

THE
CARSON CREEK
SPECIFIC PLAN

Adopted:
September 24, 1996

Minor Amendment:
September 28, 1999

C O N F O R M E D A G E N D A

**Special Meeting of the Board of Supervisors
El Dorado County, California**

Tuesday, September 28, 1999 - 2:30 P.M.

**BOARD OF SUPERVISORS MEETING ROOM
330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
<http://co.el-dorado.ca.us/bos>**

**J. MARK NIELSEN
Chairman
Third District**

**WILLIAM S. BRADLEY
First Vice Chairman
First District**

**PENNY HUMPHREYS
Second Vice Chairman
Fourth District**

**RAYMOND J. NUTTING
Second District
rnutting@co.el-dorado.ca.us**

**DAVID A. SOLARO
Fifth District**

**Clerk of the Board
Dixie L. Foote**

**Chief Administrative Officer
Michael B. Hanford**

**County Counsel
Louis B. Green**

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE BOARD OF SUPERVISORS OFFICE

ADOPTION OF AGENDA

CLOSED SESSIONS

**Existing litigation pursuant to Government Code Section
54956.9(b) regarding the following:**

**El Dorado County Taxpayers for Quality Growth, et
al vs El Dorado County Board of Supervisors, et al (Carson
Creek) El Dorado County Superior Court Case No. PV-002584.**

-OVER-

OPEN SESSION

Palisades Development, Inc. requesting Board certify an addendum to the Environmental Impact Report (EIR) and consider minor amendments to the Specific Plan and development agreement for Carson Creek in the El Dorado Hills area, (APNs 108-040-04, -05, -06, -07, -12, and 108-050-02).

BOARD ACTION - Board adopted the findings proposed by staff, and approved the Specific Plan amendments which have been presented.

BSNuNH

ADJOURNMENT

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	1-1
2.	INTRODUCTION	2-1
2.1	Purpose and Authority	2-1
2.2	Using the Plan	2-1
2.3	Location and Description	2-2
2.4	Existing Conditions and Site Analysis Overview	2-3
2.5	Development Opportunities and Constraints	2-3
2.6	Relationship to the General Plan	2-7
2.7	Consistency Review and General Plan Policies	2-7
3.	DEVELOPMENT PLAN	3-1
3.1	Introduction	3-1
3.2	Land Use Plan	3-1
3.3	Land Use Categories	3-3
3.4	Circulation Plan	3-7
3.5	Open Space Plan	3-13
3.6	Grading Plan	3-13
3.7	Infrastructure	3-14
3.8	Environmental Management	3-22
3.9	Public Facilities and Services	3-23
4.	DEVELOPMENT STANDARDS	4-1
4.1	Introduction	4-1
4.2	General Provisions	4-1
4.3	Single Family (7,000 sq. ft. min.)	4-2
4.4	Single Family (6,000 sq. ft. min.)	4-5
4.5	Single Family (5,000 sq. ft. min.)	4-7
4.6	Single Family High Density (3,000 sq. ft. min.)	4-9
4.7	Multi-Family	4-11
4.8	Local Convenience Commercial (LC) and Community Center (CC)	4-13
4.9	Research and Development (RD)	
4.10	Industrial (I)	4-16
4.11	Open Space (OS)	4-16
4.12	Parks (P)	4-17
4.13	Lighting Standards	4-18
4.14	Street and Parking Lot Tree Planting Standards	4-18
4.15	Revegetation Standards for Riparian Areas	4-20
4.16	Golf Course Standards	4-21
4.17	Other Standards	4-24

5.	IMPLEMENTATION	5-1
5.1	Phasing	5-1
5.2	Financing Program	5-1
5.3	Comprehensive Maintenance	5-2
6.	PLAN ADMINISTRATION	6-1
6.1	Specific Plan Amendments	6-1
6.2	Boundary Adjustments	6-2
6.3	Review Procedures	6-2
6.4	Appeals	6-6
6.5	Monitoring Programs	6-6
6.6	Annexation	6-6
7.	CONDITIONS OF APPROVAL	7-1
7.1	Introduction	7-1
7.2	Conditions of Approval and Mitigation Measures	7-1

LIST OF FIGURES

1.	Regional Location Map	2-2
2.	Slope Analysis	2-5
3.	Surrounding Land Uses	2-6
4.	Land Use Plan	3-2
5.	Circulation Plan	3-10
6.	Street Sections	3-11
7.	Pedestrian Trail System	3-12
8.	Typical Carson Creek Section	3-14
9.	Drainage Plan	3-15
10.	Water Plan	3-18
11.	Sewer Plan	3-21
12.	Phasing Plan	5-3

LIST OF TABLES

TABLE 1: LAND USE CALCULATIONS	3-3
TABLE 2: RESIDENTIAL LAND USE CALCULATIONS	3-4

1. EXECUTIVE SUMMARY

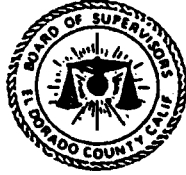
The Carson Creek Specific Plan establishes comprehensive guidance and regulations for the development of a 710-acre site in El Dorado County.

Uniquely located in the western portion of the County, on relatively flat land and adjacent to the El Dorado Hills Business Park, the site provides the opportunity to create a new community with a balanced mix of residential, research and development, commercial, public, and open space uses.

Buildout of the Specific Plan will result in a balanced community consisting of 1,700 housing units, up to 40,000 square feet of commercial uses, up to 449,605 square feet of research and development, up to 780,279 square feet of industrial uses, 37 acres of public park, and 198.9 acres of enhanced open space.

The Specific Plan contemplates, in its residential areas, an age-restricted, senior citizen housing development within the meaning of California Civil Code Section 51.3 with an array of largely single-family housing types and densities. Section 51.3 provides that qualifying residents for senior communities are those who are 55 years of age or older. The Specific Plan will also accommodate a small, 6-acre pocket of non-age-restricted residential housing: up to 18 unrestricted residential dwelling units may be constructed on the 6 acres.

The plan pays special attention to the natural features of the site. An open space system is planned, with interconnecting open space areas and parkways throughout the site. Carson Creek and its tributaries will be protected through the creation of a parkway corridor. Wetlands and habitat areas will be protected and preserved in open space areas.



RESOLUTION No. 224-96

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

The Board of Supervisors of the County of El Dorado resolves as follows:

RECITALS

1. The Carson Creek Specific Plan area is located south of Highway 50 and generally east of the El Dorado Hills Business Park in the El Dorado Hills area of El Dorado County.
2. The application for the Carson Creek Specific Plan (hereinafter, "Specific Plan") was submitted in July 1994.
3. The Specific Plan text was submitted for staff review and was made available for public review. After County Planning Department review, staff concluded that, because the Specific Plan had the potential to adversely affect the environment, an Environmental Impact Report ("EIR") would be required pursuant to the California Environmental Quality Act ("CEQA").
4. A Notice of Preparation of the EIR was mailed to all responsible and affected agencies on June 30, 1994, pursuant to Public Resources Code Section 21080.4.
5. A draft EIR for the Carson Creek Specific Plan was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Review Guidelines of El Dorado County.
6. The County distributed copies of the draft EIR to the public agencies which have jurisdiction by law with respect to the project and to other interested persons and agencies and sought the comments of such persons and agencies.
7. Notice inviting comments on the draft EIR was given in compliance with CEQA Guidelines Section 15085.
8. On June 27, 1996, a public hearing on the draft EIR was held by the County Planning Commission.
9. Written and oral comments to the draft EIR have been received and responses to those comments have been prepared.
10. The public comment period for the draft EIR ended on July 5, 1996.

11. On 9/12, 1996, the El Dorado County Planning Commission recommended the certification of the final EIR as adequate and complete in accordance with the provisions of the California Environmental Quality Act and local ordinances and forwarded its recommendation of approval of the Specific Plan to the Board of Supervisors.

12. The environmental record prepared in conjunction with the consideration and adoption of the Carson Creek Specific Plan includes the following:

- a. The Carson Creek Specific Plan application package;
- b. The draft and final EIR;
- c. All staff reports, public memoranda, maps, and minutes of meetings prepared by County staff relating to the project and presented to the Planning Commission and/or Board of Supervisors;
- d. All testimony and documents presented by the applicant or the applicant's agents relating to the project and presented to the Planning Commission and Board of Supervisors;
- e. The proceedings before the Planning Commission relating to the project and EIR, including testimony, oral and written, and documentary evidence introduced at the public hearings to the Planning Commission and the Board of Supervisors; and
- f. Matters of common knowledge to the Board which it considers including, but not limited to, the following:
 - i. The El Dorado County General Plan;
 - ii. The El Dorado County Zoning Code;
 - iii. The El Dorado County Code; and
 - iv. Other formally adopted policies and ordinances.

13. The Board of Supervisors of the County of El Dorado has reviewed the final EIR prepared for the Carson Creek Specific Plan, Planning Department staff reports pertaining to the draft EIR, and all evidence received by the Planning Commission at the duly noticed public hearings. All these documents and evidence are incorporated by reference into this Resolution.

14. The final EIR identified certain significant and potentially significant adverse effects on the environment caused by the Carson Creek Specific Plan project.

15. The Board of Supervisors is required, pursuant to CEQA, to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant environmental effects.

16. The Board of Supervisors desires, in accordance with CEQA, to declare that, despite the occurrence of significant environmental effects that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, there exist certain overriding economic, social, and other considerations for approving the Specific Plan that the Board believes justify the occurrence of those impacts.

NOW, THEREFORE, the Board of Supervisors of the County of El Dorado does hereby resolve as follows:

1. It is hereby certified that the final EIR has been completed in compliance with CEQA.

2. It is hereby certified that the final EIR has been presented to the Board, which reviewed and considered the information and analysis contained therein before making the findings attached hereto, adopting the mitigation monitoring program as set forth in the final EIR, and issuing the statement of overriding considerations, all of which are on file with the County Clerk.

3. The Board finds that many of the impacts identified in the initial study for the Specific Plan involve matters which were studied in the final environmental impact report prepared for the County General Plan adopted in February 1996. In accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15083, the Specific Plan is consistent with the General Plan, and the level of impacts other than those peculiar to the Specific Plan are consistent with the level of impact identified in the General Plan EIR.

4. The Board further finds, pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091, that many of the proposed mitigation measures described in the final EIR are feasible and therefore will become binding upon the County and affected landowners and their assigns or successors in interest when the Board approves the Specific Plan and that other proposed mitigation measures are infeasible.

5. To the extent that these findings conclude that various proposed mitigation measures outlined in the EIR are feasible and have not been modified, superseded, or withdrawn, the Board hereby binds itself, all landowners within the Carson Creek Specific Plan area, and their assigns and successors in interest to implement those measures. These findings are not merely informational but constitute a binding set of obligations that will come into effect when the County adopts this Resolution approving the Specific Plan.

6. The Board resolves this Resolution will become, upon adoption, incorporated into the Carson Creek Specific Plan. Thereafter, when any proposed specific project within the Specific Plan area is reviewed for its consistency with the Specific Plan, the conditions of said proposed project will have to be deemed consistent with the Specific Plan and the conditions and mitigations set forth herein prior to approval of the proposed project.

7. As set forth in its findings of fact attached as Exhibit C, the Board hereby finds that none of the proposed project alternatives set forth in the final EIR can feasibly substantially lessen or avoid the significant adverse environmental effects that will not be substantially lessened or avoided by the adoption of all feasible mitigation measures.

8. In order to comply with Public Resources Code Section 21080.6, the Board hereby adopts the mitigation monitoring and reporting program as set forth in the final EIR. The program is designed to ensure that, during project implementation, the County, affected landowners, their assigns and successors in interest, and any other responsible parties comply with the feasible mitigation measures identified in Exhibits A and B. The mitigation monitoring and reporting program identifies, for each mitigation measure, the party responsible for implementation.

9. Since the adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by adoption of the Specific Plan, the Board hereby issues, pursuant to CEQA Guidelines Section 15093 and attached hereto as Exhibit D, a statement of overriding considerations that render those effects acceptable.

10. The County Clerk is directed, after the Board adopts this Resolution formally approving the Specific Plan, to post a Notice of Determination, together with a copy of this Resolution and its exhibits, in the Office of the County Clerk and shall file such Notice with the County Clerk of El Dorado County and, in accordance with Public Resources Code Section 21152, shall cause such Notice to be posted in the County Clerk's Office, all within five working days following adoption of this Resolution approving the Specific Plan.

11. The draft and final EIRs set forth environmental impacts that would be significant or potentially significant in the absence of mitigation measures. As to each such impact, the Board of Supervisors hereby finds that changes or alterations incorporated into the project mitigate or substantially lessen the significant or potentially significant environmental impacts as specifically set forth in Exhibit A attached hereto. Also set forth are impacts that are significant and unavoidable that cannot be substantially lessened or avoided through the adoption of feasible mitigation measures or feasible alternatives, as specifically set forth in Exhibit B attached hereto. As to these impacts, the Board of Supervisors hereby finds that there exist certain overriding economic, social, and other considerations for approving the Specific Plan that the Board believes justify the occurrence of those impacts.

12. The Board of Supervisors finds that the Specific Plan is consistent with the El Dorado County General Plan for all of those reasons set forth in the text of the Specific Plan and that the Specific Plan implements the goals and policies of the General Plan.

13. Based on all of the foregoing and on the facts set forth in the Statement of Overriding Considerations set forth in this Resolution, the Board of Supervisors hereby adopts the Carson Creek Specific Plan as submitted to this Board.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 24TH day of SEPTEMBER, 1996 by the following vote of said Board:

SUPERVISORS: RAYMOND J. NUTTING, J. MARK N
WALTER L. SHULTZ, JOHN E. UPTON

Ayes:

ATTEST

DIXIE L. FOOTE
Clerk of the Board of Supervisors

Noes: SUPERVISOR: WILLIAM S. BRADLEY
Absent: NONE

By Margaret E. Moody
Deputy Clerk

Raymond J. Nutting
Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.