

# **Carson Creek Specific Plan Amendment Conceptual Review**

**Pre-Application PA17-0004  
Applicant: Lennar Homes**

*November 19, 2019  
Board of Supervisors*



# Conceptual Review Request

- Pre-Application File No. PA17-0004
- Conceptual Review per BOS Policy J6
  - Private development
  - General Plan Amendment, new Specific Plan, or Specific Plan Amendment
  - Result in a residential development of 50 dwelling units or more
  - No formal application entitlements;
  - No formal BOS action; advisory feedback on the project recommended



# Conceptual Review- Background CCSP

## ➤ Adopted Carson Creek Specific Plan (CCSP)

- Adopted in 1998
- Maximum 1,700 age-restricted dwelling units
  - Existing and on-going residential development (Four Seasons by KHovananian Homes and Heritage by Lennar Homes)
- 40,000 sf of Commercial use
- 449,605 sf Research and Development (R&D) use (within 33 acres of land)
- 780,279 sf Industrial use (within 57 acres of land)

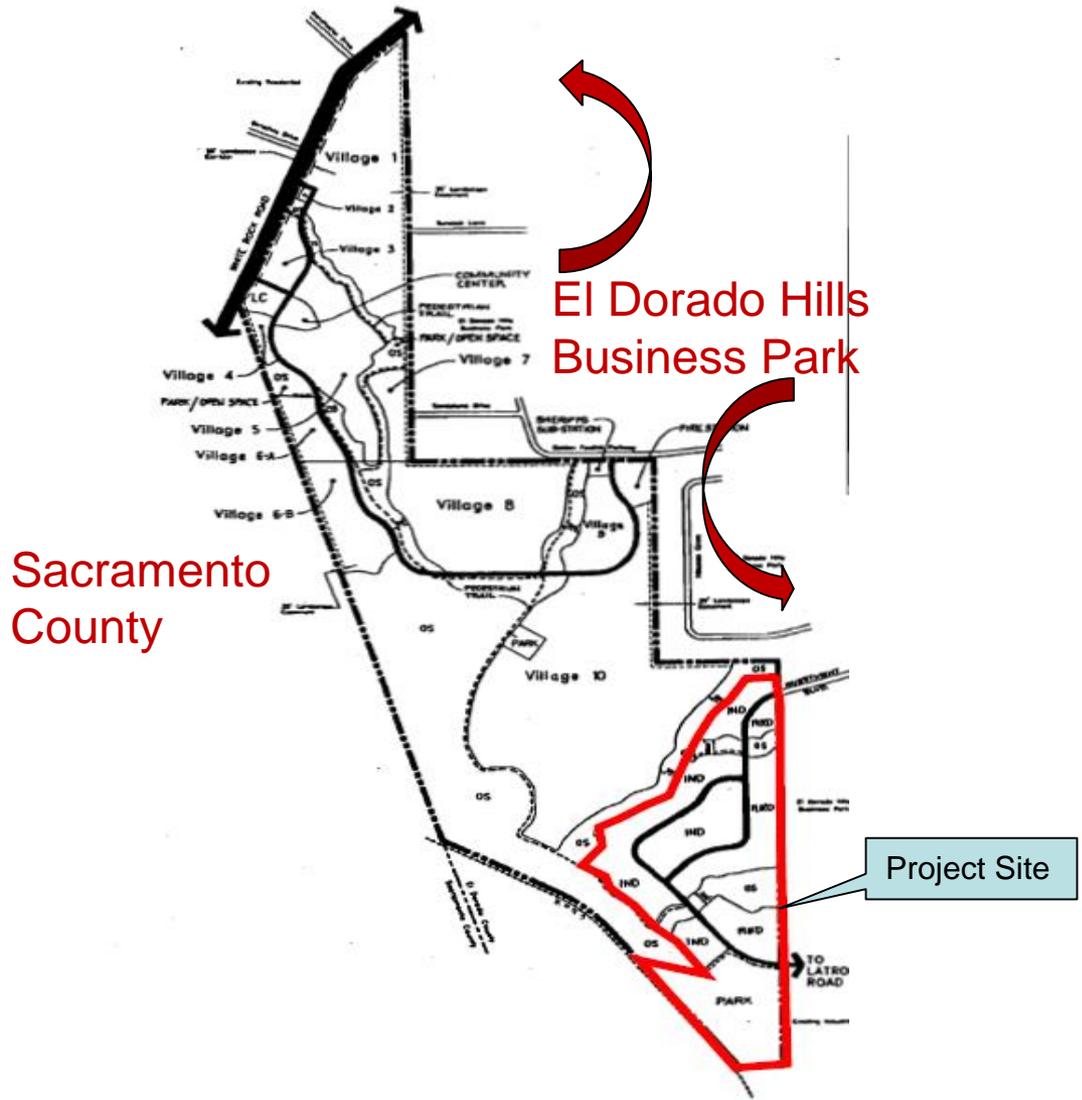


# Conceptual Review- Location Map

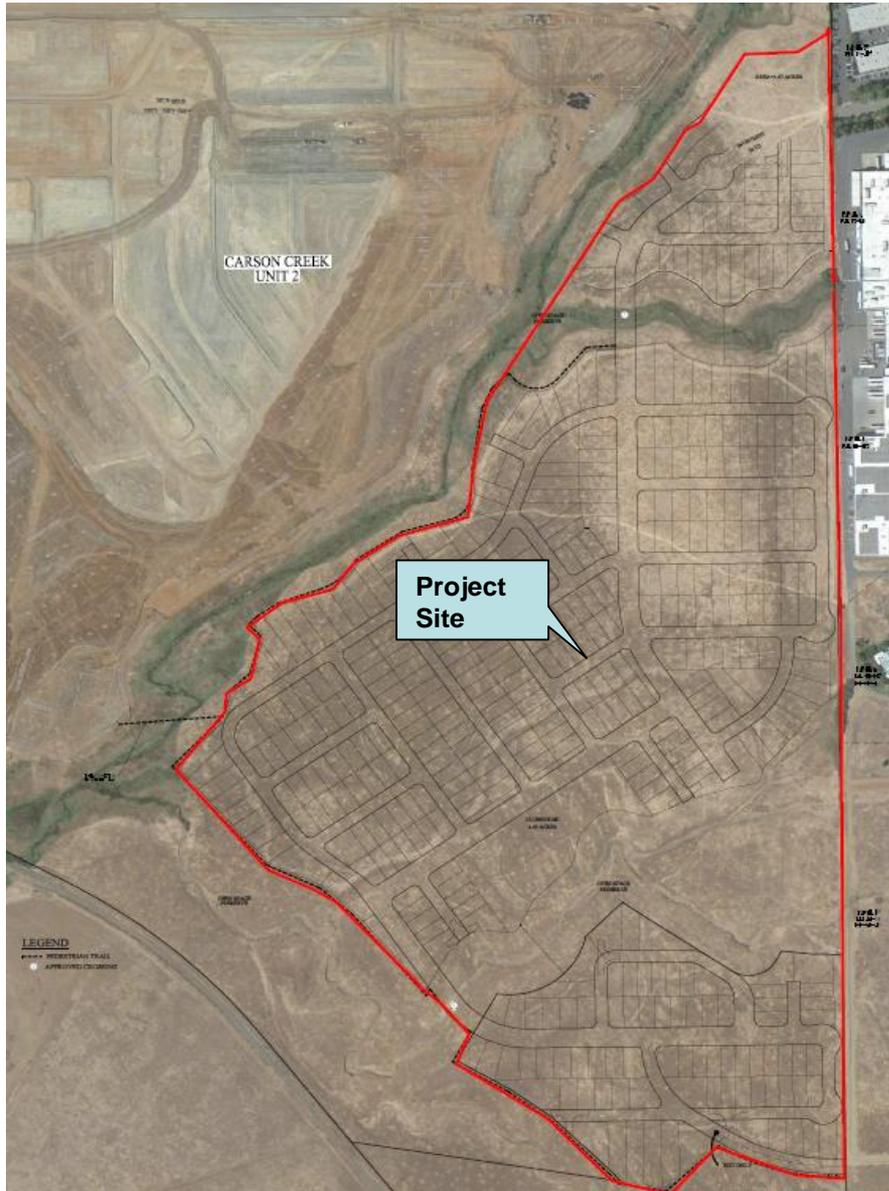
Sacramento  
County



# Conceptual Review-Carson Creek Specific Plan Map



# Conceptual Review-Aerial Map (Property Info)



- Property Size: 138 acres
- Vacant
- CCSP Zoning includes Industrial, Research and Development, Open Space, and Park

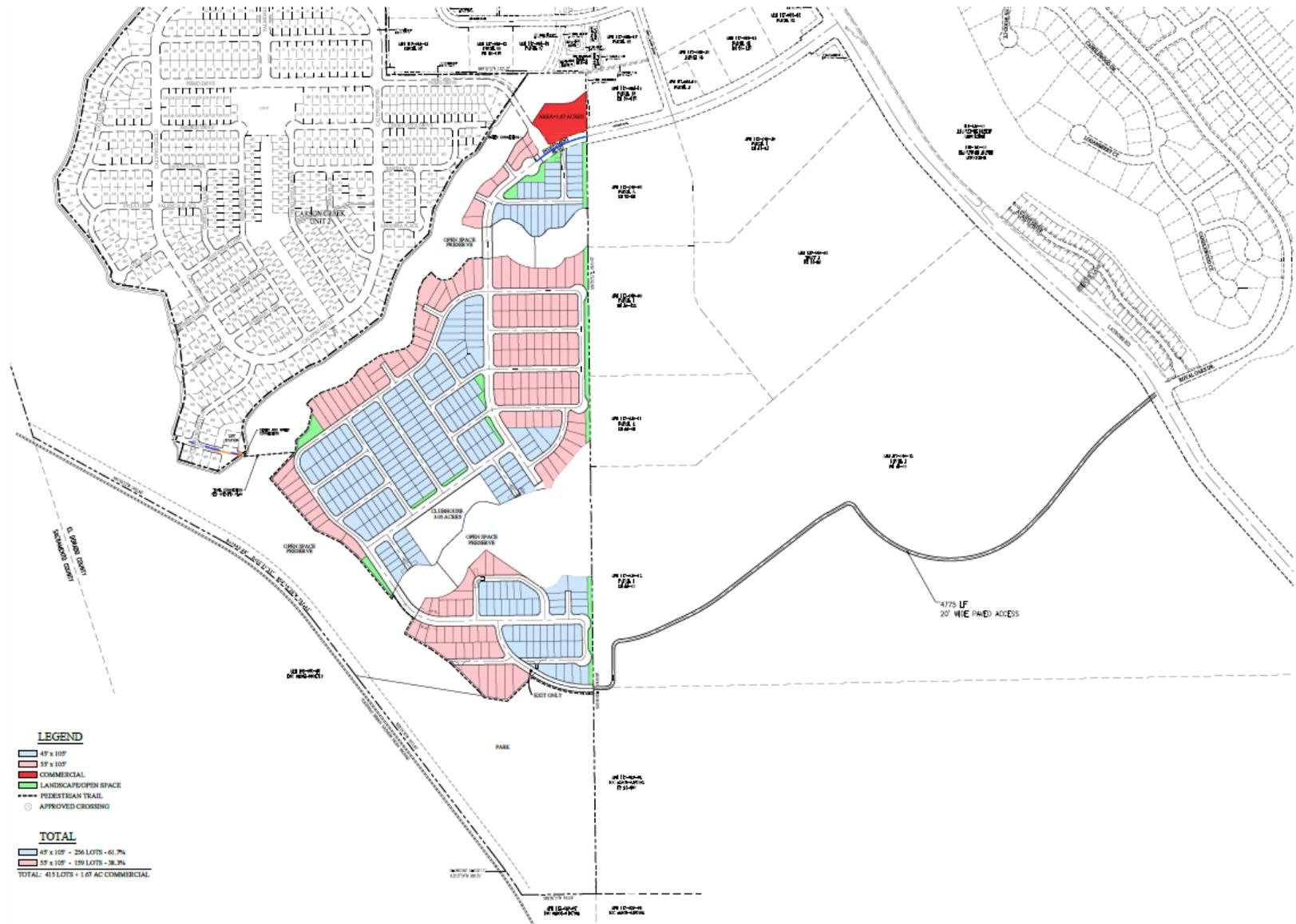


# Conceptual Review- Project Details

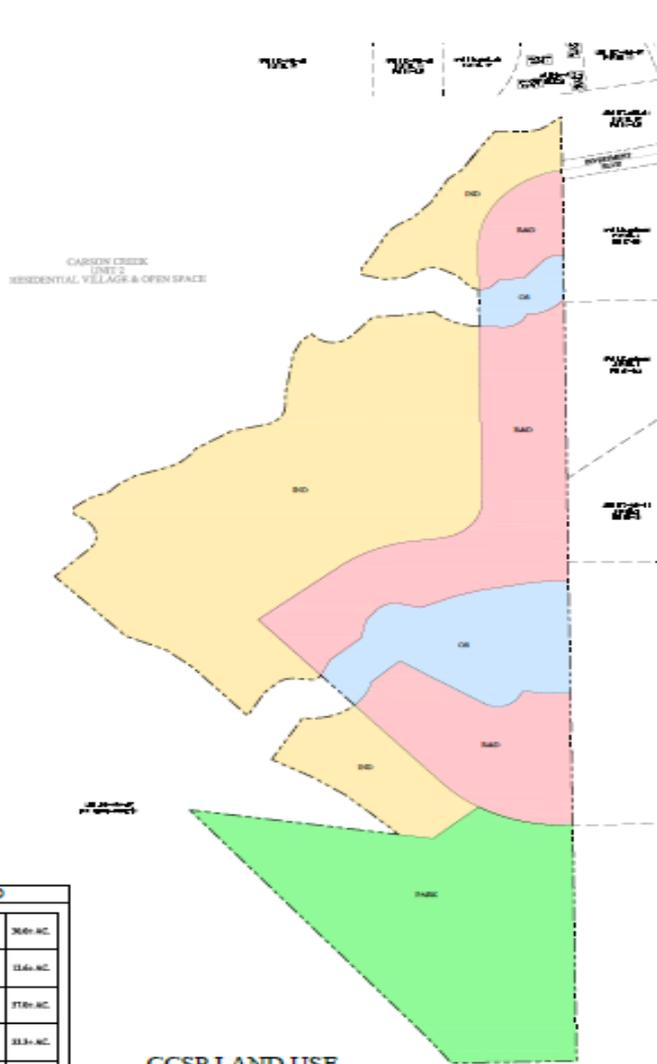
- Conceptual Review of:
  - Amendment to the Carson Creek Specific Plan (CCSP)
    - Amend Land Use/Zoning and Develop Industrial and R&D property into Residential and Commercial
      - Add a maximum of 415 age-restricted dwelling units (increasing CCSP total to 1,930 units)
      - Add 1.7 acres of commercial property
      - Add 1 acre of Open Space



# Conceptual Review- Preliminary Land Use/Circulation Map

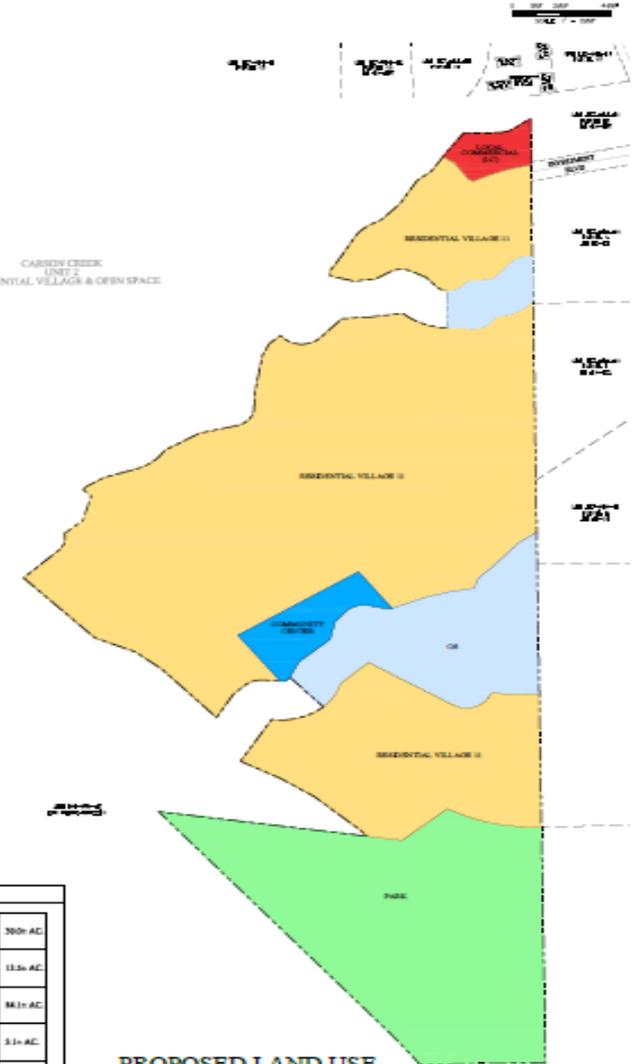


# Conceptual Review- Preliminary Land Use/Circulation Map



LEGEND		
<span style="color: green;">■</span>	PARK	300 AC.
<span style="color: lightblue;">■</span>	O.S.	136 AC.
<span style="color: yellow;">■</span>	RD	378 AC.
<span style="color: pink;">■</span>	R&D	133 AC.
	TOTAL	1034 AC.

**CCSP LAND USE**



LEGEND		
<span style="color: green;">■</span>	PARK	300 AC.
<span style="color: lightblue;">■</span>	O.S.	136 AC.
<span style="color: yellow;">■</span>	RESIDENTIAL VILLAGE II	811 AC.
<span style="color: lightblue;">■</span>	COMMUNITY CENTER	21 AC.
<span style="color: red;">■</span>	LOCAL COMMERCIAL	17 AC.
	TOTAL	1334 AC.

**PROPOSED LAND USE**



# Analysis

- Potential Entitlements:
  - ✓ Amendment to Carson Creek Specific Plan
  - ✓ Tentative Maps
  - ✓ Other entitlements identified in CCSP
- Other supporting documents:
  - ✓ Environmental Impact Report (EIR)
  - ✓ Fiscal Impact Analysis
  - ✓ Public Facilities Financing Plan (PFFP)



# Analysis

- Project is consistent with BOS Policy J6 Criteria, including:
  - ✓ Consistent with applicable General Plan policies
  - ✓ Utilize existing infrastructures
  - ✓ Increase employment opportunities
  - ✓ Potential housing for a range of household incomes



# Recommendation

- Find Conceptual Review for the proposed Carson Creek Specific Plan Amendment consistent with BOS Policy J6
- Provide Advisory Feedback to the applicant on the project

