



EL DORADO COUNTY

PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

TO:	Planning Commission	Agenda of:	June 10, 2021
FROM:	Gina Hamilton, Senior Planner	Item No.:	3
DATE:	June 4, 2021	Legistar No.:	21-0916
RE:	SP-R20-0001/TM20-0001/DA20-0001/Heritage at Carson Creek		

The purpose of this memorandum is to add Condition of Approval #86, and to summarize and address public comments received as of June 4, 2021.

ADDITIONAL CONDITION OF APPROVAL

In conjunction with the El Dorado County Sheriff's Office, for the purpose of addressing security and theft concerns during construction activities, staff recommends adding the following Condition of Approval (COA) as COA #86:

86. Developers may enter into a Law Enforcement Services Agreement with the El Dorado County Sheriff's Office providing for patrol of the undeveloped project area, on an occasional basis, to prevent theft of building materials and heavy equipment and to minimize criminal activity in the project area. The Law Enforcement Services Agreement would include an hourly rate for Deputy costs and is subject to approval by the El Dorado County Board of Supervisors.

PUBLIC COMMENTS

As of June 4, 2021 Planning Staff has received four written public comments regarding the Carson Creek Specific Plan Amendment/ Heritage at Carson Creek Tentative Subdivision Map project. Each of the four public comments received are in opposition to the project.

One comment (Cater, Brett) expresses general opposition to the project, stating that the project would bring more negatives than benefits to the community. Another comment (Webb, Susan and Jason) focuses on potential noise, lighting, and traffic effects associated with the 30-acre park site. A third comment (Lux, David) sites concern with water supply. The fourth comment (Williams, Bob) received is unrelated to the proposed project; its concerns being related to a park site located in the adjacent community to the northwest (Heritage at Carson Creek/ Unit 2). That park site is not part of the proposed project, and the proposed project does not include any changes to that park site.

The requested entitlements include an amendment to the Carson Creek Specific Plan, approval of a Tentative Subdivision Map for a portion of the project site, and approval of a Development Agreement.

The project site is already identified for development under the Carson Creek Specific Plan. Development of Research and Development (R&D), Industrial (I), and regional park uses on the project site are currently allowed by right. The CCSP EIR and the two previous addendums to the EIR address the potential impacts associated with the currently-allowed uses.

The Addendum and Initial Study prepared for the proposed project determined that development as an age-restricted community, as proposed, would not result in additional significant impacts as compared to the uses currently allowed by right. Any future development of the parcel adjacent to Investment Boulevard identified for zoning as Local Convenience Commercial (LC) would be subject to a Conditional Use Permit (CUP). Additionally, as proposed, the project would not result in any changes to the currently allowed-by-right development of the 30-acre park site.

The Addendum to the EIR prepared for the propose project found that the proposed project would not result in new significant impacts associated with water consumption. El Dorado Irrigation District (EID) issued a Facility Improvement Letter (FIL) for the proposed project on May 19, 2020 (Exhibit T in the staff report). The letter addresses the location and approximate capacity of existing facilities that may be available to serve the project. The FIL identifies requirements for facility easements and for preparation of a Facility Plan Report (FPR) prior to approval of any building permits for the propose project. This requirement is reflected in COA#37 (and in *CCSP EIR Mitigation Measure 4.18-1 (as modified to reflect that EID has sufficient capacity to serve the project): Water Consumption* in the Addendum to the EIR prepared for the proposed project [Exhibit W in the staff report]). COA #37 and CCSP EIR Mitigation Measure 4.18-1 also include requirements for low-volume/ low-flow water fixtures to reduce consumption, water efficient irrigation systems, and landscaping/ vegetation specifications for the project site.