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County of El Dorado

Legislation Details (With Text)

File #:	19-1610 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	10/21/2019	**In control:**	Board of Supervisors
On agenda:	11/19/2019	**Final action:**	11/19/2019

Title: HEARING - Planning and Building Department, Planning Division, forwarding a request from Lennar Homes of California, Inc. for an Initiation Hearing (Conceptual Review) of a proposed Specific Plan Amendment of the Carson Creek Specific Plan to change land use designations from Research and Development, and Industrial to Residential and Commercial which would facilitate a development that would include a mixture of commercial use, a community center, open space, and a continuation of an existing age-restricted residential development of up to 415 residential units. The property, identified by Assessor's Parcel Numbers 117-680-007, 117-680-003, 117-680-004, 117-680-008, 117-680-016, 117-570-013, 117-570-017, and 117-570-018, consisting of 138 acres, is located in the El Dorado Hills area. Staff recommends the Board take the following actions:
1) Find that the proposed Pre-Application PA17-0004 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 10-21-19, 2. B - Staff Memo Exhibits A-T, 3. C - Notification Map, 4. D - Proof of Publication-Mountain Democrat, 5. Staff Presentation, 6. Public Comment BOS Rcvd 11-18-19, 7. Public Comment BOS Rcvd 11-6-19

Date	Ver.	Action By	Action	Result
11/19/2019	1	Board of Supervisors	Approved	Pass

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1) Find that the proposed Pre-Application PA17-0004 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and
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FUNDING: N/A

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented as a required process associated with

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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 PA17-0004/Carson Creek Specific Plan Amendment submitted by Lennar Homes of California, Inc. for an Initiation Hearing (Conceptual Review) of a proposed Specific Plan Amendment for the Carson Creek Specific Plan to change land use designations from Research and Development, and Industrial to Residential and Commercial which would facilitate a development that would include a mixture of commercial use, a community center, open space, and a continuation of an existing age-restricted residential development of up to 415 residential units. The property, identified by Assessor's Parcel Numbers 117-680-007, 117-680-003, 117-680-004, 117-680-008, 117-680-016, 117-570-013, 117-570-017, and 117-570-018, consisting of 138 acres, is located on the south side of Golden Foothills Parkway, approximately 1,615 feet south of the intersection with Carson Crossing Drive, in the El Dorado Hills area, Supervisorial District 2. The proposed project site is located within the southern portion of the Carson Creek Specific Plan, south of Highway 50 and west of Latrobe Road and the El Dorado Hills Business Park. (County Planner: Mel Pabalinas)

A Staff Memo dated October 21, 2019, is attached, along with the Memo's referenced Exhibits A - T.

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 feedback 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
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Planning and Building Department