



Legislation Details (With Text)

File #: 19-1559 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 10/14/2019 **In control:** Board of Supervisors

On agenda: 11/5/2019 **Final action:** 11/5/2019

Title: HEARING - Planning and Building Department, Planning Division, forwarding a request from Winn Communities for an Initiation Hearing (Conceptual Review) of a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park from the current Research and Development to residential land uses to allow medium- and low-density single family residential development with an expected range of 700 to 900 dwelling units. The property, identified by Assessor's Parcel Number 117-010-012, consisting of 208 acres, is located within the El Dorado Hills Business Park, in the El Dorado Hills area. Staff recommends the Board take the following actions:
 1) Find that the proposed Pre-Application PA19-0001 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and
 2) Provide the Applicant with initial feedback on the proposed project. (Supervisorial District 2) (Est. Time 1 Hr.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo 10-11-19, 2. B - Staff Memo Exhibits A-J, 3. C - Notification Map, 4. D - Proof of Publication-Mountain Democrat, 5. E - Staff Presentation, 6. F - Applicant Presentation, 7. Public Comment Rcvd 11-5-19 BOS 11-5-19, 8. Public Comment BOS Rcvd 11-4-19, 9. Public Comment BOS Rcvd 10-31-19, 10. Public Comment Rcvd 10-24-19 to 10-29-19

Date	Ver.	Action By	Action	Result
11/5/2019	1	Board of Supervisors	Approved	Pass

HEARING - Planning and Building Department, Planning Division, forwarding a request from Winn Communities for an Initiation Hearing (Conceptual Review) of a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park from the current Research and Development to residential land uses to allow medium- and low-density single family residential development with an expected range of 700 to 900 dwelling units. The property, identified by Assessor's Parcel Number 117-010-012, consisting of 208 acres, is located within the El Dorado Hills Business Park, in the El Dorado Hills area. Staff recommends the Board take the following actions:
 1) Find that the proposed Pre-Application PA19-0001 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and
 2) Provide the Applicant with initial feedback on the proposed project. (Supervisorial District 2) (Est. Time 1 Hr.)

FUNDING: N/A

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation" hearing

before the Board. This hearing is for determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this Pre-Application public hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA19-0001/Creekside Village submitted by Winn Communities for an Initiation Hearing (Conceptual Review) of a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park from the current Research and Development to residential land uses to allow medium- and low-density single family residential development with an expected range of 700 to 900 dwelling units. The property, identified by Assessor's Parcel Number 117-010-012, consisting of 208 acres, is located on the west side of Latrobe Road, approximately 1,600 feet south of the intersection with Investment Boulevard, within the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Mel Pabalinas)

A Staff Memo dated October 11, 2019, is attached, along with the Memo's referenced Exhibits A - J.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board receive the presentation and provide initial feedback on the project to the applicant.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Tiffany Schmid, Director
Planning and Building Department