

## 9.0 IMPLEMENTATION AND ADMINISTRATION

This section describes the mechanisms by which the land uses and policies contained in this Plan are implemented. Included are the following topics:

- ◆ Land use regulation
- ◆ Specific Plan adoption and amendment procedures
- ◆ Specific Plan preparation and engineering reimbursement
- ◆ Public facility financing
- ◆ Public facility maintenance responsibilities
- ◆ Phasing

### 9.1 Land Use Regulation

#### 9.1.1 Existing Zoning

The Plan area presently contains four different zoning classifications, as follows:

Residential Estate Ten-Acre (RE-10)  
Residential Estate Five-Acre (RE-5)  
Agriculture (A)  
Transportation Corridor (TC)

Zone districts RE-10 and A require a minimum of 10 acres per parcel. RE-5 zoning permits a minimum of 5 acres per parcel. TC zoning permits a minimum of 5 acres per parcel and only permits the development of transportation facilities as a matter of right with other non-transportation uses permitted by special use permit.

#### 9.1.2 Proposed Zoning

The Plan is a policy document which provides a refinement of the broad goals and policies set forth in the General Plan. The Plan also augments and implements the mitigation measures contained in the EIR and Addendum. The Plan is to be implemented by provisions of the El Dorado County Zoning Ordinance and as modified to implement the General Plan. The Plan does not create new zoning districts but does prescribe new development standards.

Where policies contained in this Plan conflict with other existing policies or ordinances, the policies of this Plan shall provide a basis for ordinance amendment or creation of ordinances applicable to this area. As required by State law, all land uses proposed in the Plan are consistent with the General Plan.

As a component of Plan implementation, the County will adopt an area-wide ordinance applying zoning to the Plan area. The primary zoning will be a PD overlay with maximum densities applied per Plan land use policies and designations. Bonuses will provide additional density per General Plan and Specific Plan policies.

One Family Residential (R1). The northern portion of the Plan area will be zoned Single-Family Residential (R1); however, other zoning districts could also be applied which are consistent with the area plan designations and density bonus opportunities.

Planned Development (PD) Combining District. The PD Combining Zone District, as presently described in Chapter 17.02 and 17.04 of the Zoning Ordinance will be used throughout the Plan area as a means of transferring density within individual subdivision proposals in order to provide sites for various public facilities and open space, to preserve natural features, etc.

### 9.1.3 Density Transfer

Following is a description of special zoning mechanisms to provide density transfer both within and beyond individual subdivisions.

Planned Development (PD) Combining Zone District. As provided in Chapter 17.02 and 17.04 of the Zoning Ordinance, the PD Combining Zone District shall be applied to certain lands in the Plan area in order to encourage and provide for creative and flexible approaches to the use of land through the redistribution of residential densities to protect natural resources, provide addition recreational facilities, and provide open space. Application of the PD Combining Zone District allows flexibility in the establishment of all development standards, including required yard areas (setbacks), lot area and width, lot coverage and other provisions. Furthermore, in order to maximize land use and preserve natural features, the PD Combining Zone District allows for transfer of residential density within individual tentative map and village boundaries within commonly owned or planned contiguous lands.

### 9.1.4 Subdivisions

The County Subdivision Ordinance and the State Subdivision Map Act proscribe the process for review of subdivision requests. Under State law, the County must make findings justifying the approval or denial of subdivision requests, including consistency of the proposed subdivision with the General Plan and this Plan. Moreover, all development proposals must be consistent with the EIR and include applicable mitigation measures.

Development of the Plan area will occur through a series of PD plans and subdivision maps. Each map will be reviewed for consistency with this Plan and other applicable County policy documents, ordinances, and the EIR. In addition, final subdivision maps must be in compliance with conditions of approval, and where applicable, with any development agreements approved in conjunction with this Plan and/or individual tentative maps.

### 9.1.5 Development Agreements

Section 65864 et seq. of the Government Code authorizes the County of El Dorado and developers to enter into agreements that are effective regardless of subsequent changes in the General Plan, this Plan, zoning, subdivision, and building regulations. The development agreement specifies the permitted use, density, dedication provisions, and a number of other matters. Such agreements may also set forth obligations of Plan area developers regarding the nature, timing, and financing of infrastructure improvements, right-of-way improvements, and public dedications.

A development agreement is a contract constituting a promise by the County that planning policies and regulations will not be changed for a specified period of time with respect to a particular project. In return, the developer agrees to construct certain improvements according to a specific time schedule.

Policies relative to use of development agreements are contained in Section 3.3.

### 9.1.6 Covenants, Conditions, and Restrictions (CC&Rs)

Individual developers shall prepare and record CC&Rs for projects in the Plan area. Also known as a deed restriction, such an instrument, when recorded, runs with the land and obligates the property owner and a homeowners association to requirements contained in the CC&Rs. The CC&Rs should be developed and adopted to provide consistency throughout the Plan area. The County will not be involved in the enforcement of these restrictions. Generally, enforcement will be the responsibility of the El Dorado Hills Design Review Committee.

CC&Rs must be reviewed for consistency with adopted mitigation measures. If not consistent, they must be modified. However, it must be noted that CC&Rs are not acceptable as mitigation measures with respect to CEQA, but they can be more restrictive.

### 9.1.7 Land Dedications and Encumbrances

This section describes various mechanisms employed by the Plan to acquire land (in fee) for public use and to control land which is retained in private ownership. All land dedicated to a public entity, either in fee or through an easement, will be maintained by that entity.

Street rights-of-way as depicted within this Plan, will be shown on tentative subdivision maps and dedicated to the County of El Dorado in conjunction with the subdivision approval process, as provided for in the Subdivision Map Act.

The school site reservation, as depicted in this Plan and tentatively approved by the State OLA, will be shown on the affected tentative subdivision maps and will be reserved for the applicable school district in conjunction with the subdivision approval process. The site will be purchased by the area-wide community facilities financing district, or other public financing district and

held in reserve for the school district by the financing district. The purchase of the site by the financing district shall comply with all State rules and regulations for the acquisition of school sites, including regulations pertaining to site inspection and procedures for establishing the purchase price.

Local park sites will be dedicated to the CSD during the subdivision process.

Public utility easements will be included within street rights-of-way and elsewhere, as needed, and offered for dedication in conjunction with the subdivision process. In certain instances, land within parcels not proposing development may be required for public facilities. In such instances, the County will take responsibility for acquisition, using means available to it. Acquisition costs will be paid by Plan area project proponents on a proportionate-share basis through the assessment district.

The Plan suggests various methods to benefit the public by protecting identified natural resources through restrictions upon use, by providing public access, or by providing for long-term maintenance of an installed amenity, such as landscaping or a trail. In some instances, more than one form of encumbrance may be used in an overlapping manner. The principal methods, collectively defined as "conservation setbacks" are as follows:

Non-building Setback. An area shown on tentative maps and recorded maps and filed as a notice of restriction on the deed as being restricted from all grading and construction activity other than fences. There is no easement involved and there are no public rights or responsibilities, except where a conservation easement or a public access easement may also exist, as described herein.

Conservation Easement. The conservation easement constitutes a notice of restriction on development rights and does not, in and of itself, provide for access by the general public. Public access is provided only when a public access easement is granted, generally in conjunction with a pedestrian pathway, as described below.

Except as required for maintenance and access by public agencies, all construction, grading, and tree removal is prohibited in conservation easements. Where grading and vegetation removal is necessary for access or safety, it shall be minimized to the extent possible and be part of the open space management plan.

Conservation easements shall be dedicated to and maintained by the EDHCSD via a LLAD and/or home owners association. Maintenance will consist primarily of periodic vegetation and grass removal as may be required to reduce fire hazard per the fuel management plan. Maintenance access for vehicles shall be within a recorded public access easement.

Community Held Open Space. Another option exists to accomplish a variety of goals through common ownership of open space. Such ownership can be for a variety of reasons, including riparian/wetland setback areas, noise setbacks, woodland conservation, and private recreation facilities such as a golf course or equestrian area.

Community held lots may be created during the subdivision map process and may use a variety of mechanisms to prevent future development. Public access may be restricted or allowed through granting access easements. The homeowners association of the subdivision can be responsible for maintenance of any facilities and/or fuel management activities, or the property can be dedicated to the CSD and maintained by a LLAD.

An open space management plan, subject to the approval of the Planning Commission, shall be prepared prior to the submittal of tentative map applications within the Plan area.

**Public Access Easement.** Public access easements serve the dual purpose of providing vehicular access for maintenance, fire suppression, and other emergency response and non-vehicular access by the general public for recreation purposes. Public access easements described in this Plan are a minimum of 10 feet in width and contain an asphalt concrete or all-weather (crushed rock or decomposed granite, etc.) pathway 8 feet in width which may be used jointly by maintenance and emergency vehicles, pedestrians, equestrians, and bicyclists.

Public access easements are dedicated to and maintained via a LLAD by the CSD. Public access easements are provided where pedestrian facilities occur within landscape easements.

**Landscape Easement.** Landscape easements are required along major streets to provide an area for noise setbacks, installation of landscaping, and pedestrian facilities.

As shown on Figure 4-1, landscape easements shall be provided outside and immediately adjacent to both sides of the public street right-of-way along Bass Lake Road and local collectors. Landscape easements shall be dedicated to and maintained via a LLAD by the CSD.

**Public Utility Easement.** Public utility easements are acquired by utilities in the subdivision process to accommodate and provide access to public infrastructure and utilities, such as water and sewer, electrical, and communication lines. Access by the general public is not provided.

## 9.2 **Specific Plan Adoption and Amendments**

The Plan shall be adopted and amended in accordance with California Government Code Section 65453. Adoption and amendment of this Plan shall be by resolution of the County Board of Supervisors following consideration by the Planning Commission and appropriate environmental determinations. Appropriate implementing ordinances and revisions will accompany the Plan approval and amendment as necessary.

As stated in the Government Code, the Plan "may be amended as often as deemed necessary by the legislative body". Amendments to this Plan may be initiated by property owners, or the County in accordance with any terms or conditions imposed during original Plan approval, or in accordance with any terms and conditions contained within any development agreement which accompanies this Plan.

## 9.0 IMPLEMENTATION AND ADMINISTRATION

The Planning Director shall have the responsibility of distinguishing which amendment requests are significant and require legislative action, and which requests are insignificant and may be addressed administratively through a written finding of substantial compliance with the Plan. Examples of significant amendment requests requiring review and approval by the Planning Commission and Board of Supervisors include the following:

1. The introduction to the Plan area of a new land use designation not contemplated in this Plan, or in subsequent amendments;
2. Changes or additions which materially alter the stated intent and goals of this Plan, or its subsequent amendments;
3. Any change which would result in a significant adverse environmental impact not addressed in the EIR, the Addendum, or any subsequent project environmental document; and
4. Any proposal to increase residential density above the limitations set forth in this Plan or allowed by the General Plan.

If the amendment request is deemed to be insignificant, the Planning Director may approve or deny the request. Actions of the Director may be appealed in the manner prescribed in the El Dorado County Zoning Ordinance.

The following findings shall be made in the consideration of amendment requests by either the Planning Director or the Planning Commission:

1. That the proposed amendment will result in a benefit to the area within the Plan;
2. That the proposed amendment is consistent with the El Dorado County General Plan;
3. That the proposed amendment will not result in any adverse effect on adjacent properties;
4. That the proposed amendment will not affect the provision of public facilities and services to residents within the Plan area;
5. That the physical characteristics of the property affected by the amendment are such that the proposed amendment will not have an adverse impact on the property; and
6. That existing environmental documentation and adopted mitigation measures identifying potential impacts and provide mitigation to insignificance or that findings of overriding considerations have been made.

### 9.3 Specific Plan Preparation Reimbursement

#### 9.3.1 Reimbursement of County Costs

Section 65456(a) through (d) of the Government Code allows the imposition of a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. These fees are to reimburse County costs for preparation, adoption, administration and CEQA mitigation monitoring of the Plan. Fees will be assessed prior to recordation of the final map. Plan preparation and adoption costs are not fully known at this time, but will be calculated at the time of adoption and will be included as an appendix to the Plan.

Administration of the Plan will involve an ongoing mitigation monitoring program and review of the public facilities financing plan. A function of the LLAD formed for ongoing administration and maintenance in the Plan area could include an assessment for ongoing administration by the County of El Dorado as described above. The mitigation monitoring program contained in the Addendum outlines the tasks.

### 9.4 Public Facility Financing Plan

The financing of all common public facilities described in this Plan will be accomplished by the Public Facility Financing Plan (PFFP) described in this Section. Public facilities specifically addressed by the PFFP include the following:

- ◆ Bass Lake Road/U.S. Highway 50 Interchange and Project Study Report (PSR)
- ◆ Bass Lake Road Right-of-Way and Landscape Corridors
- ◆ Country Club Drive
- ◆ Primary Local Roads and Landscape Corridors
- ◆ Parks
- ◆ Open Space Acquisition
- ◆ Trails
- ◆ Fire Station Site Acquisition, Building, and Apparatus
- ◆ School Site Acquisition and Facilities
- ◆ Major Water System
- ◆ Major Sewer System
- ◆ Major Stormwater Drainage System

Based on estimates, the cost of installing the majority of public infrastructure required for the Plan area will be \$14.7 million dollars (1995 dollars) (See Table 9-1).

The PFFP involves two distinct steps, the first of which is included herein and is called public facility financing concept. The second step, referred to as public facility financing details as outlined in Section 9.4.2 will be provided following adoption of the Plan.

### 9.4.1 Public Facility Financing Concept

The public facility financing concept contains the following information which is illustrated in Table 9-1.

1. The nature and extent of all facilities necessary to serve the Plan area are described in water, sewer, and stormwater drainage plans provided in Section 5.0, public facilities plans provided in Section 5.0, and Circulation Plan provided in Section 4.0;
2. The cost of providing each facility in 1995 dollars;
3. Description of methods of available construction financing, including engineering, administration, right-of-way acquisition, etc. (Different property owners and developers may elect to pursue different financing methods.) This provides for equitable apportionment and distribution of cost among benefiting properties and includes a methodology for reimbursement to property owners who provide facilities in excess of their benefit; and
4. The intended method of financing long-term maintenance, including monitoring.

Additional Fees. Additional fees may be established by the County and other agencies over time in addition to those set forth in the PFFP. Financial obligations outlined in this Plan will not reduce or negate any other standard fees applicable to assessment districts within the Plan area.

It is important to note that the PFFP is based on conceptual plans for the major components of infrastructure and not on detailed construction drawings. As a result, the PFFP will necessarily be subject to adjustments as more detailed engineering information becomes available following tentative map approval.

The costs and financing methods set forth in the PFFP are based on land use types and maximum allowable densities as currently shown in Figure 3-1, Specific Plan Land Use Diagram. Accordingly, the PFFP will be subject to adjustment as changes in land use intensity or residential density reductions occur through the specific plan amendment process described in Section 9.2. A final factor which may affect the PFFP is the viability of various financing methods given the local or regional economic conditions

Outside Areas and Non-Participants. Land outside the Plan area which develops with reliance upon Plan area public facilities will be required to participate in the construction funding and maintenance of such facilities. This is potentially applicable to those portions of the EDHSP adjacent to the western boundary of the Plan area (See Figure 1-6).

Conversely, land within the Plan area which is able to develop without reliance upon Plan area public facilities will be exempted from certain aspects of the PFFP. Villages which adjoin Cameron Park may meet this criterion.



### 9.4.2 Public Facility Financing Details

The following information will be provided for final map approval within the Plan area:

1. Detailed public facility improvement plans (i.e., construction plans) for improvement deemed necessary by discretionary approval of any tentative map;
2. Detailed cost breakdown for all public facilities required for development of the subdivision;
3. Detailed description of construction and maintenance financing mechanism selected from the options described in the public facility financing concept; and
4. Commitment to funding and adherence to the PFFP will be guaranteed by development agreements and security bonds.

### 9.4.3 Implementation

1. Funding mechanisms for acquisition, construction, and maintenance of all public facilities shall be detailed in the public facilities financing plan, which must be submitted for approval prior to or concurrent with the submittal of the first tentative map application.
2. School site reservations acceptable to the school districts and tentatively approved by the State OLA and as shown on Figure 3-1, Specific Plan Land Use Diagram, shall be reserved in accordance with requirements of the school district. The school site shall be initially acquired through a Community Facilities District (CFD) and held in reserve for the school district.
3. The development agreement process may be utilized as a method to implement Plan policies pursuant to Section 65864 et seq. of the Government Code.
4. The financing plan for the common improvements necessary to serve the individual development projects within the plan shall be approved concurrent with the tentative map.
5. All land acquisitions and easements shall adhere to the descriptions contained in Section 9.1.7.
6. If an assessment district is not formed after Plan adoption, an alternate public facility funding plan must be submitted for review and approval prior to the approval of discretionary development within the Plan boundaries.

### 9.5 Public Facility Phasing

The phasing, including rate, of construction within the Plan is dependant upon a number of factors, including local and regional market demand and the availability of public facilities beyond the Plan area.

It is anticipated that Plan area development will occur as a series of individual tentative maps. Each village must be comprehensively planned through the PD process. Each village PD must address its fair share of public facilities and costs unique to each village. Development does not necessarily have to occur in a contiguous manner as long as necessary public facilities and services are available. In each instance, on- and off-site public facilities as described in this Plan will be provided as necessary to serve development.

It is recognized that right-of-way acquisition and sites for public facilities (i.e., streets, fire station, water tanks, sewer trunklines, etc.) may be required on properties not proposing development in order to provide necessary connections or achieve certain service standards. In such instances, the cost of right-of-way acquisition shall be borne by the project proponent for which the connection is deemed necessary. Provision shall be made for reimbursement by other developers through provisions in the Subdivision Map Act.

The phased construction of the primary local roads described in this Plan will include all street and pedestrian/bicycle paving, street lighting (as needed) and traffic signals, and landscaping. Streetscape improvements along Bass Lake Road and primary local roads will be provided in conjunction with residential development of adjacent properties.

Table 9-1

Public Facility Financing Plan Concept  
(Part 1 of 2)

PUBLIC FACILITY DESCRIPTION	CAPITAL COST X 1,000	ACQUISITION COST X 1,000	CONSTRUCTION FINANCING METHOD	ACQUISITION FINANCING METHOD	MAINTENANCE FINANCING	INSTALLATION TIME FRAME
Bass Lake Road (BLR)	350	N/A	U.S. Hwy 50 Impact Fee CFD/SPF	N/A	State Funds	See Note 1
U.S. Highway 50 Interchange + PSR/3						
BLR Improvements and Right-of Way/4	1,700	160	CFD/Developer Fees	CFD/Developer Fees	County Funds	See Note 1
BLR Sidewalk Bike Lanes/4	200	Include BLR	CFD/SPF	CFD/SPF	County Funds	See Note 1
BLR Landscaping/4	1,500	N/A	Developer Funds	Land Dedication	County Funds	See Note 1
Primary Local Roads/5 & /8	4,500	N/A	Developer Funds	Land Dedication	County Funds	See Note 1
Primary Local Road Landscaping	2,200	N/A	Developer Funds	Land Dedication	LLAD	See Note 1
Major Sewer/2	1,300	N/A	CFD/SPF	Land Dedication	EID	See Notes 1 & 2
Major Water/2	1,500	N/A	CFD/SPF	Land Dedication	EID	See Notes 1 & 2
Parks	TBD	432	Quimby Fees	CFD/SPF	Property Tax	See Note 1
Schools	TBD	300	Mitigation Fees	CFD/SPF/ Mitigation Fee	Master HOA	See Note 1
Required Open Space	525		N/A	Specific Plan Fee	LLAD	Recordation of Final Map of Village
<b>TOTAL ESTIMATED COST</b>	<b>13,775</b>	<b>892</b>				

ONGOING MAINTENANCE MONITORING

Drainage Facilities					ZOB	
Mitigation Monitoring					ZOB	

(Footnotes detailed in Part 2)

Table 9-1

**Public Facility Financing Plan Concept  
(Part 2 of 2)**

Notes:

/1 Because of the fractured land ownership, the timing of improvements is difficult to predict and is a function of a number of factors, namely how many individual properties anticipate early development, the property's geographic location in the Plan, and how many property owners who will participate in a Community Facilities District (CFD) to fund needed common improvements. The method of choice used to fund common improvements is a CFD because of the flexibility it can offer.

The total estimated capital cost of all common capital improvements and required land acquisitions is \$14.7 million dollars. This breaks down to a cost per equivalent dwelling unit (EDU) of \$10,000. It is the intent of this Plan, subject to adoption, to determine all interested property owners who desire to participate in the development of a CFD to fund common improvements and acquisitions. It is anticipated that this process will take about one year to complete. After determining the number of participants, common improvements needed to serve said parcels will be defined and upgraded as required to serve the balance of the Plan area so as to allow future development to occur. Improvements which will benefit other non-participating parcels will be defined and a participation fee established which would have to be paid before service could be obtained. Participating parcels will be taxed at a minimum tax rate related to benefits received and EDUs desired. Non-participating parcels will be assigned a quantity of EDUs commensurate with the land use plan.

Timing and extent of common improvements will be directly related to the number of parcels which participate initially. As stated above, it is anticipated that the process of determining the scope of initial common improvements will take about one year from the date of Plan adoption.

If no parcels elect to participate in a CFD to fund common improvements, individual tentative maps will be subject to the provisions, policies, and elements of this Plan and be conditioned according to their Plan impacts. The Catholic Church site will not be required to participate in the PFFP. Improvements which are installed in advance by the Catholic Diocese are reimbursable over and above their fair share. Moreover, other parcels designated for public facilities would not be required to participate in the PFFP.

As an alternative to the CFD, it may be possible to develop a specific plan developer fee. Said fee would fund, at a minimum, all required common capital improvements and land acquisitions. Said fee would be approximately \$10,000 per EDU and would be tied to the acquisition of a building permit. This fee would be in addition to other required fees currently charged. Any common improvements installed by the developer would be credited directly to the Plan development fee. The fee would escalate annually in accordance with a recognized and commonly used index. The fee would be limited to construction of single-family units only, except that single-family attached units would be subject to a fee equal to 75 percent of the base fee. Properties on the east side of the hill which do not need EID facilities common to the west side would be subject to a slightly lower fee.

The school site shall be acquired within one year of the approval of the first tentative map and dedicated to the Buckeye Union School District upon acquisition. The Buckeye Union School District shall provide the owner or owners dedicating the site to the District with credits toward their portion of the school mitigation building permit fee. The amount of the credits provided by the Buckeye Union School District shall not exceed \$300,000. The improvements to serve the school site (roads, water, and sewer service) shall be constructed no later than the issuance of the 300th building permit.

Parkland acquisition will be obtained through Quimby requirements.

Required open space will be paid for through the use of the Plan fee. Property owners who have required open space on their property will be eligible to be compensated for said dedications as funds in the fee account are available. Required open space was given a value of \$5,000 dollars per acre in this note. This amount is for estimating purposes only and in no way attempting to influence its actual or perceived value.

Improvements to Bass Lake Road other than landscaping will be reimbursed directly from the County TIM fee program as funds are available.

/2 Funds required for the expansion of AD#3 facilities will be financed via a method to be determined after studies involving expansion are complete. Most likely, financing of improvements will be included in the EID Facility Capacity Charge.

/3 Traffic volumes on Bass Lake Road in the vicinity of the interchange will be monitored annually by the County to ensure that the interchange operates at Level of Service (LOS) "E" or better. Subsequent improvements will be funded as described herein.

The County will work with Caltrans to prepare a Project Study Report (PSR), funded by developers, for future interchange improvements. The PSR will describe the scope, schedule, and estimated cost of the project so that the appropriate funding mechanism can be formulated. The traffic study for the PSR will need to quantify traffic operations and improvement needs to approximately the year 2015 between the proposed Silva Valley Parkway/Highway 50 and Cambridge Road/Highway 50 interchanges.

/4 Improvements to Bass Lake Road between U.S. Highway 50 and Serrano Parkway will be financed by Plan area developers. Completion of these improvements shall be credited against traffic mitigation fees for those participating. Improvements to Bass Lake Road north of Serrano Parkway to Green Valley Road, will be funded by traffic impact fees and local development. Subsequent developers will be required to pay traffic impact fees which are in effect at the time of building permit issuance. Includes all streetscape in the public right-of-way and landscape easement.

/5 Need and installation time frame is dependent upon subdivision processing and approval. Where the completion of a primary local road requires links beyond an individual subdivision for safety or other reasons, the developers will enter into a reimbursement agreement with the County in order to provide a pro-rata sharing of costs incurred by the first developer for land acquisition, engineering, construction, and other costs as may be reasonable.

/6 Fire station costs based on estimates contained in the Program EIR for structure and apparatus.

/7 ZOB= Zone of Benefit. (County mechanism.) LLAD= Lighting and Landscape Assessment District. (CSD mechanism.) TBD= To Be Determined. ROW= Right-of-Way.

/8 Includes Country Club Drive.

/9 Unless otherwise noted, all costs are estimates based on facilities depicted in this Plan using 1995 dollars. (Source: Cooper, Thorne & Associates) Commitment to financial participation by landowners must occur no later than twenty-four (24) months following Plan approval.

