



ORDINANCE NO. 5147

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

RELATED TO AMENDMENT TO THE SPECIFIC PLAN IN THE EL DORADO HILLS AREA, (CARSON CREEK SPECIFIC PLAN AMENDMENT):

Section 1. The Carson Creek Specific Plan (CCSP) is hereby amended to add Village 11 as a Residential Village;

Section 2. The CCSP is hereby amended to re-categorize the following eight (8) parcels being described below and as shown on **Exhibits A-1 (Legal Descriptions for Carson Creek Development Agreement CCED Property), A-2 (Depiction of CCED Property), B-1 (Legal Description of Lennar Property), B-2 (Depiction of Lennar property), and C (Existing and Amended Land Use Categories)** hereto:

From: Industrial (I) and Research and Development (RD)

To: Residential (Village 11), Open Space (OS), Local Convenience Commercial (LC)

All that real property situated within a portion of sections 23 & 26, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, being further described as follows:

APN 117-680-007

Lot LL7, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No.2017- 0050018 official records.

Containing 61.456 acres of land, more or less.

APN 117-570-017

Lot 17 of the plat of large lot final map of Carson Creek, filed in the office of the County Recorder of the County of El Dorado, State of California, filed August 26, 2014, in Book J of Maps at Page 130.

Containing 17.228 acres of land, more or less.

And,

All that real property situated within a portion of sections 23 & 26, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, being further described as follows:

APN 117-680-003

Lot LL3, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No. 2017- 0050018 official records.

Containing 1.669 acres of land, more or less.

APN 117-680-004

Lot LL4, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No. 2017-0050018 official records.

Containing 7.671 acres of land, more or less.

APN 117-680-008

Lot LL8, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No.2017-0050018 official records.

Containing 11.527 acres of land, more or less.

APN 117-680-016

INVESTMENT BOULEVARD, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017- 0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No.2017-0050018 official records.

Containing 0.562 acres of land, more or less.

APN 117-570-013

Lot 13 of the plat of large lot final map of Carson Creek, filed in the office of the County Recorder of the County of El Dorado, State of California, filed August 26, 2014, in Book J of Maps at Page 130.

Containing 1.966 acres of land, more or less.

APN 117-570-018

Lot 18 of the plat of large lot final map of Carson Creek, filed in the office of the County Recorder of the County of El Dorado, State of California, filed August 26, 2014, in Book J of Maps at Page 130.

Containing 30.000 acres of land, more or less.

Section 3. Increase the CCSP residential unit cap from 1,700 to 1,925 units and stipulate that none of the additional units may be developed outside of the proposed Village 11 area.

Section 4. Adopt development standards for the Single Family (4,500 square foot minimum) zoning, which would be applied to all of the proposed Village 11 area and would only be applicable to the proposed Village 11 area.

Section 5. Create a new future Local Convenience Commercial (LC) – Investment Boulevard CCSP zone district and adopt development standards for this zone.

Section 6. Remove all references to a golf course, particularly Section 4.16 Golf Course Standards.

Section 7. Edit text and Figures throughout the CCSP, and as shown in **Exhibit D, CCSP Amendments**, to reflect the increased maximum unit cap and changes in the maximum amount of square footage for non-residential land uses, update tables, document changes in public and utility service infrastructure, and identify road section standards for proposed Village 11.

Section 8. Supplement CCSP Figure 4, Land Use Plan, with Figure 4a, Amended Land Use Plan, as shown in **Exhibit D**, which removes I and RD referenced in the lower portion of Figure 4, Land Use Plan, and adds Village 11 (which includes a private clubhouse site), Local Convenience Commercial, and OS.

Section 9. Supplement CCSP Figure 5, Circulation Plan, with Figure 5a, Amended Circulation Plan, as shown in **Exhibit D**, which removes I and RD referenced in the lower portion of Figure 5, Circulation Plan, adds Village 11 (which includes a private clubhouse site), Local Convenience Commercial, and OS; identifies two alternative emergency vehicle access roads; and identifies one future permanent offsite roadway connection to Latrobe Road. The Industrial Collector shown in Figure 5, Circulation Plan, will now be Residential Collector and Residential Street for the proposed Village 11.

Section 10. Modify CCSP Figure 6, Street Sections, to include right-of-way (ROW) exhibits for Residential Collector and Residential Street for proposed Village 11, as shown in **Exhibit D**.

Section 11. K. Supplement CCSP Figure 7, Pedestrian Trail System, with Figure 7a, Amended Pedestrian Trail System, which removes I and RD referenced in the lower portion of Figure 7, Pedestrian Trail System, adds Village 11 (which includes a private clubhouse site), Local Convenience Commercial, and OS; and revises the schematic pedestrian trail layout alignment.

Section 12. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 10th day of August, 2021, by the following vote of said Board:

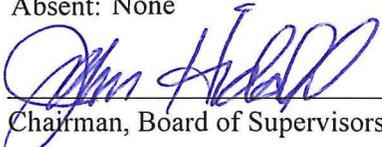
A complete copy of each exhibit is on file with the clerk of the Board of Supervisors and is available for public inspection and copying in that office in accordance with the California Public Records Act, Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1.

ATTEST
KIM DAWSON
Clerk of the Board of Supervisors

By 
Deputy Clerk

Ayes: Hidahl, Thomas, Novasel
Noes: Turnboo, Parlin

Absent: None


Chairman, Board of Supervisors
John Hidahl

APPROVED AS TO FORM
DAVID A. LIVINGSTON
County Counsel

By 

Breann M. Moebius
Deputy County Counsel

EXHIBIT A-1

Legal Description of CCED Property

EXHIBIT A-1

LEGAL DESCRIPTIONS FOR CARSON CREEK DEVELOPMENT AGREEMENT CARSON CREEK EL DORADO, LLC

All that real property situated within a portion of sections 23 & 26, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, being further described as follows:

APN 117-680-007

Lot LL7, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No. 2017-0050018 official records.

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Containing 17.228 acres of land, more or less.

EXHIBIT A-2

Depiction of CCED Property

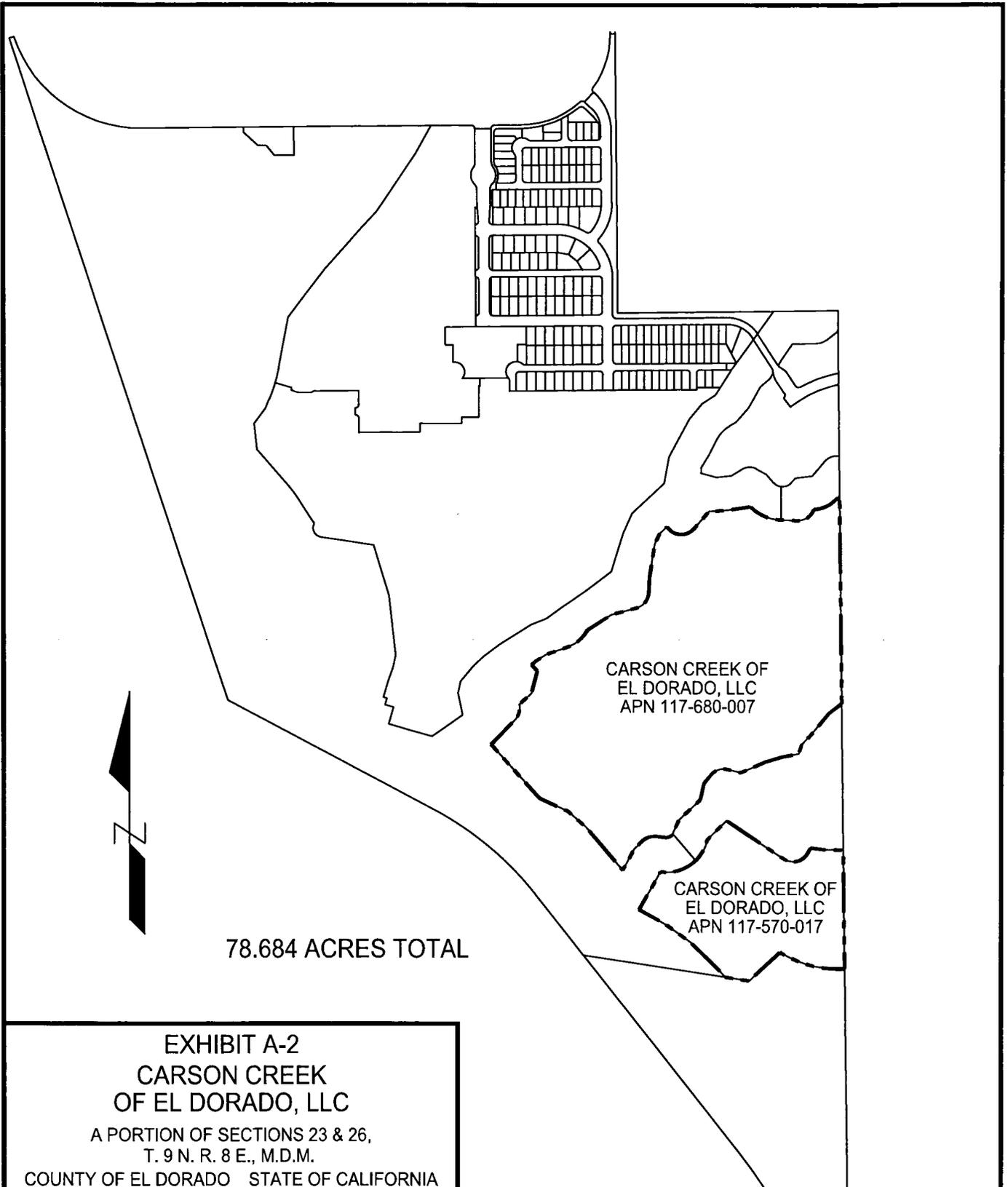


EXHIBIT A-2
CARSON CREEK
OF EL DORADO, LLC
 A PORTION OF SECTIONS 23 & 26,
 T. 9 N. R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

R. E. Y. ENGINEERS, Inc.
 CIVIL ENGINEERS / LAND SURVEYORS
 905 SUTTER ST. STE 200 FOLSOM CA 95630
 (916) 366-3040 Fax (916) 366-3303

MRD	NTS	02/22/2021	7310.025
DRAWN BY	SCALE	DATE	JOB NO.

EXHIBIT B-1

Legal Description of Lennar Property

EXHIBIT B-1

LEGAL DESCRIPTIONS FOR CARSON CREEK DEVELOPMENT AGREEMENT LENNAR HOMES OF CALIFORNIA, INC

All that real property situated within a portion of sections 23 & 26, Township 9 North, Range 8 East, Mount Diablo Meridian, County of El Dorado, State of California, being further described as follows:

APN 117-680-003

Lot LL3, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No. 2017-0050018 official records.

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APN 117-680-004

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APN 117-680-008

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Containing 11.527 acres of land, more or less.

APN 117-680-016

INVESTMENT BOULEVARD, as shown on the map of Carson Creek Unit 2A, Phase 1, filed in the office of the County Recorder of the County of El Dorado, State of California on October 26, 2017, in Book K of Maps at Page 8, and as amended by that certain Certificate of Correction recorded November 7, 2017, Instrument No. 2017-0050018-00, and as corrected by Instruments recorded November 7, 2017 as Instrument No. 2017-0050015 and Certificate of Correction recorded November 7, 2017 as Instrument No.2017-0050018 official records.

Containing 0.562 acres of land, more or less.

APN 117-570-013

Lot 13 of the plat of large lot final map of Carson Creek, filed in the office of the County Recorder of the County of El Dorado, State of California, filed August 26, 2014, in Book J of Maps at Page 130.

Containing 1.966 acres of land, more or less.

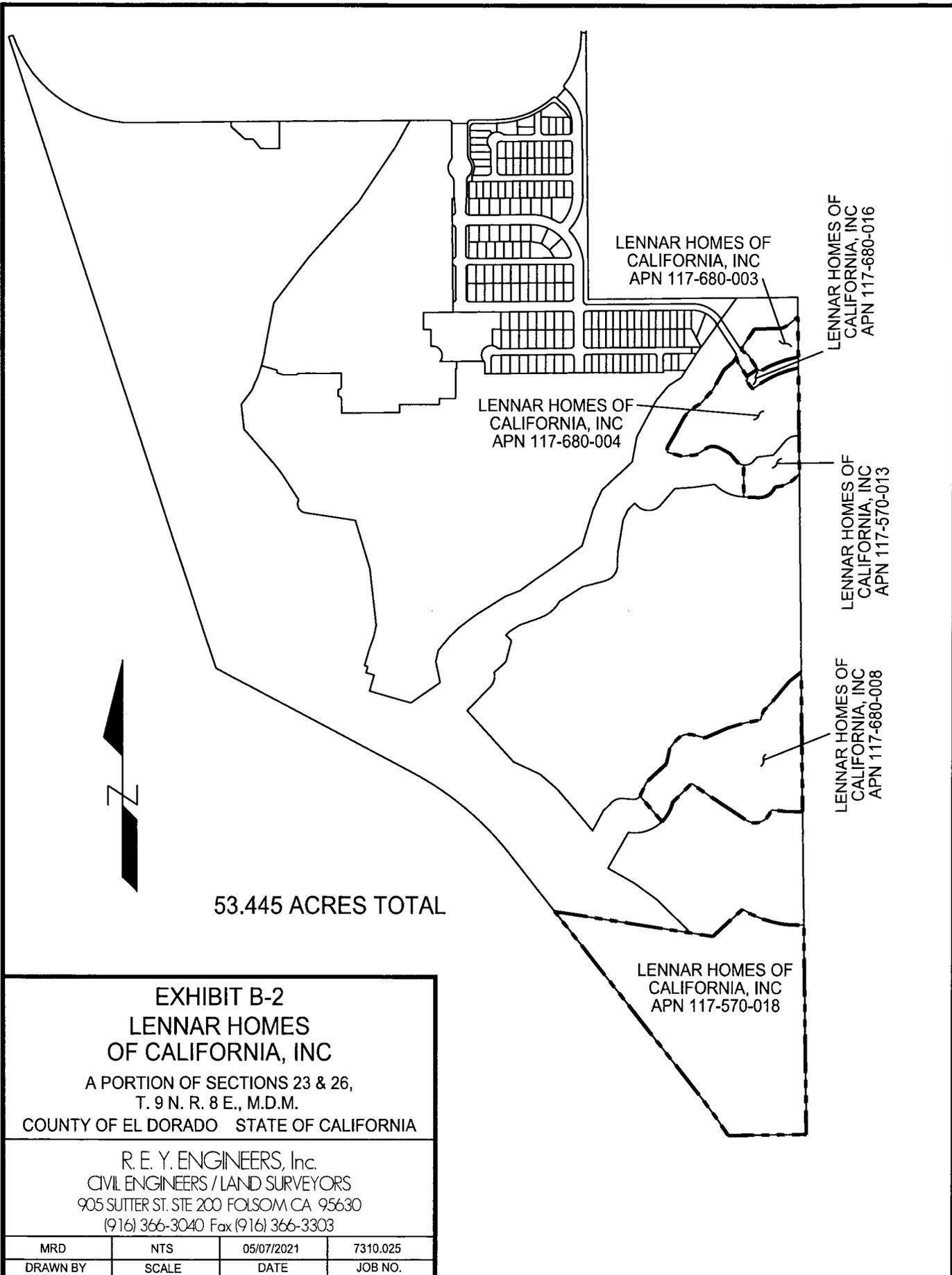
APN 117-570-018

Lot 18 of the plat of large lot final map of Carson Creek, filed in the office of the County Recorder of the County of El Dorado, State of California, filed August 26, 2014, in Book J of Maps at Page 130.

Containing 30.000 acres of land, more or less.

EXHIBIT B-2

Depiction of Lennar Property



53.445 ACRES TOTAL

EXHIBIT B-2
LENNAR HOMES OF CALIFORNIA, INC
 A PORTION OF SECTIONS 23 & 26,
 T. 9 N. R. 8 E., M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA

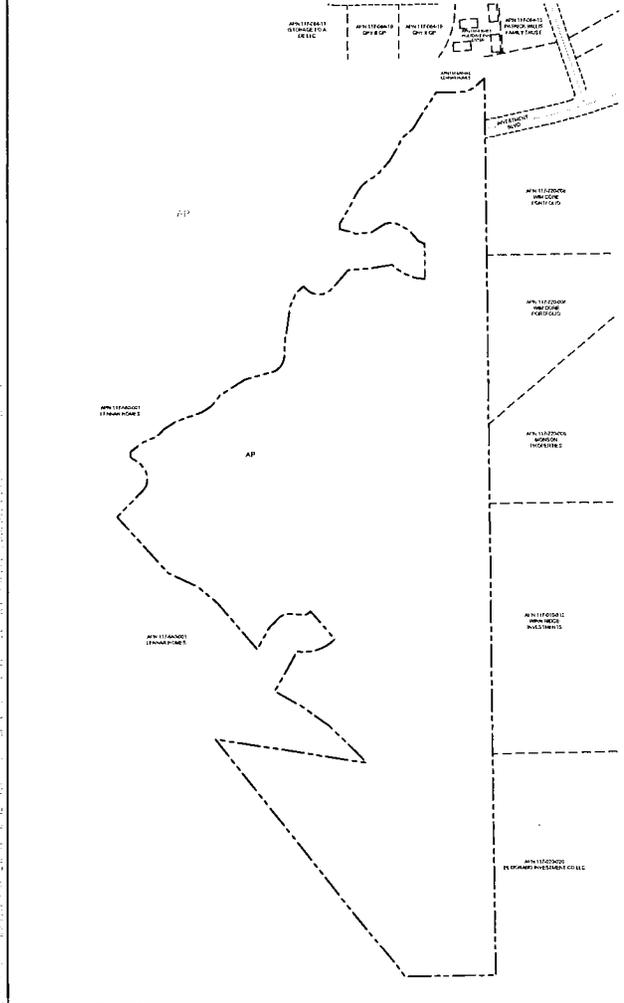
R. E. Y. ENGINEERS, Inc.
 CIVIL ENGINEERS / LAND SURVEYORS
 905 SUTTER ST. STE 200 FOLSOM CA 95630
 (916) 366-3040 Fax (916) 366-3303

MRD	NTS	05/07/2021	7310.025
DRAWN BY	SCALE	DATE	JOB NO.

EXHIBIT C
Amended Land Use Categories

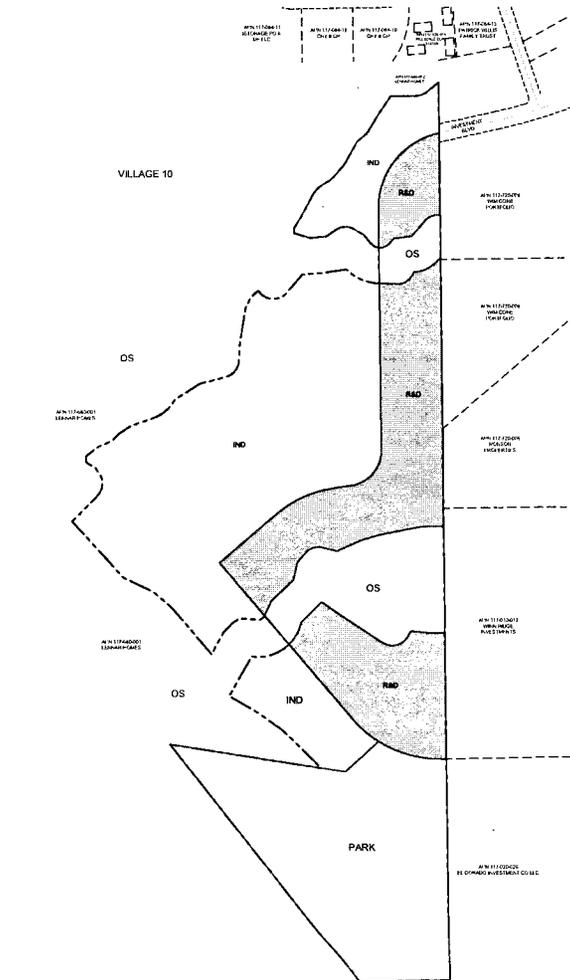
Exhibit C

GENERAL PLAN (AP) LAND USE



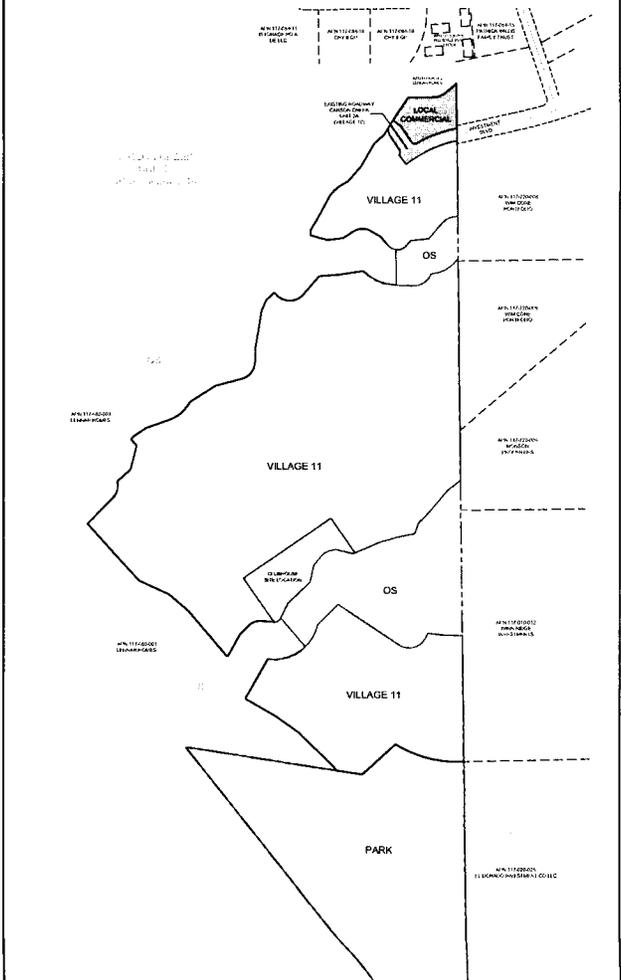
CCSP LAND USE

	PARK	30.0± AC.
	O.S.	12.6± AC.
	IND.	57.0± AC.
	R&D	33.3± AC.
TOTAL*		132.9± AC.



PROPOSED LAND USE

	PARK	30.0± AC.
	O.S.	13.5± AC.
	VILLAGE 11	86.4± AC.
	LOCAL COMMERCIAL	1.67± AC.
TOTAL PROPOSED LAND USES		131.5± AC.
	EXISTING ROADWAY CARSON CREEK VILLAGE 10 ACCESS	0.82± AC.
TOTAL*		132.4± AC.



SOURCE: R.E.Y. ENGINEERS, INC *There is a 0.5 acre difference between the existing and proposed land use categories due to increased mapping accuracy since the time the CCSP was prepared.

EXHIBIT D

Carson Creek Specific Plan Amendments

Carson Creek Specific Plan Amendment

The Carson Creek Specific Plan Amendment proposes the following changes to the Carson Creek Specific Plan text and graphics as listed in each item specified in the Table of Contents.

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Footnote

1. FIGURES 9, 10, 11 and 12, reference FIGURE 4A AMENDED LAND USE PLAN for land use designation.

1. EXECUTIVE SUMMARY

Amend Carson Creek Specific Plan Paragraph 3, Page 1

Buildout of the Specific Plan will result in a balanced community consisting of ~~1,700~~ 1,925 housing units, up to ~~40,000~~ 77,026 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~~ 199.8 acres of enhanced open space.

2. INTRODUCTION

2.5 Development Opportunities and Constraints

Amend Carson Creek Specific Plan Paragraph 2, Page 2-3

The location of the site adjacent to the El Dorado Hills Business Park also presents an opportunity to incorporate ~~Research and Development and Industrial elements~~ additional residential development into the Plan.

Amend Carson Creek Specific Plan to remove Paragraph 1, Page 2-4

~~Lands currently slated for Research and Development as well as Industrial uses may, in the future, be converted for uses as a golf course. The Land Use Plan does not show a potential golf course and would have to be amended to include such a course. In all likelihood, residential areas would shift slightly to accommodate any golf course. However, the golf course is otherwise consistent with and contemplated by the Specific Plan. Amending the Specific Plan to include a golf course would be accomplished in accordance with Section 6.1(2).~~

2.6 Relationship to General Plan

Amend Carson Creek Specific Plan Paragraph 1 and add new Paragraph 2, Page 2-7

The El Dorado County General Plan identifies Carson Creek as a new community and at the time that the Carson Creek Specific Plan was originally adopted, the General Plan included requires a specific plan for each new community (Policy 2.1.4.3) which required a Specific Plan for each new community.

Updates to the General Plan and General Plan objectives and policies have been made since adoption of the Carson Creek Specific Plan. These include elimination of some objectives and policies as well as minor adjustments to policy language to clarify requirements related to allowable land uses and design; transportation facilities, standards for operations, and requirements for transportation impact analyses; provision of housing; protection of biological resources; and provision of public services. None of the General Plan changes modify the overarching intent of the General Plan to protect and conserve existing communities and rural centers and provide for creation of new sustainable communities, and none of the General Plan changes materially affect the consistency of the Carson Creek Specific Plan with the General Plan.

2.7 Consistency Review and General Plan Policies

Amend Carson Creek Specific Plan to add new paragraph 2 following "OBJECTIVE 2.1.4: NEW COMMUNITIES", Pages 2-7 and 2-8

OBJECTIVE 2.1.4: NEW COMMUNITIES

Objective 2.1.4: New Communities and all of its associated policies have been removed from the General Plan and thus are no longer a consideration for General Plan Consistency. This includes Policy 2.1.4.5, which defined target acreage percentages for various land use types within new communities. These have been removed from the Land Use Distribution table because the General Plan no longer includes land use percentage requirements.

<u>LAND USE DISTRIBUTION</u>			
Carson Creek Specific Plan			
<u>Land Uses</u>	<u>Acres</u>	<u>Percent</u>	<u>General Plan % Required</u>
Residential	368.6 <u>462.4</u>	52%	40-50%
RD, Industrial	94.1	13%	0-15%
Comm. ¹	7.6 <u>9.3</u>		1-15%
Pub Facilities/ OS/Parks	242.4 <u>236.8</u>		0-15%

HOUSING

OBJECTIVE 4.2.4: PLANNED DEVELOPMENTS FOR NEW COMMUNITIES

Amend Carson Creek Specific Plan, Paragraph 3, Sentence 2, Page 2-17

The plan provides for a wide range of housing types at various densities to meet the housing needs of diverse household types aimed at an age-restricted population. The Plan can accommodate up to ~~1,700~~ 1,925 housing units, ranging from single family detached to apartments. Residential may be incorporated into spaces above ground floor retail in the commercial area. The mix of housing types and densities will provide moderately priced housing not now available to meet the needs of seniors and others in the over-50 -year-old market who cannot afford other housing in the area. The development standards and design elements will allow flexibility in design and product type to reduce housing costs.

3. DEVELOPMENT PLAN

3.2 Land Use Plan

Amend Carson Creek Specific Plan, Paragraph 2, Page 3-1

Buildout of the Specific Plan will result in construction of ~~1,700~~ 1,925 housing units, up to ~~40,000~~ 77,026 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~~ 199.8 acres of open space. Tables 1 and 2 show land uses and land acreage.

Supplement Carson Creek Specific Plan FIGURE 4 LAND USE PLAN, Page 3-2, with FIGURE 4A AMENDED LAND USE PLAN which removes IND and R&D referenced in the lower portion of the FIGURE 4 LAND USE PLAN, replaces with Village 11 and includes a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS.

Amend Carson Creek Specific Plan TABLE 1, LAND USE CALCULATIONS, Page. 3-3

TABLE 1: LAND USE CALCULATIONS

Land Use	Acres		Units		Density
<u>Residential</u>					
Villages 1-10 (1-11)	368.6	<u>462.4</u>	1,700	<u>1,925</u>	<u>4.16 dwelling units per acre</u>
<u>Employment</u>					
LC	4.6	<u>6.3</u>			
CC	3.0	<u>3.0</u>			
Industrial	59.7	<u>0.0</u>			
RD	34.4	<u>0.0</u>			
Subtotal	101.7	<u>9.3</u>			
<u>Public</u>					
P	37.0	<u>37.0</u>			
OS	198.8	<u>199.8</u>			
SS	1.2	<u>0.0</u>			
FS	5.4	<u>0.0</u>			
Subtotal	242.4	<u>236.8</u>			
TOTAL	712.7	<u>708.5</u>	1,700	<u>1,925</u>	

* THERE IS A 4.2 ACRE DIFFERENCE BETWEEN THE EXISTING AND PROPOSED LAND USE CATEGORIES DUE TO INCREASED MAPPING ACCURACY SINCE THE TIME THE CCSP WAS PREPARED.

3.3 Land Use Categories

Residential

Amend Carson Creek Specific Plan Paragraph 2 Sentence 1, Page 3-3

The land use plan provides for the development of ~~1,700~~ 1,925 units in ~~10~~ 11 residential Villages. The Specific Plan contemplates, in its residential areas, an age-restricted, senior citizen housing development

within the meaning of California Civil Code 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 dwelling units may be constructed on the 6 acres.

Replace TABLE 2: RESIDENTIAL LAND USE CALCULATIONS Page 3-4

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

TABLE 2: RESIDENTIAL LAND USE CALCULATIONS

PROJECT/LAND USE	VILLAGE	ACRES	UNITS	D.U.A.
<u>Euer Ranch</u>		<u>146</u>	<u>460</u>	<u>3.2</u>
	<u>1</u>			
	<u>2</u>			
	<u>3</u>			
	<u>4</u>			
	<u>5</u>			
	<u>6-A</u>			
	<u>7</u>			
<u>Carson Creek Unit 1</u>		<u>76.2</u>	<u>285</u>	<u>3.7</u>
	<u>6-B</u>			
	<u>8</u>			
<u>Carson Creek Unit 2</u>		<u>136.64</u>	<u>630</u>	<u>4.6</u>
	<u>10</u>			
<u>Carson Creek Unit 3</u>		<u>16.6</u>	<u>140</u>	<u>8.4</u>
	<u>9</u>			
<u>Carson Creek SPA</u>		<u>86.96</u>	<u>410</u>	<u>4.7</u>
	<u>11</u>			
TOTAL		<u>462.4</u>	<u>1925</u>	<u>4.2</u>

Employment

Remove Carson Creek Specific Plan Paragraph 1, Page 3-5

~~(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 34.40 acres and will provide approximately 449,6050 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.~~

Amend Carson Creek Specific Plan Paragraph 2, Sentence 2 and 3, Page 3-5

(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 and a total of (1.7) acres located along Investment Boulevard. Approximately ~~40,000~~ 77,026 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 bicyclist. Walkways, overhangs, and benches should be incorporated in 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 the buildings. Residential uses may be incorporated into spaces above ground floor retail uses by right.

Remove Carson Creek Specific Plan Paragraph 4, Page 3-5 continuing to page 3-6

~~(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.~~

(P) PARKS

Amend Carson Creek Specific Plan, Paragraph 1 Sentence 1, Page 3-7

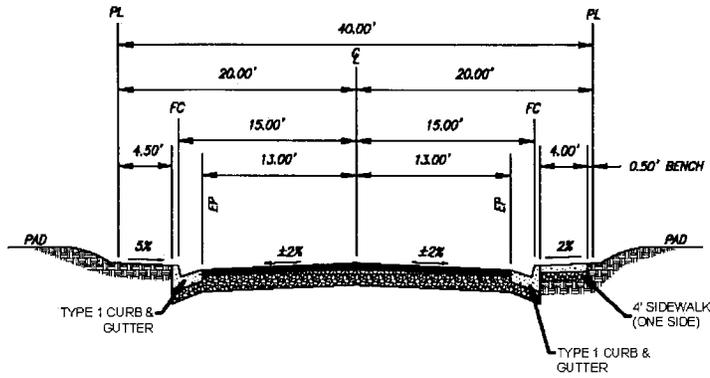
The Carson Creek Specific Plan provides ~~(198.9)~~ (199.8) acres of enhanced open space in conjunction with the natural drainage system of the site. Open Space areas have been established for preservation of natural resources, wetlands, upland habitat adjacent to riparian and seasonal wetland habitat, 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

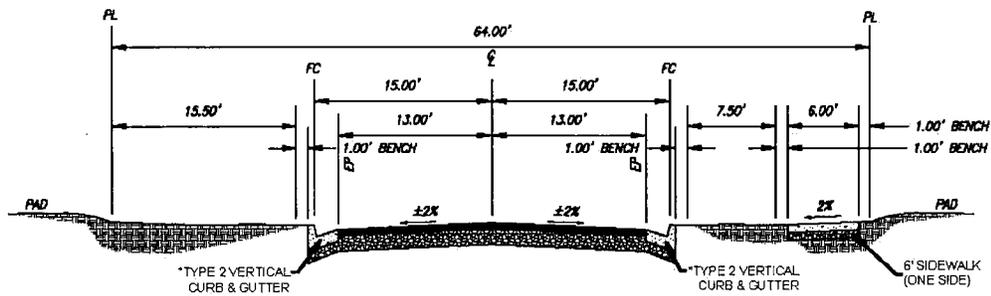
Supplement Carson Creek Specific Plan FIGURE 5 CIRCULATION PLAN, Page 3-10, with FIGURE 5A AMENDED CIRCULATION PLAN which removes IND and R&D referenced in the lower portion of the FIGURE 5 CIRCULATION PLAN, replaces with Village 11 and includes a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS, and identifies offsite roadway connection to Latrobe Road. The Industrial collector shown in FIGURE 5, will now be Residential Collector and Residential Street for the new Village 11.

Amend Carson Creek Specific Plan FIGURE 6 STREET SECTIONS to Add additional Street Sections to FIGURE 6 FOR VILLAGE 11.



40' RIGHT-OF-WAY

SCALE: N.T.S.



*NOTE: TYPE 1 ROLLED CURB & GUTTER WHERE FRONTING RESIDENTIAL LOTS. TYPE 2 VERTICAL WHERE NOT FRONTING RESIDENTIAL LOTS.

64' RIGHT-OF-WAY

SCALE: N.T.S.

VILLAGE 11 STREET SECTIONS

Supplement FIGURE 7 PEDESTRIAN TRAIL SYSTEM as follows:

Supplement Carson Creek Specific Plan FIGURE 7 PEDESTRIAN TRAIL SYSTEM, Page 3-11, with FIGURE 7A AMENDED PEDESTRIAN TRAIL SYSTEM which removes IND and R&D referenced in the lower portion of the FIGURE 7 PEDESTRIAN TRAIL SYSTEM, replaces with Village 11 and includes a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS and Revise SCHEMATIC PEDESTRIAN TRAIL LAYOUT alignment.

3.7 Infrastructure

Storm Drainage

Amend FIGURE 9 DRAINAGE PLAN as follows:

Amend Carson Creek Specific Plan FIGURE 9 DRAINAGE PLAN, Page 3-15, remove IND and R&D referenced in the lower portion of the FIGURE 9 DRAINAGE PLAN, replace with Village 11 and include a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS. See CARSON CREEK SPECIFIC PLAN AMENDMENT FIGURE 4 LAND USE PLAN for revised land use for FIGURE 9.

Water

Amend FIGURE 10 WATER PLAN as follows:

Amend Carson Creek Specific Plan FIGURE 10 WATER PLAN, Page 3-18, remove IND and R&D referenced in the lower portion of the FIGURE 10 WATER PLAN, replace with Village 11 and include a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS. See CARSON CREEK SPECIFIC PLAN AMENDMENT FIGURE 4 LAND USE PLAN for revised land use for FIGURE 10.

Sewer

Amend FIGURE 11 SEWER PLAN as follows:

Amend Carson Creek Specific Plan FIGURE 11 SEWER PLAN, Page 3-21, remove IND and R&D referenced in the lower portion of the FIGURE 11 SEWER PLAN, replace with Village 11 and include a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS. See CARSON CREEK SPECIFIC PLAN AMENDMENT FIGURE 4 LAND USE PLAN for revised land use for FIGURE 11.

4. DEVELOPMENT STANDARDS

Insert Section 4.5a Single Family (4,500 sq. ft. min.) after Section 4.5 Single Family (5,000 sq. ft. min.)

4.5a Single Family (4,500 sq. ft. min.)- (Village 11 Only)

1. Permitted Uses:

The following uses are allowed by right, without a conditional use permit:

Primary Uses:

One single family detached dwellings per lot

Accessory Uses:

Home Occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, handicrafts, insurance, photographer, therapist, musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem, provided that instruction or consultation is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident of the main dwelling.

In-home daycare, maximum 6 children

Non-commercial accessory uses and buildings, including such structures as a swimming pool, garage, or garden shed.

Public utilities distribution lines

Public parks

Churches, temples and other places of worship

Uses permitted with a conditional use permit. The following uses are permitted only after obtaining a conditional use permit from the Planning Commission:

Private clubhouse

Schools, non-commercial playgrounds

Public utilities building and structures other than distribution and transmission lines

Real estate office on or adjacent to properties for sale or fronting a road leading directly thereto, for the exclusive sale of the property

Home occupations not listed above as permitted by right or which require special consideration due to the proposed use of power tools or accessory buildings, or due to potential noise generation. Such home occupations shall not be approved unless the Planning Commission finds that the use will not change the residential character of the premises, and will not adversely affect the other uses permitted in a residential area.

Public buildings and public utilities buildings of a type and natural deemed compatible with the purposes of this zone by the Planning Director.

2. Site Development Standards

Minimum Lot Area: 4,500 square feet

Maximum Lot Coverage: No maximum lot coverage

Minimum Lot Frontage: Forty-five (45) feet at front setback line or 675 square feet

Minimum Setbacks: Front Yard: Fifteen (15) feet to Side Loaded Garage and/or Living/Porch Area

Front Yard: Eighteen (18) feet to garage roll up door

Side Yard: Five (5) feet.

Side Yard: Corner Lots shall have a minimum Ten (10) feet street side.

Rear Yard: Ten (10) feet

P.U.E. Setback: Corner Lots shall have a minimum ten (10) feet street side.

Front Yard: Twelve and ½ (12.5) feet

Maximum Height: Thirty (30) feet or 2 stories

Required Parking: Two (2) spaces off street spaces provided either in garage or on the driveway (tandem or side-by-side)

Insert Section 4.8a Local Convenience Commercial (LC) Investment Boulevard after Section 4.8 Local Convenience Commercial (LC) and Community Center (CC)

4.8a Local Convenience Commercial (LC) Investment Boulevard

1. Uses, Services, and Accessory Uses permitted with a conditional use permit:

Primary Uses:

Office, business and professional, including banks

Studios, including artists' studios

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores excluding kennels. Such uses include:

apparel stores

banks and financial institutions

bakeries

bookstores, video stores and record stores

camera shops and photography studios

community care facilities

confectionery stores

delicatessens

dressmaking and millinery shops

drugstores
dry goods and notion stores
florist shops
fruit and vegetable stores
grocery stores or food stores
hardware stores
jewelry stores and gift shops
meat markets
newsstands
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales
shoe shops and shoe repair
sporting goods
stationary stores
tailor shops
garden supply
health facility
bed and breakfast inns
churches, temples, and other places of worship
liquor stores
park and ride lots
schools, private, public, and trade; music and dancing schools
service stations

Services including the following:

Health studios and gymnasiums
Beauty shops and barbershops
Dry cleaner (retail) and laundries

Accessory uses:

Public utilities buildings and structures other than distribution and transmission lines
Public libraries, schools, parks, playgrounds
Multi-family residential uses permitted on the floors above the street level

Temporary uses:

The planning director with health department approval may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the planning director may impose conditions regarding hours of operation, access, parking, fencing and surface treatment to inhibit dust emanation.

Prohibited uses: The following uses are prohibited in this zone:

Drive-through
Industrial uses and wholesale uses
Outdoor storage

2. Site Development Standards.

Maximum FAR: 0.50

Maximum Site Area: 1.7 acres

Minimum Site Area: 10,000 SF.

Maximum Lot Coverage: 50% (including accessory buildings)

Minimum Setbacks: Front: Fifteen feet (15') to building; Fifteen feet (15') to parking

Rear: Five feet (5') to first story; Five feet (5') to second story if adjacent to Business Park or Open Space; Five feet (5') to Parking

Side: Five feet (5')

Maximum Building Height Thirty-five feet (35') and 2 stories

Required Parking: County parking standards apply

Remove Section 4.16 Golf Course Standards

4.16 GOLF COURSE STANDARDS

Future development at the Carson Creek project may include a golf course adjacent to the open space and wetland preserve areas. The following design and management guidelines have been developed to protect the environmental resource value of these areas, in the event of future golf course development. These guidelines address impacts to water quality, native vegetation and wildlife typically associated with golf course construction and operations.

1. Water Quality and Aquatic Habitat

Water Quality and Aquatic Habitat Development of a golf course, which includes extensive areas of managed turf, has the potential to impact water quality, if application of fertilizers and pesticides are not properly planned. The Carson Creek golf course should include several important water quality safeguards to protect surface and groundwater quality on the site. The course should utilize managed turf areas interspersed with large areas of natural vegetation. This layout minimizes the total acreage of managed turf, providing benefits for water quality and water conservation. Intensive landscape management should be limited to primary play areas—greens, tees, and fairways. The extensive areas of natural vegetation within the site boundary should not receive any fertilizer or pesticide applications. The natural areas will be managed primarily to enhance wildlife habitat value.

The surface drainage patterns of the unmanaged area of the site should be retained in the golf course design. However, greens, tees, fairways, and other managed turf areas should be designed to direct runoff away from water features to prevent nutrient loading and algal blooms.

Erosion due to discing, scraping, blading, or other construction methods should be controlled by the use of silt fences, hay bales and other Best Management Practices to avoid excess siltation of waterways during storm events.

A surface water quality monitoring program should be developed for use on the golf course to monitor project induced water quality impacts.

Riparian and wetland buffers should be planted with unmaintained native vegetation, such as grassland or oak savannah. Typical buffer widths are a minimum of 100 feet for riparian areas and wetlands, with 250 feet preferred for vernal pools.

Design of the golf course should seek to avoid excessive isolation of individual features. For example, if several neighboring pools are to be preserved or maintained as open space, it is best set aside the entire area containing the pools rather than breaking the area up into several preserves.

The design of the golf course should avoid landing areas near or adjacent to wetland features. This consideration will reduce that amount of unauthorized entry into wetlands by golfers retrieving stray golf balls.

A professional golf course superintendent will be responsible for planning, implementation and supervision of all grounds maintenance activities. No chemicals should be applied within 25 feet of any open irrigation canal or wetland feature.

Only herbicides, fungicides, insecticides, rodenticides, and fertilizers that are approved within the State of California will be used on the golf course and only in conjunction with manufacturer's specifications.

Irrigation rates must not exceed 90% of the infiltration rate for each soil type and turf management combination.

2.——Vegetation

Golf course planting design should refer to regional and site specific plant communities. Exotic plant species known become invasive nuisances or exclude native or local species shall not be planted. The use of species that require excessive irrigation is discouraged.

Areas disturbed during construction must be managed and planted as soon as possible to make sure that non-native invasives are not allowed to become established.

Removal of existing trees and shrubs should be limited to preserve existing functional habitat. These existing plants should be incorporated into the planting design of the golf course as feasible.

3.——Wildlife

The open space and wetland preserve areas provide habitat for a variety of wildlife species. Highly mobile species, such as small rodents (squirrels, rabbits), mammals and bird species will adapt to the configuration of the golf course, provided that the habitat areas adjacent to the course are maintained. These species will establish corridors across the golf course, and many will be most active during the night when human contact is minimal.

Signage on cart paths may be used to alert drivers to established crossings known to be used by wildlife.

When possible, fences should be designed to allow for the passage of small animals.

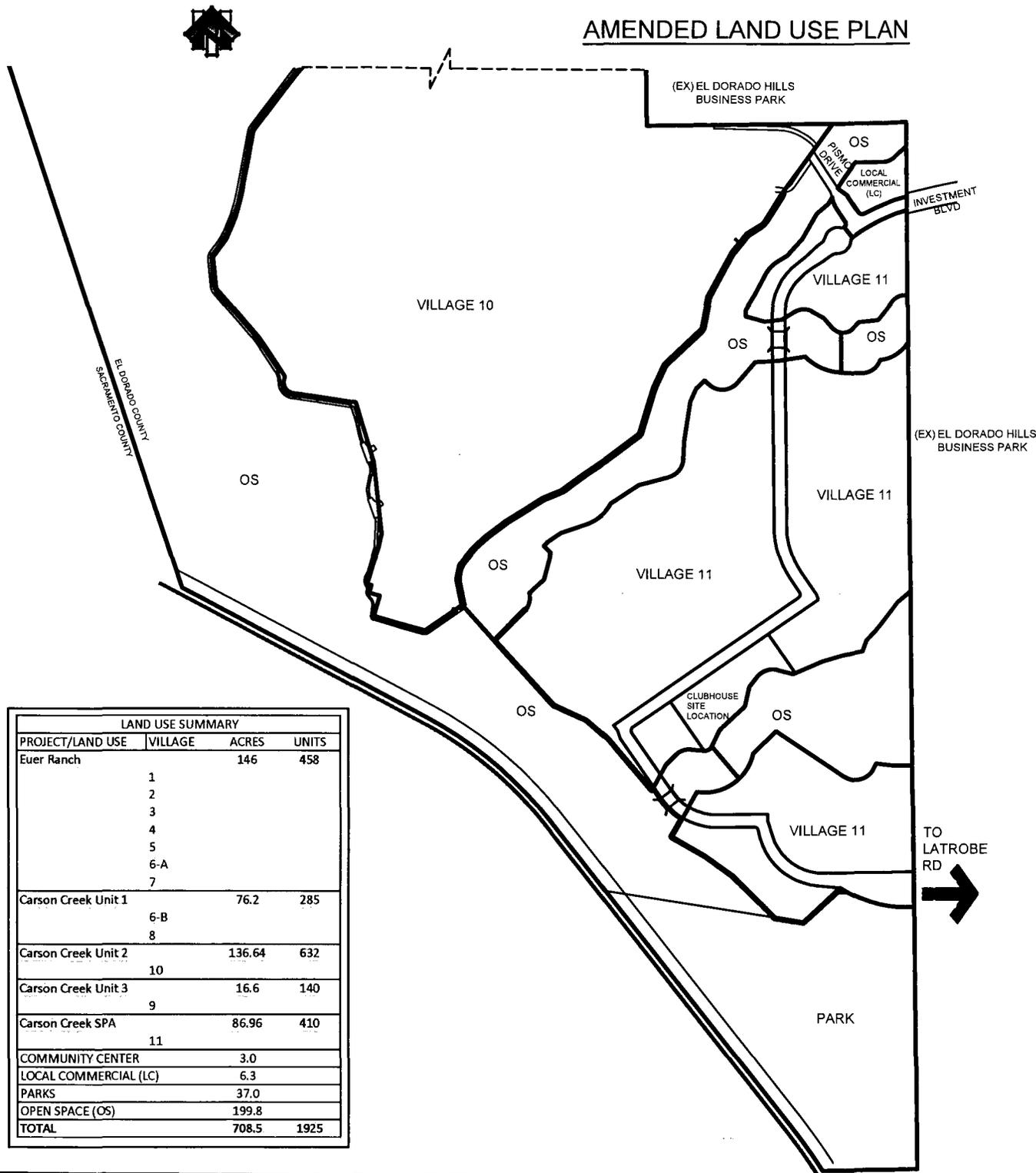
The construction phase of the project should adhere to BMPS to avoid directly or indirectly impacting special status species and their habitat.

IMPLEMENTATION

Amend FIGURE 12 PHASING PLAN as follows:

Amend Carson Creek Specific Plan FIGURE 12 PHASING PLAN, Page 5-2, remove IND and R&D referenced in the lower portion of the FIGURE 12 PHASING PLAN, replace with Village 11 and include a CLUBHOUSE SITE, LOCAL COMMERCIAL and OS. See CARSON CREEK SPECIFIC PLAN AMENDMENT FIGURE 4 LAND USE PLAN for revised land use for FIGURE 12.

AMENDED LAND USE PLAN

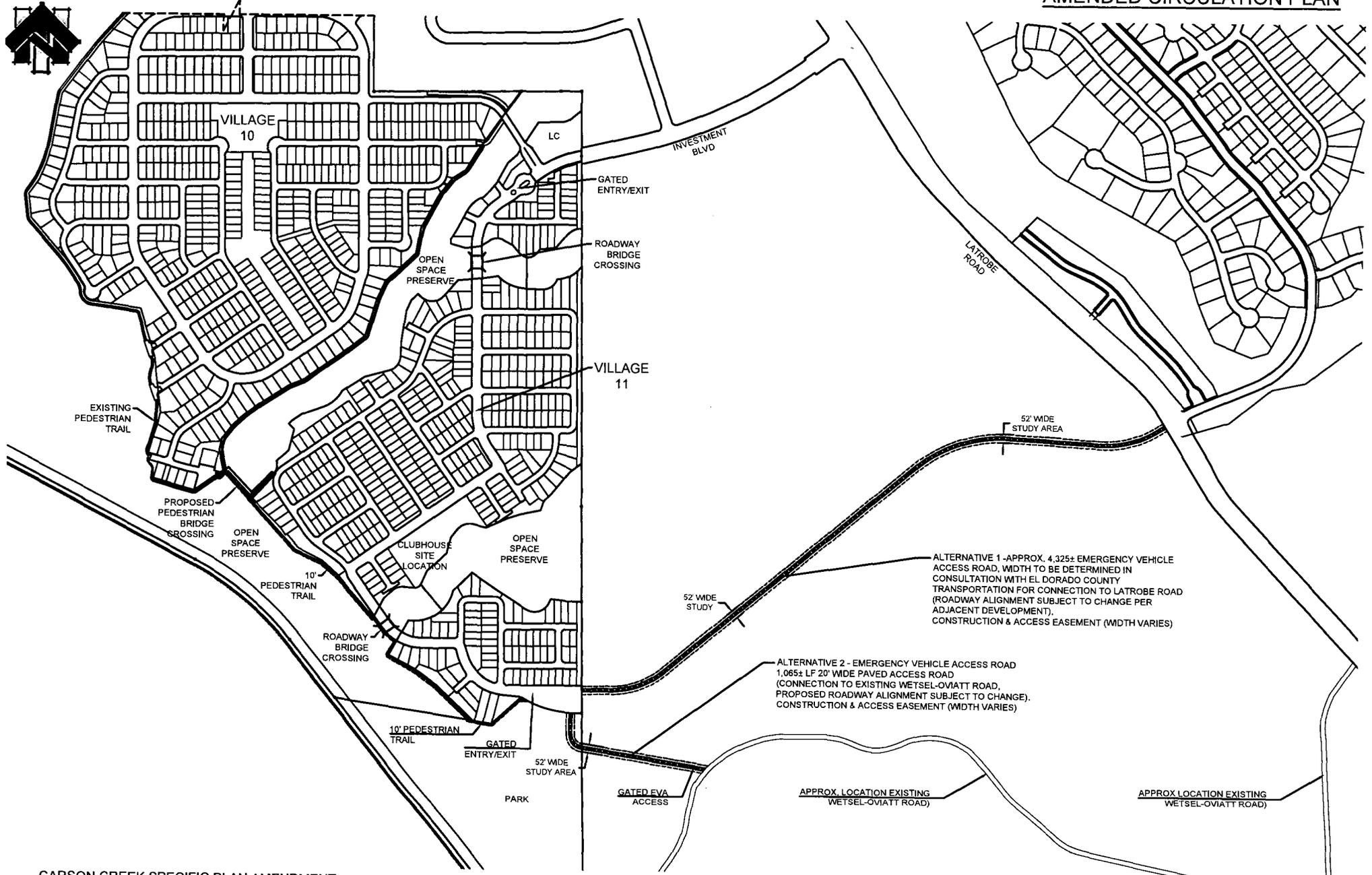


LAND USE SUMMARY			
PROJECT/LAND USE	VILLAGE	ACRES	UNITS
Euer Ranch		146	458
	1		
	2		
	3		
	4		
	5		
	6-A		
7			
Carson Creek Unit 1	6-B	76.2	285
	8		
Carson Creek Unit 2	10	136.64	632
Carson Creek Unit 3	9	16.6	140
Carson Creek SPA	11	86.96	410
COMMUNITY CENTER		3.0	
LOCAL COMMERCIAL (LC)		6.3	
PARKS		37.0	
OPEN SPACE (OS)		199.8	
TOTAL		708.5	1925

CARSON CREEK SPECIFIC PLAN AMENDMENT

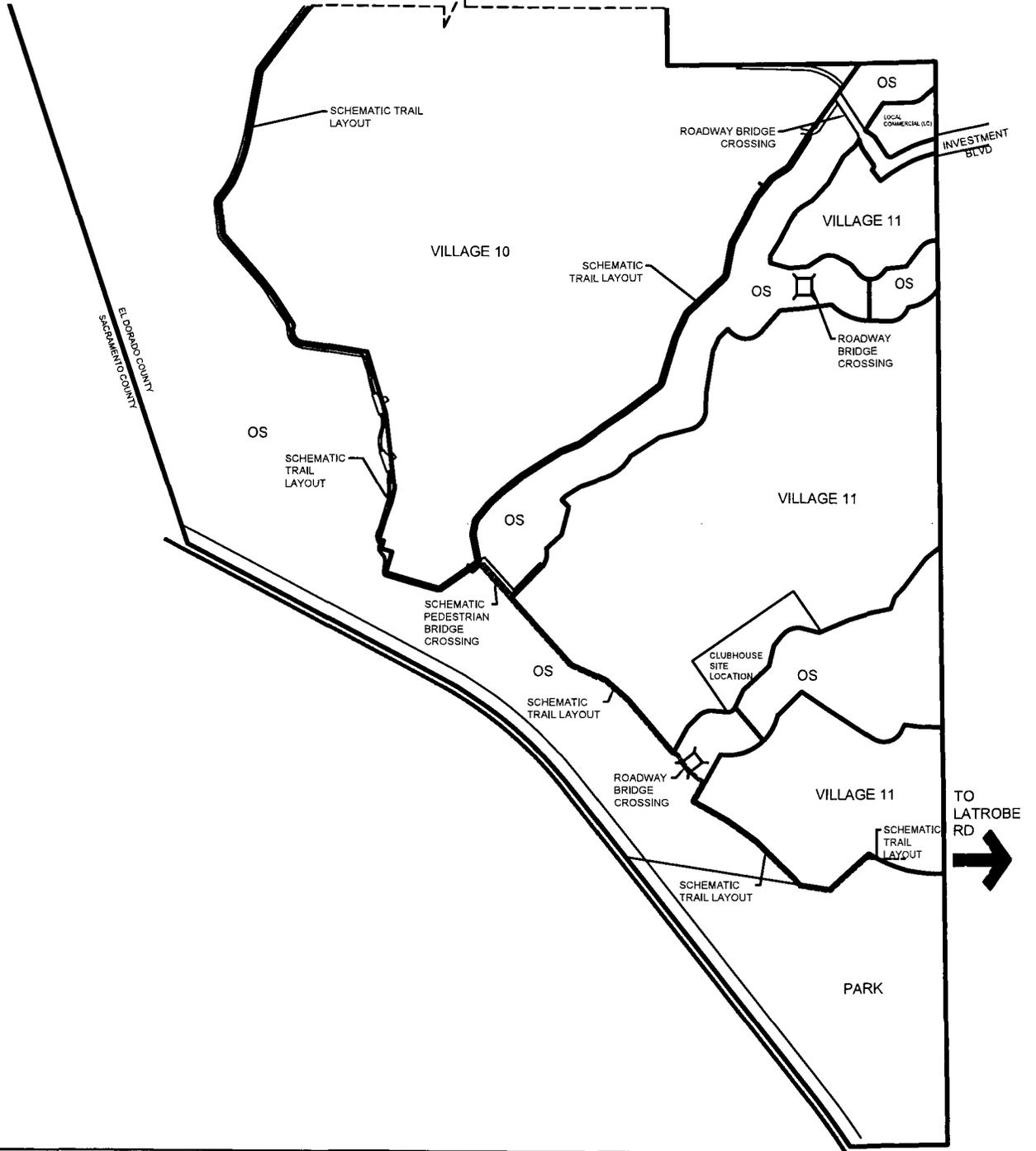
FIGURE 4A AMENDED LAND USE PLAN

AMENDED CIRCULATION PLAN





AMENDED PEDESTRIAN TRAIL SYSTEM

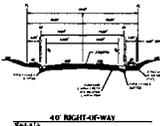
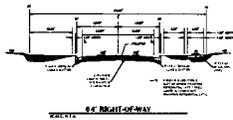
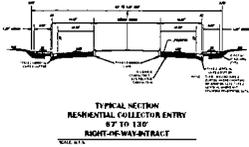
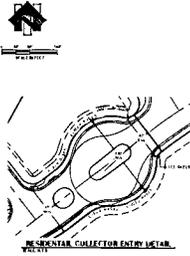


CARSON CREEK SPECIFIC PLAN AMENDMENT

FIGURE 7A AMENDED PEDESTRIAN TRAIL SYSTEM

HERITAGE AT CARSON CREEK

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
DATE: 08/08/2010



OWNER/APPLICANT
LEWIS HOME OF CALIFORNIA
1001 LINDSEY DRIVE, SUITE 200
ROCKVILLE, CA 95761
CONTACT: JIMMY GALLO
PHONE: (916) 256-2500

ENGINEER
R.E. Y. SHIBBERY, INC.
900 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE

TYPE

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 2'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP & RANGE
PART OF SECTION 10, T14N, R10E

ASSESSOR'S PARCEL NUMBERS
111-00-00, 111-00-01, 111-00-02, 111-00-03, 111-00-04, 111-00-05, 111-00-06, 111-00-07, 111-00-08, 111-00-09, 111-00-10, 111-00-11, 111-00-12, 111-00-13, 111-00-14, 111-00-15, 111-00-16, 111-00-17, 111-00-18, 111-00-19, 111-00-20, 111-00-21, 111-00-22, 111-00-23, 111-00-24, 111-00-25, 111-00-26, 111-00-27, 111-00-28, 111-00-29, 111-00-30, 111-00-31, 111-00-32, 111-00-33, 111-00-34, 111-00-35, 111-00-36, 111-00-37, 111-00-38, 111-00-39, 111-00-40, 111-00-41, 111-00-42, 111-00-43, 111-00-44, 111-00-45, 111-00-46, 111-00-47, 111-00-48, 111-00-49, 111-00-50, 111-00-51, 111-00-52, 111-00-53, 111-00-54, 111-00-55, 111-00-56, 111-00-57, 111-00-58, 111-00-59, 111-00-60, 111-00-61, 111-00-62, 111-00-63, 111-00-64, 111-00-65, 111-00-66, 111-00-67, 111-00-68, 111-00-69, 111-00-70, 111-00-71, 111-00-72, 111-00-73, 111-00-74, 111-00-75, 111-00-76, 111-00-77, 111-00-78, 111-00-79, 111-00-80, 111-00-81, 111-00-82, 111-00-83, 111-00-84, 111-00-85, 111-00-86, 111-00-87, 111-00-88, 111-00-89, 111-00-90, 111-00-91, 111-00-92, 111-00-93, 111-00-94, 111-00-95, 111-00-96, 111-00-97, 111-00-98, 111-00-99, 111-00-100

EXISTING/PROPOSED GENERAL PLAN
LAND-USE DESIGNATIONS
R1 RESIDENTIAL SINGLE-FAMILY, OPEN SPACE, PARK

EXISTING/PROPOSED ZONING
R1 & R2 & PARK/OPEN SPACE

TOTAL AREA
111.00 AC

TOTAL NUMBER OF LOTS
641

TOTAL NUMBER OF LETTERED LOTS
10

MINIMUM PARCEL AREA
4,591 SQ. FT. RESIDENTIAL LOT

WATER, RECYCLED WATER
SUPPLY & SEWAGE DISPOSAL
EL DORADO SEWER DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DISTRICT

DATE OF PREPARATION
08/08/2010

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

SCHOOL DISTRICT
REVEREND UNION SCHOOL DISTRICT

ENGINEER'S CERTIFICATE
I, R.E. Y. SHIBBERY, INC., ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE SUBDIVISION MAP AND THE INFORMATION THEREON AND I AM Satisfied THAT THE MAP AND THE INFORMATION THEREON COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REGULATIONS THEREUNDER. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION ON THIS MAP OR THE INFORMATION THEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION ON THIS MAP OR THE INFORMATION THEREON.

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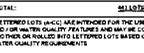
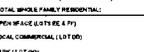
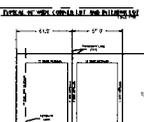
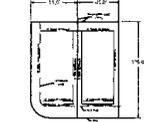
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LAND USE SUMMARY

LAND USE	NUMBER OF LOTS	ACRES
RESIDENTIAL LOT 116 (CLUBHOUSE SITES)	10	0.23
RESIDENTIAL LOT 116 (CLUBHOUSE SITES)	10	0.23
TOTAL SINGLE-FAMILY RESIDENTIAL	20	0.46
OPEN SPACE (TOTAL)	11.50	2.61
LOCAL COMMERCIAL (LOT 0)	1	0.02
PARK (LOT 00)	1	0.02
TOTAL	33	3.31

* LETTERED LOTS (A-K) ARE INTENDED FOR THE USE OF LANDSCAPING AND FOR THE USE OF THE LOTS AS BUILT. THE LOTS ARE TO BE BUILT WITH ONE AND FOUR OR ROLLED INTO LETTERED LOTS BASED ON GRADING AND WATER QUALITY REQUIREMENTS.

NOTICE TO CONTRACTORS
CONTRACTOR'S OBLIGATION
CONTRACTOR'S OBLIGATION
CONTRACTOR'S OBLIGATION

HERITAGE AT CARSON CREEK

RESIDENTIAL PHASING PLAN
EL DORADO COUNTY, CALIFORNIA
NOVEMBER 2004



LAND USE SUMMARY

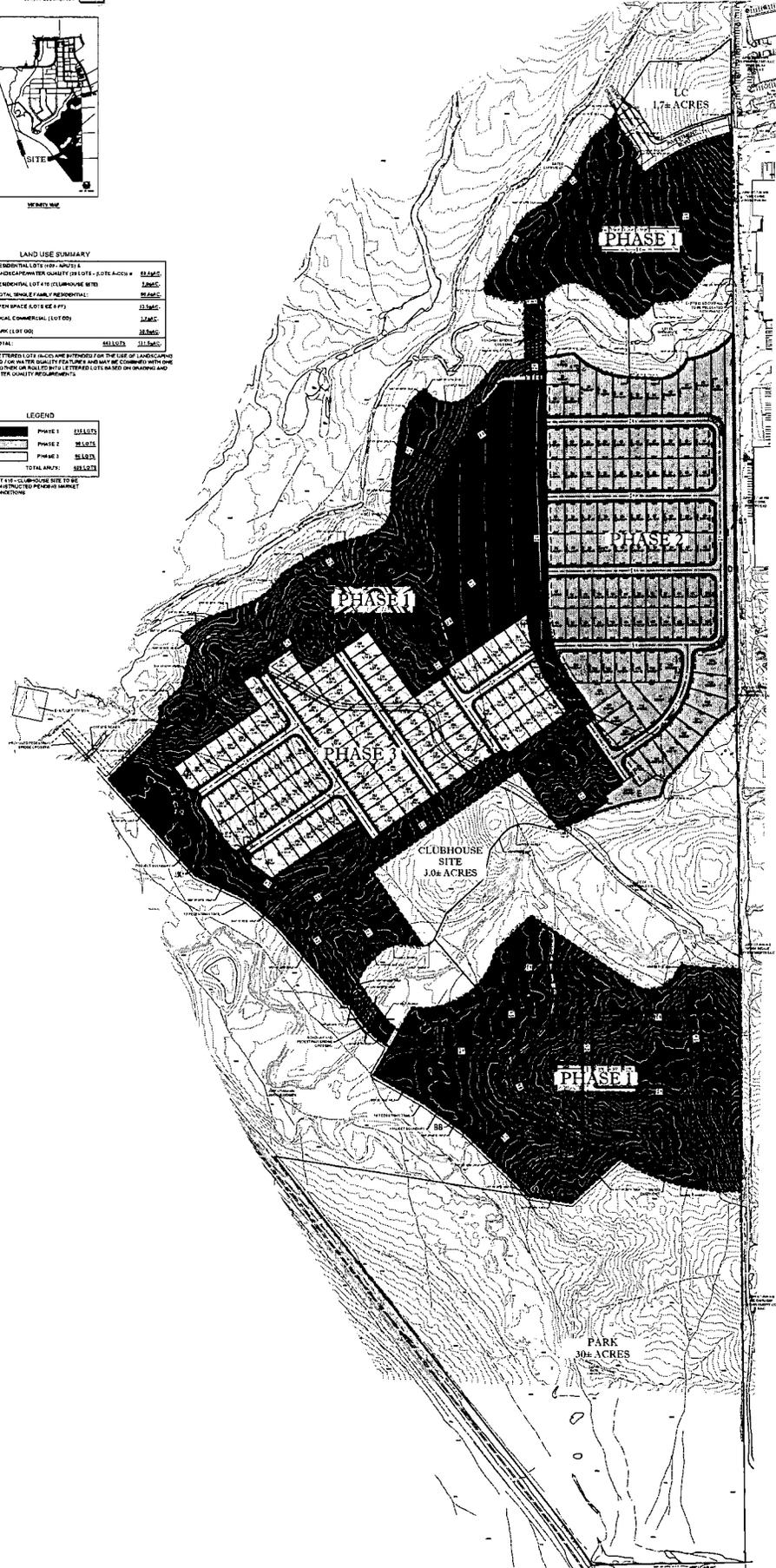
RESIDENTIAL LOTS (189 - 180'S)	35.5AC
LANDSCAPED/OPEN SPACE LOTS - LOTS A-C	3.0AC
RESIDENTIAL LOT #18 CLUBHOUSE SITE	3.0AC
TOTAL SINGLE FAMILY RESIDENTIAL	41.5AC
OPEN SPACE LOTS (E & F)	13.5AC
LOCAL COMMERCIAL (LOT 100)	3.0AC
PARK (LOT 00)	30.0AC
TOTAL	88.0AC

LETTERED LOTS WHICH ARE INTENDED FOR THE USE OF LANDSCAPING AND FOR WATER QUALITY FEATURES AND MAY BE COMBINED WITH ONE ANOTHER OR SPLIT INTO LETTERED LOTS AS NEEDED FOR IRRIGATION AND WATER QUALITY REQUIREMENTS.

LEGEND

[Dark Grey Box]	PHASE 1	35.5AC
[Medium Grey Box]	PHASE 2	3.0AC
[Light Grey Box]	PHASE 3	3.0AC
[White Box]	TOTAL LOTS	41.5AC

LOT #18 CLUBHOUSE SITE TO BE CONSTRUCTED PERVIOUS MARKET CONDITIONS.



DATE OF PREPARED PLAN	NOVEMBER 2004
DATE OF REVISION	
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