

# Carson Creek Specific Plan Amendment Tentative Subdivision Map Development Agreement

Applicant: Lennar Homes of California

Files Numbers: SP-R20-0001, TM20-0001, DA20-0001



PLANNING COMMISSION: JUNE 10, 2021

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Purpose of Presentation

Provide the Planning Commission with information about the proposed project and the Addendum to the EIR to inform the Commissioners' recommendations to the Board of Supervisors.

Presenter:

Gina Hamilton, Project Planner (Planning Division)

# Agenda

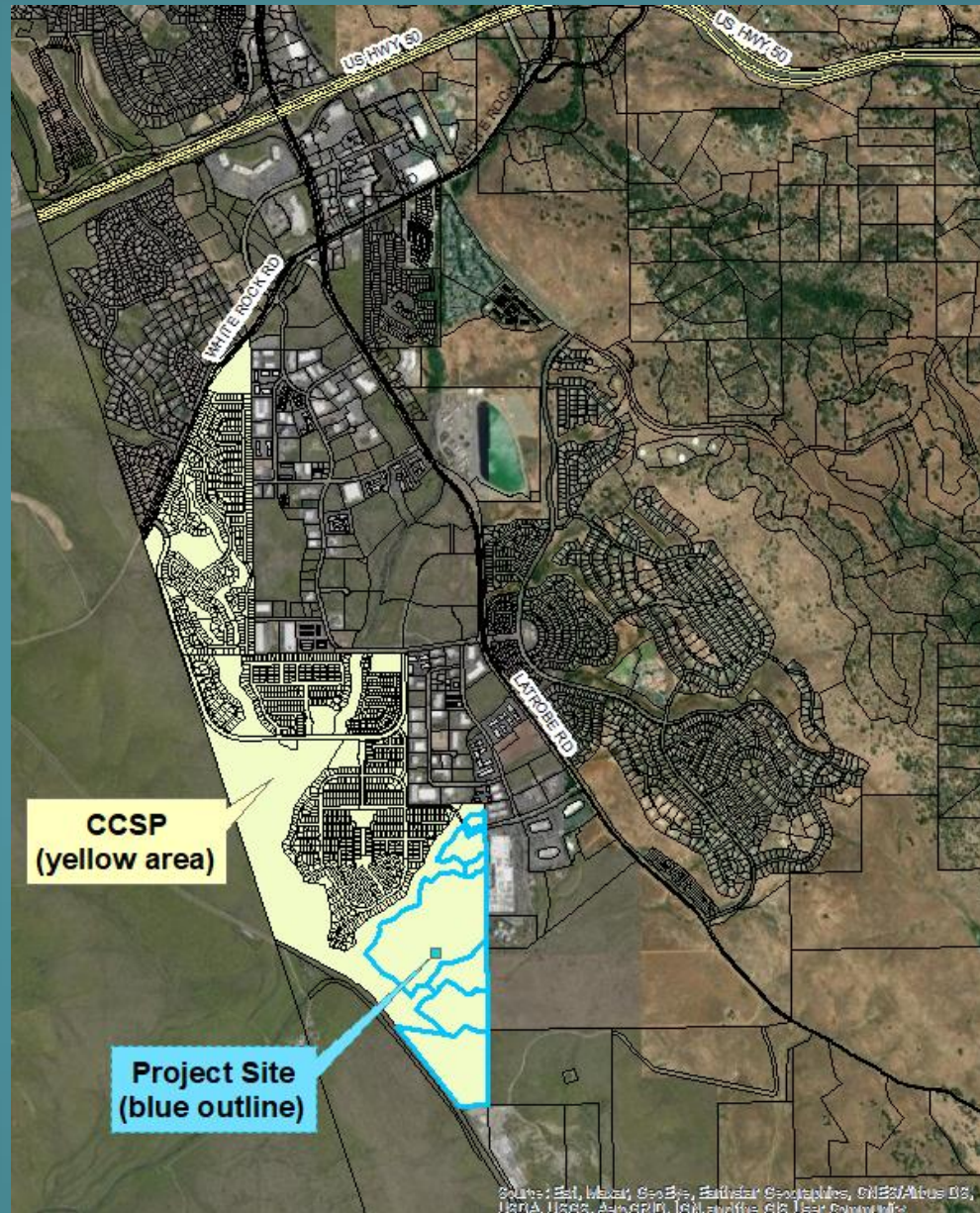
- Project Summary and Requested Entitlements
- Project Overview
- Environmental Review Process
- Potential Actions for Planning Commission Consideration

# Requested Entitlements

1. Amendment to Carson Creek Specific Plan (CCSP)
2. Approval of Tentative Subdivision Map
3. Approval of Development Agreement

## Vicinity Map

CCSP and Project Site are located south of US Highway 50, south of White Rock Road, and west of Latrobe Road.





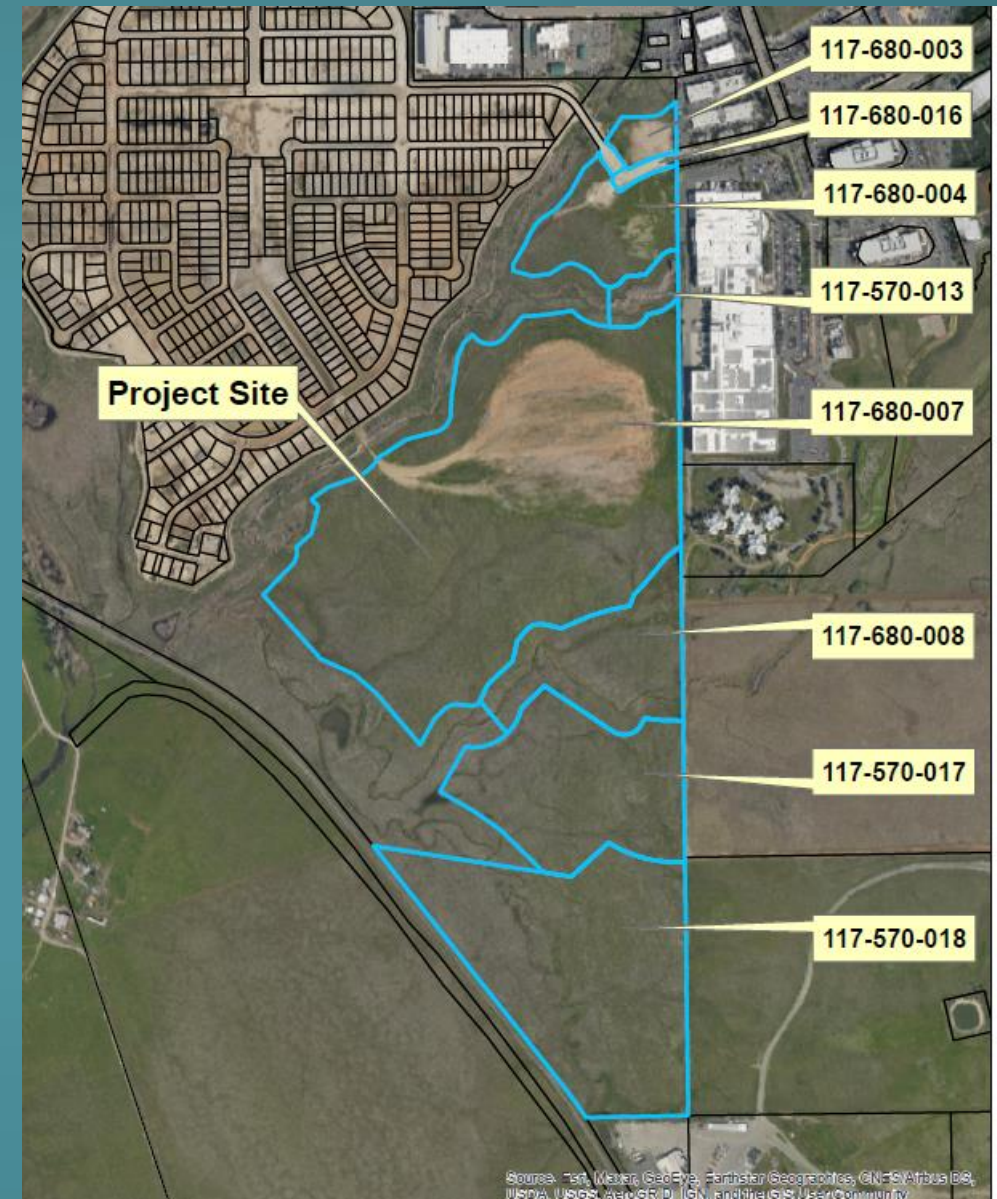


# Background

- CCSP adopted in 1999 in conjunction with certification of the CCSP EIR
- County approved amendments to the CCSP and EIR in 2015 and 2016
- Current development under the CCSP anticipates the following uses:
  - Residential
  - Commercial
  - Research & Development
  - Industrial
  - Open Space/ Enhanced Open Space
- The CCSP outside of the project site contains existing and ongoing development of age-restricted residential dwelling units (per definition by the state of California).

# Existing Setting

- Project site located at the southern end of the CCSP area
- Identified for development of Industrial and Research & Development uses in the late 90s but remains undeveloped
- Generally bordered by development along the northeastern and northwestern boundaries and similar undeveloped areas along other boundaries
- Currently undeveloped.









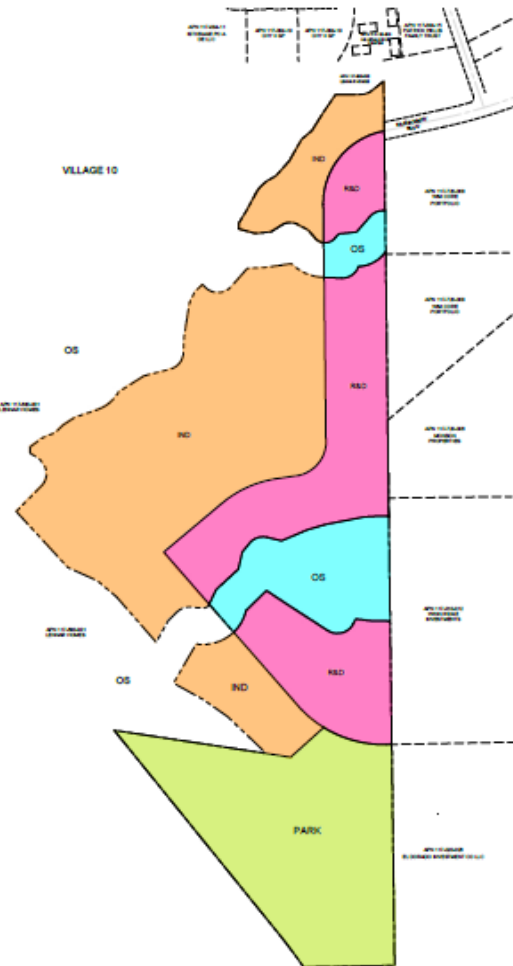
# Proposed Carson Creek Specific Plan Amendment

- A. Amend land use categories from Industrial (I) and Research and Development (RD) to Residential, Local Convenience Commercial (LC), and Open Space (OS)
- B. Add Village 11 as a new residential village
- C. Increase the CCSP residential unit cap from 1,700 to 1,925 (all added units to be developed on project site)
- D. Adopt development standards for the new Village 11
- E. Create a new future Local Convenience Commercial (LC)-Investment Boulevard zone district and adopt development standards for this zone
- F. Remove references to a potential golf course
- G. Edit text and Figures to reflect the changes listed above






# Existing and Proposed Land Use Category Changes

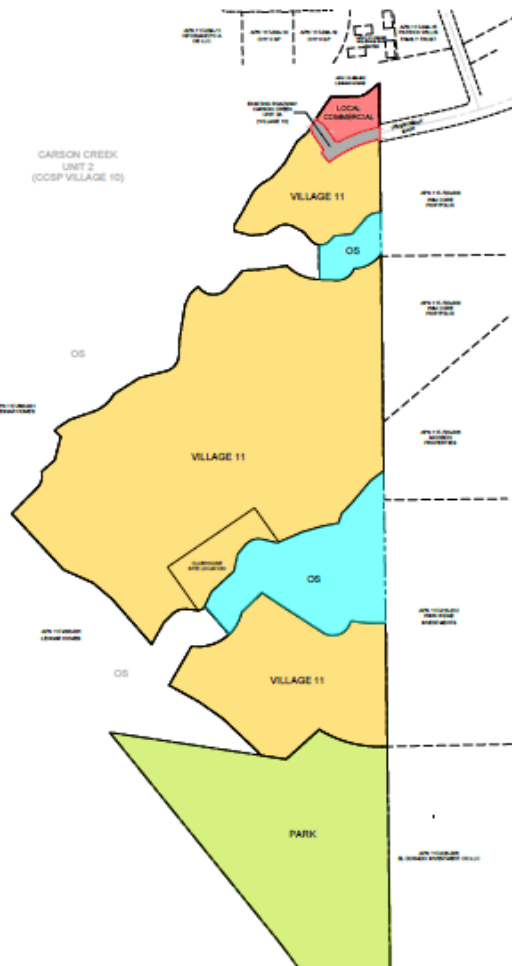
## CCSP LAND USE

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



## PROPOSED LAND USE

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



# Tentative Subdivision Map

Divide 132.1-acre project site into

- 86.4 acres of Residential to include 410 buildable lots and 29 lots for landscaping and/or water quality Best Management Practices;
- 1.7-acre future Local Convenience Commercial site; and
- 13.5 acres of Open Space;
- 30.0-acre Park site; and
- 0.56-acre parcel supporting the western terminus of Investment Blvd.

Development of Village 11 is proposed to occur in three phases.

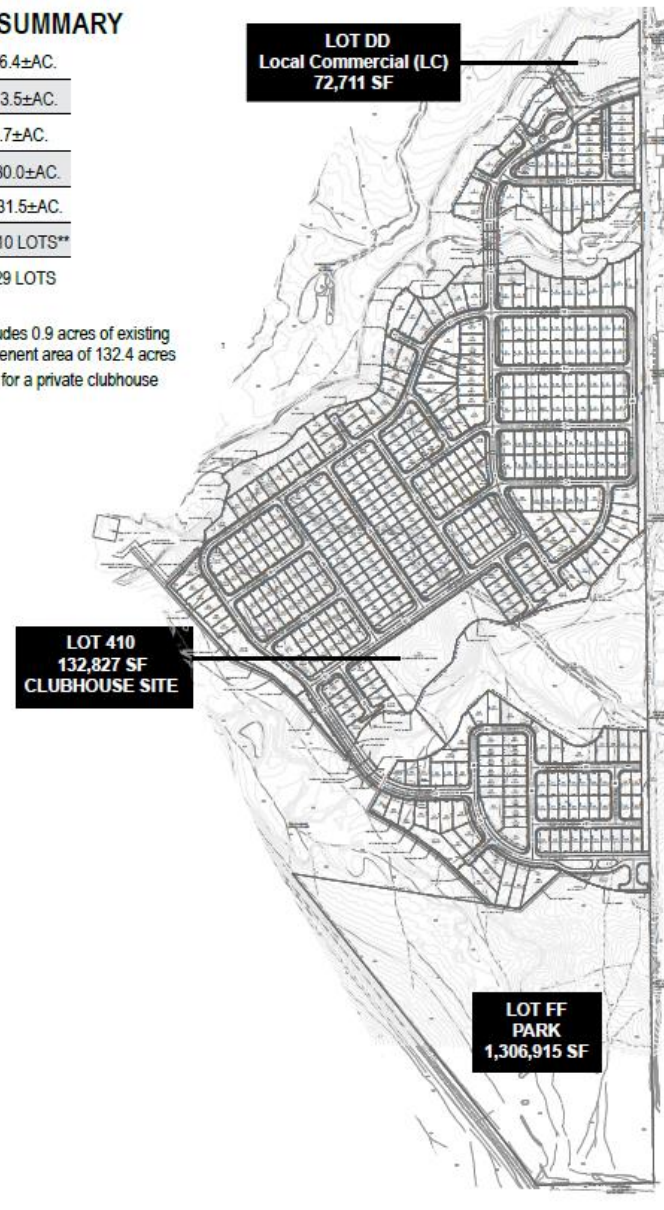
# Proposed Tentative Subdivision Map

## PROPOSED LAND USE SUMMARY

SINGLE FAMILY RESIDENTIAL	86.4±AC.
OPEN SPACE	13.5±AC.
LOCAL COMMERCIAL	1.7±AC.
PARK	30.0±AC.
TOTAL	131.5±AC.
SINGLE FAMILY RESIDENTIAL	410 LOTS**
OPEN SPACE/LANDSCAPE/ WATER QUALITY	29 LOTS

\* Total Specific Plan Amendment site includes 0.9 acres of existing roadway, yielding total Specific Plan Amement area of 132.4 acres

\*\* Includes 409 residential lots and one lot for a private clubhouse







# Development Agreement

1. Purpose of a DA “is to provide assurance to an applicant for a development project that upon approval of the project the applicant may proceed in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development. (County Zoning Ordinance 130.85.005)
2. The DA provides vested rights to the developer to develop the project as approved by the County, in conformance with the County rules, regulations, policies, standards, specifications, and ordinances in effect on the date of adoption of the ordinance for the DA.

# Consistency Analysis

The project was analyzed to determine its conformance with applicable policies and standards included in the following plans and ordinances:

- El Dorado County General Plan
- El Dorado County Zoning (Carson Creek Specific Plan)
- El Dorado County Subdivision Ordinance

# Environmental Review

- Addendum to the CCSP EIR in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164(a).
- Supporting technical studies prepared to assess potential impacts including (and not limited to) the following resources:
  - Biological Resources
  - Cultural Resources
  - Noise
  - Traffic
- Mitigation Monitoring and Reporting Program (MMRP) prepared for the project includes all applicable CCSP EIR Mitigation Measures



# Agency Comments

Comments on the proposed project were received from the following agencies:

- El Dorado Irrigation District
- El Dorado Hills Community Services District
- El Dorado Hills Fire Department
- Pacific Gas & Electric
- El Dorado County
  - Air Quality Management District
  - Department of Transportation
  - Environmental Management
  - Stormwater Program

# Conditions of Approval

Conditions of Approval for the proposed project include:

- Approved original CCSP Conditions of Approval (COAs) and Mitigation Measures,
- Modified Mitigation Measures from the certified CCSP EIR, and
- New COAs including (and not limited to) those from Air Quality Management District, Department of Transportation, and El Dorado Hills Fire Department

# Recommendation

- As presented in the staff report for the proposed project, the project is consistent with applicable policies and goals of the General Plan including open space preservation, protection of wetlands, and providing additional types of housing opportunities, and
- The Heritage at Carson Creek Tentative Map has been designed in accordance with the proposed Specific Plan Amendment.
- Staff recommends that the Planning Commission review the staff report, receive public comment, and direct staff on recommendations to the Board of Supervisors regarding the CCSP SPA, the Heritage at Carson Creek Tentative Map, and the proposed Development Agreement (DA).

# Potential Actions

1. Adopt the Addendum to the CCSP EIR;
2. Approve an amendment to the CCSP (SP-R20-0001) based on the Findings and subject to the Conditions of Approval as presented;
3. Approve Tentative Subdivision Map (TM20-0001) based on the Findings and subject to the Conditions of Approval as presented;  
and
4. Adopt the ordinance approving the Development Agreement (DA20-0001) between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc., for the development known as Heritage Carson Creek Village 11