
Central El Dorado Hills Specific Plan

Applicant: Serrano Associates, LLC
**Application File Nos.: A14-0003/SP12-
0002/SP86-0002-R/Z14-0005/PD14-0004/
TM14-1516/DA14-0003**



Planning Commission

April 28, 2022

Introduction

- Formal Project Presentation of Central El Dorado Hills Specific Plan
 - Provide summary project information, conduct Question and Answer session, and take public comments
- Application in process since November 2012
- Last Planning Commission public hearing January 13, 2020



Introduction- Project Team

EDC Team

- Karen Garner, Planning Director, Planning and Building Department
- Gina Hamilton, Planning Manager, Current Planning Division, Planning and Building Department
- Natalie Porter, Department of Transportation
- County Counsel

EDC Consultant Team

- Patrick Angell, Ascent Environmental (Application Processing/ Environmental Review)
- Shahira Ashkar, ICF/ International (EIR)
- Alice Tackett, Michael Baker International (Application Processing/ Environmental Review)
- Cindy Yan, Goodwin Consulting (Fiscal Analysis Review)
- Bill Abbott, Abbott & Kindermann (Legal Counsel)



Planning Commission Hearings to Date

- **Hearing # 1 - November 14, 2019**

Regular Planning Commission Meeting (Placerville)

- **Hearing # 2 - December 12, 2019**

Regular Planning Commission Meeting (Placerville)

- **Hearing # 3 – January 13, 2020**

Special Planning Commission Evening Meeting
(El Dorado Hills)



CEDHSP Project Information



Agenda

- Staff Presentation
- Applicant Presentation
- Receive Public Comment
- Planning Commission Project Input
- Direct Staff on Planning Commission Recommendations to the Board of Supervisors



Entitlement Request

- Certification of the EIR
- Adoption of CEDHSP
- General Plan Land Use Map Amendments
- County General Plan Land Use Map designation of transferred lands between the El Dorado Hills Specific Plan (EDHSP) and the Central El Dorado Hills Specific Plan (CEDHSP)
- Rezoning
- Large Lot Tentative Subdivision Map to create five large lots for purposes of sale, lease, or financing of the development
- Planned Development Permit
- Development Agreement



Possible Recommendations to the Board of Supervisors

- Certification of the EIR
- No certification of the EIR
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement as proposed
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement with modifications
- Denial of the project

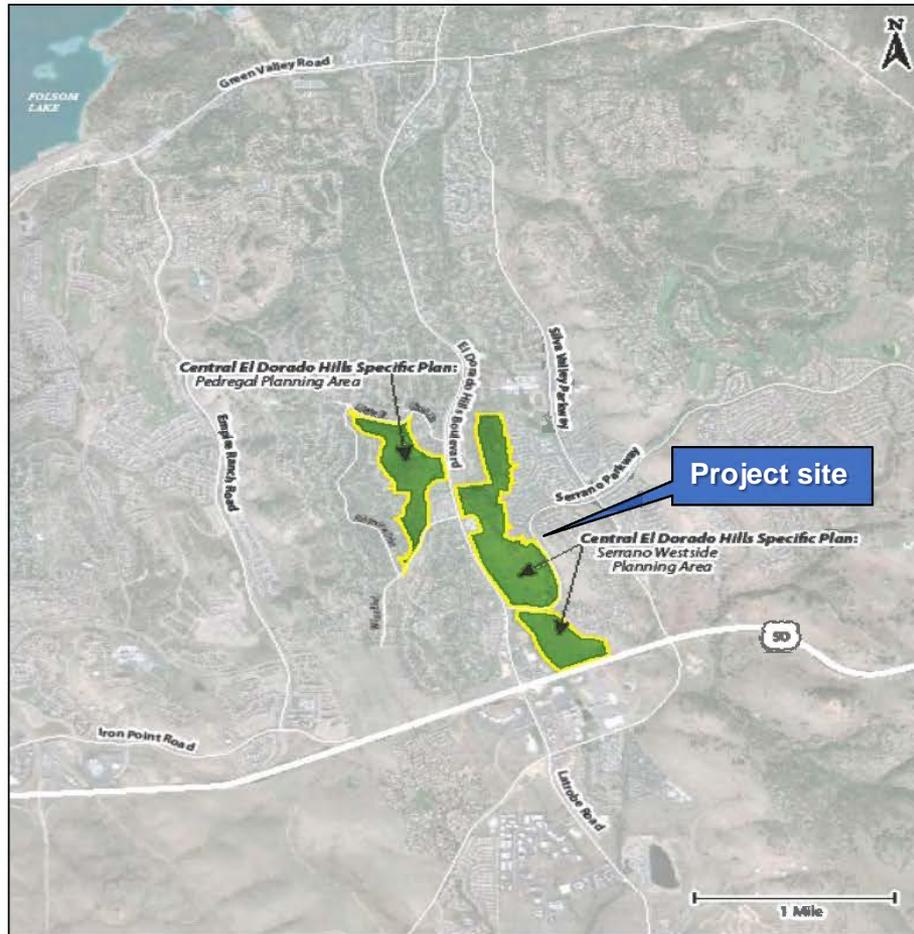


Project Location

- Within the El Dorado Hills Community Region north of US 50
- CEDHSP consists of 336 acres within two planning areas:
 - Pedregal Planning Area – 102 acres (located west of El Dorado Hills Boulevard)
 - Serrano Westside Planning Area – 234 acres (located east of El Dorado Hills Boulevard)
- Planning areas surrounded by existing residential, commercial, public, and open space land uses
- Other approved specific plans in the El Dorado Hills Community Region: El Dorado Hills, Promontory, Carson Creek, and Valley View



CEDHSP Location Map



Project Background: Pedregal Planning Area

- Remainder site of the Ridgeview East subdivision
- Previous applications for residential development in the late 1990s and early 2000s did not move forward due to water moratorium and 1999 General Plan Writ of Mandate
- Previous Development Agreement has expired



Project Background: Serrano Westside Planning Area

- Includes portions of the EDHSP that consists of the planned Serrano Village D-1, Lots C and D (135 dwelling units)
- Includes the former El Dorado Hills Executive Golf Course, a par 62,100-acre recreational amenity constructed in the early 1960s
- Golf course was not part of or a mitigation for the 1988 EDHSP or the El Dorado Hills-Salmon Falls Area Plan
- El Dorado Hills Community Services District (EDHCSD) commissioned a study from NGF Consulting to evaluate the capital investment needed to re-open El Dorado Hills Executive Golf Course in a way that would make it competitive in the local golf market

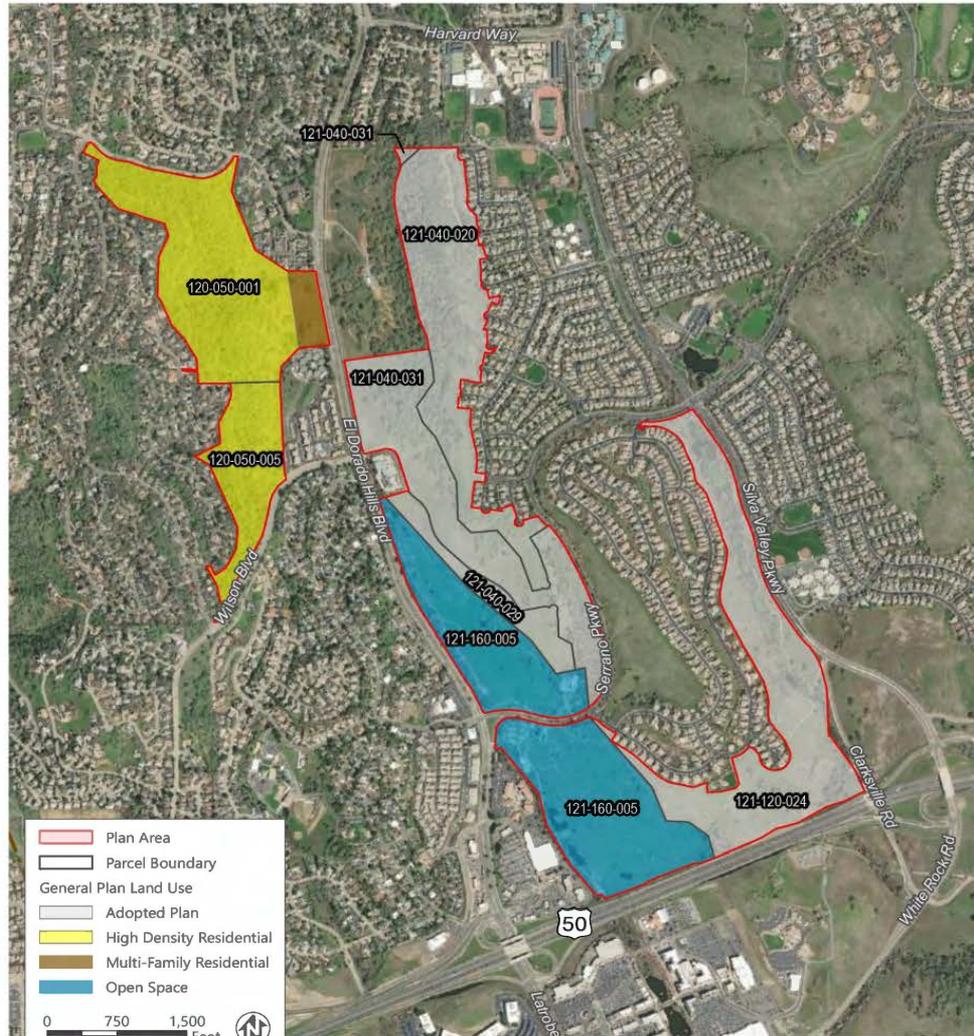


Project Background: Serrano Westside Planning Area (cont.)

- The Operational Feasibility Analysis for El Dorado Hills Golf Course (May 2007) concluded several municipal golf course operators in the region have struggled to operate as a result in a significant drop-off in rounds played.
- The report determined that it was unlikely the anticipated level of play would provide enough income to cover all facility expenses.
- Property acquisition discussions were held in 2020 between the El Dorado Hills CSD and the applicant. The CSD Board determined that price of the property to be too high to proceed with acquisition based on the estimated property evaluation.



Current General Plan



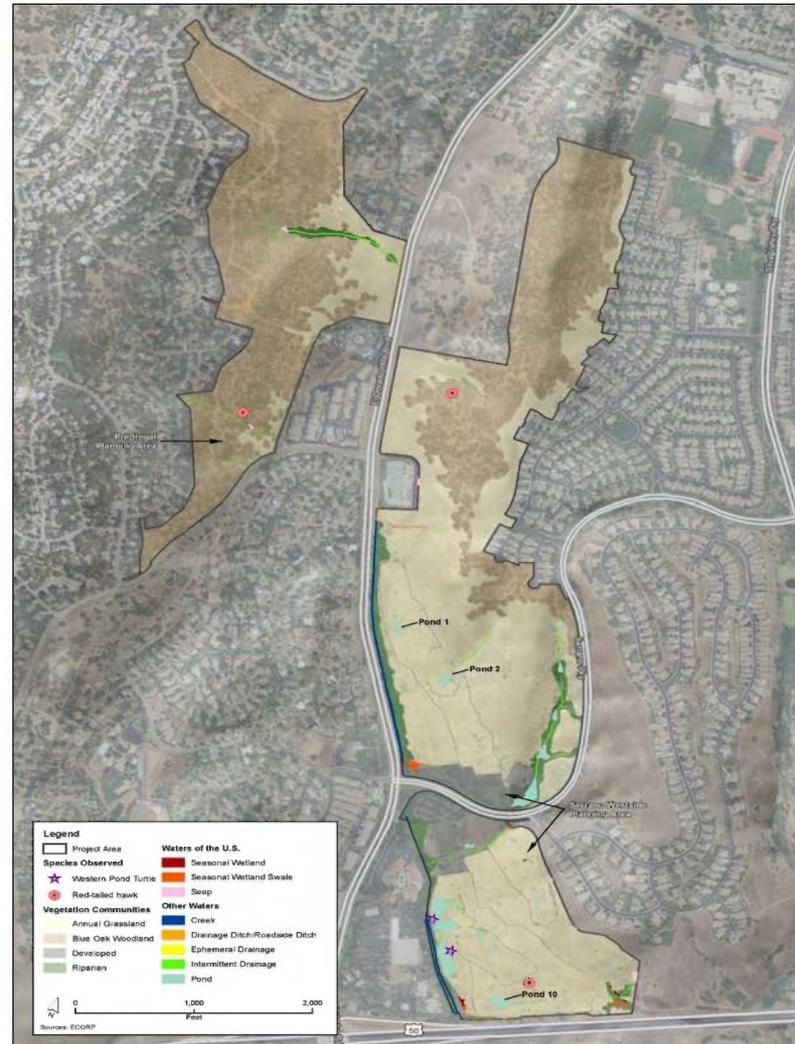
Existing Development Potential

Assessor's Parcel No.	Land Use	Zoning	Max No. Units
Serrano Westside Planning Area			
121-160-005	OS	RFH	0
121-040-020	AP	R1-PD	65
121-040-029	AP	R1-PD	70
121-040-031	AP	OS	0
121-120-024 (portion)	AP	OS	0
Subtotal			135
Pedregal Planning Area			
120-050-001	HDR	R1	345
	MFR	RM	144
120-050-005	HDR	R1	135
Subtotal			624
Total			759
General Plan Land Use		Zoning	
OS = Open Space		RFH = Recreational Facilities High	
AP = Adopted Plan		R1-PD = Single Unit Residential-Planned Development	
HDR = High-Density Residential		OS = Open Space	
MFR = Multifamily Residential		R1 = Single-Family Residential	
		RM = Residential Multi-Unit	
		-PD = Planned Development Overlay Zone	



Environmental Conditions

- 153 acres of oak woodland
- 154 acres of annual grassland
- 12 acres of riparian habitat
- 6 acres of wetland/water features



Function of a Specific Plan

- California Government Code Sections 65450 through 65457 grant authority to the County for development of specific plans.
- Consideration and approval of specific plans is provided in Chapter 130.56 (Specific Plans) of the El Dorado County Code of Ordinances (Code)
- Specific plans are a land use planning tool for the further implementation of the General Plan in a defined geographic area
- Provide ability to establish area specific land use and design regulations (including zoning)



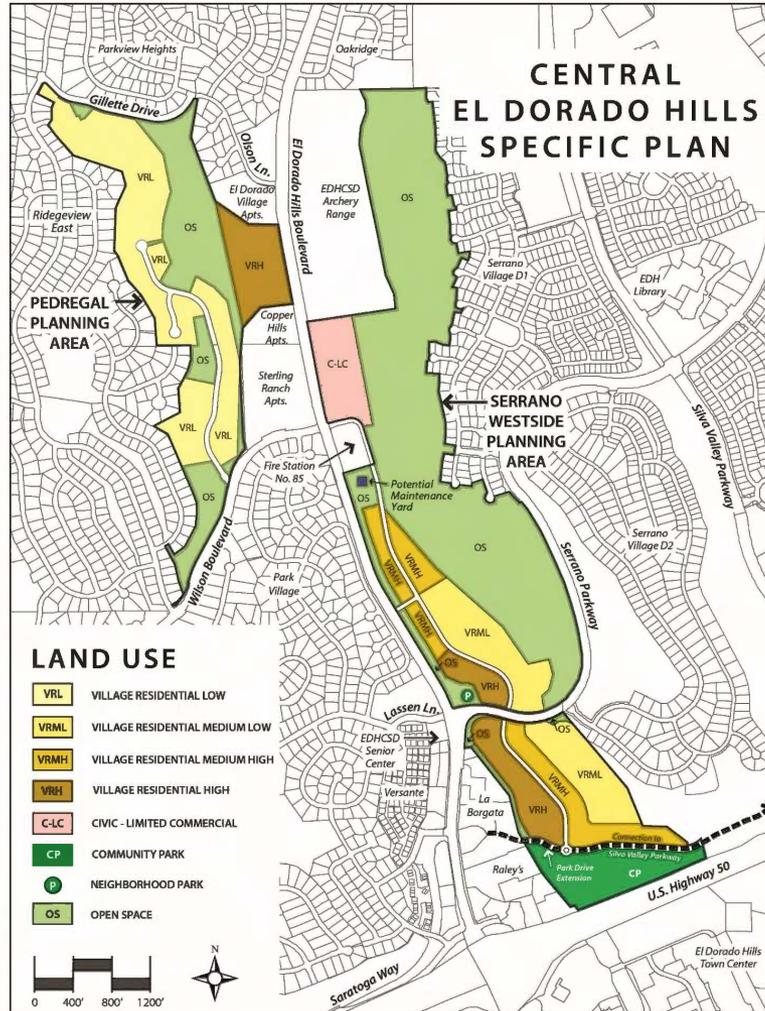
Proposed CEDHSP Overview

Proposed specific plan that would establish a new land use designations, zoning, and development pattern for the planning areas:

- Pedregal Planning Area:
 - Village Residential – Low (VRL) (1 du/ac)
 - Village Residential – High (VRH) (14-24 du/ac)
 - Open Space (OS)
- Serrano Westside Planning Area:
 - Village Residential Medium – Low (VRM-L) (5-8 du/ac)
 - Village Residential Medium – High (VRM-H) (8-14 du/ac)
 - Village Residential – High (VRH) (14-24 du/ac)
 - Civic-Limited Commercial (C-LC)
 - Community Park (CP)
 - Open Space (OS)



CEDHSP Land Use Map

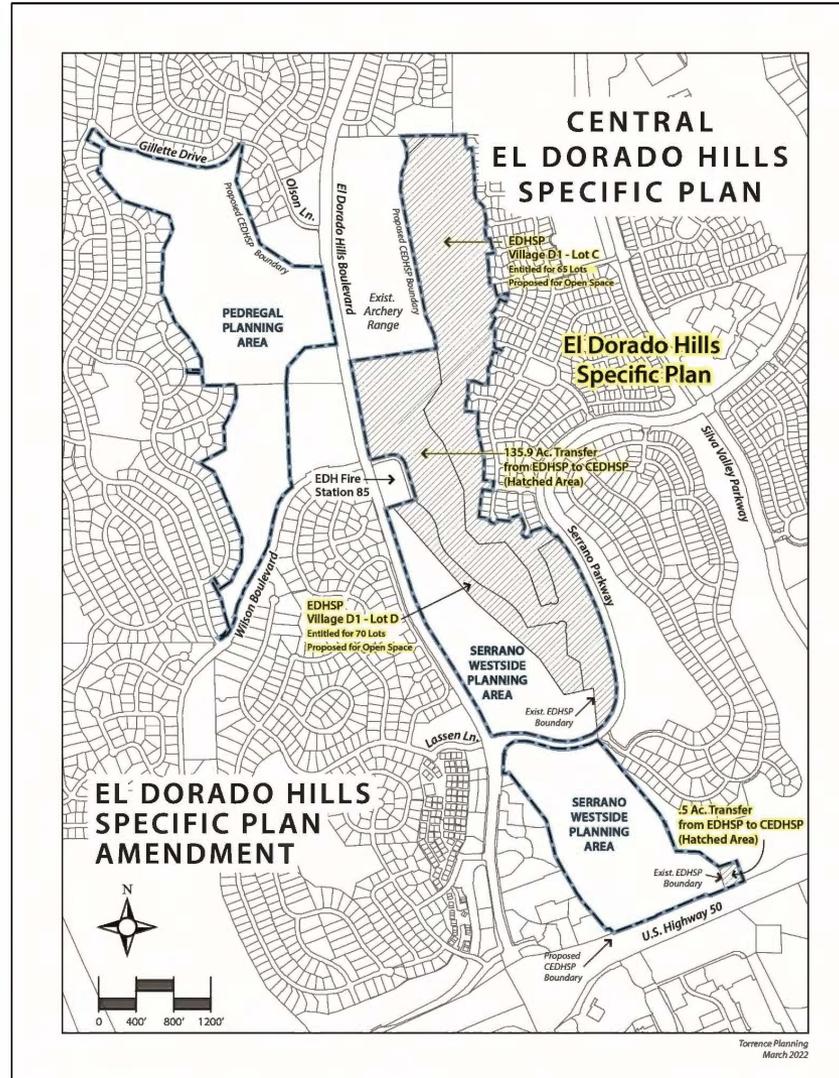


Proposed CEDHSP Overview (Cont.)

- Transfer of approximately 136 acres from the EDHSP area to the CEDHSP area that includes Serrano Village D-1, Lots C and D
- Maximum development potential of up to 1,000 dwelling units and up to 50,000 square feet of limited commercial or civic uses
- 15-acre community park site, 1-acre private neighborhood park site, and 174 acres of open space
- 2019 Staff Report identified modifications to the CEDHSP land uses that identified an “attainable” residential development potential of 737 dwelling units and up to 1,000 residential units if age-restricted units were provided. This land use plan was dropped by the applicant.



EDHSP and CEDHSP Amendments



Original CEDHSP Land Uses

Proposed Land Use					
Planning Area	Land Use Designation	Zoning District	Acres	Dwelling Units/Com Square Footage	Average Density
Residential					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	23	123	5.3
Westside	VRM-H	RM1-PD	37	310	8.3
Westside	VRH	RM2-PD	16	330	18.3
Pedregal			13	200	
Subtotal			134	1,000	-
Civic-Limited Commercial					
Westside	C-LC	CL1-PD	11	50,000 sq. ft.	-
Public Facilities (Community Park)					
Westside	OS	RFH1-PD	15	-	-
Open Space (including Neighborhood Park)¹					
Westside	OS	OS1-PD	130	-	-
Pedregal	OS	OS1-PD	39	-	-
Subtotal			169	-	-
Road Right of Way and Landscape Lots					
Westside			7	-	
Pedregal			5		
Subtotal			12		
Total			341	1,000 dwelling units 50,000 sq. ft. commercial	



Modified CEDHSP Land Uses

Proposed Land Use			Acres	Dwelling Units/ Commercial Square Footage	Average Density
Planning Area	Land Use Designation	Zoning District			
Residential					
Pedregal	VRL	R20-PD	45	37	<1.0
Serrano Westside	VRM-L	R4-PD	20	123	6.2
Serrano Westside	VRM-H	RM1-PD	33	310	9.4
Serrano Westside	VRH	RM2-PD	16	330	20.6
Pedregal			10	200	20.0
Subtotal			124	1,000	—
Civic-Limited Commercial					
Serrano Westside	C-LC	CL1-PD	11	50,000 sq. ft.	—
Public Facilities (Community Park)					
Serrano Westside	OS	RFH1-PD	15	—	—
Open Space (including Neighborhood Park)¹					
Serrano Westside	OS	OS1-PD	133	—	—
Pedregal	OS	OS1-PD	42	—	—
Subtotal			175	—	—
Road Right-of-Way and Landscape Lots					
Serrano Westside			6	—	
Pedregal			5		
Subtotal			11		
Total			336	1,000 dwelling units 50,000 sq. ft. commercial	



Current General Plan Development Potential vs CEDHSP Development Potential

Existing Maximum Development Potential:

- Pedregal Planning Area: 624 dwelling units
- Serrano Westside Planning Area: 135 dwelling units
- Total: 759 dwelling units

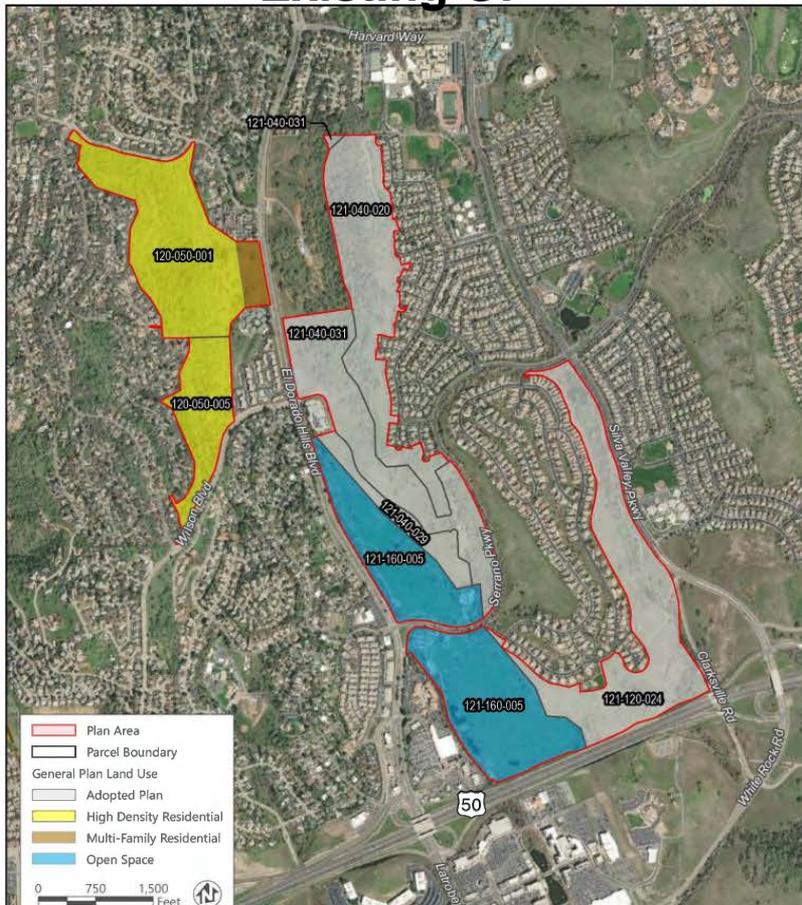
CEDHSP Maximum Development Potential:

- Pedregal Planning Area: 237 dwelling units
- Serrano Westside Planning Area: 763 dwelling units
- Total: 1,000 dwelling units

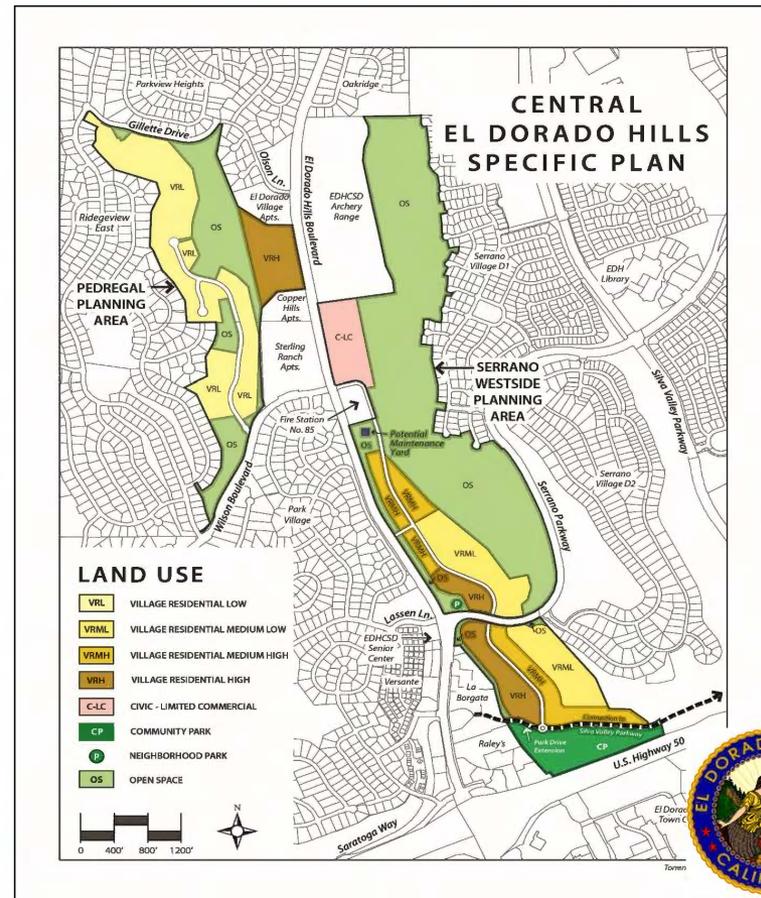


Comparison of General Plan and CEDHSP Land Use Pattern

Existing GP



CEDHSP

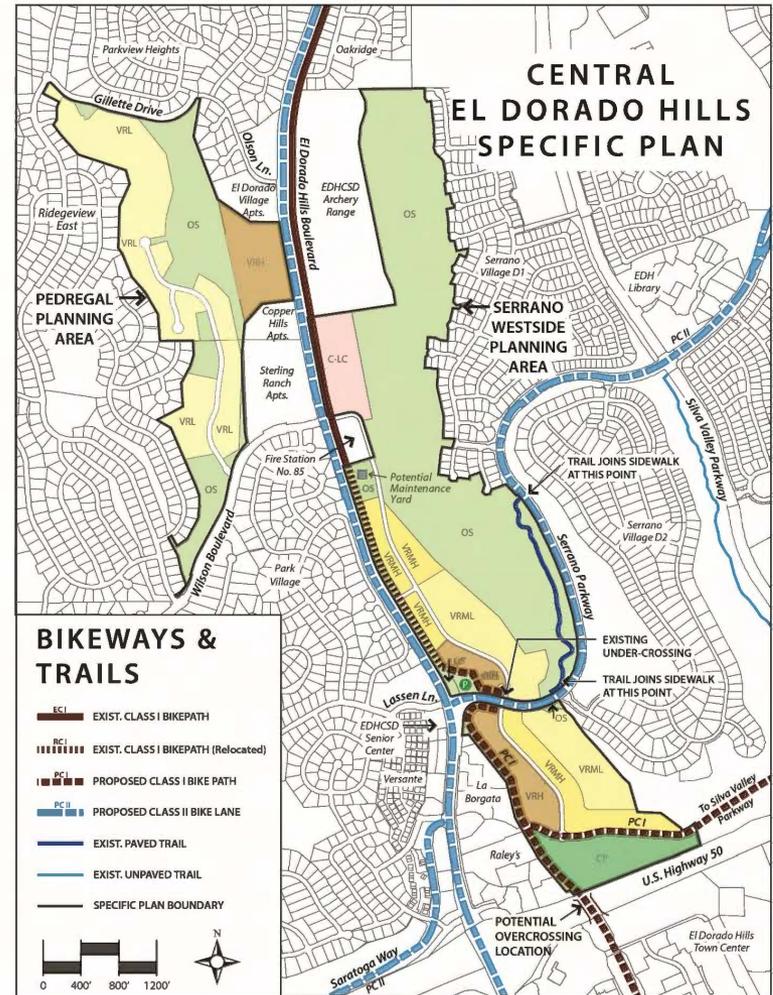
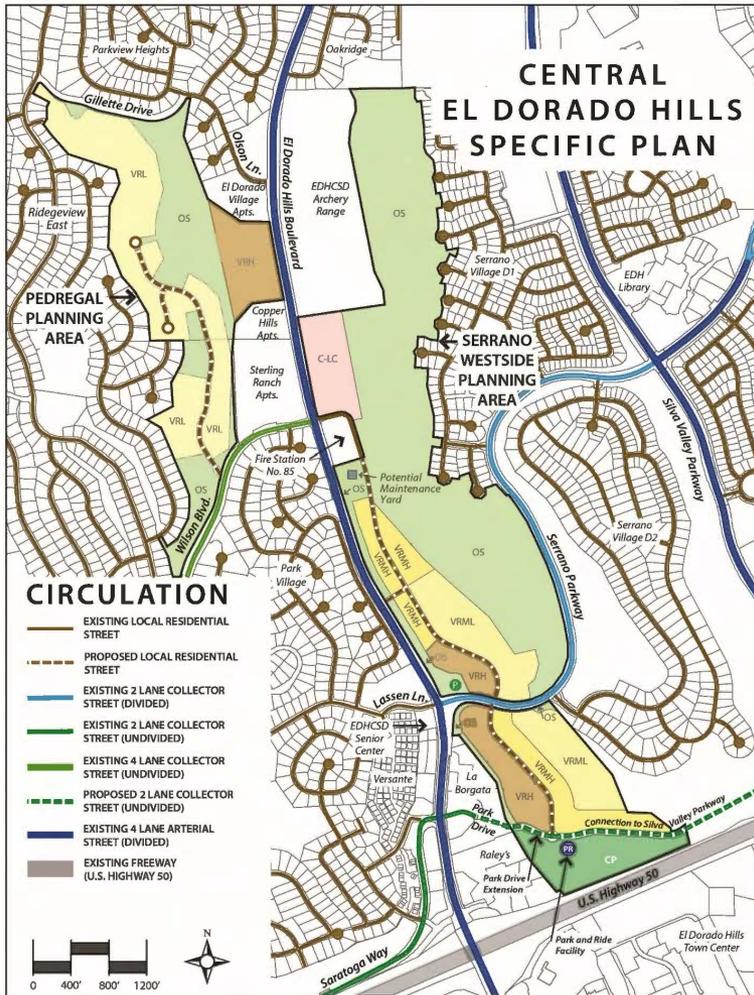


Proposed CEDHSP Transportation Improvements

- Internal roadway system would obtain access to public roadways with no connections to adjoining neighborhoods
- All private and gated roadways would be maintained by a HOA
- Extension of Country Club Drive through Serrano Westside Planning Area that would connect to El Dorado Hills Boulevard and Silva Valley Parkway (CIP Project No. 36105007). Country Club Drive Extension Circulation Option would change the proposed alignment to connect to Serrano Parkway instead of El Dorado Hills Boulevard.
- Approximately 7,800 linear feet of new pedestrian and bicycle trail facilities
- Proposed alignment for bicycle/pedestrian overcrossing of US 50



CEDHSP Transportation Facilities



Country Club Drive Extension Circulation Option



COUNTRY CLUB DRIVE EXTENSION

ALTERNATIVE ALIGNMENT PLAN VIEW
CITY OF EL DORADO HILLS, COUNTY OF EL DORADO, CALIFORNIA
JANUARY 5, 2022



* NOTE: EMERGENCY VEHICLE ACCESS (EVA) ALIGNMENT MATCHES INITIAL PROPOSED COUNTRY CLUB DRIVE ALIGNMENT.

1/2022 10:00 AM (GMT-8) 10/10/2022 10:00 AM (GMT-8) 10/10/2022 10:00 AM (GMT-8)

CEDHSP Infrastructure Improvements

- Water, recycled water, and wastewater infrastructure available near both planning areas
 - Pedregal: offsite water supply pipeline extensions from Ridgeview subdivision and Sterling Ranch Apartments
 - Serrano Westside: offsite recycled water extension from Silva Valley Parkway
- Adequate water supply to serve CEDHSP water demands under current conditions and year 2045 conditions for normal and drought conditions
- Drainage would be accommodated onsite and would include detention/retention facilities
- Implementation of a Public Facilities Finance Plan for backbone infrastructure to support the project (\$5.6 mil)



CEDHSP Parks and Open Space

- Proposed park sites located in the Serrano Westside Planning Area:
 - 1-acre neighborhood park that would be privately maintained but publicly accessible at the northeast corner of Serrano Parkway and El Dorado Hills Boulevard
 - 15-acre community park to be dedicated to EDHCSD on the southern border of the site adjacent to US 50.
Passive and active recreation amenities may be included
- 174 acres of total open space (42 acres in Pedregal and 133 acres in Serrano Westside)
- Retention of 124 acres of the site's 153 acres of oak woodland.



Proposed Development Agreement

The proposed draft Development Agreement (DA) prepared in 2019 has been updated through negotiations between the applicant and County. The DA provides vested rights to the developer to develop the project as approved by the County, in conformance with the County policies and regulations in effect on the date of adoption of the ordinance for the DA.



General Plan Overview

- Constitution of a community expressing the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.
- Establishes community's land use, circulation, environmental, economic, and social goals, and policies as they relate to future growth and development.
- General plans provide a basis for local government decision-making, including decisions on development approvals and exactions.
- State law requires annual reviews of general plans and the opportunity to amend general plans four times a year to address changed conditions



Guiding Provisions of the General Plan

- General Plan identifies the long-range direction and policy for the use of land within the County through the “Statement of Vision,” “Plan Strategies,” “Plan Concepts,” and “Plan Objectives.”
 - Includes balance of protection of the County’s environmental, agricultural and rural quality with economic, jobs, and housing growth.
 - Recognizes urban growth in designated Community Regions
 - Promote growth that retains natural resources, reduces infrastructure costs, reflects character of a community, and fully funds its onsite services
 - Allow for a diverse mix of land use types for economic growth



General Plan Consistency Summary

Land Use and Housing Policies

- Mix of newer higher density housing with the El Dorado Hills Community Region for varying income and housing needs
- Cluster development consistent with the urban character of the El Dorado Hills Community Region.
- Promotion of infill development within an area where infrastructure and roadways already exist.

Conservation and Park Policies

- Expansion of park and recreation facilities
- Protection and mitigation of biological resources and oak woodlands



Consistency Evaluation (Cont.)

Transportation and Fiscal Policies

- Traffic mitigation measures identified to ensure project consistency with General Plan transportation policies established under Measure E (2016)
- DA commitments to ensure no negative fiscal impact

Land Use Map Conflict

- Proposed land use designation would conflict with existing General Plan Open Space land use designations



Consistency with the SACOG MTP/SCS

- The Sacramento Council of Governments (SACOG) 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) establishes regional targets for efficient transportation and land use patterns
- CEDHSP would be consistent with the development intensities targeted in the MTP/SCS to promote compact growth and reduce vehicle miles traveled as well as greenhouse gases.



Environmental Review Process



What is CEQA?

- California Environmental Quality Act
- Public disclosure process
- Public participation is essential
- Avoid or mitigate for environmental impacts
- Certification of EIR does not indicate approval of project



What is an EIR?

- An informational document
- Discloses potential effects of proposed project on environment
- Identifies mitigation measures
- Describes feasible alternatives to proposed project
- Must be certified in order for a project to be approved



What an EIR Does and Doesn't Do

An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

An EIR Doesn't...

- Require mitigation for existing environmental conditions
- Advocate for project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



Environmental Impact Report (EIR) Process

- Original Draft EIR (Public Review 11/20/15 – 1/19/16)
- Recirculated Draft EIR (Public Review 3/22/16 – 6/6/16)
 - Updated greenhouse gas analysis
- Original Final EIR (Public Release October 2019)
- Second Recirculated Draft EIR (Public Review 4/30/21 – 6/14/21)
 - Addressed changes to CEQA regarding transportation analysis and evaluation of two additional alternatives
- Revised Final EIR (Public Release March 2022)
 - Consists of responses to comments on EIR documents
 - Revisions/updates to the EIR impact analysis



Revised Final EIR Impact Analysis

Significant and Unavoidable Impacts

- Air Quality – conflict with air quality plan (project and cumulative)
- Air Quality – violate air quality standards (project and cumulative)
- Air Quality – increase air pollutants in a nonattainment area (project and cumulative)
- Cultural Resources – cumulative impacts to historical resources
- Greenhouse Gases – greenhouse gas emissions impacts to the environment (project and cumulative)
- Greenhouse Gases – conflict with greenhouse gas reduction plans/policies (project and cumulative)



Revised Final EIR Impact Analysis

Significant and Unavoidable Impacts (cont.)

- Noise – construction noise in excess of General Plan standards
- Noise – increased noise due to construction
- Noise – exposure to aircraft noise



Revised Final EIR Alternatives

- CEQA requires a reasonable range of alternatives be analyzed
 - Alternative 1 – No Project
 - Alternative 2 – Reduced Density
 - Alternative 3 – Reduced Wetland Impact
 - Alternative 4 – Zoning Consistent
 - Alternative 5 – Senior Living
- Environmentally Superior Alternative = Reduced Density



Environmental Documents Supporting Action on CEDHSP

- Mitigation Monitoring and Reporting Program
- CEQA Findings
- Statement of Overriding



Key Issues Raised

During EIR Process and Public Hearings to Date

- Consistency with General Plan
- Hazards associated with naturally occurring asbestos
- Public school capacity
- Cultural/Historic impacts
- Retention of former golf course as open space
- Definition of “infill”
- Use of old tech reports
- Traffic
- Open space/aesthetic impacts
- Fire hazards
- Development agreement issues
- Toxic air contaminants
- Water supply
- Responses to comments in original Final EIR
- Processing of one rather than two projects
- Pedregal area seeps and wetlands
- Affordable housing
- Compliance with CSD Advisory Measure E Results



Visual Simulations Pedregal

Existing Conditions



Undeveloped Ridge

Proposed Pedregal Planning Area Single Family Homes

Proposed Project



Visual Simulations Serrano Westside

Existing Conditions



Proposed Project



Undeveloped Ridge

Proposed Serrano Westside Residential Development



Visual Simulations Serrano Westside

Existing Conditions



Proposed Project



Visual Simulations Serrano Westside

Existing Conditions



Proposed Project



Visual Simulations Serrano Westside

Existing Conditions



Proposed Project



Possible Recommendations to the Board of Supervisors

- Certification of the EIR
- No certification of the EIR
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement as proposed
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement with modifications
- Denial of the project



End of Presentation

