

3. DEVELOPMENT PLAN

3.1 Introduction

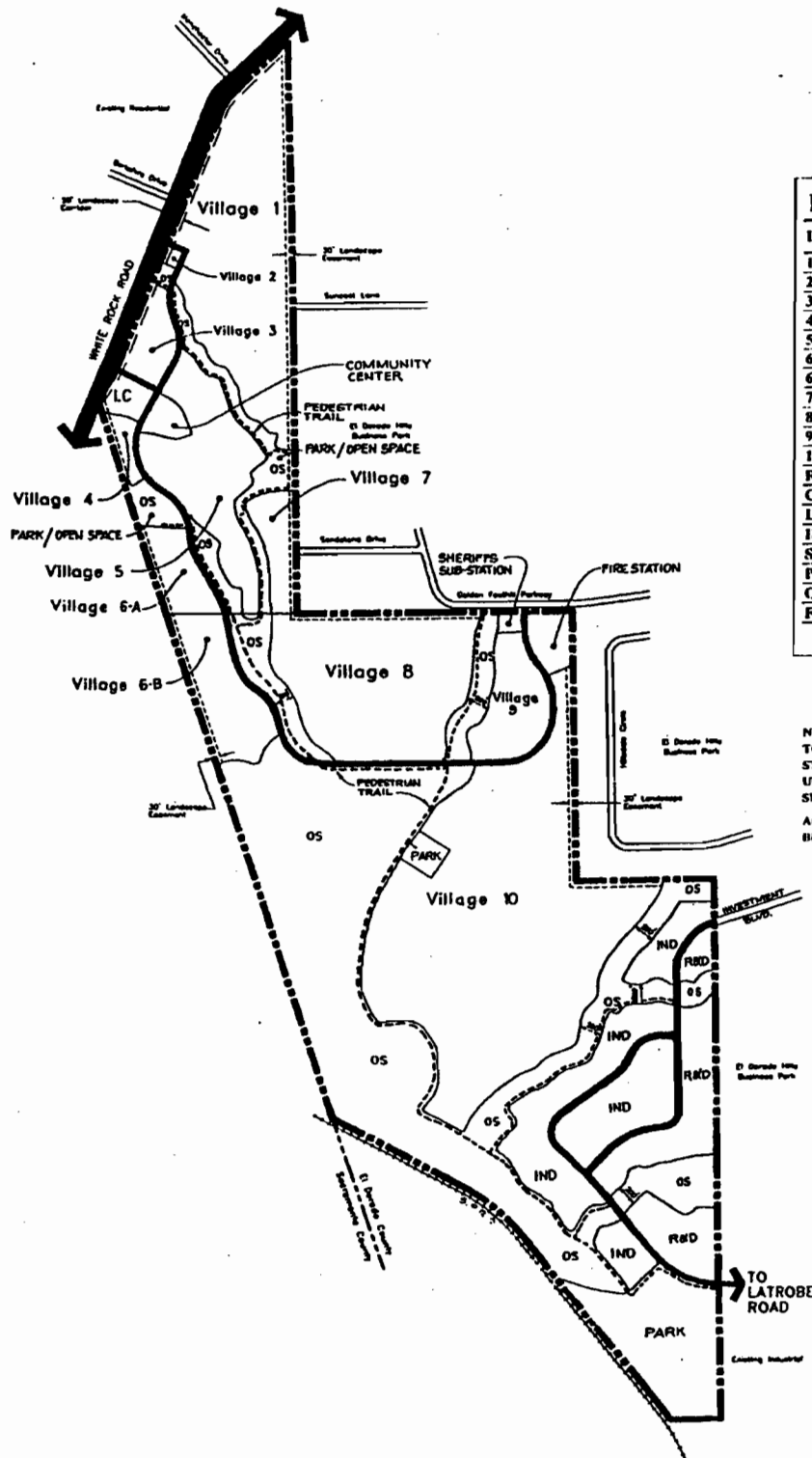
The Development Plan consists of the Land Use Plan, Circulation Plan, Open Space Plan, Grading Plan, Infrastructure Plan, Environmental Management Plan, and Public Facilities and Services. Together, these elements establish the framework for development of the 710-acre Carson Creek community. The Land Use Plan sets forth the planned land uses and intensities for the community, while the other elements of the Development Plan establish the systems to support development under the Land Use Plan. For the purposes of this Plan all calculations are based on gross acres with land use boundaries taken to the centerlines of roads shown within the Plan boundaries.

3.2 Land Use Plan

The Carson Creek Specific Plan will create a balanced community, with detached single family housing, apartments, parks, commercial, research and development, industrial, and civic uses (see Figure 4). The plan incorporates both contemporary and traditional design concepts, to create a place where residents of the community will be able to safely walk to parks, and grocery stores without having to compete with cars on busy streets.

Buildout of the Specific Plan will result in construction of 1,700 housing units, up to 40,000 square feet of commercial uses, up to 449,605 square feet of research and development uses, up to 780,279 square feet of industrial uses, 37 acres of parks, and 198.9 acres of open space. Tables 1 and 2 show land uses and land acreage.

LAND USE PLAN



| LAND USE CALCULATIONS | | | |
|------------------------|--------------|-------------|--------|
| LAND USE VILLAGES | ACRES | UNITS | D.U.A. |
| 1 | 74.8 | 255 | 3.4 |
| 2 | 1.1 | 4 | 3.6 |
| 3 | 9.5 | 28 | 2.9 |
| 4 | 3.2 | 7 | 2.2 |
| 5 | 31.2 | 125 | 4.0 |
| 6-A | 10.4 | 36 | 3.4 |
| 6-B | 20.9 | 83 | 4.0 |
| 7 | 9.2 | 41 | 4.0 |
| 8 | 55.3 | 304 | 5.5 |
| 9 | 16.6 | 67 | 4.0 |
| 10 | 136.4 | 750 | 5.5 |
| RESEARCH & DEVELOPMENT | 34.4 | 0 | |
| COMMUNITY CENTER | 3.0 | 0 | |
| LOCAL COMMERCIAL (LC) | 4.6 | 0 | |
| INDUSTRIAL (IND) | 59.7 | 0 | |
| SHERIFF SUB-STATION | 1.2 | 0 | |
| PARKS | 37.0 | 0 | |
| OPEN SPACE (OS) | 198.9 | 0 | |
| FIRE STATION | 5.4 | 0 | |
| TOTAL | 712.8 | 1700 | |

NOTE: UNIT COUNT SHOWN HEREON MAY CHANGE FROM VILLAGE TO VILLAGE AND WILL BE FINALIZED AT THE TENTATIVE MAP STAGE. THE CHANGES ARE PERMITTED SO LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE MAXIMUM UNIT COUNT AS SHOWN ON THE SPECIFIC PLAN.

ACRES SHOWN HEREON ARE APPROXIMATE ONLY AND WILL BE FINALIZED AT TENTATIVE MAP STAGE.



TABLE 1: LAND USE CALCULATIONS

| Land Use | Acres | Units | Density |
|---------------------------|--------------|--------------|----------------|
| <u>Residential</u> | | | |
| Villages 1-10 | 368.6 | 1,700 | |
| <u>Employment</u> | | | |
| LC | 4.6 | | |
| CC | 3.0 | | |
| Industrial | 59.7 | | |
| RD | 34.4 | | |
| Subtotal | 101.7 | | |
| <u>Public</u> | | | |
| P | 37 | | |
| OS | 198.8 | | |
| SS | 1.2 | | |
| FS | 5.4 | | |
| Subtotal | 242.4 | | |
| TOTAL | 712.7 | 1,700 | |

3.3 Land Use Categories

The Carson Creek Specific Plan identifies six land use categories: (1) residential; (2) local convenience commercial; (3) research and development; (4) industrial; (5) parks; and (6) open space. This section identifies each land use category in more detail, and includes a discussion of the amount, location, and anticipated design character of the use.

Residential

The land use plan provides for the development of 1,700 units in 10 residential Villages. 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.

Although the Land Use Table provides for a tabular summation of the acreage and unit count for each Village, the actual density will be fixed at the tentative map stage. The plan allows for the flexibility to design the development of each village in either one, consistent density or a range of densities. For instance, a Village may be only 7,000 square foot lots, or a Village may be divided into areas of 7,000 square foot lots, 5,000 square foot lots, and 3,000 square foot lots, or some other combination of product mix. Generally speaking, sloped areas will have larger lots and flatter areas will have smaller lots. At the tentative map stage, the zoning for residential areas will be fixed in accordance with section 4 of the specific plan.

TABLE 2: RESIDENTIAL LAND USE CALCULATIONS

| Villages | Acres | Units |
|--------------|--------------|-------------|
| 1 | 74.8 | 255 |
| 2 | 1.1 | 4 |
| 3 | 9.5 | 28 |
| 4 | 3.2 | 7 |
| 5 | 31.2 | 125 |
| 6A | 10.4 | 36 |
| 6B | 20.9 | 83 |
| 7 | 9.2 | 41 |
| 8 | 55.3 | 304 |
| 9 | 16.6 | 67 |
| 10 | 136.4 | 750 |
| TOTAL | 368.6 | 1700 |

Employment

(RD) RESEARCH AND DEVELOPMENT

The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. The Research and Development areas consist of 34.4 acres and will provide approximately 449,605 square feet of floor space. The Research and Development areas are located adjacent to the existing El Dorado Hills Business Park, allowing for coordination of land uses with existing development.

(LC) LOCAL CONVENIENCE COMMERCIAL

The Local Convenience Commercial land use designation is intended to permit small convenience shopping sites serving individual neighborhoods. There is a total of (4.6) acres of LC located along White Rock Road. Approximately 40,000 square feet of commercial space, accommodating delis, cleaners, cafes, general stores, and other local services such as beauty and barber shops, with the potential for office space above will be provided. Commercial buildings will be designed so that the architecture is consistent with the residential neighborhood theme. Access to the site should be provided for cars, pedestrians, and bicyclists. Walkways, overhangs, and benches should be incorporated into the site design to provide a small gathering area for neighbors to meet. The entrance to the centers should include sidewalks leading directly to the building entrances so that pedestrians do not have to cross parking areas to enter. Design should include central areas for notice and bulletin boards. Bicycle stands should be provided in front of buildings. Residential uses may be incorporated into spaces above ground floor retail uses by right.

(CC) COMMUNITY CENTER

Community Centers are highly desirable features in an age-restricted community. As such, a 3.0-acre community centers is provided.

(I) INDUSTRIAL

The Industrial land use designation has been provided in the Plan area to foster opportunities for industrial-related activities. El Dorado Hills has limited

opportunity for industrial land to provide for uses that are otherwise not available in the community. The Design Guidelines, which will require appropriate performance standards, such as landscaping, setbacks, and fence treatments, will ensure that industrial uses are compatible and appropriate within the Plan area. While the County ordinance permits commercial activities in industrial district, the Plan area will limit the uses to industrial only.

Public

(SS) SHERIFF'S SUBSTATION AND (FS) FIRE STATION

To ensure public services are available, a 1.2-acre site is reserved for a sheriff's substation and a 5.4-acre site is reserved for a fire station. The precise acreages for these sites may change slightly to meet the needs of the service providers. These areas have an underlying residential designation in the event that they do not develop as their intended uses. In such an event, these areas will be merged with the nearest residential Village. In no event, however, shall this change cause the overall unit count to exceed 1,700 units.

(P) PARKS

Five parks consisting of 37 acres are provided within the community. The parks include, one regional park and several neighborhood parks.

A 30-acre **Regional Park** is located in the southernmost portion of the site away from, but accessible to the community. The location will reduce the impact of regional traffic using the park, and allow for lighted playing fields without conflict to residential areas.

This park is intended to provide for the large scale active recreation needs of the western area of El Dorado County. The park could have ballfields, basketball courts, and other recreation facilities. Parking areas and picnic areas will also be provided.

Several **Neighborhood Parks** have been provided for active and passive use. The parks may contain picnic areas, playgrounds, and sports fields. Local parks should be designed to allow visibility from surrounding residential areas. These parks may also be used for storm water detention if properly designed to also allow recreational activities to coexist. These park areas are designated as residential areas until such time as tentative maps are submitted and parklands are shown in accordance with the Quimby Act. Dedication of the parks to the appropriate entity will occur at the final map stage.

The Carson Creek Specific Plan provides for (198.9) acres of enhanced open space in conjunction with the natural drainage system of the site. Open Space areas have been established for preservation of natural resources, wetlands, upland habitat adjacent to riparian and seasonal wetland habitat, and flood plain areas, for passive recreation, and for the enjoyment of the residents of the Carson Creek Specific Plan community and of El Dorado County. Buildings and development within this category shall be kept at the minimum necessary to allow full enjoyment of the open space. This category is differentiated from the (OS) Open Space District described in the El Dorado Zoning Ordinance in that agricultural and timber harvesting activities are not allowed.

3.4 Circulation Plan

Existing Streets

The Carson Creek Specific Plan area is located adjacent to the El Dorado Hills Business Park and portions of the existing Golden Foothill Parkway, Suncast Drive, Sandstone Drive, and Investment Boulevard connect to the Plan Area to the east. All of these roadways are two-lane facilities that service the area. The only other major streets in the area are White Rock Road and Latrobe Road, both are two-lane roadways. U.S. Highway 50 is located approximately one mile to the north of the Plan Area and runs in an east/west direction. This freeway is two lanes in each direction.

A delineation of the Plan Area streets and streets outside of the Plan Area, are provided in the Summary of the traffic analysis for the Carson Creek/Euer Ranch Subdivision (on file with the El Dorado County Department of Transportation).

Planned Streets

The street widths for the Plan Area will be designed to accommodate a wide range of anticipated traffic volumes and in a manner that will be compatible with the varying land uses. The streets will be designed to follow the natural topography as closely as possible. Streets will generally be curvilinear in design and consistent with the overall design concepts of the Specific Plan. Existing trees and other natural features will be incorporated into the right-of-way landscape design whenever possible. See Figure 5, "Circulation Plan."

Final location of intersections within portions of the Plan Area will meet the minimum standards of the El Dorado County Department of Transportation, at the time they are designed and submitted for approval. See Figure 6, "Street

Sections." Street Sections will meet the standards of El Dorado County, unless privately owned. In the event that the streets are not dedicated to the County, and remain privately owned, narrower widths and roadside ditches shall be permitted.

Residential Street designs will be used for the majority of the interior streets in the Plan Area. Included in some areas within the right-of-way will be a pedestrian path for residents to safely walk to parks, retail centers and jobs without having to compete with vehicles on busy streets. Space for street trees will be included in the right-of-way or adjacent to the rights-of-way in landscape areas.

Minor collector street design will be used with and between community facilities and housing. Included in some areas within the right-of-way is a pedestrian path and landscape areas. The street will provide the appropriate travel lanes and no on-street parking except for emergency vehicles within shoulder areas, will be allowed.

The major collectors will be designed to carry a large percentage of the Plan Area traffic. The designs include combined bicycle lanes and shoulders on each side of the pavement sections. Pedestrian paths are provided on each side of the right-of-way with landscaping. Provision will be made for emergency on-street parking on the shoulder area.

In an effort to create a better sense of community and to slow the speed of traffic in residential areas, the use of cul-de-sacs in the design stage shall be encouraged. Cul-de-sacs can be provided with abutting open space areas to provide ready access to the open space viewsheds. In other areas, cul-de-sacs, curvilinear streets and other design methods may be used to slow traffic within the residential Villages.

To preserve a more natural feel of the community, open-channel drainage ways will be used to the extent feasible. Open-channel drainages provide water quality treatments and erosion control measures in addition to avoiding the concrete-lined channels common in urban developments. It is anticipated that a combination of open channels, landscaped corridors shaped as v-ditches, and piped facilities will be utilized to convey drainage.

Pedestrian Circulation

Pedestrian traffic is encouraged within the Plan Area via an extensive system of inter-linked trails, paths or sidewalks. These pedestrian routes are intended to

provide an alternative to automobile travel, but also foster health and social interaction among residents.

The trails system will connect to points adjacent to the Plan Area that may be interconnected to future trail systems.

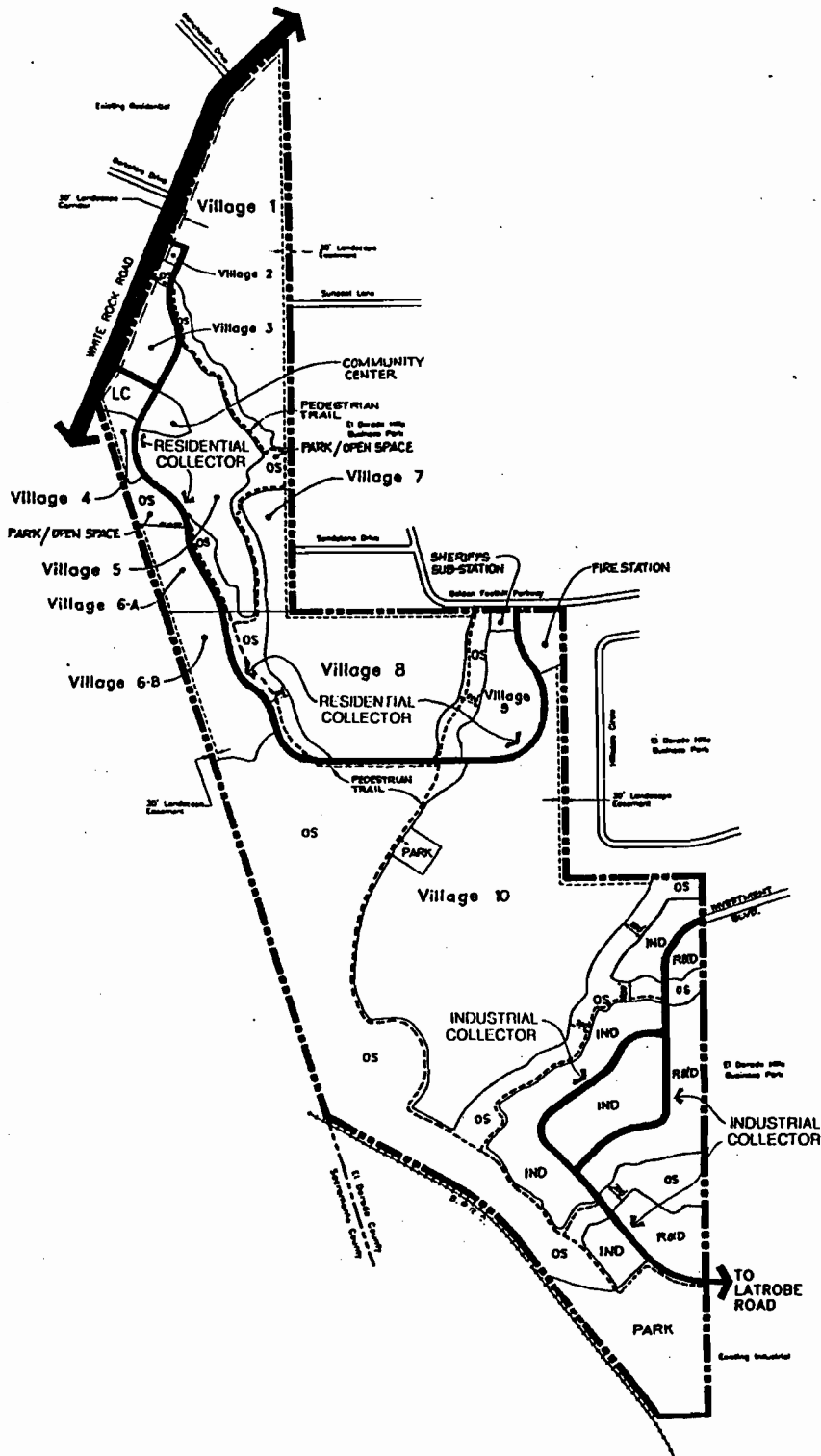
Access to the trail system will occur at designated points along the public street right-of-way adjacent to open space areas. Final trail alignments will be determined later. Some trails may be paved, others may be covered with an all weather surface.

Trails or paths located on privately owned land will be within easements dedicated for public access. These easements will be reserved for dedication with the filing of the tentative subdivision maps for each housing project. Some trails may be paved others may be covered with an all weather surface. See Figure 7.

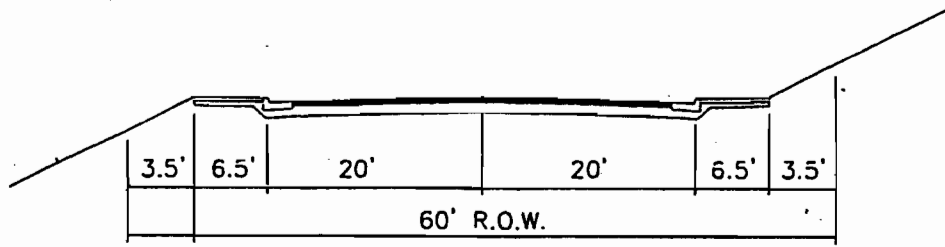
Within drainageways, where possible, unpaved dirt or all weather trails will be designed. Trails will be combined with drainage way easement and public access easements.

Paved pedestrian trails paths will be provided in street right-of-ways except at some local residential streets. These paths will be constructed with either concrete or asphalt, depending on the location.

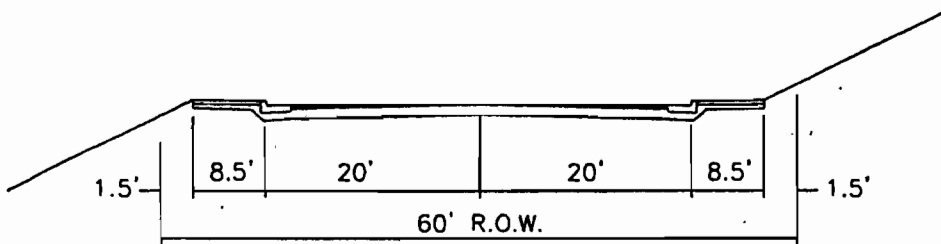
CIRCULATION PLAN



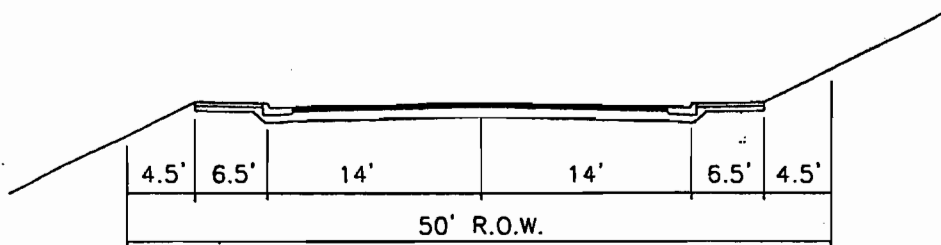
STREET SECTIONS



RESIDENTIAL COLLECTOR

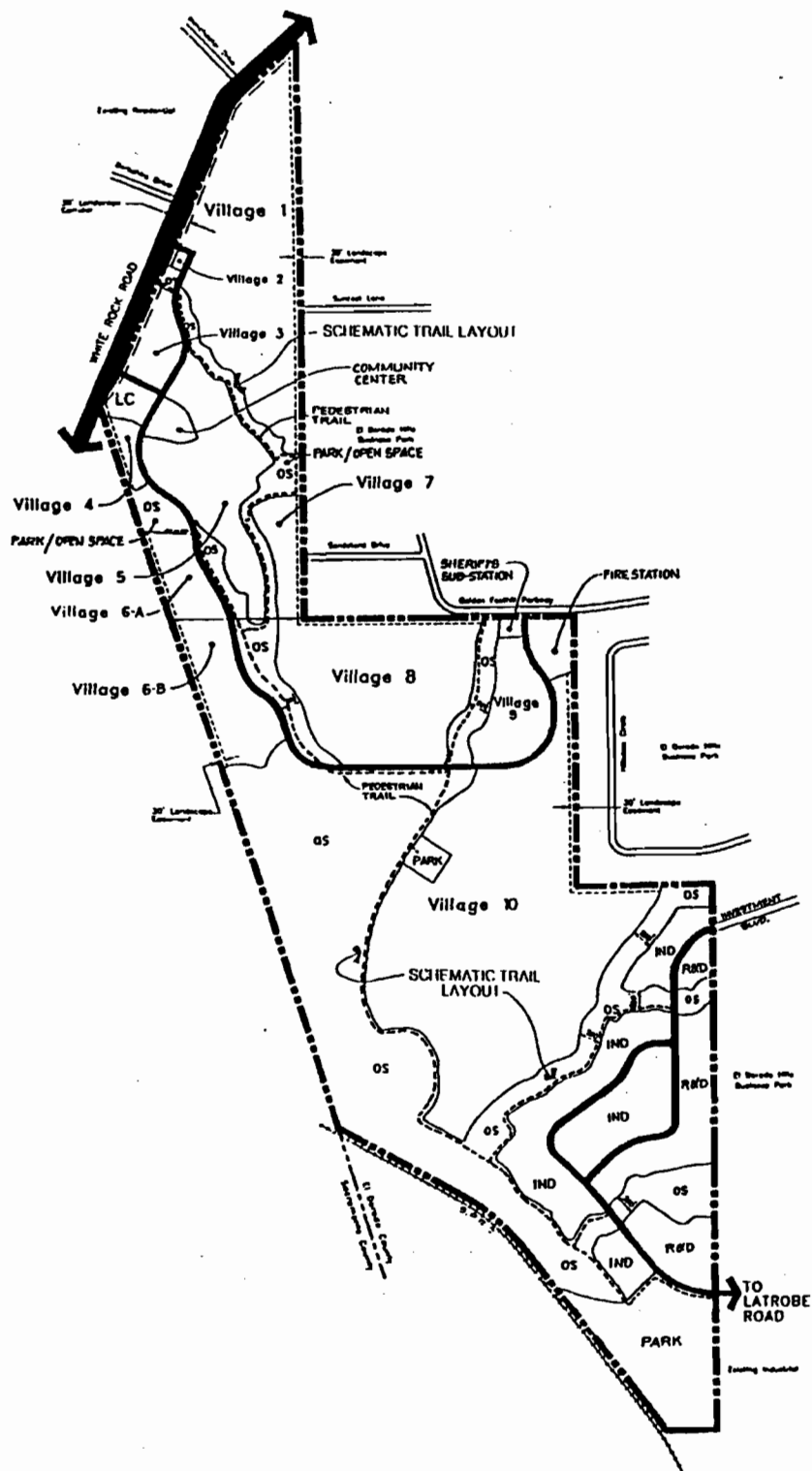


INDUSTRIAL COLLECTOR



RESIDENTIAL STREET

PEDESTRIAN TRAIL SYSTEM



3.5 Open Space Plan

Open Space and Buffers

A community-wide open space system is planned which preserves, restores and enhances significant natural habitat and other natural sections of the site. Carson Creek and its tributaries will provide the framework for the interconnecting parkway/trail system. See Figure 7.

Open Space: There will be approximately 199 acres of Open Space within the Specific Plan area. These areas will be maintained as natural and enhanced habitat, and as preserved sensitive creek and wetlands areas, providing opportunities for preservation and enhancement of wildlife and plant species. Several enhanced wetland areas in the southern and western portion of the site will support a diversity of wildlife. Where the open space abuts Sacramento County agricultural lands, a four foot high, open screen fence will be constructed to control the movement of cattle and to discourage trespassing.

Buffer: A thirty-foot wide, landscaped easement will be located in the residential rear yards along the western and eastern perimeter of the site where the residential areas abut the county line. This greenbelt, will distinguish the Sacramento/El Dorado County line on the west side of the site. On the east side of the site it will provide a buffer between the site and the existing adjacent El Dorado Hills Business Park. A thirty-foot landscape corridor will also be provided along White Rock Road to buffer the proposed residential areas.

A thirty-foot landscape corridor will also be provided along White Rock Road to buffer the proposed residential areas.

3.6 Grading Plan

Grading activities will incorporate a variety of controls to reduce soil erosion and minimize impacts within the area.

Grading activities will incorporate appropriate erosion control measure as provided in the El Dorado County Grading Ordinance. Areas subjected to grading shall not slope in excess of 2:1 unless otherwise approved by the El Dorado County Department of Transportation.

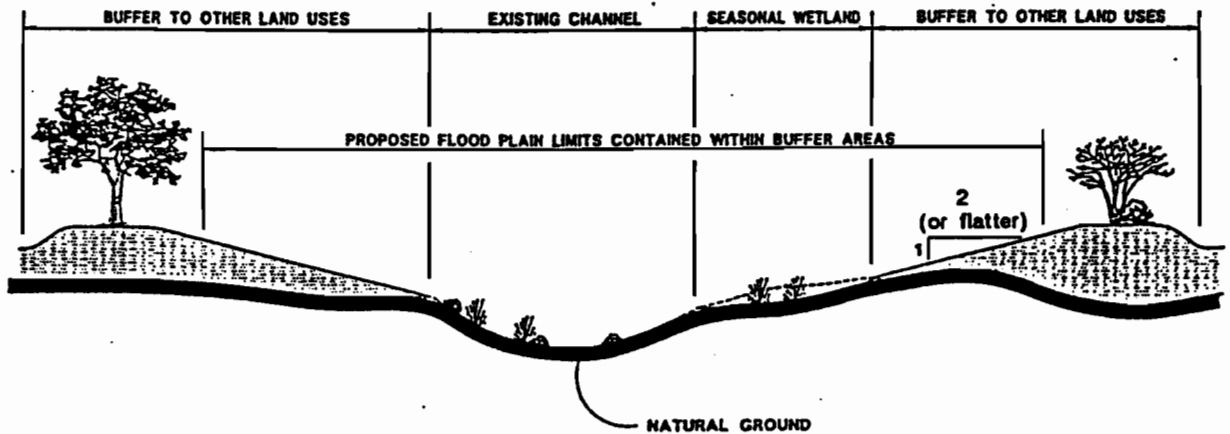
3.7 Infrastructure

Storm Drainage

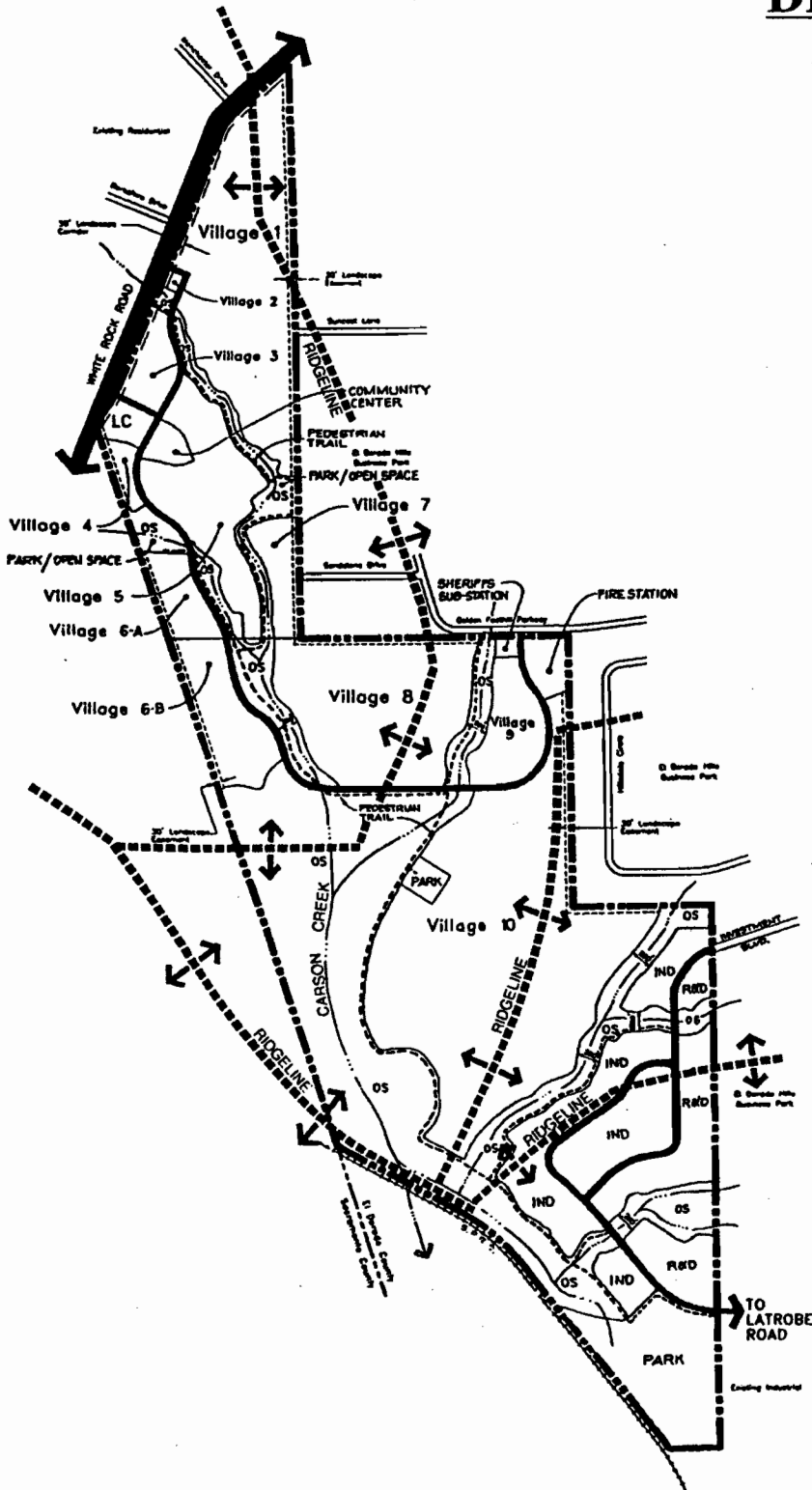
Existing System: All storm drainage is conveyed offsite by natural drainageways. The natural drainageways converge at the southern portion of the property at the existing railroad crossing and discharge offsite. Most of the drainageways flows are intermittent and carry flows during rainy periods. The existing drainageways and watersheds have been shown in Figure 9 "Drainage Plan".

Specific Plan Area System: The development of impervious surfaces such as buildings and streets will require that storm drainage be conveyed through storm drainage lines, natural channels, detention ponds, culverts and bridges. To convey storm drainage efficiently and keeping the natural appearance of the Plan Area, the intent of the Specific Plan is to dispose of storm drainage in existing unaltered surface drainageways.

FIGURE 8 TYPICAL CARSON CREEK SECTION



DRAINAGE PLAN



It is the intent of the Specific Plan that the existing channels be as natural in appearance as possible and still convey storm drainage from the Plan Area. Riparian vegetation will be allowed to grow in existing channels. Improvements will be necessary to efficiently convey peak flows and accommodate development adjacent to the channels.

Except where otherwise noted on the Drainage Map (see Figure 9), the Carson Creek drainage area section (see Figure 8) will be a minimum 200 feet wide (100' minimum from property line to channel center line) and shall allow for the inclusion of graded slopes, seasonal wetlands, 100-year flood plain, revegetation efforts, and pedestrian/biking trail.

In areas of more sensitive wetland habitat, the corridor has been increased to 200 feet.

The drainage plan includes landscaped detention ponds designed to reduce downstream flows from the developed conditions to existing conditions. The detention ponds will be incorporated into the open space and will be irregular in shape and shallow in depth.

Water

Water Supply: Domestic water will be supplied to a portion of the Plan Area (Euer Ranch) while the remaining area (Carson Creek) is not presently served by EID or AD #3. The portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3, will be receiving domestic water from the El Dorado Hills Service Area. EID has contracts with the U.S. Bureau of Reclamation (USBR) to receive water from Folsom Lake to serve the El Dorado Hills Service area.

Within the El Dorado Hills Service area there have been several projects approved for development and subsequent studies have been prepared, indicating that additional sources of water supply may be required to accommodate the projected ultimate buildout in this area. EID has been pursuing a variety of new water-supply sources in preparation for the continuing and future development in the El Dorado Hills area.

Existing System: The existing water treatment plant has an ultimate capacity of 20.3 MGD. Existing 12-inch diameter lines are located along the eastern boundaries of the site within the El Dorado Hill Business Park. A 12-inch diameter line is located along White Rock Road north of the property. Pressure reducing stations within the El Dorado Hills Business Park reduce pressures from

a 820 pressure zone to a 770 pressure zone. The 12-inch water line in White Rock Road is serviced by the 820 pressure zone. The existing facilities located within the Plan Area have been shown in Figure 10, "Water Plan."

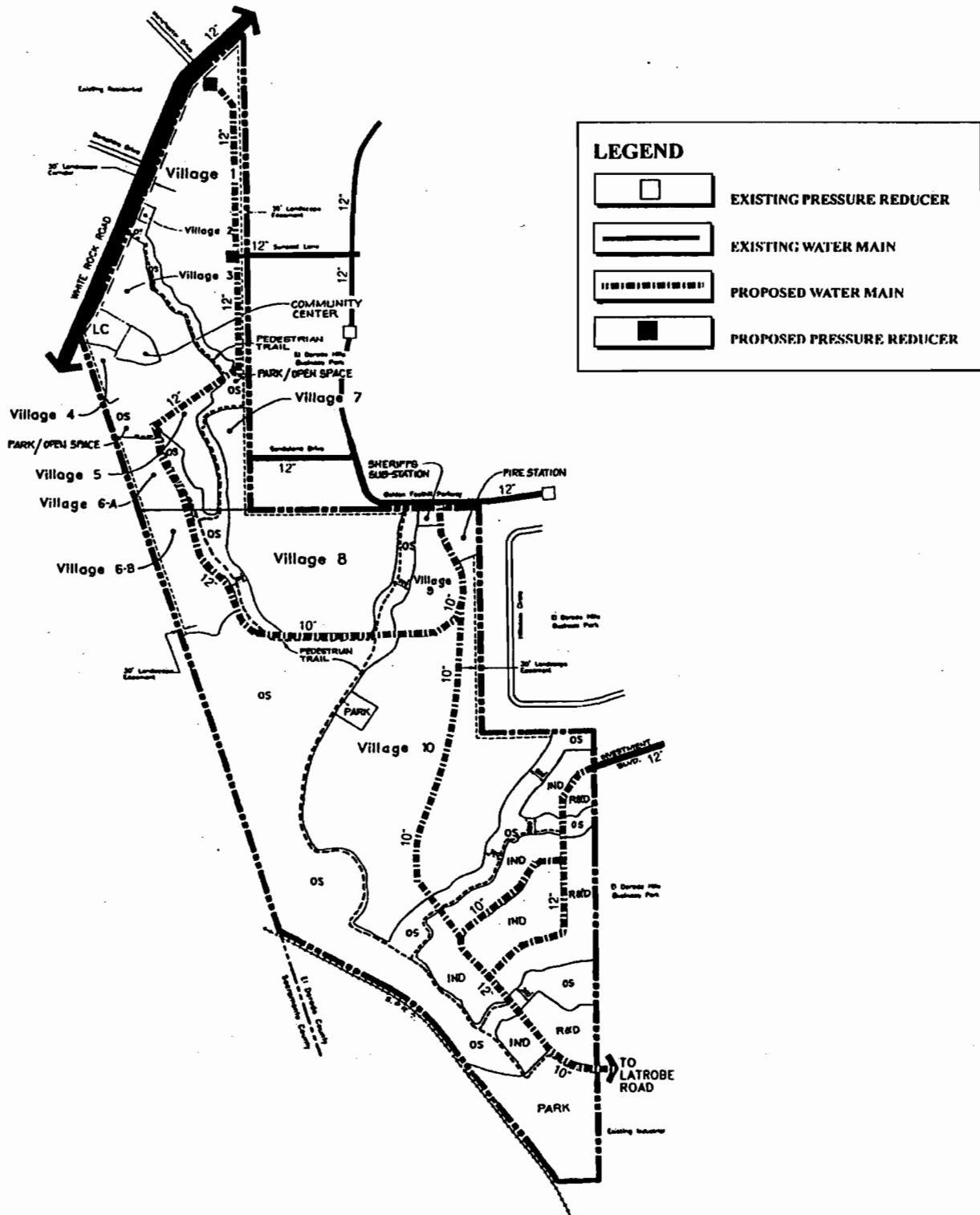
Specific Plan Area System: The portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3 will connect to AD #3 facilities. The remaining portion of the Plan Area (Carson Creek) will require annexation into the EID Service Area and concurrently incorporate into the Expanded AD #3 Plan Area.

In compliance with General Plan policies 5.1.2.1, 5.2.1.2, 5.2.1.4, and 5.2.1.8, the El Dorado County Public Water Planning Ordinance (ord. No. 4325), and El Dorado Irrigation District Policy Statements Nos. 22 and 41, the project proponent for the Carson Creek Specific Plan must obtain water meters or a similar form of water guarantee from EID prior to obtaining final subdivision maps or, in areas for which no final maps will be required, prior to obtaining building permits.

The proposed water system for the Plan Area development is shown in Figure 10 "Water Plan". The proposed facilities will include a combination of 8 to 12-inches in diameter water lines. Additional lines through the service area will be 8 or 10-inches in diameter. Pressure reducing stations will be required to reduce pressures from the 820 pressure zone to a 770 pressure zone.

Based on average daily demands, the Plan Area will require a total of 1750 acre-feet per year.

WATER PLAN



Sewer

Existing System: A portion of the Plan Area, (Euer Ranch) is served by the El Dorado Irrigation District (EID) and is within Assessment District #3 (AD #3). The remaining area (Carson Creek) is not presently served by EID or AD #3.

The Portion of the Plan Area (Euer Ranch) that is presently served by EID and AD #3 will be constructed in phases. AD #3 district funds the construction of major trunk lines, pump stations and treatment plant expansion. Subsequent phases are being funded through AD # 3 and by connection fees.

The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant located off Latrobe Road and South of Highway 50, was designed to service those areas within AD #3. EID is currently in the process of evaluating the expansion to increase capacity. The sewage is subjected to secondary treatment and the treated discharge is currently piped to the El Dorado Hills Golf Course, the El Dorado Hills Specific Plan Area and to the Golden State Buildings Products facility. Existing sewage facilities in the Plan Area consist of gravity pipelines ranging in 6 to 15-inches in diameter, sewage lift stations and 10 to 18-inches in diameter force mains. These facilities are located adjacent to the Specific Plan Area, with a majority of the facilities located in the El Dorado Hills Business Park. There are additional facilities located along White Rock Road and other facilities that are anticipated to be constructed prior to the completion of the first phase of this Plan Area. The existing facilities located within the Plan Area have been shown in Figure 11, "Sewer Plan".

Specific Plan Area System: The portion of the Plan Area (Ever Ranch) that is presently served by EID and AD #3 will connect to AD #3 facilities. The remaining portion of the Plan Area (Carson Creek) is proposing that service be provided by EID and will require annexation into the EID Service Area. Service will then be provided by EID and infrastructure funded by the developer and/or assessment district.

The proposed sanitary system required for the Plan Area development is shown in Figure 11, "Sewer Plan". The proposed facilities will be a combination of gravity-fed lines ranging in size from 8 to 18-inches in diameter, temporary and permanent sewage lift stations, and force mains ranging in size from 4 to 10 inches in diameter. All facilities will be installed in street right-of-way or within EID easements.

Based on average discharge rates, the development of the Plan Area will generate a total of 1.1 M.D. of effluent.

Reclaimed Water

Existing System: The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant, that is located off Latrobe Road south of U.S. Highway 50 can presently provide reclaimed water service. The sewage treatment facility is subjected to secondary treatment and is presently providing service to the El Dorado Hills Golf Course and the Golden State Building Products facility.

In conjunction with the development of the El Dorado Hills Specific Plan the sewage treatment facility has been upgraded to provide additional reclaimed water service to the El Dorado Hills Area north of U.S. Highway 50. The El Dorado Hills Sewage Treatment Plant will be expanded and may provide additional reclaimed service for the Plan Area for landscaping in public areas, the parks, and open space areas, especially in conjunction with revegetative efforts. Reclaimed water may be available for private residential use in a controlled manner.

Specific Plan Area System: Based upon current events it is apparent that reclaimed water service would be available to the Plan Area. If reclaimed water service becomes available the proposed reclaimed water service lines may be sized within the Plan Area in accordance with EID design standards and would connect to the overall master reclaimed water system. The lines would be installed in either street rights-of-way or within easements on private property.

3.8 Environmental Management

Wetlands

An extensive assessment of wetland and other sensitive biotic resources was conducted prior to the development of the land use plan. As a result, a comprehensive planning approach was used to ensure the project design minimizes impacts to wetlands resources. The site development concept was based on the preservation and enhancement of the highest value wetlands on site. A mitigation plan has been developed to preserve existing wetlands where practicable and compensate for unavoidable impacts to existing wetlands with the goal of no net loss of total wetland habitat.

Geology and Soils

The project site lies in the eastern portion of the Great Valley Geomorphic Province in an area characterized by low alluvial plains and fan deposits composed of sediments derived from the Sierra Nevada. Six soil types occur on the property. Perkins gravelly loam is the dominant soil on the site, representing about 60% of the total area. The other soil types are Argonaut gravelly loam, Argonaut very rocky loam, Auburn silt loam, Auburn very rocky silt loam, and Whiterock gravelly silt loam.

Vegetation and Wildlife

The primary vegetation type on the site is annual grassland. A few riparian plant species occur along small portions of the Carson Creek Channel. A groundwater discharge area is situated in the southern portion of the site due east of Carson Creek.

Vernal pools occur on the property in association with the annual grassland. Years of grazing and trampling by livestock have affected the original floral character of the pools. Common plant species found on the site include popcorn flower, coyote thistle, hairgrass, and woolly marbles.

Special Status Species Inventory

Special status species inventories were conducted at the site between October 1988 and May 1992. Species considered were those that are: 1) listed or candidates for listing by the California Dept. of Fish and Game; 2) listed or candidates for listing by the U.S. Fish and Wildlife Service; 3) inventoried by the California Native Plant Society. With exception to habitat suitable for the Boggs

Lake dodder, a federal 3c species, no special status plant or animal species were found during site surveys.

Revegetation

Section 4 contains the standards for plant and grass revegetation.

3.9 Public Facilities and Services

Fire Protection

Fire Protection Services will be provided by the El Dorado Hills Fire Department. A planned fire station in the Carson Creek Specific Plan area would serve the Carson Creek community.

Police

Police services will be provided by the El Dorado County Sheriff's Department. Service will be provided from the Sheriff's headquarters in Placerville and the substation in the Carson Creek Specific Plan area.

Schools

The Specific Plan contemplates an age-restricted senior community with residents at least 55 years of age. School-age children may not live in the community as permanent residents. Therefore, community will not result in any adverse impact on or create a demand for school facilities.

The project applicant, as a condition of approval, has committed to the following measures: (1) to pay the commercial school fee of \$0.31 per square foot and (2) to reimburse the Latrobe School District for out-of-pocket expenses incurred in planning for school sites within the Carson Creek Specific Plan area before it was age restricted.

The project applicant also has committed to, as a condition of approval, amending its contract with the Latrobe School District and the El Dorado Union High School District in the unlikely event that the age restrictions for the Carson Creek Specific Plan area are lifted.

Linear Parkways

A Linear Parkway system will be established within the buffer area of Carson

Creek and its tributaries.

The parkway trail system will provide pedestrian connections from the residential areas to parks, schools, and commercial areas via trails and bikeways away from busy streets. Landscaping will be used to enhance key views or activity areas and to provide a screen between natural areas and development.

Parks

In addition to the proposed natural open space and linear parkway improvements, a system of active park areas is planned. The parks proposed are described in more detail in Section 3.3 "Land Use Categories."

Library

Library services will be provided by El Dorado County. The Carson Creek Specific Plan area is currently served by a joint-use library located at Oakridge High School. A new branch library is planned for El Dorado Hills, to be located in the Silva Valley area. The new library will be funded by a Mello Roos district located north of Highway 50 in El Dorado Hills.

Gas Service

Pacific Gas and Electric (PG&E) provides gas service to the area. The nearest point of connection for gas service along White Rock Road is at the intersection with Latrobe Road. Four-inch service ties are also available along the eastern boundary of the site, in the street stubs from the El Dorado Hills Business Park, Suncastr Lane and Sandstone Drive.

PG&E has a 10-inch high pressure (250 psi) gas main in White Rock Road which is not available for additional service as it cannot be tapped into.

Electric Service

Pacific Gas and Electric (PG&E) provides electric service to the area. Underground service stubs are available at the eastern boundary of the project site in Suncastr Lane and Sandstone Drive.

PG&E currently has overhead facilities on the project site which run parallel to the County line. These overhead facilities would be required to be undergrounded at the time of roadway construction, and the corresponding easements abandoned.

Telephone Service

Pacific Bell telephone service exists in the vicinity of the site. It currently serves the subdivision to the north and the El Dorado Hills Business Park to the east. Pacific Bell has indicated that additional main line facilities would be required in order to serve the site at the buildout of the Specific Plan. These additional facilities would be installed by Pacific Bell. Coordination with Pacific Bell will be necessary during project development to schedule installation of service and facilities.