



Vineyards at El Dorado Hills

El Dorado County Board of Supervisors
December 17, 2019



Background

- Previously approved project (Diamante Estates)
- 114- acre project site
- Site includes an old schoolhouse, barn and a man-made stock pond
- Project area contains oak woodlands concentrated in the northern section of the site

Diamante Estates

- Approved in 2009
- 19- lots
- Gated community
- 5-acre lots
- Removes 20-acres of oak woodlands
- Fills wetlands
- Removes the old schoolhouse and barn

TENTATIVE SUBDIVISION MAP
DIAMANTE ESTATES
 EL DORADO COUNTY, CALIFORNIA

PROJECT NOTES

OWNER/APPLICANT
 DINO LA SERRA
 DIAMANTE DEVELOPMENT, LLC
 PO BOX 8510
 SAN JOSE, CA 95131

PLANNER/ENGINEER
 G.E. WALLACE OF CALIFORNIA, INC.
 3100 DYER PLAZA DRIVE SUITE 100
 SACRAMENTO, CA 95833
 CONTACT ANDREA PATER
 PHONE: (916) 296-1000

SCALE
 1"=100'-0"
 SECTION INTERVAL
 3 FOOT INTERVALS

TOPOGRAPHY SOURCE
 AERIAL PHOTOGRAPHY & FIELD SURVEY

SECTION, TOWNSHIP AND RANGE
 SEC. 14, T.09N. R.06E. N.07W

ASSESSOR'S PARCEL NUMBER
 16-100-24

EXISTING ZONING
 RZ-5

PROPOSED ZONING
 RZ-5

EXISTING USE
 VACANT

PROPOSED USE
 SINGLE FAMILY RESIDENTIAL

AREA
 114 +/- ACRES

NUMBER OF LOTS PROPOSED
 19 RURAL LOT RESIDENTIAL LOTS
 1 NON-RESIDABLE SITE

NET PARCEL AREA
 20.0+/- AC

WATER SERVICE
 EL DORADO IRRIGATION DISTRICT

SEWER SERVICE
 PRIVATE SEWER

FIRE PROTECTION
 EL DORADO HILLS FIRE DEPARTMENT

PARCEL SUMMARY (0.0+/- AC. MIN. PARCELS):

101	8.2+/- AC
102	5.0+/- AC
103	5.0+/- AC
104	5.0+/- AC
105	5.0+/- AC
106	5.0+/- AC
107	5.0+/- AC
108	5.0+/- AC
109	5.0+/- AC
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191	5.0+/- AC
192	5.0+/- AC
193	5.0+/- AC
194	5.0+/- AC
195	5.0+/- AC
196	5.0+/- AC
197	5.0+/- AC
198	5.0+/- AC
199	5.0+/- AC
200	5.0+/- AC

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION

DATE *May 12, 2016*

BY *Andrea Pater*
 EXECUTIVE SECRETARY

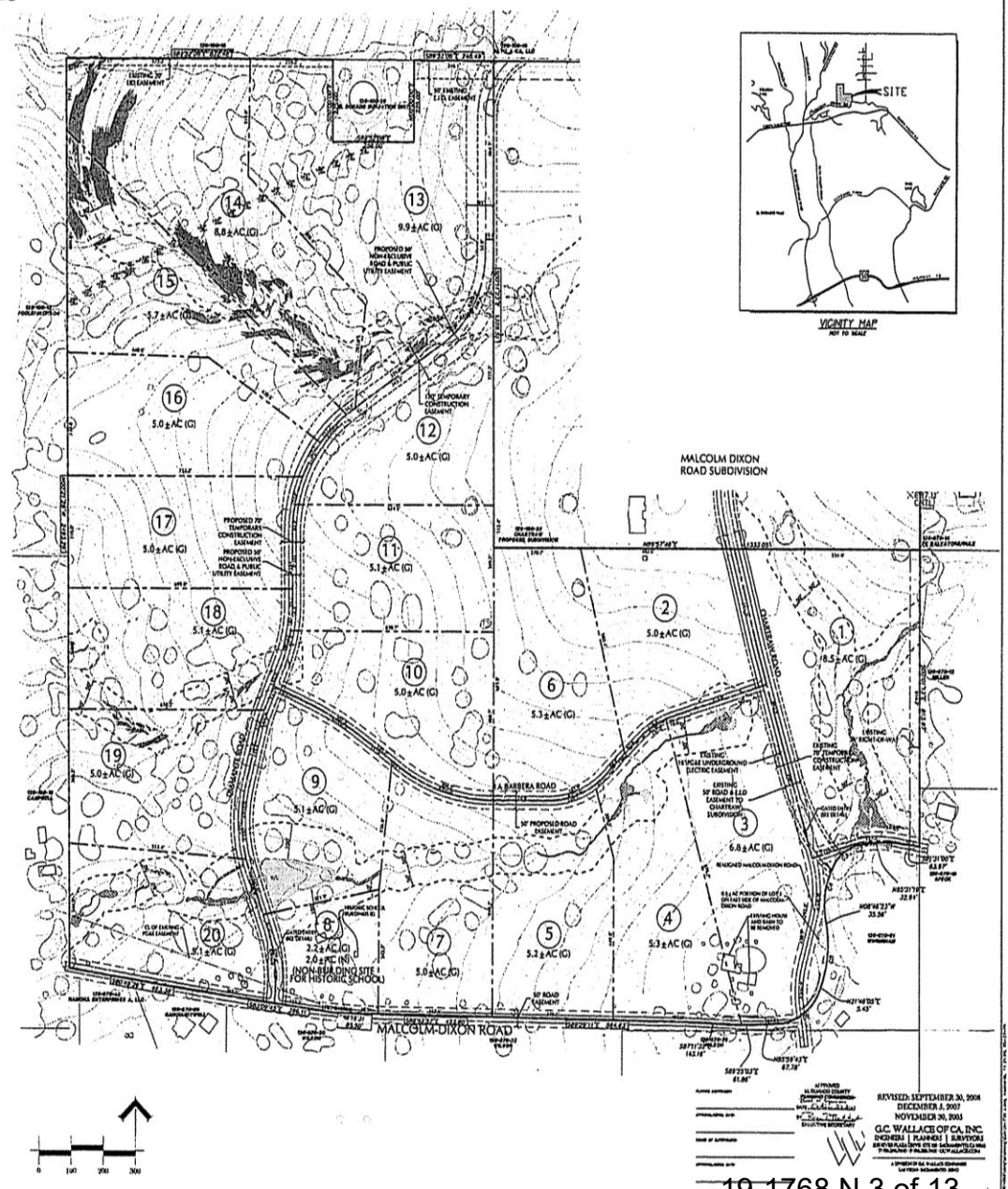
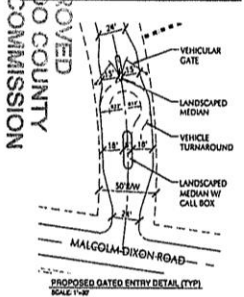


Exhibit F

VINEYARDS AT EL DORADO HILLS

SITE PLAN
EL DORADO HILLS, CALIFORNIA
OCTOBER, 2017



Proposed new project

- 42 single family residences
- 1-acre lots
- Small scale vineyard (25 acres)
- 65 acres (or 57%) of open space
- Project site is surrounded by approved or constructed development
- Retain oak woodlands, schoolhouse, and pond
- Creation of connected trails
- Does not require a General Plan Amendment



Initial Feedback/ Changes

Street widths were widened from 22-feet to 26-feet, consistent with approved surrounding projects

Cul-de-sacs were added

The old schoolhouse will remain

The pond will also remain as part of the open space

The project does not propose public sewer

Water will not be pulled from Alta Vista Court

No public events/activities will occur at the old schoolhouse

Access onto Malcolm Dixon was moved to line up with access from Wilson Estates

General Plan Consistency

General Plan Policy 2.2.1.2: The project has been designed to include large lot single family dwellings and substantial open space. The development provides a transition from the Community Region.

General Plan Policy 2.2.3.1: The project incorporates clustering and open space dedication. The lots have been clustered on the most developable land to conform to the natural topography and minimize impacts on the natural resources, existing oak woodland, wetlands, view sheds, cultural resources and features such as the old schoolhouse.



Comments from the Community

- 1. Sewer vs. Septic
- 2. Acceleration of Loch Way Improvements
- 3. Removal of turning restrictions onto Green Valley Road
- 4. Annexation into El Dorado Hills Community Services District



Response to Community Comments

- ▶ Sewer vs. Septic
 - ▶ The Vineyards project is not in the Community Region Boundary and as such the EIR did not contemplate public sewer. Based on 3 comments received the applicant team did have an analysis completed to determine if public sewer was technically feasible. Public sewer is technically feasible however, further analysis would need to be done to determine financial viability and community support.
- ▶ Loch Way Improvements
 - ▶ The DEIR determined that Loch Way improvement would need to be completed at the 11th building permit. Based on comments from the Sterlingshire HOA, the applicant has agreed to complete the improvements in the first phase of building.
- ▶ Green Valley Road Turning Restrictions
 - ▶ The DEIR determined that a turning restriction would be enacted onto Green Valley Road. After further review, removing the left only turning restriction onto Malcolm Dixon Road removed the requirement for a turning restriction on Green Valley Road. These changes resulted in no additional mitigation requirements
- ▶ El Dorado Hills CSD Annexation Request
 - ▶ The CSD has requested annexation of the Vineyards project. The project is not within the existing municipal services review or sphere of influence. As such residents of the Vineyards will pay an additional fee to utilize CSD parks.

Comments/ Responses Received at Planning Commission

- 1. El Dorado Hills Fire Department
 - All requested changes from the Fire Department were accepted and provided as part of the errata

- 2. El Dorado Hills Community Services District
 - Request was declined. Residents will pay the increased fees that were set up by the CSD for non-district residents.



Planning Commission Modifications



Removed the left only turn onto Malcolm Dixon Road



Removed the right only turn onto Green Valley Road



Requires an updated Wildland Fire Safe Plan at recordation of final map



Corrected the road width numbers. Intention was for 26' width's but was inaccurately shown as 22'



Timeline

- Application filed in February 2014
- APAC Presentation on February 8, 2017
- Notice of Preparation Issued on October 11, 2017
- Public Scoping Meeting was held on October 26, 2017
- APAC Presentation on November 8, 2017
- Door-to-door Neighborhood Outreach on March 24, 2018
- Planning Commission Workshop was held on April 26, 2018
- The DEIR was Released for 90-days on November 7, 2018
- APAC Presentation on December 12, 2018
- Sterlingshire Meeting on March 26, 2019
- Door-to-door Neighborhood Outreach on June 9, 2019
- APAC Presentation on September 11, 2019
- Sterlingshire HOA Meeting on October 2, 2019
- APAC Presentation on October 9, 2019
- Planning Commission Recommends approval on October 24, 2019

Consistency

- ▶ **General Plan Consistency:** The project is located within the Rural Region of the County directly north of the El Dorado Hills Community Region, with a General Plan designation of Low Density Residential (LDR). As proposed, with the proposed rezone and development plan the project would be consistent with the standards established by the LDR and PD standards, such as minimum and maximum density requirements. ***The proposed project is consistent with the applicable policies and requirements of the El Dorado County General Plan.***
- ▶ **Zoning Ordinance Consistency:** The project is zoned Estate Residential 5-Acres (RE-5) and proposes a rezone to Estate Residential 5-Acres with a Planned Development overlay (RE-5-PD) (Exhibit C). Chapter 130.28 establishes the Planned Development combining zone providing innovative planning and development techniques that allow the use of flexible development standards and density bonuses for the dedication of open space. As proposed the project would utilize the flexible development standards for setbacks, as well as the density bonus adding an additional 19 base units. With the rezone and development plan staff has determined that ***the proposed project is consistent with the applicable policies and requirements of the El Dorado County Zoning.***
- ▶ **Subdivision Ordinance Consistency:** The proposed clustered development is a Class I residential subdivision creating 42 residential lots and five open space lots. The proposed development would conform to the policies and standards of the General Plan and the underlying Estate Residential Five-Acre (RE-5) Zone District, subject to modifications under the Development Plan. Project development would be conducted in accordance with the applicable standards and policies of the General Plan, Grading Ordinance, and DISM, in adherence to subsequent construction permits and entitlements. ***The Vineyards at El Dorado Hills project is consistent with the voter approved General Plan***

Questions/ Comments

Thank you for the opportunity to present, our team is available for questions.