

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 9, 2015

Staff: Mel Pabalinas

TENTATIVE MAP REVISION

FILE NUMBERS: TM06-1428-R/Carson Creek Unit 2 Revision

APPLICANT: Carson Creek El Dorado, LLC

REQUEST: Revision to approved Carson Creek Unit 2 Tentative Subdivision Map for 634 residential lots consisting of the following modifications:

- 1) Modify approved Phasing Plan;
- 2) Re-design alley-load residential lots with standard front load street frontage;
- 3) Realignment of on-site trail at Lot G Park;
- 4) Relocate sewer lift station lot;
- 5) Addition of landscape lots along Promenade area; and
- 6) Eliminate the roadway loop at the southern portion of the project area and replace it with the roadway stubs and fire department turn-around(s) and;
- 7) Eliminate Condition of Approval No.31 involving a 30- acre regional park.

LOCATION: South of Golden Foothills Parkway between the El Dorado Hills Business Park and El Dorado/Sacramento County Line, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).

APN's: 117-570-10, 117-570-11, 117-570-14, and 117-570-15 (Exhibit B)

ACREAGE: 299.96 acres

GENERAL PLAN: Adopted Plan (AP)-Carson Creek Specific Plan (CCSP) (Exhibit C)

ZONING: Carson Creek Specific Plan (CCSP) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan of the CEQA Guidelines). The project is a part of the Carson Creek Specific Plan for which an Environmental Impact Report (EIR) (SCH No. 94072021) was certified.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
- 2) Approve Revision to Carson Creek Phase 2, Unit 2 Tentative Subdivision Map TM06-1428-R based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

Carson Creek Phase 2, Unit 2 (“Unit 2”) Tentative Subdivision Map was approved by the Planning Commission in December 2012 (Exhibit E). As part of the Carson Creek Specific Plan (CCSP), Unit 2 features a total of 634 age-restricted (55 years old and over) residential lots, supported by on-site recreational parks (two parks and a clubhouse) and trail system (Exhibit F). Primary access to the privately maintained and gated subdivision would be off Carson Crossing Drive, a future County road collector that connects White Rock Road and Golden Foothills Parkway, and a secondary road connecting to the westerly extension of Investment Boulevard, a road collector within the El Dorado Hills Business Park.

Along with the approved Carson Creek Phase 2, Unit 1 Tentative Map bordering on the north, Unit 2 encompasses the balance of the specific plan area entitled for residential development. Out of the maximum 1,700 dwelling units approved for the specific plan, 460 units have been built in Euer Ranch (aka. Four Seasons), 919 units have been entitled in Units 1 and Unit 2, while 321 units remains to be entitled.

PROJECT DESCRIPTION AND ANALYSIS

The proposed revisions to the approved tentative map are summarized and analyzed in detail below for Planning Commission consideration. Exhibit G illustrates the revised tentative map in overall and detailed layout, while Exhibit H depicts the comparison of the approved and revised map.

Modify Approved Phasing Plan: Exhibit I illustrates the detailed comparison of the approved and revised tentative maps involving the development phasing plan for the tentative map. As contemplated with the CCSP, a phasing plan was approved with the original tentative map depicting the preliminary phasing of the residential development. This plan includes a total of 21 large lots that would be created for sale and/or financing purposes. The proposed revision would create seven large lots. Filing of a Large Lot Final Map would create the lots corresponding to the development phasing, subject to Board of Supervisors approval.

Re-design alley-load residential lot with standard front load street frontage and addition of landscape lots along Promenade area: Exhibit J illustrates the detailed comparison of the approved and revised tentative maps involving changes to the alley-load residential lots. The approved tentative map includes approximately 100 residential lots designed with alley-load served by a 22-foot wide road in the rear. The lots range from 4,200 square feet to 5,210 square feet in size, consistent with the minimum lot size of 3,000 square feet under the Single Family High Density (SFHD) Zone District in the CCSP. The revised map would eliminate this alley design resulting in a reduced quantity of 84 lots with the lot sizes increasing from 5,057 square feet to 7,457 square feet. These lots would have a standard driveway access along the frontage road, which has been expanded to 40 feet wide.

With the re-design of the area and removal of the alley-load lots, several landscape lots (Lots I, J, C, and D) would be created providing aesthetic amenities in the subdivision.

Exhibit K details the residential breakdown between the approved and revised tentative map.

Realignment of on-site trail at Lot G Park: Exhibit L illustrates the detailed comparison of the maps involving changes to the park and trail. The approved tentative map includes a 3.28 acre public park (Lot A) located at the northwest corner of the subdivision. The park is bordered on the southern perimeter by nine residential lots. An on-site trail, which is accessed via a sidewalk along Carson Crossing Drive, meanders along the northwestern perimeter of the lot and continues along the border of the entire subdivision.

The revised tentative map would enlarge the park (re-labeled as Lot G) to 4.75 acres resulting in reconfiguration of the nine bordering residential lots. The trail is proposed to be re-aligned cutting through the northwest area of the lot in order to prevent potential construction effects to the conspan that would be installed at the creek crossing.

Relocate sewer lift station and eliminate the roadway loop at the southern portion of the project: Exhibit M illustrates the detailed comparison of the maps involving the relocation of the sewer lift station and modification to the southern portion of the subdivision. The lift station on the approved map is located at the southwestern corner of the subdivision on Lot F at the end of a stub and is bordered by two residential lots to the east and an open space to the west. The lift station, which would be maintained and operated by El Dorado Irrigation District (EID), would be contained within a building and confined within a fence.

The revised tentative map relocates the lift station to the east. The station is located on approximately ¼ acre lot (Lot U) and is surrounded by a ½ acre lot (Lot V) providing additional visual and noise buffer from the bordering residential lots to the north and west. An open space borders these lots to the east.

Circulation in this area of the subdivision would also be revised slightly. To achieve appropriate geometric design of the lots, the road stubs were shortened and hammerheads were installed in coordination with the El Dorado Hills Fire Department design requirements.

Staff Analysis: Staff has reviewed the above revisions to the approved Unit 2 tentative map which have been deemed minor in nature and essential in the functionality and design of the subdivision. The revisions maintain overall consistency with the approved tentative map involving density, circulation, and amenities as contemplated in the CCSP. Transportation Division and El Dorado Hills Fire Department have reviewed the revised map and recommended updated conditions of approval.

Eliminate Condition of Approval No.31: As part of the 37 acres of parks contemplated in the CCSP, a 30-acre Regional Park is designated in the southernmost portion of the plan area (Exhibit E). This park is intended to provide a large scale active recreation activities, including ballfields, basketball courts, and other recreation facilities.

To “encourage construction of the park as soon as feasible”, CCSP Condition of Approval No.52 is applied to include the following related activities for the park construction (Exhibit N):

- Rough grading and construction of a chip-and-seal road to the park site within 60 days of recording of the first final subdivision map for Euer Ranch;
- Formation of a county- or region-wide financing mechanism such as an El Dorado Hills ("EDH") regional park district or zone of benefit to pay for ongoing regional park maintenance and improvements subject to specific applicant obligations.
- Annexation of CCSP into EID in order to obtain the necessary water resources for the regional park;
- Advancement of funds within 180 days after the County approves the first tentative map for Phase 2 of the CCSP to pay for park improvements.

This condition has been applied to Euer Ranch and Unit 1 and 2 Tentative Maps. The park site was annexed into the El Dorado Hills Community Service District (EDHCSD) service area in 2003 and is currently designated as Community Park in the district's 2007 Parks and Facilities Master Plan. The lot for the park (APN 117-570-18) has been created as part of the Large Lot Final Map for Unit 1 Tentative Map recorded in July 2014 (Exhibit O).

To date, Condition No.31 has yet to be implemented. Staff has coordinated with both El Dorado County Park and Trail Department and EDHCSD in an effort to solicit interest and participation in implementing the condition. County Park and Trail Department has not prioritized the site as part of its future recreational park plans and, therefore, no financing mechanism or zone of benefit has been established for the regional park. However, the department, which administers the County-portion of the Sacramento-Placerville Transportation Corridor (SPTC) trail that borders the park site along the southwestern perimeter, has expressed interest in potentially having connection to the park from the trail as well as utilizing a portion of the site for vehicular parking for trail patrons.

Although the park site is within the service area, EDHCSD, at this time, has not expressed interest in the implementation of the park. The CSD reiterates that the condition involves the construction of a Regional Park typically undertaken through the County capital improvement project, while CSD focuses its resource in managing and maintaining neighborhood and community level recreational parks.

While a regional park could provide an opportunity for active recreational use by the general public, the 30-acre active park may not meet the recreational needs of the seniors and elderly residents, who commonly prefer a clubhouse, passive recreational park, and multi-use trails. These amenities are contemplated in the CCSP, provided in Euer Ranch and proposed in Units 1 and 2.

Given its remote location at the southern end of the specific plan area, direct and convenient access to the park is limited, thereby affecting its usability. The site is approximately ½ mile south of Unit 1 subdivision and over ¼ mile south of Unit 2. Vacant Industrial and Research and Development-zoned lands, which are owned by the applicant, further separate the park from the Unit 1 and 2 residential development. Currently, there is no pedestrian or vehicular access to the site; however, the Unit 2 map proposes vehicular stubs in the southernmost portion of the map that could provide future connectivity. The proposed trail system with the Unit 2 map would also provide an indirect connectivity to the park.

Based on the above information, staff has determined Condition of Approval No.31 to be impractical and infeasible as currently written, and poses challenge in being implemented. As such, staff recommends that the condition be eliminated and not applied to Unit 2. The applicant has acknowledged the intent of the condition and is willing to work with the County and/or involved agencies for the implementation of the park as contemplated in the CCSP or an alternative recreational use.

Conditions of Approval

The project has been reviewed by various agencies, including CDA-Transportation Division and El Dorado Hills Fire Department, which recommended revised conditions of approval. Most of the original Conditions of Approval remain unchanged and applicable to the revised Unit 2 map to ensure orderly implementation of the subdivision.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of CEQA Guidelines pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan). This section specifies where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, which include but are not limited to land subdivisions, zoning changes, and residential planned unit developments, undertaken pursuant to and in conformity to that specific plan. Carson Creek Unit 2 subdivision is a residential project within the Carson Creek Specific Plan for which an EIR (State Clearinghouse No.940272021) was

certified in September 1999, subject to the applicable mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP).

Staff reviewed the project against the MMRP to determine which environmental impacts and corresponding mitigation measures apply to the project. Based on this review, no new or additional impacts have been identified beyond the impacts previously evaluated in the EIR with the application of mitigation measures; as such, no further environmental analysis is necessary. Applicable mitigation measures have been applied as Conditions of Approval.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination for this project by the County. This filing establishes the 35-day statute of limitation for which the County's determination can be challenged.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zone Map
Exhibit E	Carson Creek Specific Plan-Land Use Plan
Exhibit F.....	Approved Carson Creek Unit 2 Tentative Map; October, 2012
Exhibit G.....	Revised Carson Creek Unit 2 Tentative Map: Overall and Detail; May, 2015
Exhibit H.....	Comparison Map: Approved and Revised Carson Creek Unit 2 Tentative Map; May, 2015
Exhibit I	Detailed Comparison of Carson Creek Unit 2: Phasing Plan
Exhibit J	Detailed Comparison of Carson Creek Unit 2: Alley- Load Lots and Promenade Area
Exhibit K.....	Detailed Comparison of Carson Creek Unit 2: Lot G Park and Trail
Exhibit L	AECOM Technical Memorandum; February 20, 2015
Exhibit M	Detailed Comparison of Carson Creek Unit 2: Lift Station and Roadway Loop
Exhibit N.....	Copy of Original Condition of Approval No.52
Exhibit O.....	Recorded Carson Creek Unit 1 Tentative Map and Park Lot; April, 2014