

Pre-Application Request for
J-6 Initiation Hearing/ Conceptual Review
Community for Health and Independence

File Number: PA23-0015



BOARD OF SUPERVISORS: APRIL 23, 2024
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Pre-Application Process

- Provide **early identification** of issues giving the applicant the opportunity to seek solutions before the filing of an application.
- **Suggest alternatives** for the project which in the experience of the staff have improved chances of a recommendation for approval, or to achieve better outcomes.
- Assist the applicant in **determining the required material** for submittal of a formal application.
- **Improve the quality of the application** when submitted, thereby simplifying the processing of the application.

Conceptual Review

- Allow staff to prepare a minor report to the decision-makers that outlines the basic **issues for discussion**.
- Provide an opportunity for project applicants to **receive early feedback** from the Board of Supervisors in an informal workshop setting.
- Provide legal notice of the workshop, **allowing public input**.

Suggested Topics for Discussion

- Agriculture
- Housing
- Jobs/ Education
- School Expansion
- “Road to the West”
- Expansion of Community Region

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Project Summary

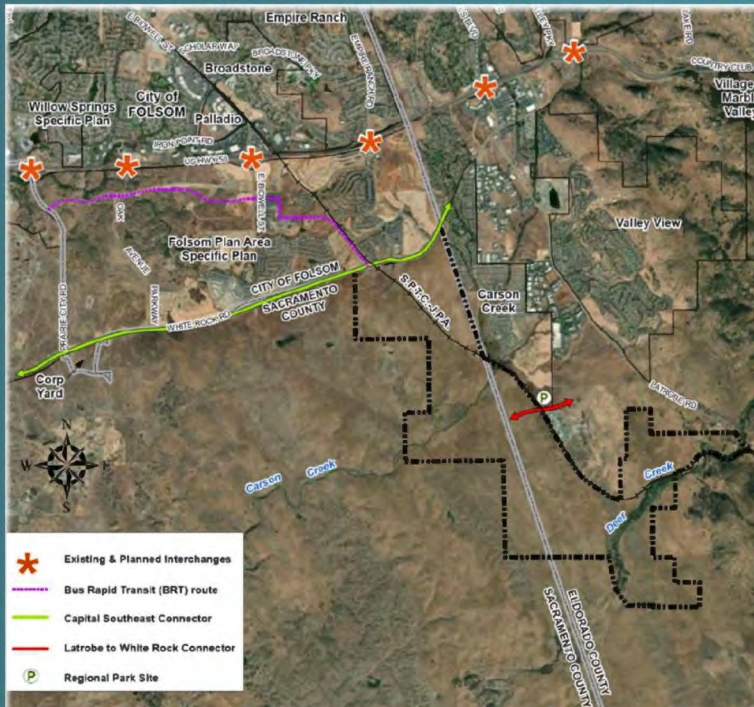
General Plan Amendments:

1. To change the area of the project site currently designated as Rural Region to **Community Region Designation** (Objectives 2.1.1 & 2.1.3).
2. To change multiple parcels from Agricultural Lands (AL) and Rural Residential (RR) to **Approved Plan (AP)** for Specific Plan adoption.

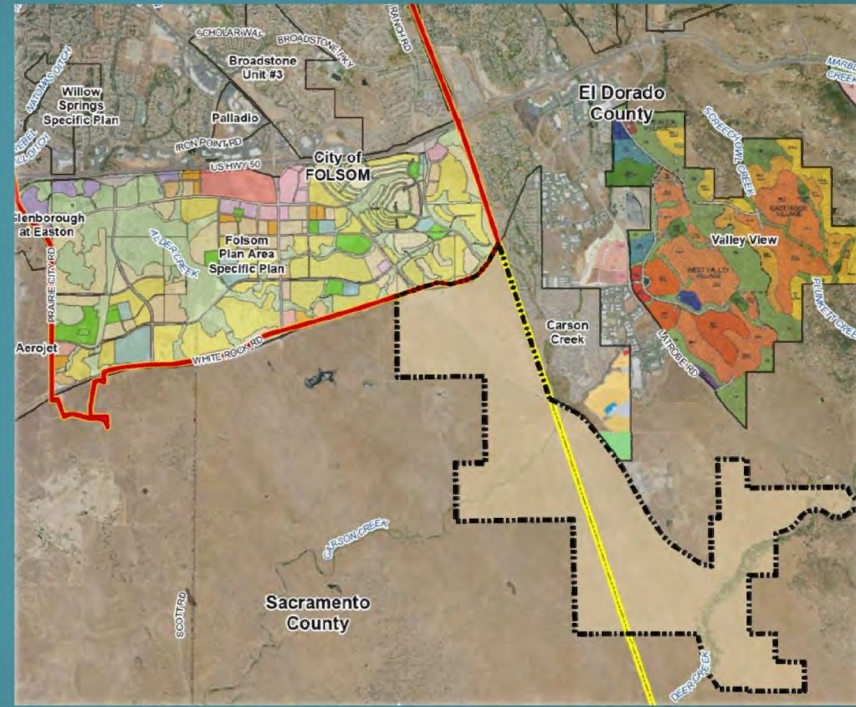
Specific Plan Adoption to allow for the following uses:

Research
Mixed Use
Commercial
Residential
Senior Housing
Open Space, and Parks.

Project Vicinity



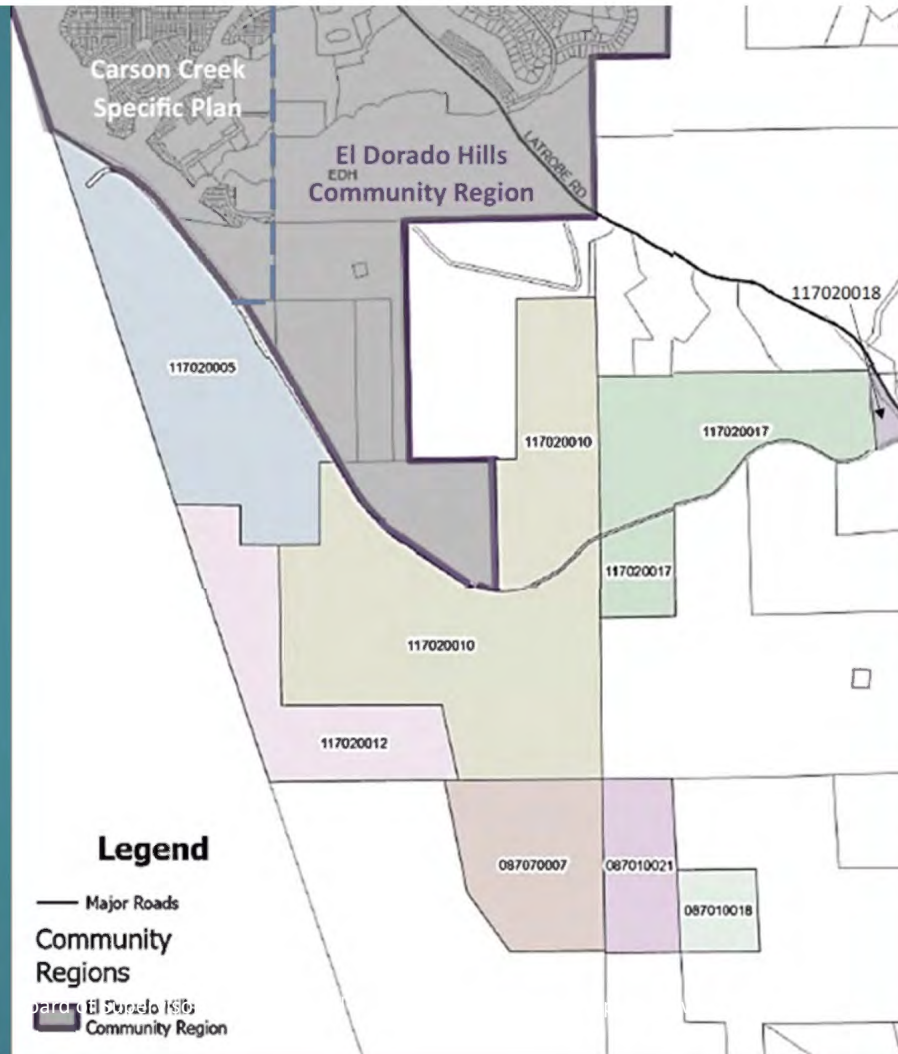
Project Context



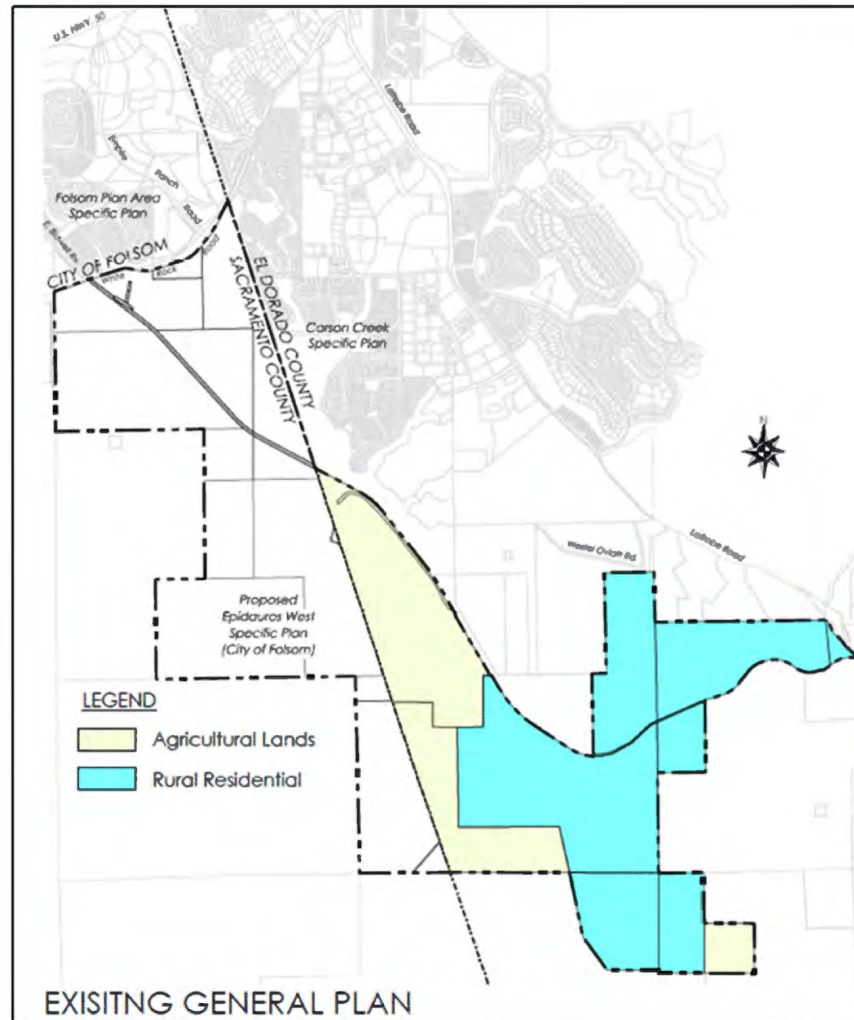
Regional Context

Showing:

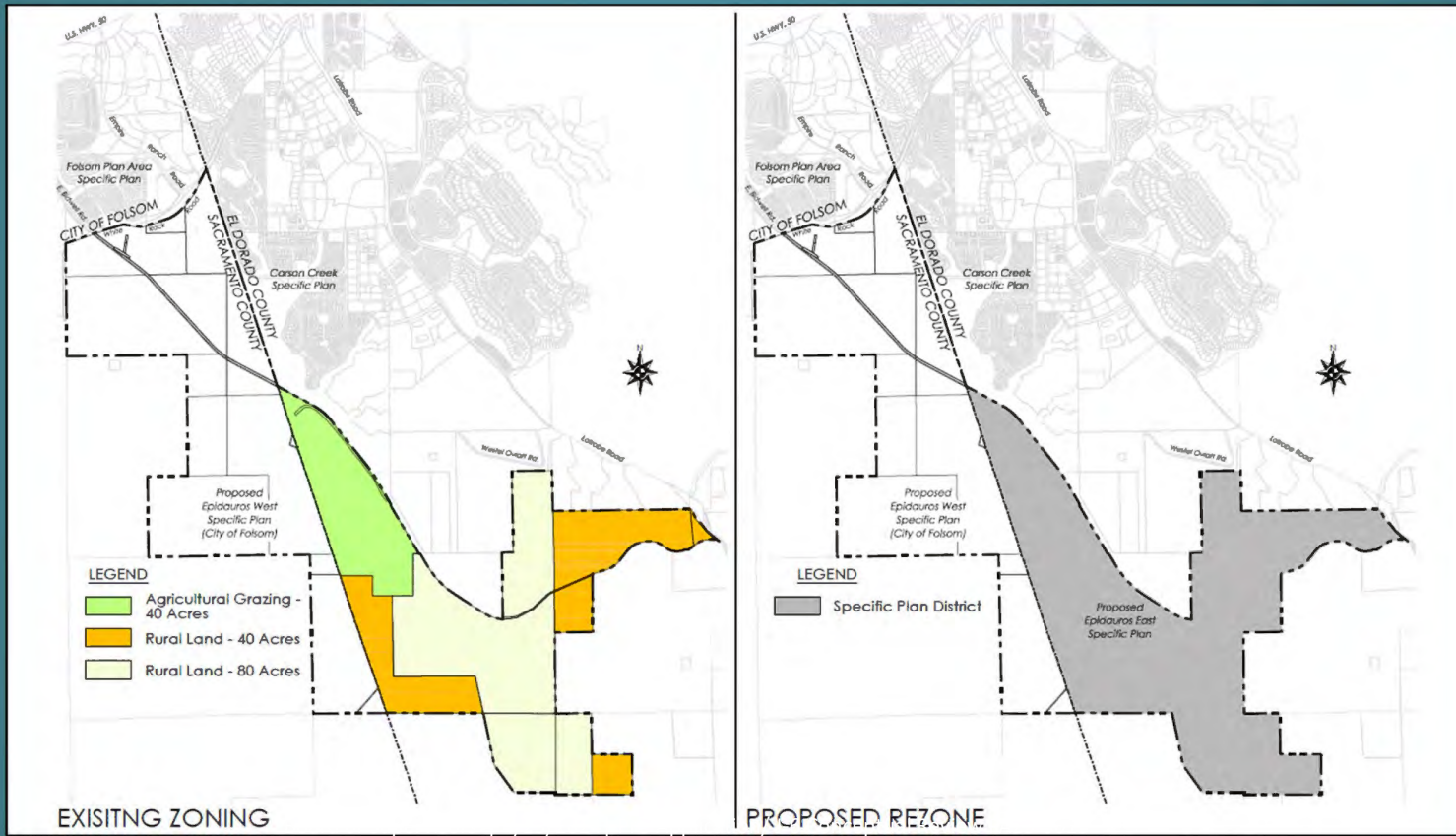
- Each unique parcel number
- EDH Community Region boundary
- Carson Creek Specific Plan



General Plan Land Use Designation

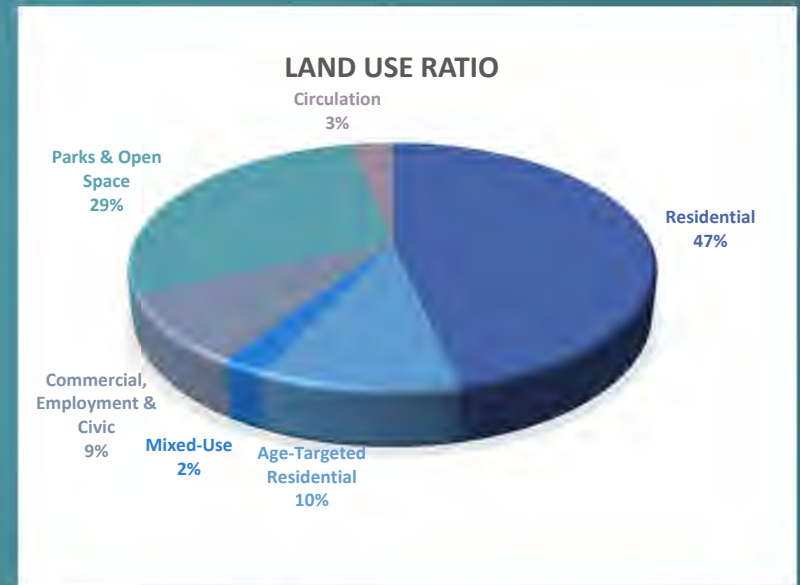


Zoning Designation



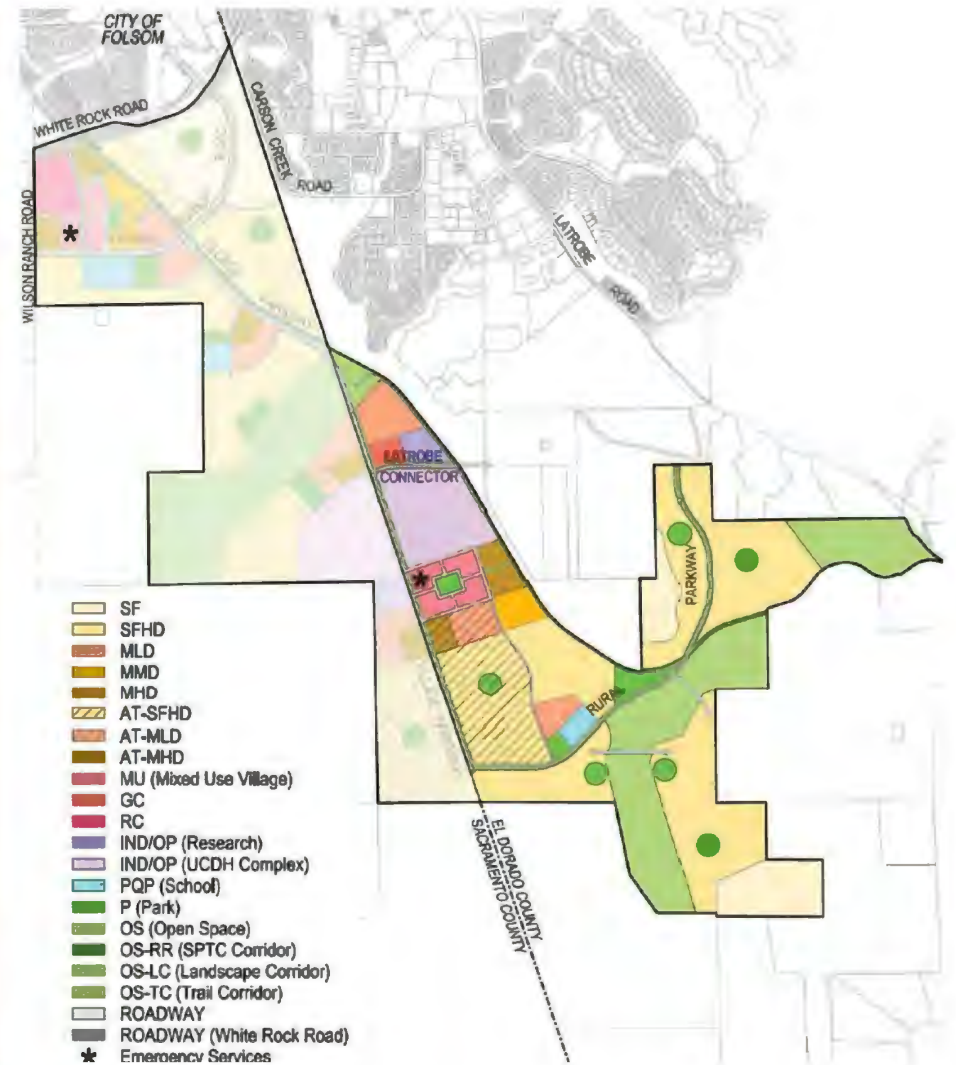
Conceptual Land Use Matrix per Acre

Land Use	Acres	Dwelling Units
Residential	681	3,332
Age-Targeted Residential	150	830
Mixed-Use	32	144
Commercial, Employment & Civic	135	
Parks & Open Space	416	
Circulation	46	
East Plan Area Total	1,460	4,306

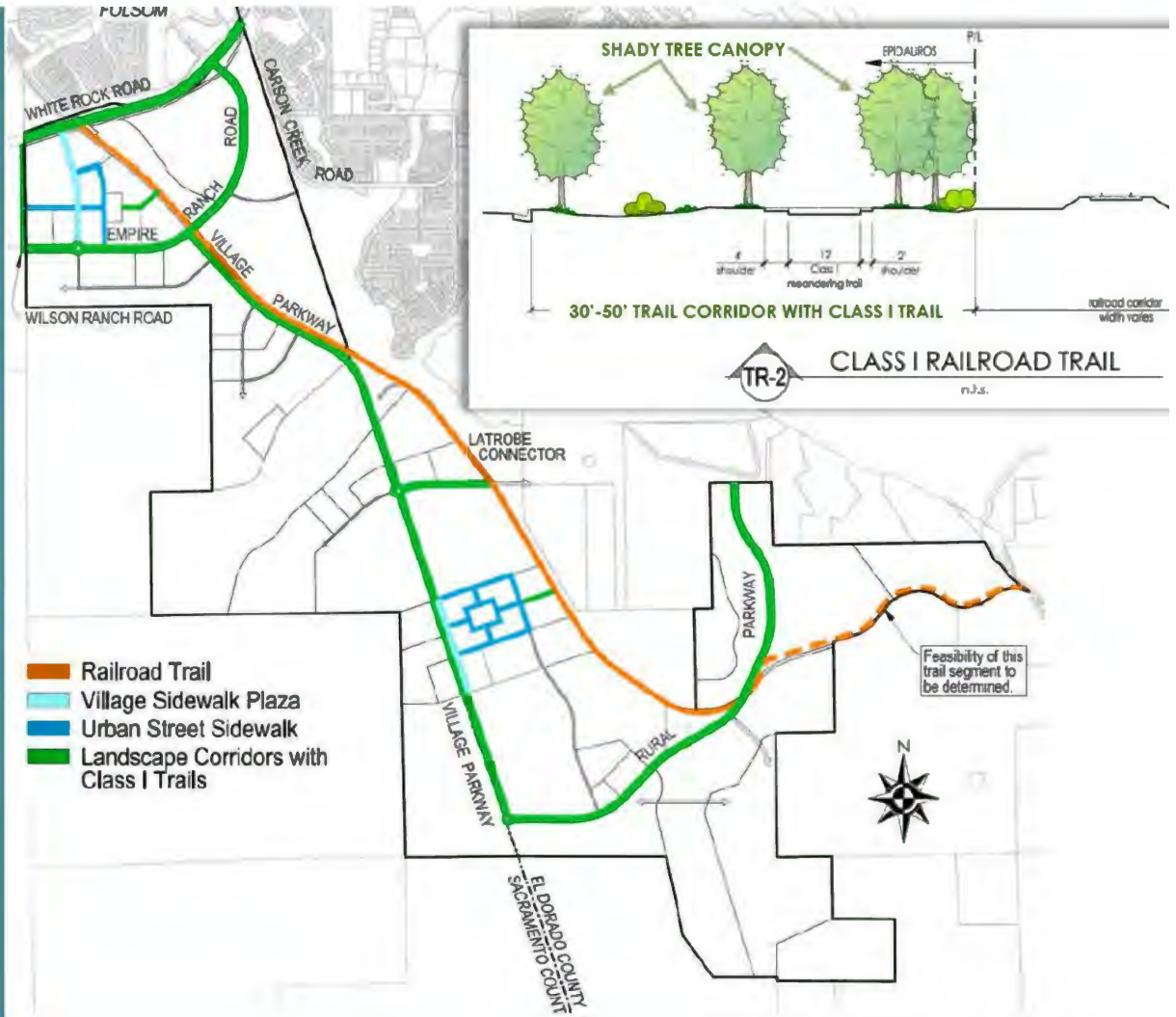


Proposed Conceptual Site Plan

EAST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
Residential		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
Subtotal Traditional Residential	681.1	3,332
Age-Targeted Residential		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	119.5	526
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	20.0	144
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
Subtotal Age-Targeted Residential	149.5	830



Circulation & Latrobe Connector



Project Status

- Pre-application materials were circulated to **33 potentially affected departments**, agencies, and other entities for review.
- Planning staff led a Technical Advisory Committee (TAC) meeting to discuss required material for submittal of a formal application.
- Board of Supervisors to provide feedback and discussion, especially regarding **Agriculture, Housing, Jobs/ Education, School Expansion, “Road to the West” and Expansion of Community Region.**

Next Steps

- Applicant to submit formal applications to the Planning Division, including:
 - GPA- General Plan Amendment to apply the Community Region designation;
 - SP- Specific Plan Adoption request; and
 - Z- Rezone to change the existing zoning to allow for the proposed uses, as identified in formal application materials.
- An Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) is required for the whole of the project including anticipated annexations to be considered by LAFCO.

Optional Project Next Steps

Optionally, the applicant may choose to pursue:

- A **Development Agreement**, which is a contractual agreement between the County and the owner of real property relating to development that property. The scope could cover issues related to infrastructure, transportation, affordable housing, and other topics.
- TM- **Tentative Map application** to subdivide the land, which will be reviewed by County staff and the Planning Commission to make certain the proposed division conforms to the minimum County standards for lot size, access, road improvements, grading, sewage facilities, water supply and other environmental concerns.

Discussion, Question & Answer

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