



## Legislation Details (With Text)

**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)	

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.

**DISCUSSION / BACKGROUND**

This Pre-Application Conceptual Review is being presented consistent with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation hearing" before the Board. This initial hearing is to allow the Board of Supervisors to conduct a conceptual review of submitted Pre-Application PA20-0002, for a proposed Carson Creek Village Specific Plan, and evaluate whether the associated General Plan amendment furthers 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), including: 1) Consistency with General Plan goals and objectives and consistency with the County adopted Strategic Plan and/or Board of Supervisors adopted community vision and implementation plan, 2) Whether public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development, and 3) Whether the proposed General Plan amendment would provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan or site design as evidenced by achievement of one or more of the following goals and objectives: a) increased employment opportunities, b) promotion of affordable housing, c) promotion of local sales tax retention and c) enhancement of the County's agricultural and natural resource industries.

There are no entitlements or approvals authorized from this conceptual review initial hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA20-0002/Carson Creek Village submitted by Andrea Matarazzo/Pioneer Law Group for an Initiation Hearing and Conceptual Review of a proposed new Specific Plan that would require a de-annexation of the project site from a portion of the EDHBP and amending the General Plan land use designation from the current Research and Development to residential, commercial and recreation/open space land uses. The 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, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053 and 117-210-054, consists of 98 acres, and is located within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway in the El Dorado Hills area, Supervisorial District 1.

Legistar Attachments:

Attachment A - Staff Memo

Attachment B - Staff Memo Exhibits A-L

**ALTERNATIVES**

N/A

**PRIOR BOARD ACTION**

N/A

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Department of Transportation, Environmental Management Division, El Dorado Hills Fire Department, El Dorado Hills Community Services District

### **CAO RECOMMENDATION**

Receive the presentation and provide initial feedback to the Applicant.

### **FINANCIAL IMPACT**

There is no financial 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**

Staff is presenting this application to the Board to provide a complete assessment of the best available information with the goal of assisting the Board to reach a well informed decision regarding recommendations for a potential development project consistent with the Good Governance Strategic Goal and Board of Supervisors Policy J-6.

### **CONTACT**

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Planning and Building Department