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**VINEYARDS AT EL DORADO  
HILLS**  
EL DORADO HILLS, CA

# BACKGROUND

- Previously approved 19-unit 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



# PROPOSED NEW PROJECT

- 42 single family residences
- 1-acre lots
- Small scale vineyard (25 acres)
- 65 acres (or 57%) of open space
- Project is focused on water conservation and energy efficiency
- Project site is surrounded by approved or constructed development
- Retain oak woodlands, school house, and pond
- Creation of connected trails

## VINEYARDS AT EL DORADO HILLS SITE PLAN EL DORADO HILLS, CALIFORNIA 18-0580 B



## PROPOSED NEW PROJECT

- 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 school house.

## 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 school house 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 school house

\*\* Additional outreach is still being conducted

## SCHEDULE

- Application filed February 2014
- Notice of Preparation Issued October 11, 2017
- Public Scoping Meeting October 26, 2017
- Planning Commission Workshop April 26, 2018
- Anticipated DEIR Release Summer 2018
- Anticipated Planning Commission Hearing Fall 2018
- Anticipated Board of Supervisors Hearing Winter 2019



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# QUESTIONS/ COMMENTS

