasible mitigation measures will be implemented.

GOAL TC-2: To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will include a section on transit that addresses the transit needs of the new neighborhood and the project contributions to that system.

GOAL TC-3: To reduce travel demand on the County's road system and maximize the operating efficiency of transportation facilities, thereby reducing the quantity of motor vehicle emissions and the amount of investment required in new or expanded facilities.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will include alternate modes of travel including class I bike paths, class II bike lanes and a complete system of

destination-oriented sidewalks and trails to reduce travel demand on the County's road system. Additionally, the proposed project will provide neighborhoods within walking and cycling distance of major County employment centers in the El Dorado Hills Business Park.

GOAL TC-4: To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will include alternate modes of travel including class I bike paths, class II bike lanes and a complete system of destination-oriented sidewalks and trails for internal and external connections to provide non-motorized transportation alternatives. Additionally, the new neighborhood will allow business park employees the opportunity to live closer to work and use alternative modes of travel.

GOAL TC-5: To provide safe, continuous, and accessible sidewalks and pedestrian facilities as a viable alternative transportation mode.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will include alternate modes of travel including class I bike paths, class II bike lanes and a complete system of sidewalks and trails that will connect to off-site sidewalks and trails.

GOAL TC-6: To plan for a safe and efficient rail system to meet the needs of all El Dorado County residents, industry, commerce, and agriculture.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed project does not impact the County's ability to provide and/or facilitate a rail system.

GOAL TC-7: To promote the maintenance and improvement of general and commercial aviation facilities.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed project does not impact the County's ability to facilitate and/or provide for aviation facilities.

GOAL TC-8: To support the coordination of local, regional, state, and federal transportation and circulation planning.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the project will provide a series of interconnected streets that will connect to local roads that will connect to the state and interstate highway system. By providing places for people to live near jobs, the project will be consistent with state and regional planning goals of reducing vehicle miles traveled (VMT).

GOAL TC-9: To support the development of complete streets where new or substantially improved roadways shall safely accommodate all users, including bicyclist, pedestrians, transit riders, children, older people, and disabled people, as well as motorist.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this GOAL because the proposed project will include a system of interconnect complete streets and the proposed circulation plan will include class I bikeways, class II bike lanes, class III bike routes and a complete system of sidewalks and trails to accommodate all users.

(4) HOUSING ELEMENT

GOAL HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will create a neighborhood of compact single-family houses to traditional large lot single-family housing that will meet the needs of existing and future residents.*

GOAL HO-2: To provide quality residential environments for all income levels.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this GOAL because the proposed project will include a neighborhood connected by roads, sidewalks and trails located around a central park and community center that will create a quality environment for all residents. The new homes will range from traditional single-family to compact housing where new residents are looking for less house or less yard.*

GOAL HO-3: To conserve the County's current stock of affordable housing.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this GOAL because the proposed project will not diminish the County's current stock of affordable housing.*

GOAL HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this GOAL because the proposed specific plan will provide a range of housing choices from compact single-family detached homes to traditional single-family housing that will meet the needs of existing and future residents in a range of categories.*

GOAL: HO-5: To increase the efficiency of energy and water use in new and existing homes.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because all new construction must meet the requirements of California Building Standards Code as well as any additional standards called for in the proposed specific plan.*

GOAL HO-6: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because federal and state law requires compliance with this GOAL.*

(5) PUBLIC SERVICES & UTILITIES ELEMENT

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Objective 5.1.1 – Planning:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will connect to existing El Dorado Irrigation District water and sewer facilities. Preliminary analysis shows that the existing water and sewer system infrastructure has capacity for the proposed project (refer to Appendix A). Moreover, a traffic report will be prepared to identify necessary road infrastructure improvements and timing of such improvements. The proposed specific plan and public facilities financing plan will specify phasing and financing mechanisms for the orderly and cost efficient construction of all necessary public infrastructure to serve the project.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will be circulated to the responsible service providers and utility purveyors for their comments and feedback on how public utilities and services should be provided to the new neighborhood. The specific plan and public facilities financing plan will specify phasing and financing mechanisms for the orderly and cost efficient construction of all necessary public infrastructure and the provision of public services to the project.

Objective 5.1.3 – Efficient Development Pattern:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan and public facilities financing plan will specify phasing and financing mechanisms for the orderly and cost efficient provision of all necessary public services to serve the project.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County and the County satisfies the objective.

Objective 5.2.2 – Community Water Systems Within Rural Centers:

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

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the project site is not located in 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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project will receive water from the El Dorado Irrigation District, which has adequate water supply.*

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 multi-family, high, and medium-density residential areas, and commercial and industrial areas.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the El Dorado Irrigation District Facilities Improvement Letter states that it can serve the proposed project.*

Objective 5.3.2 – Rural Sewage Disposal/Alternative Wastewater Systems:

Ensure the development of efficient and environmentally safe individual sewage disposal systems in rural areas while encouraging and promoting alternative and innovative wastewater treatment.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project is not located in a rural area and the project will rely on wastewater collection and treatment by the El Dorado Irrigation District, and will not rely on individual 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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project will comply with any County drainage and flood management program and the State’s low impact development standards (LID).* 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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project will be required to comply with the El Dorado County Integrated Waste Management program.*

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will ensure that there is adequate capacity to serve its future residents.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County and the various utility providers.

Objective 5.6.2 – Encourage Energy-Efficient Development:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because all new construction must meet the requirements of the California Building Standards Code as well as any additional standards called for in the proposed specific plan.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is located in the El Dorado Hills Fire Department service area. The proposed fire flow requirements are outlined in the El Dorado Irrigation District Facilities Improvement letter and the proposed project shall comply with the outlined requirements (refer to Appendix A). The El Dorado Hills Fire Department requires adequate all-weather access be provided to construction sites to protect property from loss or damage from fire.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is not located in a rural region or rural center.

Objective 5.7.3 – Law Enforcement:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site will be served by the El Dorado County Sheriff's Department.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is served by the El Dorado Hills Fire Department which provides emergency medical services.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because there is excess capacity at existing school campuses where students could be served.

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

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will include a community center which will provide the opportunity for a child care program or after school extended care program for community residents. Additionally, child care facilities will be a permitted use in the proposed LDR and MDR land use designations.

GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

Objective 5.9.1 – Library Facilities:

Maintain existing library facilities and locate new libraries to serve existing and new communities throughout the County.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will generate new residents who will use the existing El Dorado Hills library.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will include a community center which will promote community participation in local events.

(6) PUBLIC SAFETY, HEALTH & NOISE ELEMENT

GOAL 6.1: COORDINATION

A coordinated approach to hazard and disaster response planning.

Objective 6.1.1 – El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will be consistent with the adopted El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan.

GOAL 6.2: FIRE HAZARDS

Minimize fire hazards and risks in both wildland and developed areas.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because all new development must comply with the requirements of the El Dorado Fire Department and the California Building Standards Code.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is not located in 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project must meet the requirements of the El Dorado Hills Fire Department and the California Building Standards Code.

Objective 6.2.4 – Area-Wide Fuel Management Program:

Reduce fire hazard through cooperative fuel management activities.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will also include a fire safe plan.

Objective 6.2.5 – Fire Protection Education:

Inform and educate homeowners regarding fire safety and prevention.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is located within the El Dorado Hills Fire Department service area and the EDHFD provides fire safe and prevention education to its residents.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because all new construction must meet the requirements of the California Building Standards Code.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include a geotechnical report which will identify any soils that could be subject to liquefaction, landslide or avalanches.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is not included in any FEMA flood plain zones.

Objective 6.4.2 – Dam Failure Inundation:

Protect life and property of County residents below dams.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is not located in a dam failure inundation zone.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will not include any land uses that would generate noise levels that are incompatible with existing surrounding land uses.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is not located within the boundaries of any ALUCP.

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.

Objective 6.6.1 – Regulation of Hazardous Materials:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project must comply with all state and federal 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will comply with all applicable El Dorado Air Quality Management District requirements.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will allow Business Park employees to relocate closer to work, thus potentially reducing vehicle miles traveled. Additionally, the specific plan will include multi-use class I bike paths, class II bike lanes, and class III bike routes that allow alternative modes of travel.

Objective 6.7.3 – Transit Service:

Expand the use of transit service within the County.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will evaluate, in consultation with the El Dorado County Transit Authority, the feasibility of providing transit service to the proposed project site.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include alternative modes of travel including class I bike paths, class II bike lanes, and a complete system of sidewalks and destination-oriented trails that connect internally and externally, all of which may contribute to reduced air quality impacts and improved air quality.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan does not include any agricultural uses that would create the need for fuel reduction burning.

Objective 6.7.6 – Air Pollution-Sensitive Land Uses:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located near any significant sources of air pollution.

Objective 6.7.7 – Construction Related, Short-Term Emissions:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project shall be required to comply with all local and state short-term emission requirements.

Objective 6.7.8 – The Effects of Air Pollution on Vegetation:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County which monitors such research.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County which will coordinate with CalTrans as needed.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located in any airport safety hazard zone.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because it will pay into the TIM Fee program which funds road improvements along road segments and at intersections where safety hazards exist or may be created.

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.

(7) CONSERVATION & 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project contains no class I or class II agricultural soils.

Objective 7.1.2 – Erosion/Sedimentation:

Minimize soil erosion and sedimentation.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because a storm water pollution prevention plan (SWPPP) must be prepared for the proposed project prior to any construction on the site. Additionally, the site will be designed to comply with Low Impact Development (LID) requirements

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located in any mineral resource (MR) combining zone district.

Objective 7.2.2 – Protection from Development:

Protection of important mineral resources from incompatible development.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located in any 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located in any 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan shall require the retention and preservation of wetlands, the use of water efficient landscaping, and the requirement for best management practices (BMP) for storm water management .

Objective 7.3.2 – Water Quality:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include a chapter on environmental resources and sustainable development that will specify wetland preservation policies.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed approved wetland delineation and USACE 404 wetland permit will ensure protection or mitigation for impacts to any significant wetland resources.

Objective 7.3.4 – Drainage:

Protection and utilization of natural drainage patterns.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project preserves the main natural drainage feature of the site in an open space corridor.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because specific plan policies will minimize the use of lawn and require the use of low-water-use plantings in all landscape areas.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is not located in the Pine Hill Rare Plan Species 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because according to a preliminary biological assessment, the proposed site has low probability for any special species.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site only contains five existing oak trees and the specific plan proposes to preserve and retain the trees in the project open space.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will also include a cultural resources inventory and mitigation plan for any resources discovered on-site.

Objective 7.5.2 – Visual Integrity:

Maintenance of the visual integrity of historic resources.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project sites does not contain any historical structures or sites.

Objective 7.5.3 – Recognition of Prehistoric/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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site does not contain any known prehistoric or historic resources. This conclusion will be verified by an historical records search and field survey as part of the specific plan preparation.

Objective 7.5.4 – Protection of Cemeteries:

Preservation and protection of existing cemeteries including access and parking.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because there are no existing cemeteries located on or near the proposed project site.

GOAL 7.6: OPEN SPACE CONSERVATION

Conserve open space land for the continuation of the County’s rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

Objective 7.6.1 – Importance of Open Space:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include approximately 43-acres of open space (20% of the entire site). This open space will be a neighborhood amenity with trails and access for the public.

(8) 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site contains no class I or class II agricultural soils.

Objective 8.1.2 – Grazing:

Protection of range lands for grazing of domestic livestock.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the project site is not currently used for grazing.

Objective 8.1.3 – Protection of Agricultural Lands:

Protection of agricultural lands from adjacent incompatible land uses.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because no identifiable agricultural lands are located adjacent to the project site.

Objective 8.1.4 – Development Entitlements:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is currently zoned R & D (Research & Development).

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan is not located in an existing rural center.

GOAL 8.2: AGRICULTURAL PRODUCTION

A healthy, stable, and competitive environment necessary to sustain agricultural industry.

Objective 8.2.1 – Agricultural Water:

Provide for an adequate, long-term supply of water to support sustainable agricultural uses within the County.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project is not expected to impact any agricultural water.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is currently zoned R & D (Research & Development) and contains no existing agricultural uses.

Objective 8.2.3 – Farm-Related Housing:

Farm related housing that facilitates efficient agricultural operations.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is zoned R & D (Research & Development) and contains no agricultural uses or related farm 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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the consistency is the responsibility of El Dorado County, which works to assist ag-related businesses in the County.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is not located in a natural resource (NR) area or a timber production zone (TPZ).

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project site is not located in a natural resource (NR) area or a timber production zone (TPZ).

Objective 8.3.3 – Long-Term Forest Resources:

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

General Plan Consistency: *The proposed general plan amendment is consistent with this objective because the proposed project site is not located in a natural resource (NR) area or a timber production zone (TPZ).*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project site is not located in a natural resource (NR) area or a timber production zone (TPZ).*

Objective 8.4.2 – Development Entitlements:

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project site is not located in a natural resource (NR) area or a timber production zone (TPZ).*

(9) PARKS AND RECREATION ELEMENT

GOAL 9.1: PARKS AND RECREATION FACILITIES

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Objective 9.1.1 – Park Acquisition and Development:

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the project proponent will work with the County regarding development of the regional park site in the adjacent Carson Creek Specific Plan area. The proposed specific plan will also include 8-acres of local and neighborhood parks.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the specific plan proposes a system of destination-oriented internal trails that will connect the site to existing trail systems establishing linkages to parks, residential, commercial, and industrial uses and to the future high school.*

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan land use plan includes parks and trails that are connected to other destinations in the community.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because there are no rivers or waterways on the site.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan includes local and neighborhood parks and facilitates development of the Regional Park at the south end of the Carson Creek Specific Plan. The proposed neighborhood park, located between the specific plan and the El Dorado Hills Business Park, will be available for use by business park employees and the surrounding community. Park sites and development will be coordinated with the El Dorado Hills Community Services District.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan and public facilities financing plan will include policies for the funding of park and trail construction.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include policies that require the project to meet all Quimby Act park land dedication requirements either by land dedication or payment of in-lieu fees.

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 archaeological significant land for parks.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which pursues various funding opportunities for construction of facilities such as trails.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will generate additional County residents who will be encouraged to visit these County assets. Additional residents will also encourage development of additional recreational and tourism based assets.

Objective 9.3.2 – Natural Resources:

Protect and preserve those resources that attract tourism.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will retain all existing oak trees on the site and preserve and protect an existing natural drainageways as an open space feature.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which encourages activities that promote tourism.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which has adopted policies and implements programs that recognize the value of historic resources.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes and encourages programs recognizing the County's history.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes the fairgrounds as a community amenity.

Objective 9.3.7 – Skiing Industry:

Expansion of the skiing industry consistent with the Tahoe Regional Planning Agency Regional Plan and the El Dorado National Forest and Lake Tahoe Basin Management Unit Forest Plans.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes tourism such as skiing and other winter sports.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which works to promote opportunities for expansion of camping facilities throughout the County*

Objective 9.3.9 – Tourist Lodging:

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes the development of lodging to host tourists when and where appropriate.*

(10) ECONOMIC DEVELOPMENT ELEMENT

GOAL 10.1: COOPERATION

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County’s positive opportunities and strength.

Objective 10.1.1 – Cooperative Approach:

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because it is consistent with the El Dorado Hills Business Park Owners Association that recognized the need for residential development at their location as a means to help its viability.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which continues to work on improving its regulatory process.*

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.

General Plan Consistency Finding: *The proposed general plan amendment is consistent with this objective because the proposed project will provide data as part of its entitlement process to show its fiscal impact to the County.*

Objective 10.1.4 – Communication:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which meets its obligations under this objective.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes business retention and expansion and coordinates its efforts with the local and regional chambers of commerce.

Objective 10.1.6 – Capture of Retail and Tourism Dollars:

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes opportunities for new tourist related businesses.

Objective 10.1.7 – Small Business and Work Place Alternatives:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan includes single-family homes that will be designed for buyers who want to work from home or operate a home-based business.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which promotes vocational and job training for potential employees within the County.

Objective 10.1.9 – Jobs-Housing Relationship:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed project will provide more housing in close proximity to jobs in the El Dorado Hills Business Park. This linkage between jobs and housing may encourage business park owners to create additional 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 Investment:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan emphasize public and community connectivity including of parks and a comprehensive system of sidewalks, bikeways, and destination-oriented trails with a centralized community center for events.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan and public facilities financing plan will include funding mechanisms for the construction of public infrastructure improvements.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan and public facilities financing plan will include policies that propose coordination with local service districts and adjacent jurisdiction in the most cost effective manner.

Objective 10.2.4 – Funding Availability:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because consistency is the responsibility of El Dorado County, which continually evaluates funding for County-wide services.

Objective 10.2.5 – New Development Fiscal Effects:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include data to show its fiscal impact to the County.

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.

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include data to show its fiscal impacts to the County.

Objective 10.2.7 – Coordinate Land Uses with Other Jurisdictions:

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

General Plan Consistency Finding: The proposed general plan amendment is consistent with this objective because the proposed specific plan will include policies that require coordination with other jurisdictions to resolve any potential conflicts.

CRITERIA 2: PUBLIC INFRASTRUCTURE, FACILITIES, AND SERVICES ARE AVAILABLE OR CAN BE FEASIBLY PROVIDED TO SERVE THE PROPOSED PROJECT WITHOUT ADVERSE IMPACT TO EXISTING DEVELOPMENT; AND

(As described below, public infrastructure, facilities, and services can be feasibly provided.)

Water Supply & Sewer Facilities

The project site is located within the service boundary of the El Dorado Irrigation District and according to the Facilities Improvement Letter (FIL) dated 8 June 2018, approximately 15,591 equivalent dwelling units (EDUs) of water supply are available in the El Dorado Hills Water Supply Region. A water line extension connecting existing 12-inch and 16-inch water lines at the periphery of the project will be required. The Facilities Improvement Report, required as a condition of service, shall address the expansion of the water facilities, including specific fire flow requirement for all phases of the project (*refer to Appendix A to view the FIL*).

According to the FIL, an existing 15-inch gravity sewer line is located at the northwest property corner of the proposed project site. This gravity sewer line connects to a series of three existing sewer lift stations that do not have excess capacity to serve the proposed project. The existing sewer facilities in the adjacent Blackstone community to the east of the proposed project, also lack capacity to serve the proposed project. Therefore, a new dedicated lift station and force main to the El Dorado Hills Wastewater Treatment Plan may be required. The Facilities Improvement Report, required as a condition of service, shall analyze options to provide sewer service to the proposed project, including upgrading existing lift stations versus constructing a new lift station and force main (*refer to Appendix A to view the FIL*).

Electric & Natural Gas Service

Pacific Gas & Electric Company (PG & E) will provide the proposed project with electric and natural gas service. Planned improvements will be determined during preparation of the specific plan.

El Dorado Hills Community Services District (EDHCSD)

The El Dorado Hills Community Services District (EDHCSD) is an independent special District that serves the most populated community in the county.

Parks & Recreation

The District is responsible for the management of 265-acres of parklands, of which approximately 138 acres are developed. The district provides recreation facilities including pools, tennis courts, playgrounds, picnic areas, trails, and other sports facilities. There are also a variety of recreational programs offered to adults, children and senior citizens.

Cable TV and Waste Management

The District out-sources cable TV and waste management services and receives a five percent franchise fee to compensate the district for its expense in administering the franchises.

AT&T and Comcast provide cable TV services and Waste Connections Inc. handles solid waste collection services.

Sphere of Influence

In 2008, LAFCO approved an expansion of the District's sphere of Influence (SOI) to include all of the El Dorado Hills Business Park, including the proposed project site. The project developers will apply for annexation to the EDHCSD as work progresses on the specific plan. The El Dorado Community Services District has indicated a desire to serve the project.

Fire Protection

El Dorado Hills Fire Department Station 87, located at 4680 Golden Foothill Parkway, will provide fire suppression and emergency medical services for the proposed project site. Estimated response time varies between 4.5 and 5.5 minutes.

Law Enforcement

The El Dorado County Sheriff's Department operates out of two offices and three substations. The El Dorado Hills Substation, located at 4354 Town Center Drive, provides patrol services for El Dorado Hills and the proposed project site.

Elementary & Secondary Schools

Latrobe School District

The Latrobe School District is a small (140 students) 2-school rural elementary school district whose boundaries include the southern portion of the El Dorado Hills Business Park and the proposed project site.

Due to available access and capacity, students from the proposed project may likely attend school within the Buckeye Union School District. However, the details of possible district boundary changes and/or inter-district transfers will be determined by the Latrobe and Buckeye Union School Districts after an application has been submitted.

El Dorado Union High School District

Located on the western slope of El Dorado County, the El Dorado Union High School District serves approximately 7,000 students. Twelve elementary school districts, including the Latrobe School District, are feeder schools for the district.

Currently, the proposed project site lies within the attendance boundary of Union Mine High School. However, in the future, students generated by the Blackstone project and other projects south of U.S. Highway 50, including the proposed project, may attend a new high school to be constructed on a site the District owns immediately south of the proposed project.

John Adams Academy Charter School

Founded in 2017, the El Dorado Hills campus of the John Adams Academy Charter School provides TK-8 classes with plans to expand to grade 12. The campus is located in the adjacent El Dorado Hills Business Park immediately north of the site and is one of three campuses operated by John Adams Academies, Inc.

Charter schools are public schools of choice and serve all students. The John Adams Academy operates independently from traditional district governed but is held accountable through local and state oversight of its operations and academic results. The El Dorado County Office of Education granted the Academy its charter in 2017.

Library Services

Currently, the El Dorado County Main Library operates out of the County Government Center in Placerville in a 23,000 square foot facility and at the El Dorado Hills branch facility opened in 2006. The branch library has a capacity of 60,000 volumes and will serve the needs of the residents of the proposed project.

Hospital Care

Marshall Medical Center, an independent, non-profit community healthcare provider located in Placerville, with outpatient facilities in Cameron Park, Georgetown and El Dorado Hills, will provide hospital services for the proposed project.

Transit Services

The El Dorado County Transit Authority (EDCTA) currently provides transit service in El Dorado County. The EDCTA serves the residents of western El Dorado County with scheduled fixed-route service, daily commuter service to Sacramento, dial-a-ride service in Placerville and outlying communities, and chartered social service routes. Life-line service is also provided to the elderly and the disabled. EDCTA will serve the proposed project.

CRITERIA 3:

THE APPLICATION MEETS 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;
- 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; AND
- E. IS NECESSARY TO COMPLY WITH CHANGES IN STATE OR FEDERAL LAW.

(As described below, this J-6 application meets multiple General Plan goals and objectives).

A. Increases Employment Opportunities Within El Dorado County.

Increased housing will create demand for additional goods and services in the El Dorado Hills community. This will increase the likelihood that new businesses will be created to meet that demand, thus increasing employment opportunities for residents of the El Dorado Hills community as well as the entire County. In addition, the site's proximity to the El Dorado Hills Business Park will enhance the customer base for existing businesses nearby allowing them further growth and employment. Finally, the variety of housing offered by this proposal will provide opportunities for Business Park employees to live in close proximity to work which will help businesses attract and retain talent.

B. Promotes the Development of Housing Affordable to Moderate Income Households.

The proposed project will offer new homes in a neighborhood that will be available to a wide range of buyers. This is because the site has fewer constraints that typically drive-up housing costs in El Dorado Hills. The proposed project site is relatively flat compared to other developments in El Dorado Hills, has few existing oak trees and limited environmental resources. This should allow new homes to be constructed at a price point that is less than what is typically found in other El Dorado Hills communities.

C. Provides Additional Opportunities to Retain Retail Sales and Sales Tax Revenue Within El Dorado County.

Additional housing adjacent to the Business Park, and near the El Dorado Hills Town Center, will increase demand for local goods and services in El Dorado Hills and the County. Increased retail sales will increase County sales tax revenue. In providing housing near places of employment, and near existing retail businesses, the proposed project will generate new customers to support existing retailers and help keep tax revenues from leaving the County.

D. Protects and Enhances the Agricultural and Natural Resource Industries.

Supplying housing choices in the established El Dorado Hills Community Regions reduces the pressure to build housing in rural centers and rural regions, thus reducing potential impacts to established agricultural and natural resource industries.

E. Is Necessary to Comply with Changes in State or Federal Law.

The proposed project will assist the county and SACOG to achieve the goals outlined in the MTP/SCS by providing people an opportunity to live near where they work, like employment centers in the El Dorado Hills Business Park. This reduces vehicle miles (VMT) traveled on El Dorado County roads by employees who might otherwise have to travel from other locations farther away.

CRITERIA 4: THE APPLICATION IS CONSISTENT WITH ANY APPLICABLE BOARD ADOPTED COMMUNITY VISION AND IMPLEMENTATION PLAN.

(As described below, this J-6 application will assist the Board in achieving its stated community vision).

In adopting the El Dorado County General Plan, the Board of Supervisors approved a Statement of Vision, which is the vision for future growth in the County. Below are few excerpts from the Statement of Vision that are applicable to the project:

“Maintain and protect the County’s natural beauty and environmental quality, vegetation, air and water quality, “. . .

. . . “encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.”

. . . “encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure”

“Improve and expand local park and recreation facilities throughout the County”.

To implement the vision and goals of the General Plan, the Board included the following relevant strategies:

“Recognize urban growth in Community Regions while allowing reasonable growth throughout the rural areas of the County”.

“Promote growth in a manner that retains natural resources and reduces infrastructure costs”.

“Encourage growth to reflect the character and scale of the community in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impact on the surrounding area”.

“Require new growth to fully fund its on-site services and apportioned share of off-site services”.

“Provide sufficient land densities and land use designations throughout the County to accommodate the projected growth for all categories of development”.

“Support the ability of the private sector to create and provide housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County’s projected share of the regional housing needs”.

The proposed project is consistent with these General Plan vision and implementation strategies. The project will increase the variety of housing in the El Dorado Hills community region boundary to accommodate potential buyers who are looking for their first home, or a move-down home, or are looking to live near where they work. The new neighborhood will be a comprehensive plan which, through its design, will minimize impacts on its surroundings, maintain open space, and preserve the natural beauty of the area including on-site and adjacent environmental resources. The project will be able to take advantage of nearby infrastructure. The proposed specific plan and public facilities financing plan, to be approved by the County, will determine the methods of financing of on-site and off-site infrastructure and services. The project will include amenities such as parks, open space and destination-oriented trails to accommodate a village neighborhood design that emphasizes walkability and community.

APPENDIX A



Letter No.: DS0618-110

June 8, 2018

VIA EMAIL

Winn Communities
Attn: George Carpenter
3001 I Street, Suite 300
Sacramento, CA 95816
Via Email: georgecarpenter@comcast.net

Subject: Facility Improvement Letter (FIL),2900FIL, DST 244.7 Acres
Assessor's Parcel No.: 117-010-12, 117-720-07, 117-720-09 (El Dorado Hills)

Dear Mr. Carpenter:

This letter is in response to your request dated May 11, 2017 and is valid for a period of three years. If a Facility Plan Report (FPR) for this project is not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's Water, Sewer and Recycled Water Design and Construction Standards.

This proposed project is a 955-lot subdivision and commercial development on 244.7 acres. Water service, sewer service, and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2017, there were approximately 15,591 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 996.5 EDUs of water supply.

Water Facilities

There are several water lines surrounding the parcel to be developed exists (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project could range from 1,000 GPM up to 2,750 GPM for a 2-hour duration while maintaining a

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20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, at a minimum you will be required to construct a water line extension connecting to both of the 16-inch water lines and the 12-inch water line as shown on the enclosed system map. The hydraulic grade line for the existing water distribution facilities is 820 feet above mean sea level at static conditions and 780 feet above mean sea level during fire flow (2,750 GPM) and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

This proposed project involves a significant change in planned land use. There is a 15-inch gravity sewer line located near the northwest property corner. This sewer line connects to a series of three sewer lift stations systems that not have capacity to serve this project. The adjacent sewer facilities located in the Blackstone Subdivision to the east also do not have capacity to serve this project and likely could not be upgraded to serve a project of this size. A new dedicated lift station and force main to the El Dorado Hills Wastewater Treatment Plant may be required. The FPR shall analyze options to provide sewer service to the site, including upgrading existing lift station versus constructing a new lift station and force main.

Your project as proposed on this date would require 996.5 EDUs of sewer service.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities, and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$3,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have

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June 8, 2018

unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

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Letter No.: DS0618-110
To: Winn Communities



June 8, 2018

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:gp

Enclosures: System Map
FPR Guidelines and transmittal

cc w/ System Map:

Marshall Cox – Fire Marshal
El Dorado Hills Fire Department
Via email - mcox@edhfire.com

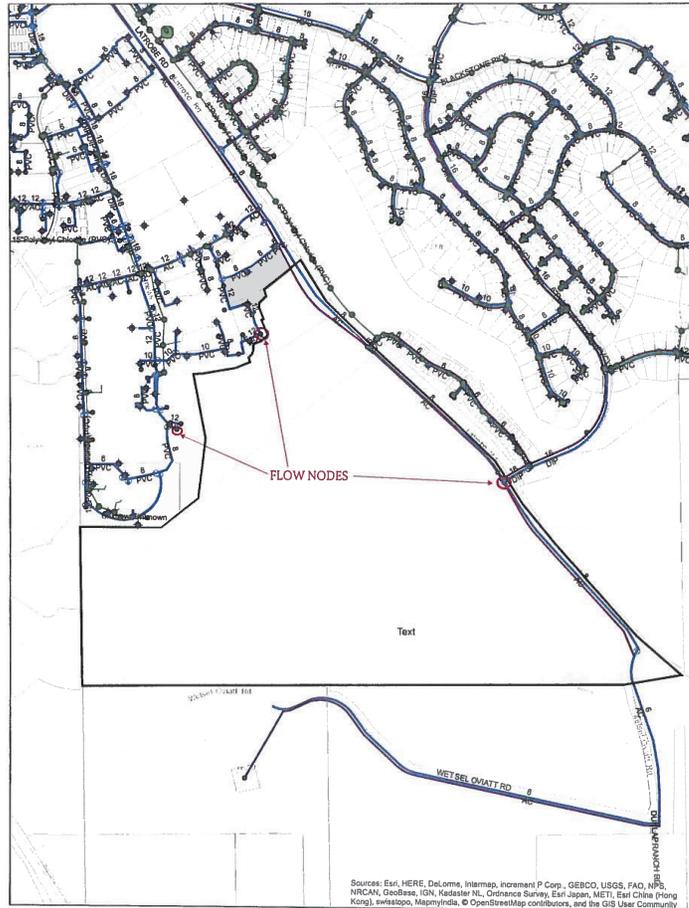
Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us

Rommel Pabalinas – Principal Planner
El Dorado County Development Services Department
Via email - rommel.pabalinas@edcgov.us

Mike Nihan – Principal Planner
El Dorado County Development Services Department
Via email - michael.nihan@edcgov.us

David Crosariol-CTA Engineering & Surveying
Via Email-dcrosariol@ctaes.net

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513



Date: June 7, 2018

Project: DST 244.7 Acres

APN: 117-101-12, 117-720-07, 117-720-09

Scale: NTS



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.

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

(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.

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

- 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.

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

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.



Figure 3 – Surrounding Uses



COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number J-6	Page Number: Page 1 of 4
	Date Adopted: 12/10/13	Revised Date:

BACKGROUND:

The El Dorado County General Plan is the comprehensive, long-term plan for the physical development of the county. State planning law requires the County to develop, adopt and maintain a legally adequate general plan, and provides for periodic monitoring, update and amendment of the general plan. The El Dorado County General Plan implements State planning law by providing for periodic monitoring of development activity and adjustment of the development potential of properties or modification of Community Region and Rural Center boundaries as the County deems necessary.

On April 4, 2011, the County completed the first five-year review following adoption of the General Plan. The County assessed prior activity and determined that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that land-use amendments would not be needed at this time. The County identified a number of General Plan policy revisions that would reinforce certain priorities including creation of jobs, provision of housing affordable to moderate-income households, retention of sales tax revenue, promotion and protection of agriculture and compliance with revisions in state law. The County initiated a Targeted General Plan Amendment to address the identified policy revisions.

State planning law permits General Plan Amendments to be initiated by the County or by a private party. A property owner may request a General Plan Amendment by submitting an application. Although a property owner has the right to submit amendment requests to the County, not all such requests further the County's goals and priorities. Considering the significant investment that is required to initiate and process a development application, the Board has determined a procedure is needed to ensure that applicants are fully informed of the potential issues and risks associated with privately initiated General Plan Amendments, applications for new Specific Plans and Specific Plan Amendments, This policy is issued to



COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number J-6	Page Number: Page 2 of 4
	Date Adopted: 12/10/13	Revised Date:

specify the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments 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.]

POLICY:

It is the policy of the Board of Supervisors (Board) that any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan (herein collectively referred to as “Applications”) proposing to increase allowable residential densities shall require an “Initiation” hearing before the Board. The “Initiation” hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on the fundamental question of whether the proposed Application -complies with the Criteria described below in this section.

This policy shall apply only to Applications submitted after the effective date of this policy.

General Plan Amendment Initiation Process

Applicants shall submit a complete application to the Community Development Agency. 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, or Specific Plan amendment, as applicable, including a discussion of the elements and policies to be amended, the reasons for the amendment, and compliance with the criteria below;



COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number J-6	Page Number: Page 3 of 4
	Date Adopted: 12/10/13	Revised Date:

2. Vicinity and Location Maps;
3. Site plan(s) showing existing and proposed general plan land use designations for the subject property and surrounding properties;
4. Optional exhibits, such as photographs or aerial photographs.

Once staff has determined that the application is complete, a staff report shall be prepared by staff and the Application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application complies with 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 of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

Criteria for Initiation of General Plan Amendments

Applications 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; 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
3. The Application meets one or more of the following goals and objectives:
 - A. Increases employment opportunities within El Dorado County.



COUNTY OF EL DORADO, CALIFORNIA
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- B. Promotes the development of housing affordable to moderate income households.
 - 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;
 - E. Is necessary to comply with changes in state or federal law;, and;
4. The Application is consistent with any applicable Board adopted community vision and implementation plan.

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, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this policy.

POLICY REVIEW: This Board Policy shall be reviewed no less than annually to assess whether this policy is working effectively and as intended.

Creekside Village

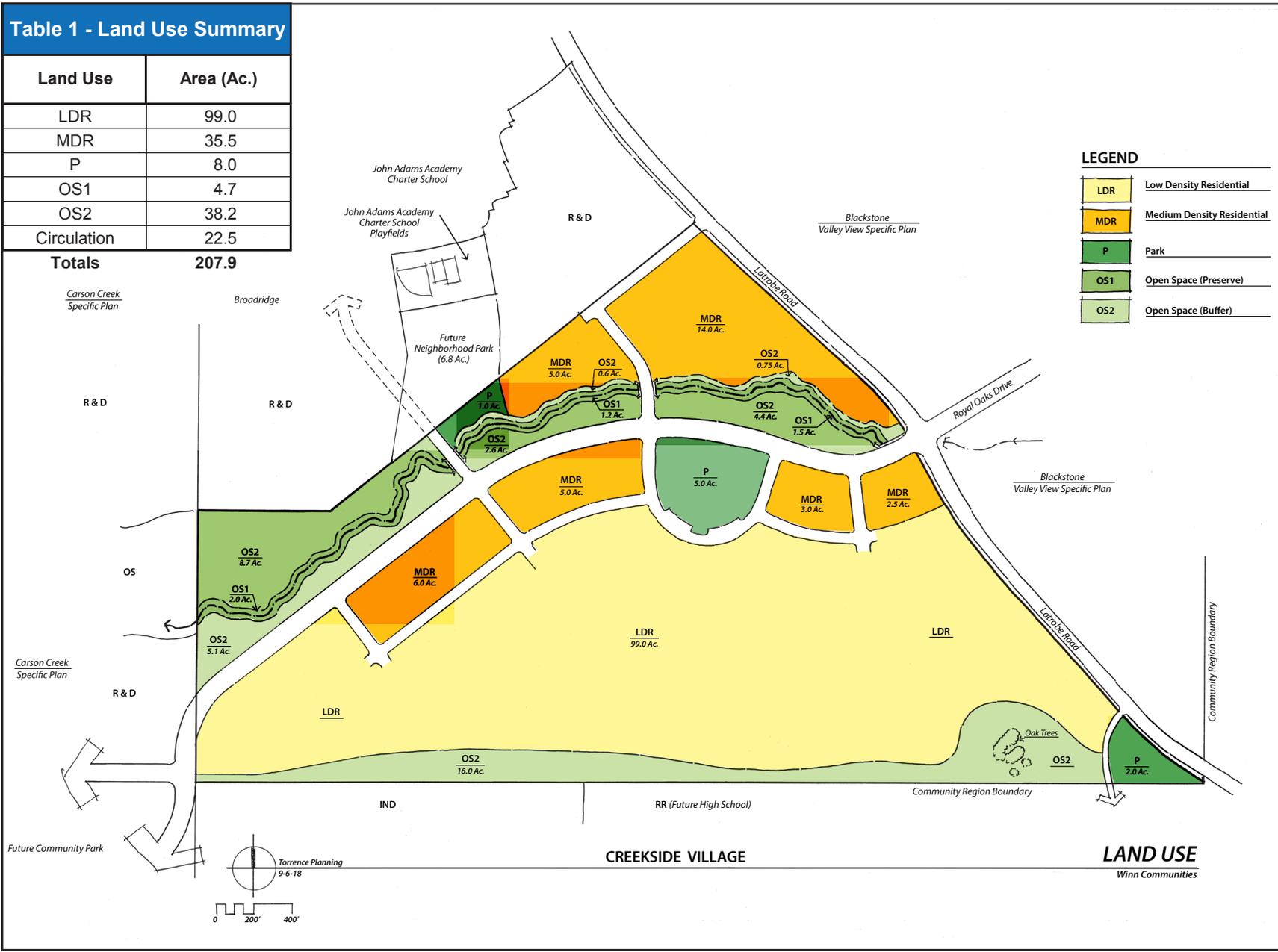


Figure 5 – Land Use Plan

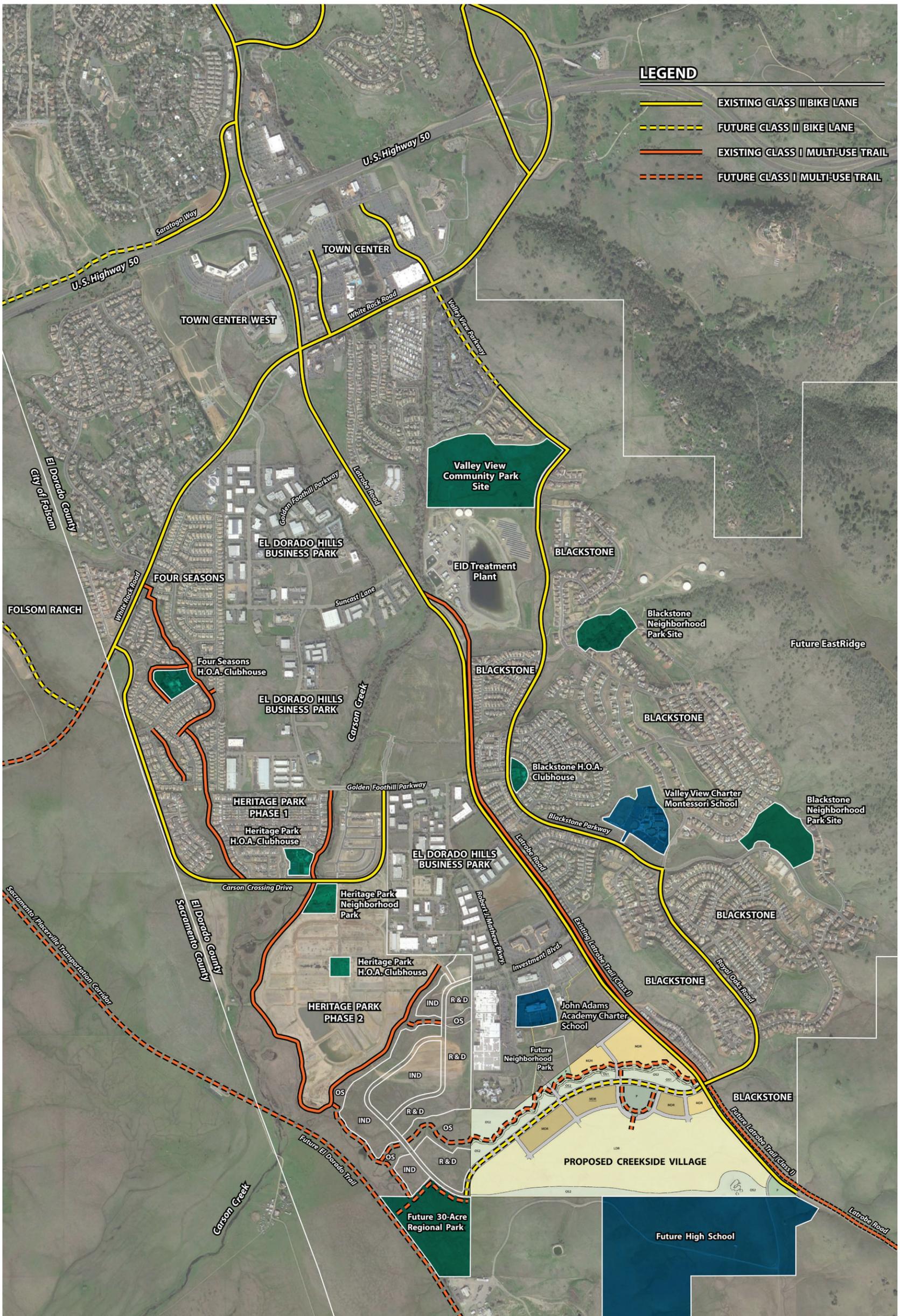


Figure 6 – Regional Pedestrian & Bicycle Circulation