



## Legislation Details

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**File #:** 21-0177      **Version:** 1

**Type:** Agenda Item      **Status:** Time Allocation

**File created:** 1/26/2021      **In control:** Board of Supervisors

**On agenda:** 2/23/2021      **Final action:** 2/23/2021

**Title:** HEARING - Planning and Building Department, Planning Division, forwarding a request from Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing (Conceptual Review) of the proposed Carson Creek Village Specific Plan. This proposed Specific Plan would allow medium- and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. The property consists of 98 acres, and is located within the existing El Dorado Hills Business Park (EDHBP) in the El Dorado Hills area. Staff recommending the Board take the following actions:

- 1) Evaluate the submitted Conceptual Review under Pre-Application PA20-0002, for the proposed Carson Creek Village Specific Plan, as to whether the proposed General Plan amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
- 2) Provide the Applicant with initial feedback on the proposed project.

(Supervisory District 1)

**FUNDING:** Developer Funded.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Memo, 2. B - Staff Memo Exhibits A-L, 3. C - Notification Map (1,000 feet), 4. D - Proof of Publication, 5. E - Staff's Presentation, 6. F - Applicant's Presentation, 7. Public Comment Rcvd 02-08-21, 8. Public Comment Rcvd 02-09-21, 9. Public Comment BOS Rcvd 2-18-2021, 10. Public Comment BOS Rcvd 2-22-2021, 11. Public Comment BOS Rcvd 2-23-2021

| Date      | Ver. | Action By            | Action                           | Result |
|-----------|------|----------------------|----------------------------------|--------|
| 2/23/2021 | 1    | Board of Supervisors | Direction Provided (See Minutes) |        |