

Heritage at Carson Creek

Carson Creek Specific Plan Amendment Tentative Subdivision Map Development Agreement

Applicant: Lennar Homes of California

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



BOARD OF SUPERVISORS: AUGUST 10, 2021

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Purpose of Presentation

Provide the Board of Supervisors with information about the proposed project and the Addendum to the Environmental Impact Report (EIR) and inform the Board's decision to approve or deny the proposed project, or continue the project for future consideration.

Planning Commission Recommendation

At its June 10, 2021 public hearing, the Planning Commission voted that the Board of Supervisors deny the projects based on the following:

- 1) Incompatible zoning uses (Residential lots adjacent to Industrial lots/ buffers)
- 2) Concerns about the types of housing developments that our County should be promoting (work force housing)
- 3) Concerns about a connection road to Sacramento County area (Empire Ranch)
- 4) Subdivision driveway lengths of only 18 feet (setbacks)

Potential Actions for Board Consideration

- A. Deny the project, as recommended by the Planning Commission

Alternative Actions

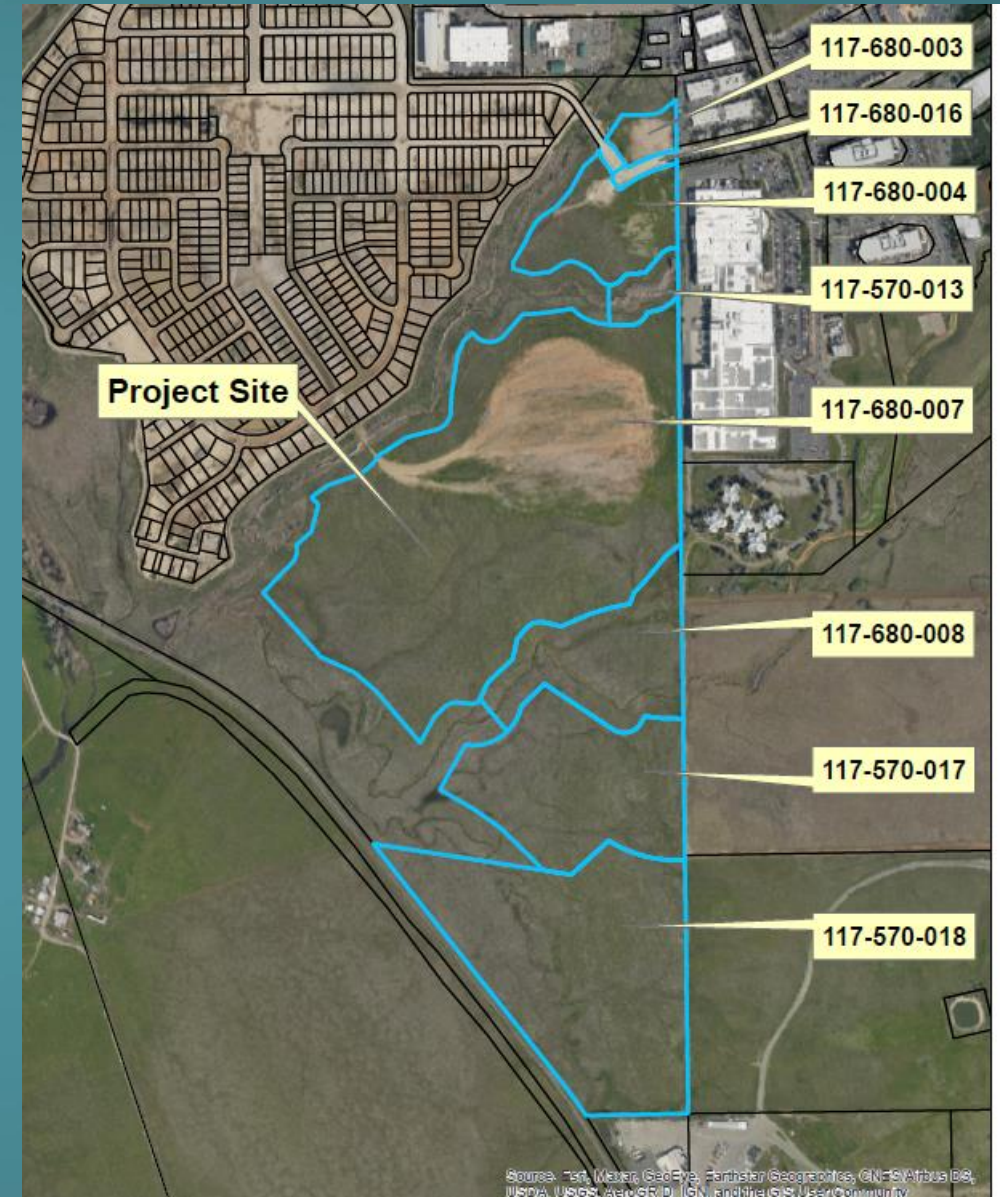
- B. Approve the Proposed Project
- C. Continue the item to a date certain for additional information and future action, or
- D. Continue the item off-calendar, which would require a new public notice for future consideration and action.

Requested Entitlements

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

Existing Setting

- Project is within the adopted Carson Creek Specific Plan
- 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







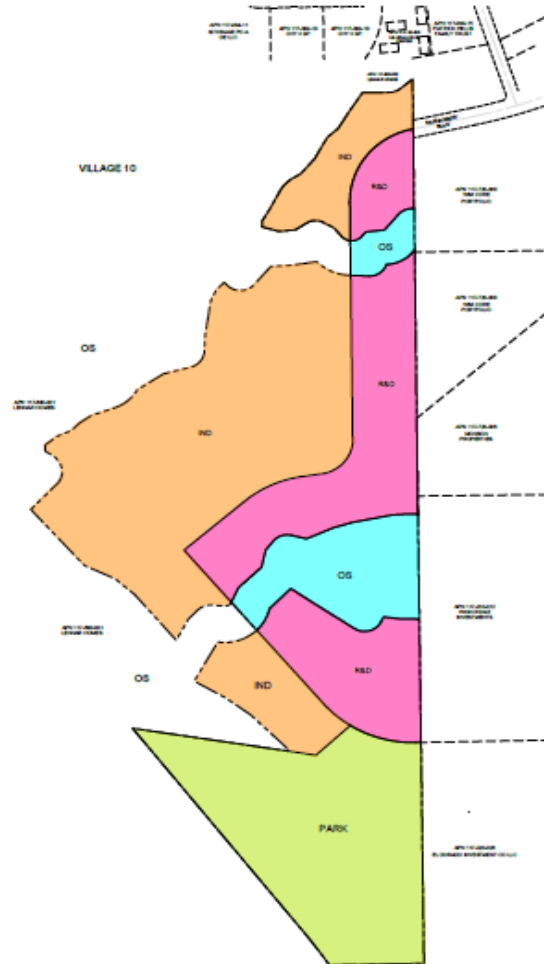
Proposed Carson Creek Specific Plan Amendment

- 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

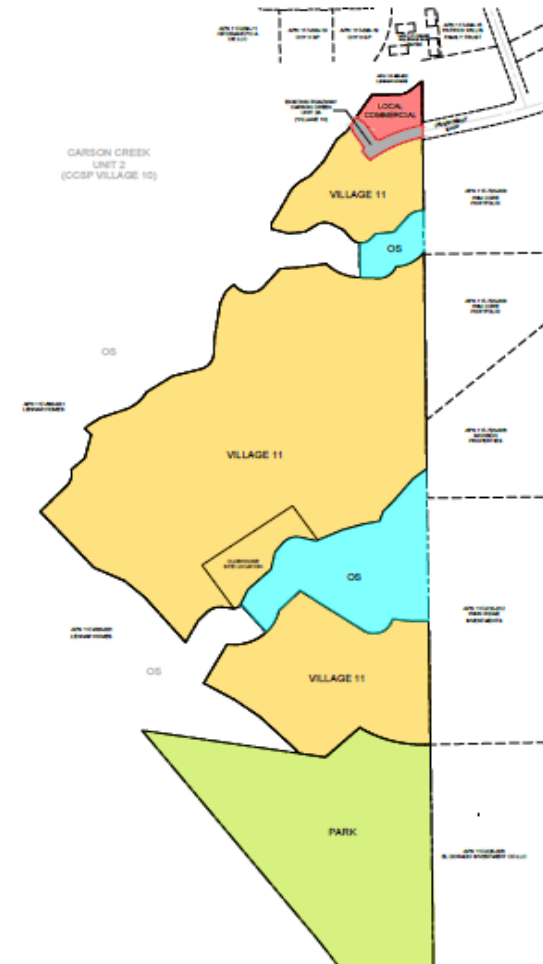
CCSP LAND USE

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



PROPOSED LAND USE

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



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.

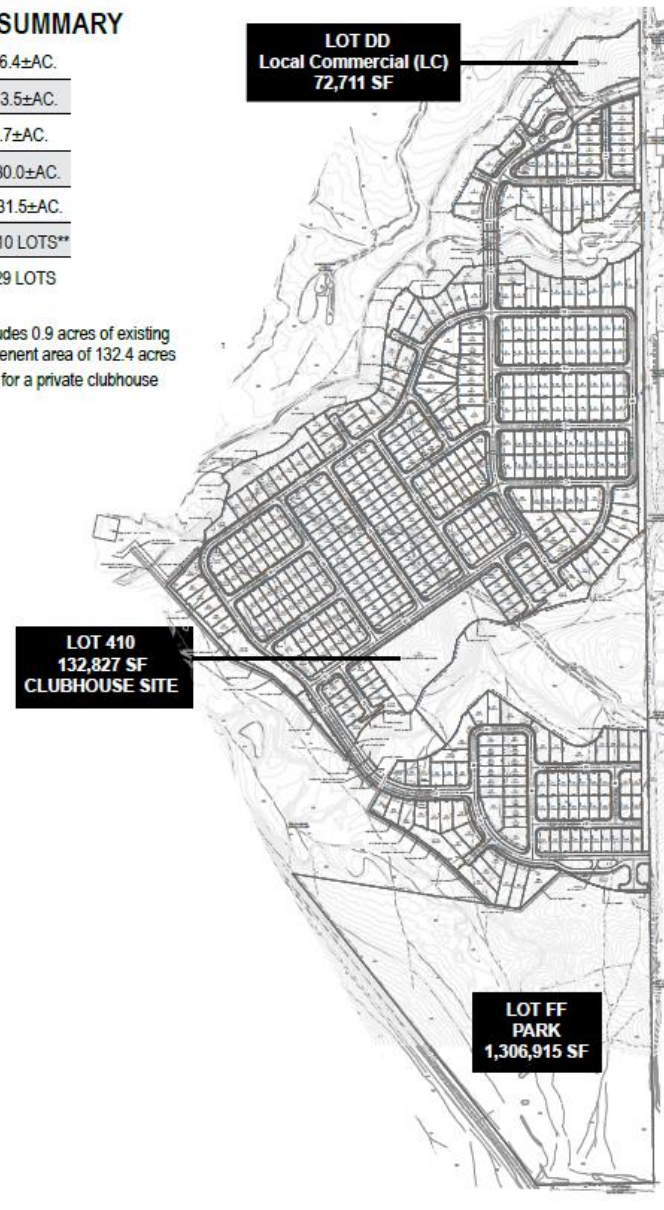
Proposed Tentative Subdivision Map

PROPOSED LAND USE SUMMARY

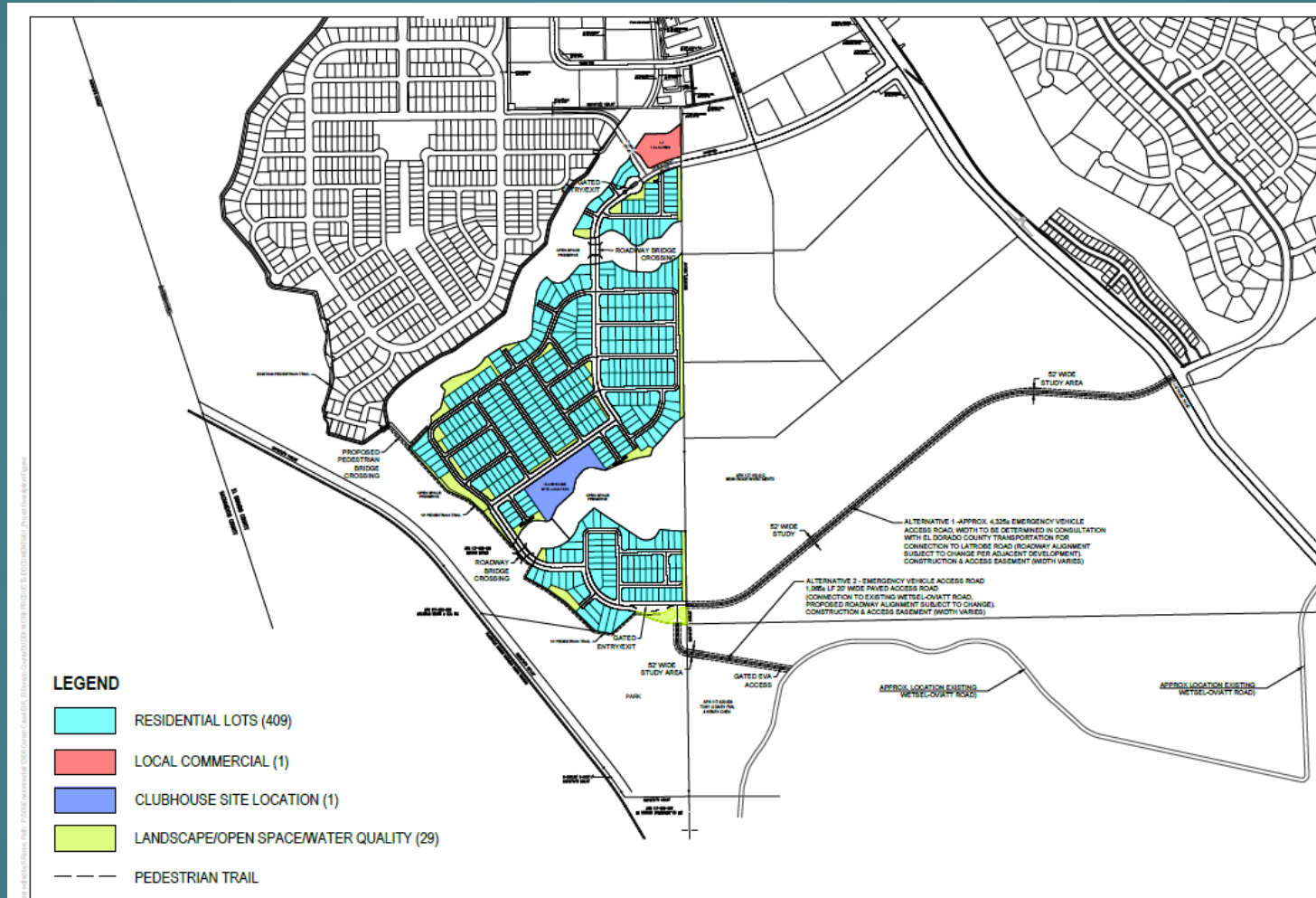
SINGLE FAMILY RESIDENTIAL	86.4±AC.
OPEN SPACE	13.5±AC.
LOCAL COMMERCIAL	1.7±AC.
PARK	30.0±AC.
TOTAL	131.5±AC.
SINGLE FAMILY RESIDENTIAL	410 LOTS**
OPEN SPACE/LANDSCAPE/ WATER QUALITY	29 LOTS

* 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



Proposed Tentative Subdivision Map with Circulation Plan



SOURCE: R.E.Y. ENGINEERS, INC

DUDEK 0 400 800 FEET

FIGURE 7

Circulation Plan

Carson Creek Specific Plan Amendment

Development Agreement (slide 1 of 2)

- 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)
- 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.

Development Agreement (slide 2 of 2)

Proposed Development Agreement between the County of El Dorado, Carson Creek El Dorado, LLC, and Lennar Homes of California, Inc.

- Twenty-year term
- Fiscally neutral impacts to County services (including a Supplemental Tax)
- Community Benefit Fee of one-time \$3,000.00 per dwelling unit
- Pedestrian Overcrossing and Multimodal Fee of \$1,174.00 per dwelling unit
- Affordable Housing Fee of \$500.00 per dwelling unit
- Intelligent Transportation System Project Fee of \$285.00 per dwelling unit
- Supplemental Ambulance Services Tax in the amount of \$50.00

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

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

Staff Observations (slide 1 of 2)

Staff observations regarding the Planning Commission's reasons for recommending denial:

- 1) Land Use Compatibility: Addressed in the CCSP EIR and the Initial Study for the Addendum to the EIR.
 - A. CCSP EIR:
 - i. Land use compatibility impacts less than significant.
 - ii. Noise and air quality (operations) impacts to less than significant or mitigated to less than significant.
 - B. Initial Study for the Addendum
 - i. No new significant impacts.
- 2) Housing: The CCSP was adopted to respond to the County's need for an age-restricted community.
 - A. The proposed project includes age-restricted housing (ages 55+).
 - B. Nearly half of the proposed units are already approved for the CCSP.

Staff Observations (slide 2 of 2)

- 3) Roadway to the west: A connection at White Rock Road (Empire Ranch) is planned for future implementation (beyond the County's current Capital Improvement Program). At this time, DOT has not identified any need for further connections to Sacramento County in this area.
- 4) Potential for sidewalk usage conflicts: CC&Rs for the proposed community are expected to identify the Homeowner's Association as responsible for enforcement. Also, California Vehicle Code prohibits persons from leaving vehicles parked so as to conflict with sidewalks.

Review of Potential Board Actions (slide 1 of 2)

- A. Deny the proposed project, as recommended by the Planning Commission

Alternative Actions

- B. Approve the Proposed Project, including
 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

Review of Potential Board Actions (slide 2 of 2)

- C. Continue the item to a date certain for additional information and future action, or
- D. Continue the item off-calendar, which would require a new public notice for future consideration and action.