



## Legislation Details (With Text)

**File #:** 21-1182      **Version:** 1

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**File created:** 7/12/2021      **In control:** Board of Supervisors

**On agenda:** 8/10/2021      **Final action:** 8/10/2021

**Title:** HEARING - Planning and Building Department, Planning Division, forwarding the Planning Commission's recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-0001/Development Agreement DA20-0001). The project site is located at APNs 117-680-003, 117-680-004, 117-680-007, 117-680-008, 117-680-016, 117-570-013, 117-570-017, and 117-570-018, consisting of 132.1 acres, in the El Dorado Hills area. (Supervisorial District 2)

FUNDING: Developer Funded.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Approved Blue Route (Ordinance for SPA Adoption), 2. B - Approved Blue Route (Ordinance for DA Adoption), 3. C - Ordinance for SPA Adoption (Heritage at Carson Creek), 4. D - Ordinance for DA Adoption, 5. E - Staff Memo 07-08-21, 6. F - Planning Commission 06-10-21 Minute Order, 7. G - Staff Report (PC 06-10-21), 8. H - Findings (PC 06-10-21), 9. I - Conditions of Approval (PC 06-10-21), 10. J - Staff Report Exhibits A-J (PC 06-10-21), 11. K - Staff Report Exhibits K-T (PC 06-10-21), 12. L - Staff Report Exhibits U-V (PC 06-10-21), 13. M - Staff Report Exhibit W (Addendum to the CCSP EIR) (PC 06-10-21), 14. N - Carson Creek Development Agreement - Proposed Draft (6.4.21) (PC 06-10-21), 15. O - Memo from County Counsel re Development Agreement (CCSP) 6.4.21 (PC 06-10-21), 16. P - Notification Map (1 Mile), 17. Q - Proof of Publication-Mt. Democrat, 18. R - Proof of Publication-Sacramento Bee, 19. S - Staff Memo 07-27-21, 20. T - Staff Presentation, 21. U - Applicant Presentation, 22. V - REVISED Carson Creek Development Agreement - Proposed Draft (8.6.21), 23. Public Comment BOS Rcvd 8-10-21, 24. Public Comment Rcvd 8-9-2021, 25. Public Comment Rcvd 8-6-2021, 26. Public Comment Rcvd 8-4-2021, 27. Public Comment BOS Rcvd 7-19-21, 28. Public Comment Rcvd 07-16-21, 29. Public Comment Rcvd 07-15-21, 30. Executed Ordinance 5147, 31. Executed Ordinance 5148, 32. Executed Development Agreement, 33. RECEIPT-Notice of Determination, 34. FILED-Notice of Determination, 35. FINAL Findings, 36. FINAL Conditions of Approval

Date	Ver.	Action By	Action	Result
8/10/2021	1	Board of Supervisors	Approved	Pass

HEARING - Planning and Building Department, Planning Division, forwarding the Planning Commission's recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-0001/Development Agreement DA20-0001). The project site is located at APNs 117-680-003, 117-680-004, 117-680-007, 117-680-008, 117-680-016, 117-570-013, 117-570-017, and 117-570-018, consisting of 132.1 acres, in the El Dorado Hills area. (Supervisorial District 2)

**FUNDING:** Developer Funded.

**DISCUSSION / BACKGROUND**

Request to consider the Planning Commission's recommendation to deny the Heritage at Carson Creek Project (Specific Plan Amendment SP-R20-0001/Tentative Subdivision Map TM20-

0001/Development Agreement DA20-0001) in the El Dorado Hills area, submitted by Lennar Homes of California. At its June 10, 2021 public hearing, the Planning Commission voted to recommend that the Board of Supervisors deny the project. Following deliberation, Commissioner Ross made a motion, with a second from Commissioner Williams, to recommend denial of the project to the Board of Supervisors, noting reasons for denial as follows: 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); and 4) Subdivision driveway lengths of only 18 feet (setbacks). The motion passed 3-2. Staff's analysis relative to the Planning Commission's reasons for recommending denial are summarized in a separate staff memorandum included as an Attachment to this Legistar item. The Legistar number for the June 10, 2021 Planning Commission hearing is 21-0916.

### **ALTERNATIVES**

- 1) The Board may elect to Approve the project based on staff analyses in the staff memorandum;
- 2) Remand the project to the Planning Commission for consideration of the information in the staff memorandum;
- 3) Continue the item to a date certain for additional information and future action; or,
- 4) Continue the item off-calendar, which would require a new public notice for future consideration and action.

### **PRIOR BOARD ACTION**

Legistar #19-1610, November 19, 2019, Agenda Item No. 40

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel, Department of Transportation

### **CAO RECOMMENDATION**

N/A. Pursuant to Section 2.13.050 of the County Code of Ordinances, the Chief Administrative Officer does not make recommendations on those items scheduled for public hearing through the Planning Commission.

### **FINANCIAL IMPACT**

There is no Net County Cost associated with this action. All associated costs are paid by the Developer.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

The following actions would apply if the Board votes to Approve, as presented in Alternative 1 above:

- 1) Clerk to obtain the Chair's signature on the original copy of the Ordinance adopting the Amendment to the Specific Plan and on the original copy of the Ordinance adopting the Development Agreement;
- 2) Clerk to send one (1) fully executed copy of the Ordinance adopting the Amendment to the Specific Plan and one (1) fully executed copy of the Ordinance adopting the Development Agreement to the Planning and Building Department, attention of Julie Saylor, Clerk of the Planning Commission.

### **STRATEGIC PLAN COMPONENT**

Economic Development and Good Governance. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue from new residents. It is also a practice

of Good Governance as the project would include needed improvements to a County-maintained roadway, improving vehicular and emergency vehicle access for the public benefit.

**CONTACT**

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Planning and Building Department