



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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TO: Planning Commission Agenda of: January 14, 2016

FROM: Aaron Mount  
Project Planner

DATE: January 12, 2016

RE: S14-0010/Westmont Living; Zoning Clarification and Revised Findings

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The staff report for S14-0010 states that the project parcel is designated for residential uses within the Carson Creek Specific Plan (CCSP). To further clarify, this parcel is designated Multi-Family (MF) as shown Attachments 1 and 2. The CCSP MF development standard was applied to the project parcel by approval of tentative subdivision map TM06-1428 for Carson Unit 2. S14-0010 is consistent with the development standards within the MF development standard. The MF development standard allows by special use permit, "Senior related facilities including but not limited to congregate care, skilled nursing and assisted living". Revised Findings are attached reflecting the clarification of the MF development standard.

S14-0010 proposes 134 units of assisted living and memory care and is therefore consistent with the maximum density of 24 dwelling units an acre within the CCSP MF development standard. The project site is shown as Village 9 on the Land Use Map and was originally slated for 67 units on 16.6 acres in the land use calculation table. The CCSP states that although the land use table provides for a tabular summation of the acreage and unit count for each village, the actual density will be fixed at the tentative map stage for which this site was approved by the designation of MF in approval of TM06-1428. The Plan further allows for the flexibility to design the development of each village into a range of densities. Also, the entire CCSP is limited to 1,700 single family units, and this increase in residential units from 67 in Village 9 is allowed because the total count has not and will not surpass the 1,700 residential unit limit within the CCSP for the entirety of the development.

Attachments: TM06-1428 Approved Tentative Map  
TM06-1428 TM Detail, Approved Zoning Map  
S14-0010 Revised Findings

# TENTATIVE MAP

## CARSON CREEK, UNIT 2

### PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN" OVERALL LAYOUT AND ZONING

COUNTY OF EL DORADO  
OCTOBER, 2012

SHEET 1 OF 2

STATE OF CALIFORNIA  
SCALE: 1"=200'

**OWNERS / APPLICANT**

CARSON CREEK EL DORADO LLC  
c/o LENNAR COMMUNITIES  
1075 CREEKSIDE RIDGE DRIVE  
SUITE 110  
ROSEVILLE, CA 95678

**ENGINEER**

cta Engineering & Surveying  
Civil Engineering - Land Surveying - Land Planning  
Professional Association - California

**MAP SCALE**

1" = 200'

**CONTOUR INTERVAL**

CONTOUR INTERVAL: 5'

**SOURCE OF TOPOGRAPHY**

AERIAL PHOTOGRAPHY

**SECTION, TOWNSHIP and RANGE**

SECTIONS 15, 23 & 26, T. 9 N., R. 8 E. M.D.M.

**ASSESSOR'S PARCEL NUMBERS**

\*117-010-07 \*117-010-08 \*117-020-01

\*THE THREE APN'S COMPRISE A TOTAL OF 546.0 ACRES. THE PROPOSED PROJECT WHICH COMPRISES A PORTION OF THE 3 APN'S NOTED ABOVE CONSISTS OF 446.7 ACRES.

**EXISTING/PROPOSED ZONING**

SP-2 / MULTI FAMILY (MF), SINGLE FAMILY HIGH DENSITY (SFHD)  
(SEE PROPOSED ZONING MAP)

**TOTAL AREA**

446.7 ACRES

**TOTAL NO. of LOTS/AREA per VILLAGE**

VILLAGE 10	TOTAL	634 RESIDENTIAL LOTS	91.2 AC.
LOT A (PUBLIC PARK)	3.3 AC.		
LOTS B THRU E & LOT W (PRIVATE RECREATION FACILITIES)	6.6 AC.		
LOT F (LIFT STATION)	0.2 AC.		
LOT G & LOT H (LANDSCAPE/ POTENTIAL ROADWAY ACCESS)	0.4 AC.		
LOTS I THRU L, O, P, Q, LOTS S THRU V, X, Y (LANDSCAPE)	5.0 AC.		
LOT M & LOT N - 304 UNITS (MULTI FAMILY)	23.5 AC.		
*LOT R (INTRACT PRIVATE ROADS)	35.2 AC.		
LOT R1 (INVESTMENT BLVD EXTENSION)	0.56 AC.		
LOT AA (OPEN SPACE)	103.6 AC.		
LOT BB & CC (REMAINDER)	177.2 AC.		
<b>TOTAL, UNIT 2</b>	<b>446.7 AC.</b>		

\*THE CONFIGURATION OF LOT R IS DEPENDENT ON THE UNIT PHASING AND ITS ASSOCIATED FINAL MAP.

**NOTE**

SUBDIVIDER RESERVES THE RIGHT TO ADJUST THE RESIDENTIAL LOT SIZES WITHIN THE TENTATIVE MAP IN CONFORMANCE WITH THE "CARSON CREEK SPECIFIC PLAN" DEVELOPMENT STANDARDS.

**MINIMUM SINGLE FAMILY LOT AREA**

3,000 SQUARE FEET

**WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL**

EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION**

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPT.)

**DATE OF PREPARATION**

OCTOBER, 2012

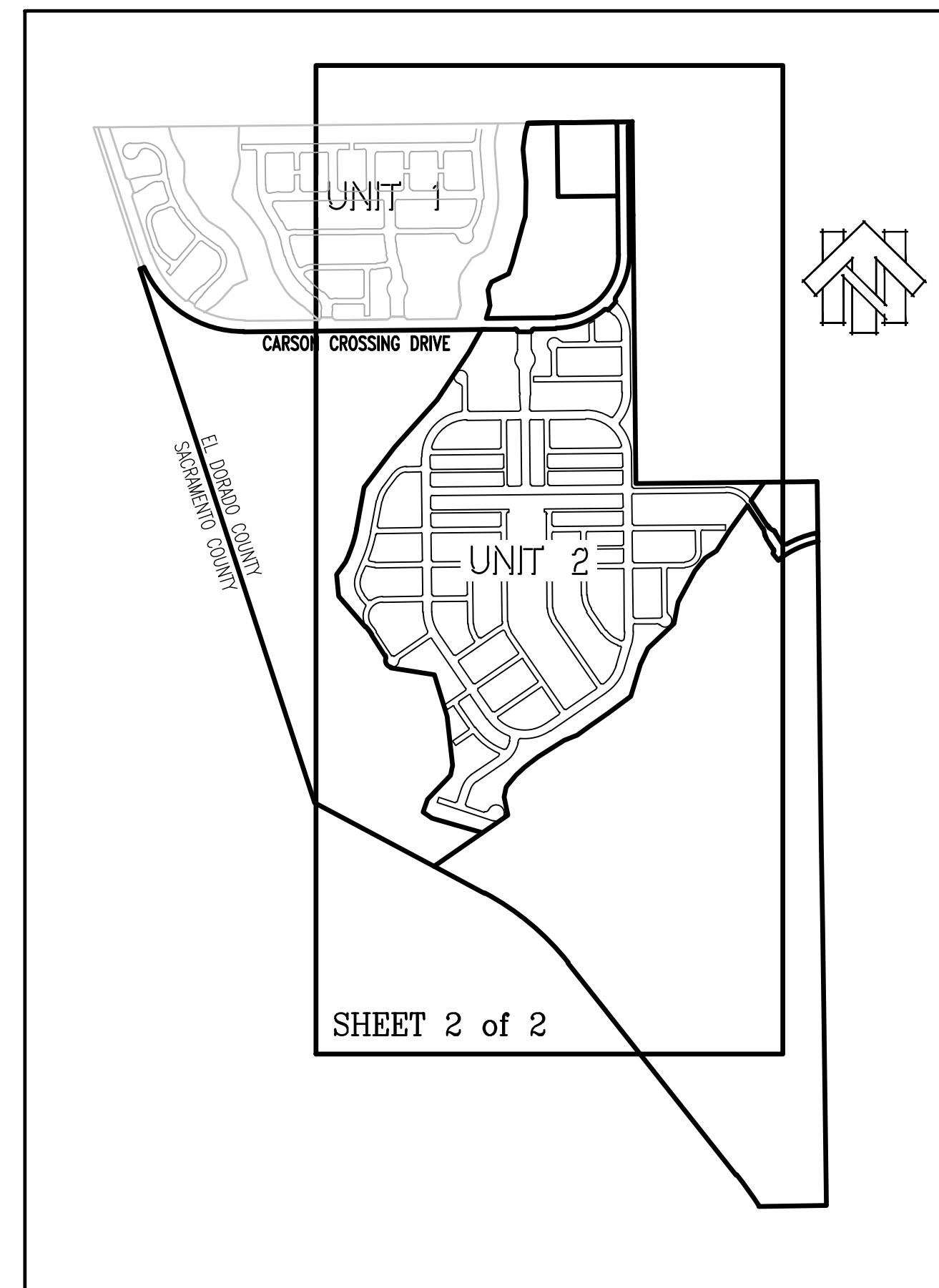
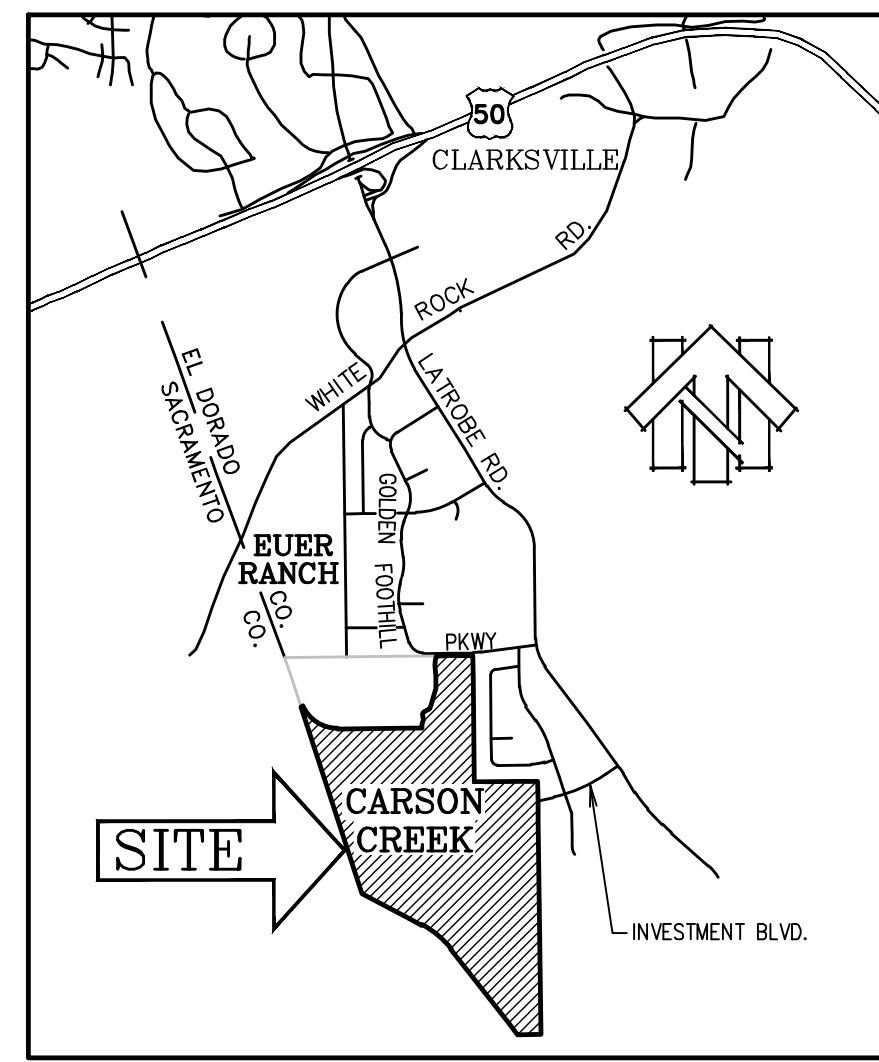
**PHASING PLAN NOTICE**

THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THE PHASE 0 PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

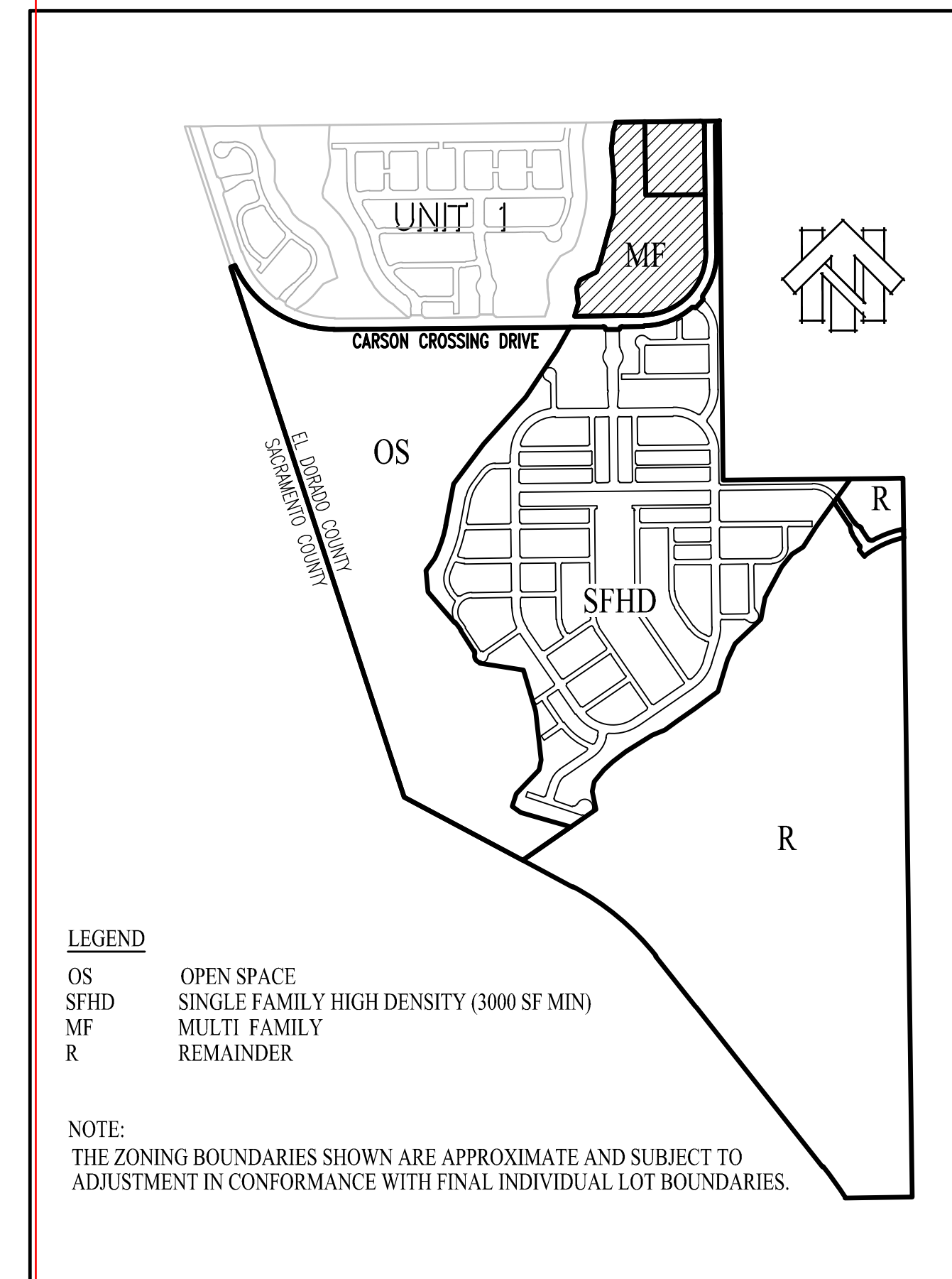
**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CARSON CREEK, UNIT 2 OF THE "CARSON CREEK SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

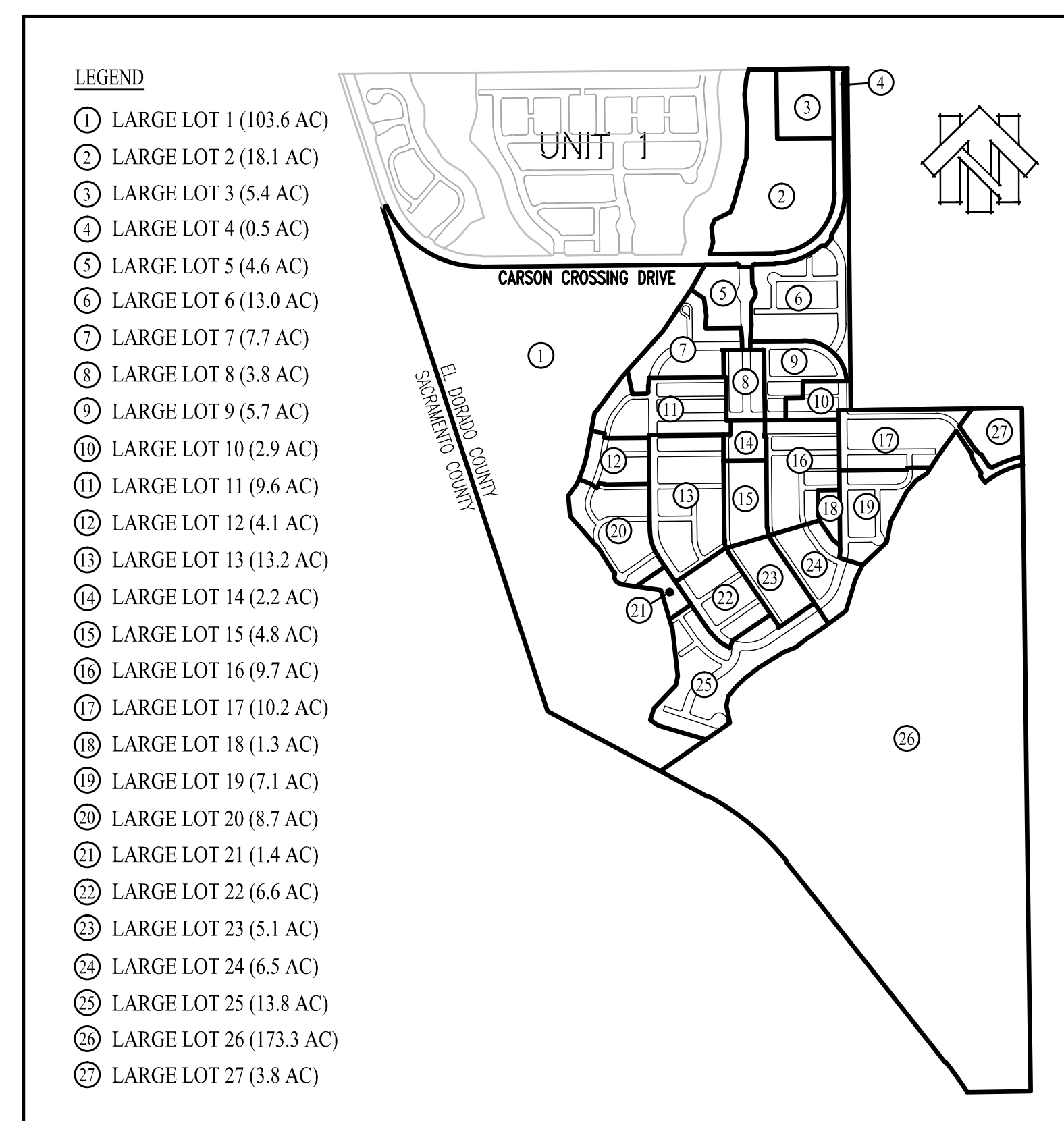
DAVID R. CROSARIOL R.C.E. 34520 DATE



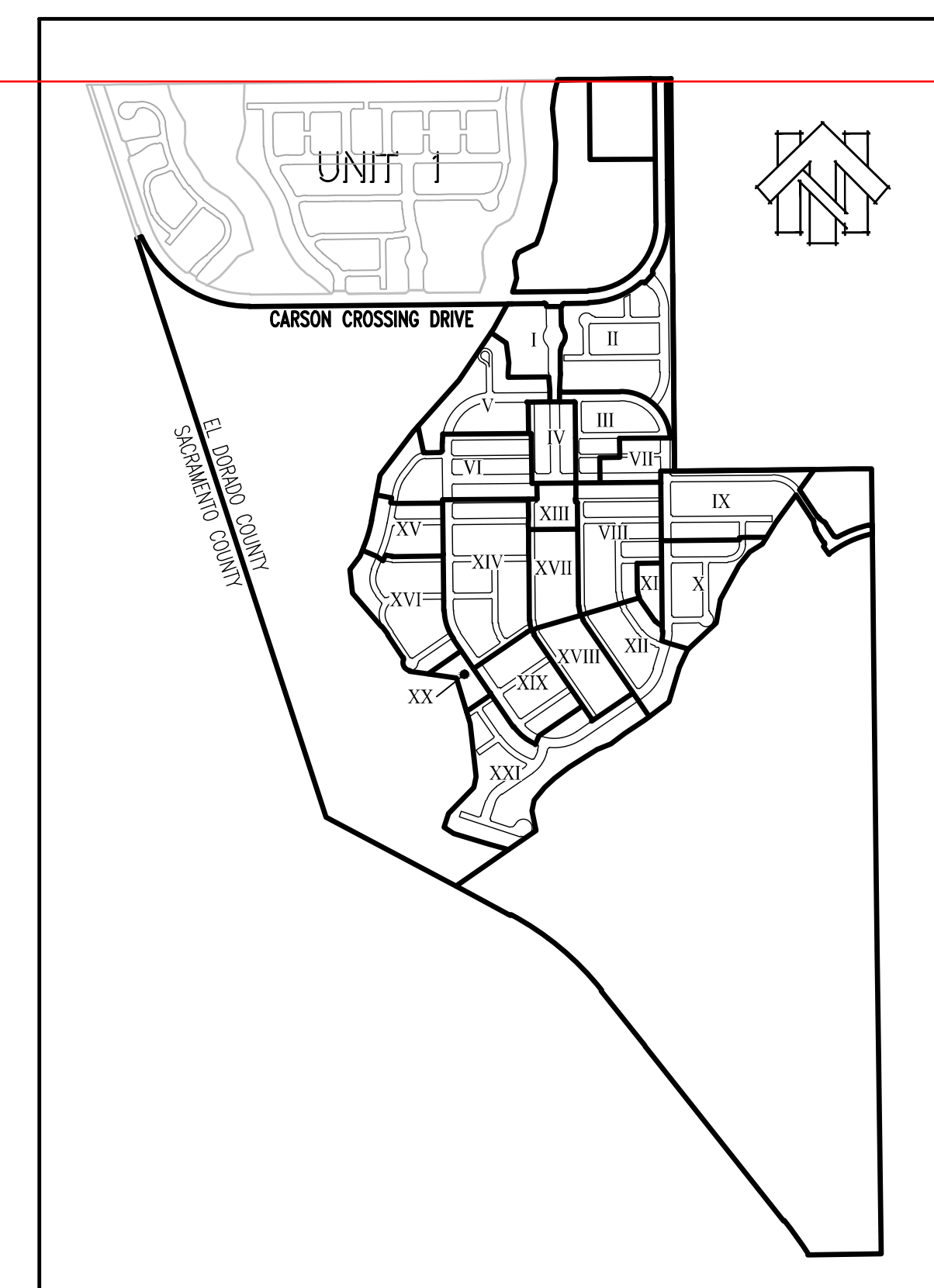
KEY MAP  
NOT TO SCALE



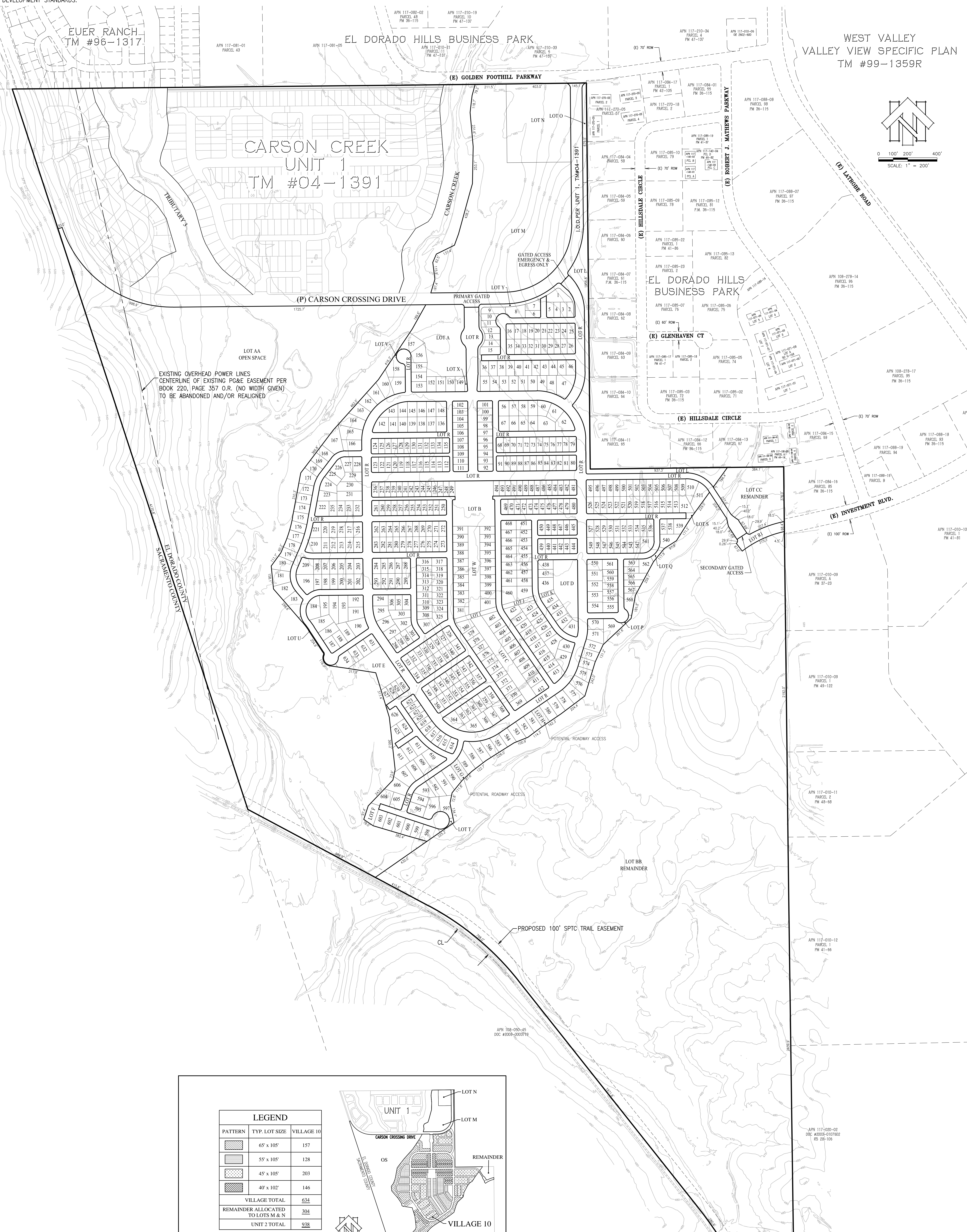
PROPOSED ZONING MAP  
SCALE: 1"=1000'



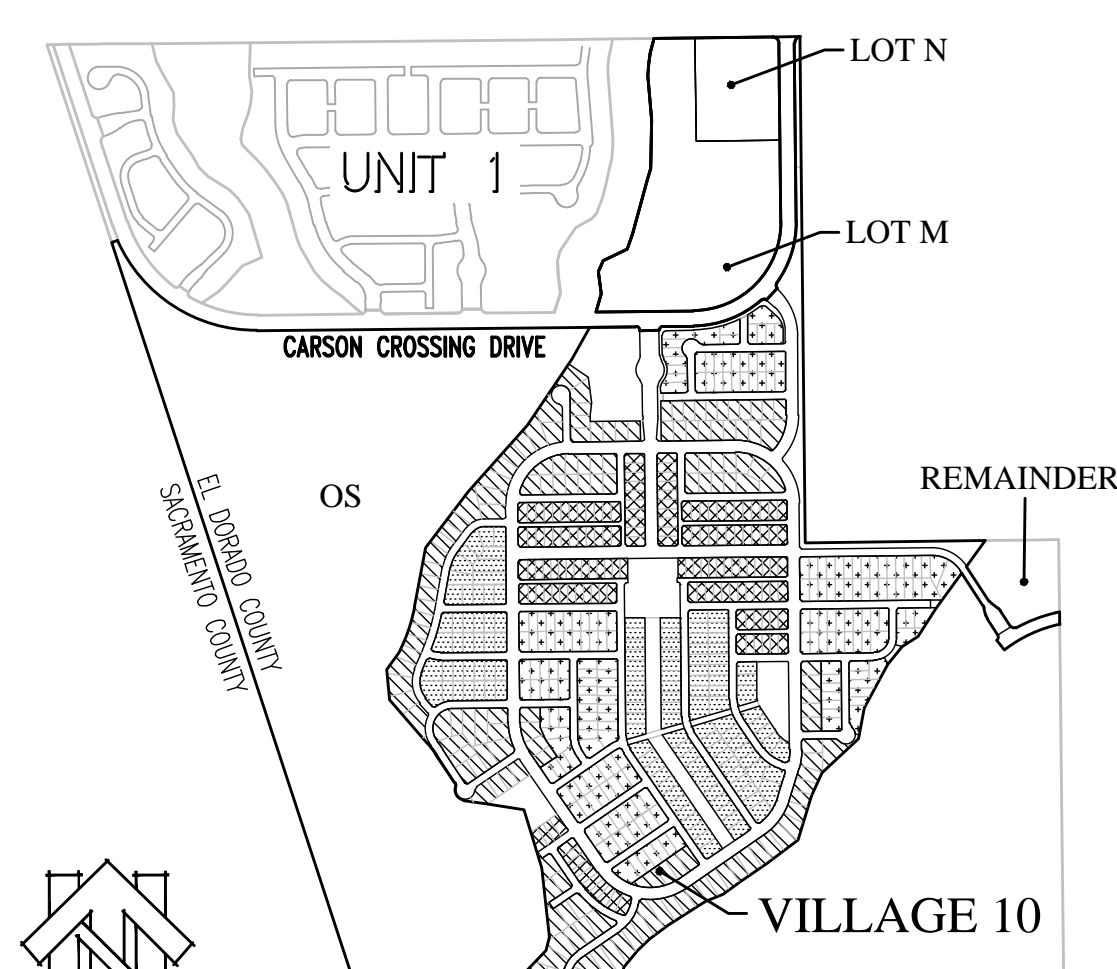
PHASE 0 LARGE LOT MAP  
NOT TO SCALE



PHASING MAP  
NOT TO SCALE

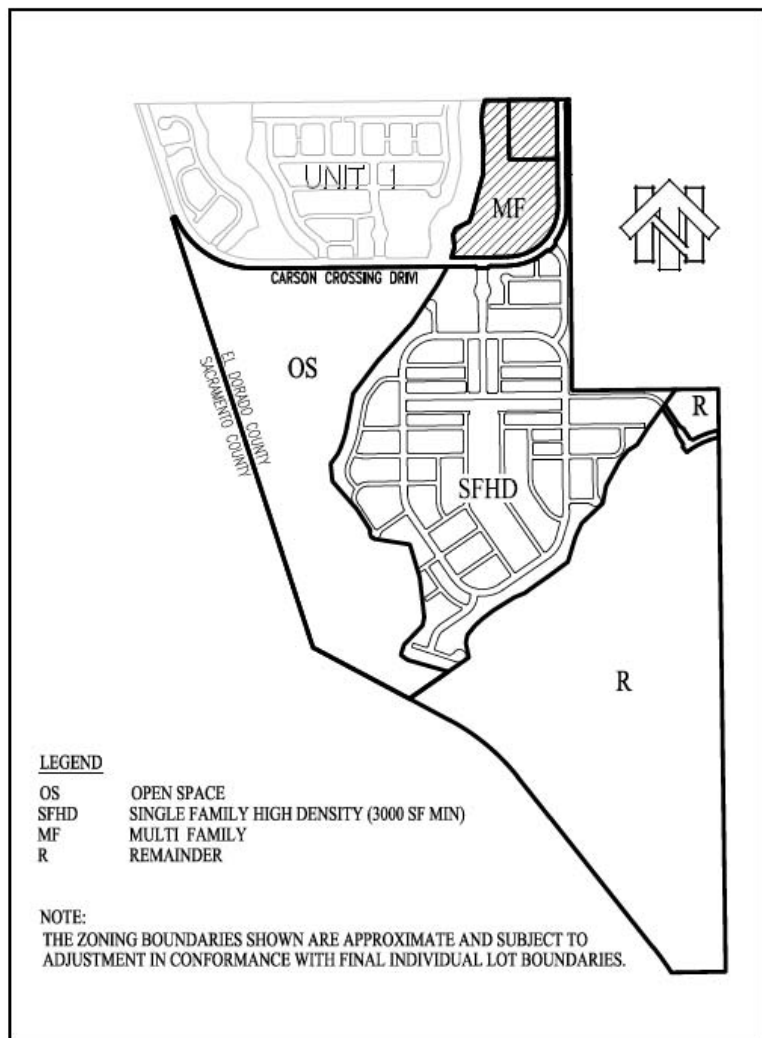


PATTERN	TYP LOT SIZE	VILLAGE 10
[Pattern]	65' x 105'	157
[Pattern]	55' x 105'	128
[Pattern]	45' x 105'	203
[Pattern]	40' x 102'	146
<b>VILLAGE TOTAL</b>		<b>634</b>
<b>REMAINDER ALLOCATED TO LOTS M &amp; N</b>		<b>304</b>
<b>UNIT 2 TOTAL</b>		<b>938</b>



RESIDENTIAL LOT BREAKDOWN  
SCALE: 1"=1000'

PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/GENRAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/GENRAL DATE: \_\_\_\_\_



## PROPOSED ZONING MAP

SCALE: 1"=1000'

## **REVISED FINDINGS**

### **Special Use Permit S14-0010/Westmont Living Assisted Living-Memory Care Facility Planning Commission/January 14, 2016**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

#### **1.0 CEQA FINDINGS**

- 1.1 This project is Statutorily Exempt from CEQA pursuant to Government Code Section 15182. This section provides for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. The project is a residential care facility as a component of a residential project, consistent with the adopted Carson Creek Specific Plan that is subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Staff has reviewed the Mitigation Monitoring Program for the Carson Creek Specific Plan EIR and has verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

#### **2.0 GENERAL PLAN FINDINGS**

The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The project site is within the Carson Creek Specific Plan (CCSP).

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and the Environmental Impact Report. General Plan Policy 2.2.5.9 ~~of the CCSP~~ recognizes the need for extended family support service uses to be allowed in residential areas of the CCSP.

#### **3.0 ZONING FINDINGS**

- 3.1 **The proposed use is consistent with Title 130.**

The use is allowed by Special Use Permit within CCSP Multi-Family (MF) residential zone district and has been found to be consistent with the development standards for the

CCSP and Zoning Ordinance requirements for setbacks, coverage, height, parking, lighting, and landscaping.

**4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT**

**4.1 The issuance of the permit is consistent with the General Plan.**

The proposed community care facility is consistent with the Carson Creek Specific Plan and therefore is consistent with the General Plan.

**4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

Community care facilities were anticipated and reviewed in the Carson Creek Specific Plan and Environmental Impact Report. Therefore, the proposed uses would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood

**4.3 The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use is a use allowed by Special Use Permit in Carson Creek Specific Plan MF residential districts.