



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[blgddept@edcgov.us](mailto:blgddept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

### MEMORANDUM

**DATE:** August 2, 2016

**TO:** Surveyor's Office

**FROM:** Char Tim, Clerk of the Planning Commission

**SUBJECT:** Specific Plan Amendment SP94-0002-R-2/Carson Creek Specific Plan Amendment

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On July 19, 2016, the Board of Supervisors approved amending text of the Carson Creek Specific Plan in Section 4.8, Local Convenience Commercial and Community Center, to allow the following:

1. Community Care Facilities with a Conditional Use Permit.
2. Increase the maximum floor-to-area ratio from 0.40 to 0.50.

Area: El Dorado Hills

Assessor's Parcel No.: 117-490-01

A portion of Section 15, T9N, R8E, MDM

Acres: 710 acres-Carson Creek Specific Plan  
4.11 acres-Local Convenience Commercial Zone/Site

Attached is the underline/strike-out version of Section 4.8, Local Convenience Commercial and Community Center, of the Carson Creek Specific Plan identifying the approved changes.

The Addendum to the Program Level EIR for the Carson Creek Specific Plan, which was adopted by the Board of Supervisors on July 19, 2016, is available online at [http://edcgov.us/Government/Planning/Zoning\\_Ordinances\\_for\\_Specific\\_Plans.aspx#Carson Creek](http://edcgov.us/Government/Planning/Zoning_Ordinances_for_Specific_Plans.aspx#Carson%20Creek).

If you have any questions regarding the approved changes, please contact the Project Planner, Jennifer Franich, for assistance. Thank you.

Attachment

cc: Planners  
Long-Range Planning Division  
Permit Center

# EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville CA 95667 <http://www.co.el-dorado.ca.us/planning> phone: (530) 621-5355 | fax: (530) 642-0508

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## CARSON CREEK SPECIFIC PLAN

### Sections 4.8 – CCC

#### 4.8 Local Convenience Commercial (LC) and Community Center (CC)

1. Permitted Uses:

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

**Primary Uses:**

Offices, 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  
confectionery stores  
daycare (outdoor play area required)  
delicatessens  
dressmaking and millinery shops  
drugstores  
drygoods and notion stores  
florist shops  
fruit and vegetable stores  
grocery stores and food stores  
hardware stores  
jewelry stores and gift shops  
meat markets  
newsstands  
restaurants and cafes, including outdoor and sidewalk eating areas, no liquor sales  
shoe shops and shoe repair shops  
sporting goods  
stationary stores  
tailor shops

Services including the following:

health studios and gymnasiums  
beauty shops and barbershops  
dry cleaners (retail) and laundries

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
Board of Supervisors  
DATE July 19, 2016  
BY Roger Trout/Cmt  
EXECUTIVE SECRETARY

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## **Accessory uses:**

Public utilities buildings and structures other than distribution and transmission lines

Public libraries, schools, parks, and 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.

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

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  
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales  
community care facilities

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

Drive-through  
Industrial uses and wholesale uses  
Outdoor storage

2. Site Development Standards:

<b>Maximum FAR:</b>	<del>40</del> <u>50</u>
<b>Maximum Site Area:</b>	2 acres
<b>Minimum Site Area:</b>	10,000 sf
<b>Maximum Lot Coverage:</b>	40% (including accessory buildings)
<b>Minimum Setbacks:</b>	<u>Front:</u> Fifteen feet (15') to building; fifteen feet (15') to parking. <u>Rear:</u> Five feet (5') to first story; fifteen feet (15') to second story; Five feet (5') to parking. <u>Side:</u> Five feet (5').
<b>Maximum Building Height:</b>	Thirty-five feet (35') and 2 stories
<b>Required Parking:</b>	County parking standards shall apply.