

5. IMPLEMENTATION

5.1 Phasing

The Carson Creek Specific Plan is proposed to be developed in two phases, as shown in figure 12.

The first phase would include the northernmost area of the Specific Plan. This area would have a small local convenience commercial center, a clubhouse, neighborhood parks, and residential areas. Access would be from White Rock Road.

The second phase would include the balance of the site including completion of the circulation system.

It is the intent to develop each phase with multiple final maps pursuant to the California Subdivision Map Act section 66456.1 and section 66452.6

5.2 Financing Program

Various techniques are available for financing the required improvements of the Carson Creek Specific Plan. Determining the most appropriate financing mechanism for each particular improvement requires a multiple step evaluation process. At this time the exact financing mechanism need not be specified, however, the Specific Plan sets forth a number of alternatives which under present conditions and circumstances appear most viable.

Prior to approval of a final map within the Specific Plan area the financing mechanism or mechanisms for the particular improvements required for development of the acres included in tentative map shall be chosen. Use of the selected financing mechanism for each improvement shall be made a condition of approval of the recordation of the final subdivision map.

At the time that building permits are to be issued, the financing mechanism or mechanism that have been made a condition of approval of the subdivision map must be assured, "Assured" means approval of an Assessment District, Mello-Roos District, or any other financing mechanism deemed acceptable by the County.

Some of the available funding mechanisms for the improvements required for the Carson Creek Specific Plan are describe below.

Special Assessment District

Special assessment districts, such as the Municipal Improvements Act 1913 and the Improvement Bond Act of 1915 provide a method of long term financing of public infrastructure and facilities. The assessment district includes the area wherein real property will “benefit” from the provision of the planned facilities. A lien which is based upon formula for allocating benefit among the properties among within the assessment district is placed against each parcel of real property within the district. The public entity establish the benefit assessment district then sells bonds to finance the up front costs of constructing the improvements. The bonds are then repaid over the term of the bonds from assessments levied against the properties in the district. The assessments are normally collected along with the annual property tax levy and the bonds are secured by the lien against each benefitted property.

Mello-Roos Community Facilities District

Mello-Roos Community Facilities Districts are similar to assessment districts, but provide more flexibility to finance a wider range of infrastructure, through the issuance of tax exempt bonds. The bonds are secured by a lien against the properties included in the district, These properties are required to pay an annual “special tax”, the proceeds of which are used to repay the bonds.

Landscaping and Lighting District

The Landscaping and Lighting Act of 1972 provides for the creation of assessment districts to finance the cost of installing and /or maintaining landscaping, lighting facilities and ornamental structures. Like a benefit assessment district, properties within the district are assessed a share of the cost to the district on the basis of the benefit provided to the real property.

5.3 Comprehensive Maintenance

Maintenance of facilities in the Carson Creek Specific Plan community will be carried out by El Dorado County special districts and private entities depending upon the respective ownership. Carson Creek facilities, owned by the County or the Community Services District or another appropriate entity, will be maintained through the use of landscaping and lighting districts or zone of benefit established for Carson Creek and general fund revenues of the respective public entity. Facilities owned by private property owners will be maintained by the property owner.

PHASING PLAN

