

**PROJECT NARRATIVE
PRE-APPLICATION
Proposed Specific Plan Amendment (SPA)
A NEW AGE-RESTRICTED COMMUNITY
CARSON CREEK SPECIFIC PLAN (CCSP)
APN 117-570-12, 13, and 15-18
El Dorado Hills, CA**

Preamble

The information that is provided with this Pre-Application is derived from the 1) CCSP Exhibit B Land Use Plan, 2) ACOE SPK-1992-00105 (the permit), and various and previously recorded Large Lot Final Maps and Small Lot Final Maps. The exhibits depict land use and zoning acreages that are the result of development activities, regulatory permitting, and mitigation monitoring that comply with the CCSP governing documents. Open Space areas have expanded as a result of regulatory compliance and the numbers and tables reflect these realities.

Request

Reference

The Carson Creek Specific Plan dated September 28, 1999

Specific Plan Amendment

1. 57.0± acres of Industrial (IND) and 33.3± acres of Research and Development (R&D) and 12.6± acres of Open Space (OS) to 84.1± acres Residential Village and 3.1± acres of Community Center (CC) along with,
2. An increase of Open Space (OS) area from 12.6± acres to 13.5± acresⁱ and the addition of,
3. 1.7± acres of Commercial with,
4. No change to the Park

Rezone

1. 57.0± acres of Industrial (IND) and 33.3± acres of Research and Development (R&D) and 12.6± acres of Open Space (OS) to 84.1± acres Single Family High Density (SFHD) and 3.1 acres of Community Center (CC) along with,
2. An increase of Open Space (OS) area from 12.6± acres to 13.5± acresⁱⁱ, and the addition of,
3. 1.7± acres of Local Convenience Commercial (LC)
4. No change to the Park

Background

The Carson Creek Specific Plan (SP94-02) was approved on March 4, 1997 with a Development Agreement. The Specific Plan is encompassed within 710 acres of land generally located west of the El Dorado Hills Business Park and south of Golden Foothills Parkway. On September 27, 1999, the Board of Supervisors approved Amendments to the Specific Plan that includes a maximum of 1,700 Age-Restricted Residential Units (ARUs) and a Development Agreement. Exhibit B (Land Use Plan) included 34.4 acres of R&D and 59.7 acres of Industrial. The actual resultant acreages are currently 33.3± acres and 57.0± acres respectively after Lennar Homes of Northern California, Inc. obtained a permit from the ACOE SPK-1992-00105 (the permit). The permit conditions nominally expanded the Open Space and reduced the R&D and Industrial acreage as shown.

Subsequent project approvals included the Euer Ranch 460 ARUs (TM96-1317 and TM04-1389), Carson Creek Unit 1 285 ARUs (TM04-1391R), Carson Creek Unit 2, 630 ARUsⁱⁱⁱ(TM06-1428R), and Carson Creek Unit 3 140 ARUs (TM14-1519). The ARU sum total is 1,515 ARUs. The total number of potential remaining allowable ARUs under the current approvals is 185 ARUs notwithstanding the "Accompanying Consideration" enumerated below. None of the R&D or Industrial has been developed to date.

Pre-Application and Conceptual Review

Policy J-6 established criteria for initiation of a Specific Plan Amendment (SPA)

Project Description

Amend Land Use Plan

1. Delete (RD) Research and Development Category
2. Delete (I) Industrial Category
3. Add 3.1± acres additional (CC) Community Center
4. Add 1.7± acres (LC) Local Convenience Commercial
5. Add 84.1± acres New Residential Village
6. An increase the Open Space (OS) from 12.6± acres to 13.5 acres±
7. No change to the 30 Acre Park

Total SPA Area = 132.4± acres

The proposed project would be an Age-Restricted Community and would have two accesses on to Latrobe Road; full time access on to Investment Boulevard and secondary access through the DST property on a new roadway that will intersect with the Latrobe Road. The new roadway will provide access to the 30 acre park site in addition to the proposed age-restricted community. The project would include 415 Age-Restricted Units (ARUs), a 3.1± acre Community Center, and 1.7± acres of Local Convenience Commercial. It would be served by the El Dorado Irrigation District. Onsite roads are gated and privately maintained notwithstanding a short extension of Investment Blvd; this is to be publicly maintained. The 30 acre Regional Park and related policy remains unchanged notwithstanding conditions of the ACOE SPK-1992-00105 (the permit).

Based on the Carson Creek development pattern and high demand that has occurred over the past 14 years coupled with a demonstrated lack of demand for RD and I uses a Specific Plan amendment request is warranted.

Evaluation of Criteria for the SPA

1. The proposal is consistent with the Goals and Objectives of the General Plan.

Carson Creek is a Planned Community that is identified as suitable for intensive development and when coupled with the immediately adjacent land uses I.E. the existing El Dorado Hills Business Park, the proposed Local Community Commercial, and the existing Major Commercial nearby constitute an overall balanced community experience.

2. 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.

Traffic:

Attention is directed to the Memorandum Dated October 23, 2017 prepared by T. Kear and notably the Findings that the SPA if approved is anticipated to reduce 18,600 ADT, 3200 AM Peak Trips, and 3500 PM Peak Hour Trips¹

Sewer and Water:

Water and sewer connections are available at the site and facilities are adequately sized to serve the development

3. A. Increases employment opportunities within El Dorado County

The SPA includes Local Community Commercial (LC) that would serve to increase employment opportunity. The Community Center CC would likewise create local jobs

¹ Original DEIR traffic analysis

B. Promotes the development of housing to moderate income household

Not applicable to an Age Restricted Community

C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County

The SPA includes Local Community Commercial thereby providing additional opportunities to retain retail sales and sales tax revenues

D. Protects and enhances the agricultural and natural resource industries

Carson Creek is an existing Planned Community (Specific Plan), therefore not applicable

E. Is necessary to comply with changes in state or federal law

Not applicable to Carson Creek

4. The Application is consistent with any applicable Board adopted community vision and implementation plan

The SPA is consistent inasmuch as it is consistent with the Carson Creek Specific Plan.

Accompanying Consideration

- The proposed development includes 415 age restricted units that meet the need of housing for a growing population of Baby Boomers
- NAHB 2012 long-term forecast estimates that by 2019 45 percent of all households will be headed by someone age 55 or older
- There is a growing desire for 55 plus communities that include amenities like pools, recreate centers, and social events, and the proposed project includes a 3.1 acre community site to accommodate these desires
- Strong market for active adult further illustrated by the success of the current age-restricted community developed by Lennar at Carson Creek in El Dorado Hills
- The proposed project provides public access to the planned 30 acre community park
- Market research shows additional office and industrial is not needed
 1. Office vacancies have grown from 21.7% to 23.8% in El Dorado County in contrast to historic low Sacramento region vacancy rates
 2. Industrial vacancies have remained flat in El Dorado Hills in contrast to Sacramento region reductions
 3. If developed under current zoning the Carson Creek Specific Plan industrial would add 1 million square feet of space and increase the existing market by approximately 80% in a flat industrial market

Summary Table – on next page

Summary Table

Residential Village	CCSP	Developed (D) and Proposed (P) Units	Tentative Map Final Map SPA	Current Status
		Euer Ranch TM96-1317 & TM04-1389	Units	
1	255	1 (D)	32	Buildout
2	4	2 (D)	26	Buildout
3	28	3 (D)	52	Buildout
4	7	4 (D)	64	Buildout
5	125	5(D)	43	Buildout
6A	36	6 (D)	137	Buildout
7	41	7 (D)	77	Buildout
		8 (D)	17	Buildout
		9 (D)	12	Buildout
		Carson Creek Unit 1 (D) TM04-1391R	285	95% Buildout
6B	83			
8	304			
9	67	Carson Creek Unit 3 (D) TM14-1519	140	10% Buildout
10	750	Carson Creek Unit 2 (D) TM06-1428R	630	0% Buildout
Sub-Total	1700	Total (D)	1515	
(P) 11	0	Carson Creek SPA (P)	415	Proposed SPA
Total	1700		1930	

With overall Carson Creek Specific Plan build out, Applicant proposes to construct 1,930± units (ARUs)

Summary

The Specific Plan Amendment as proposed complies with Policy J-6 of the GENERAL PLAN AMENDMENT INITIATION PROCESS.

Exhibits Provided

1. Existing and Proposed Land Use
2. Existing and Proposed Zoning
3. Age Restricted Unit (ARU Study Map)
4. Infrastructure and Circulation Map
5. Aerial Map

Information Provided

1. T. Kear Trip Generation Memorandum dated October 23, 2017
2. Project Narrative
3. Project Application and other related material

ⁱ Additional Open Space areas were introduced as a result of recently imposed conditions from the Army Corps of Engineers permit SPK-1992-00105

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ⁱⁱⁱ Carson Creek Unit 1 reduced from 302 ARUs to 285 ARUs with a Substantial Conformance Tentative Map, Carson Creek Unit 2 reduced from 634 ARUs to 630 ARUs as a result of conditions related to ACOE SPK-1992-00105 (the permit)