



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

Placerville Office:

Building:
(530) 621-5315
bldgdept@edcgov.us

Placerville Office:

Planning:
(530) 621-5355
planning@edcgov.us

Placerville Office:

Code Enforcement:
(530) 621-5999
cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:
(530) 573-3330
plan-buildSLT@edcgov.us

Date: January 26, 2026

To: Board of Supervisors (Agenda Date: February 3, 2026)

From: Rob Peters, Deputy Director of Planning

Subject: Carson Creek Village 11– Amendment to Conditions of Approval (COA) 53 and 56 (TM-C25-0001)

Recommended Actions for the Board of Supervisors:

- 1) Consider the Addendum to the project's adopted Environmental Impact Report (EIR) and determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report; and
- 2) Approve the proposed amendments to Condition of Approvals 53 and 56 for TM-C25-0001(Attachment L), based on the Findings as presented (Attachment M).

BACKGROUND

The Tentative Subdivision Map (TM20-0001, Attachment D) for 410 developable residential lots, one (1) to contain a private clubhouse, a Local Convenience Commercial site, and associated roadway, landscaping, and open space lots was originally approved by the Board on August 10, 2021, along with a Specific Plan Amendment (SP-R20-0001) and Development Agreement (DA20-0001) (Legistar 21-1182). The amendments to the CCSP included amending the land use categories by changing Industrial and Research and Development to Residential, adding Village 11 as a residential village and creating design standards, increasing the residential unit cap from 1,700 to 1925, and creating the Local Convenience Commercial zone district and development standards. The DA is set to expire in September 2041 or otherwise terminated as specified in the agreement. The final conditions of approval have been included as Attachment E.

Since approval of the Tentative Subdivision Map, three (3) Final Maps including 323 of the developable residential lots have been approved by the Board and have been recorded: Unit 11A (TM-F23-0002) on August 22, 2023, comprised of 113 residential lots and a community facility site (Legistar 23-1519 and Attachment F); Unit 11B on May 21, 2024, comprised of 111 residential lots (Legistar 24-0884 and Attachment G); and Unit 11C (TM-F24-1964) on December 10, 2024, comprised of 98 residential lots (Legistar 24-1964 and Attachment H). The Unit 11D Final Map comprised of the last 87 residential lots in the subdivision is currently being processed within the Planning Division.

Roadway improvements that have been constructed include the primary connection to Investment Boulevard, the internal roadway network, and a temporary off-site emergency vehicle access (EVA) connecting to Wetzel-Oviatt to the south and providing secondary emergency access to the project.

PROJECT DESCRIPTION

The applicant is requesting to amend Conditions of Approval (COAs) 53 and 56 for Final Maps for Units 11 A through D for the Heritage at Carson Creek (Village 11) age-restricted community, within the Carson Creek Specific Plan (CCSP), to modify the timing of construction of the required offsite improvements including extension of Royal Oaks Drive and the traffic signal at Latrobe Road/Royal Oaks Drive. The Tentative Subdivision Map (TM20-0001) (Attachment D) for 410 developable residential lots was originally approved by the Board on August 10, 2021.

STAFF ANALYSIS

Conditions of Approval 53 and 56 require construction of offsite improvements (Improvements) including (i) construction of an extension of Royal Oaks Drive as a secondary access road prior to issuance of the 333rd building permit and (ii) signalization of the Latrobe Road/Royal Oaks Drive intersection when the extension of Royal Oaks Drive is opened to full vehicular access. The applicant has been actively working to fulfill these requirements and has taken substantial steps toward compliance. However, certain actions, such as obtaining environmental permits, have been more time-consuming than anticipated, delaying the overall timeline. To date, the applicant has secured approval of the grading plans, approval of the off-site improvement plans, the off-site road improvement agreement has been executed, and the required bonds have been provided to DOT.

The Village 11 conditions and timing requirements are derived from the Transportation Impact Analysis for the Project prepared by T. Kear Transportation Planning & Management Inc. (T. Kear) (Attachment K, Exhibit 2), which assumed that the adjacent Creekside Village project would be built out prior to construction of the 333rd unit in Heritage Village 11. The Creekside Village project is currently in process with the Planning Division and slated for hearing at the Board in late January.

The applicant submitted a Signal Warrant Check Memorandum (Memorandum) dated September 8, 2025 and revised December 23, 2025 (Attachment K, Exhibit 1), prepared by T. Kear, that includes the following findings: (1) the extension of Royal Oaks Drive is not needed to accommodate traffic from the 333rd through 409th dwelling units in the Project, (2) the Latrobe Road/Royal Oaks Drive intersection is not anticipated to meet signal warrants prior to the addition of traffic from the proposed Creekside Village project, and (3) the Latrobe Road/Royal Oaks Drive intersection is anticipated to operate acceptably with two-way-stop-control on an interim basis and any increase in traffic on Investment Boulevard would not worsen traffic operations along Investment Boulevard as defined by General Plan policy TC-Xe. In addition, plan review for the Improvements, environmental permitting for the Improvements with the California Department of Fish and Wildlife, and lead times required for custom fabrication of traffic signal masts and mast-arms may delay the Improvements beyond the 333rd unit trigger.

Residential construction within the Village 11 has been ongoing, with approx. 205 residences having occupancy and another 72 residential building permits having been issued. Further, the applicant has obtained the required Conditional Use Permit for the Village 11 Clubhouse and permits have been issued for its construction. Updating the COAs to allow for the Improvements to be constructed with 24 months upon approval improvement plan and required environmental permitting would allow for construction of the remaining 76 buildable lots concurrently and will align with actual conditions and will prevent unnecessary development delays and generate Traffic Impact Fee revenue for the County.

Therefore, the applicant is requesting to modify Conditions of Approval 53 and 56 as follows:

1. Prior to issuance of the 333rd building permit, (i) provide a bid-ready package for construction of the full access connection to Latrobe Road at the Royal Oaks Drive Intersection and the Latrobe Road/Royal Oaks Drive traffic signal, and (ii) post security in a form acceptable to the County to ensure construction of such full access connection and the Latrobe Road/Royal Oaks Drive traffic signal.
2. Upon improvement plan approval and issuance of all requisite environmental permits, complete construction of the full access connection and the Latrobe Road/Royal Oaks Drive traffic signal within 24 months.

Based on the analysis provided, staff supports the applicants request and is recommending approval of the modification of COAs 53 and 56. Revised COAs have been included as Attachment L in strikeout and underline format. Staff has prepared the appropriate Findings included as Attachment M.

ENVIRONMENTAL REVIEW

The project is a residential project and a part of an adopted CCSP, subject to the certified EIR and mitigation measures in the EIR MMRP (State Clearinghouse SCH No. 94072021). In 2021 the Board adopted an Addendum to the EIR for the Heritage at Carson Creek Village 11 project. For this request to amend COAs 53 and 56 for the Unit 11A through C Final Maps, and the Unit 11D map currently in process, and addendum to the EIR was prepared to analyze the potential environmental impacts associated with the modified timing of construction of the required Improvements, in accordance with CEQA Section 15164(a). It was determined that the project would not result in new significant environmental effects or a substantial increase in severity of impacts identified in the EIR. All applicable CCSP EIR mitigation measures will remain as conditions of approval to the project.

As detailed in the proposed findings (Attachment M), the current request does not concern any of the situations at CEQA Guidelines Section 15162 requiring subsequent environmental review. Pursuant to CEQA Guidelines Section 15164, an Addendum to the CCSP EIR was prepared (Attachment K).