



June 2, 2022

Honorable Planning Commissioners in Session
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County of El Dorado
2850 Fair Lane Court
Placerville, CA 95667

RE: Central El Dorado Hills Specific Plan
June 9, 2022 Planning Commission Hearing

Dear Honorable Planning Commissioners,

To keep the applicant presentation at your June 9th hearing as succinct as possible, Serrano Associates, LLC submits this letter supplementing our PowerPoint presentation and highlighting the merits and noteworthy considerations of the Proposed Project for your continued deliberation.

This letter addresses the following items, including a range of issues that were not specifically discussed at the April 28 hearing:

- Local and Regional Land Use Coordination
- Central El Dorado Hills (CEDH) Specific Plan Integration with General Plan Goals
- Comparison of Key Aspects of the Zoning Consistent Alternative and the Proposed Project Descriptions and Range of Uses
- Comparison of Environmental Impacts
- County and El Dorado Hills Benefits
- Follow Up Items from the April 28 Planning Commission Hearing

LOCAL AND REGIONAL LAND USE COORDINATION

During an eleven (11) year span from 1988 to 1999, the County approved six (6) specific plans for a total of 13,658 residential dwelling units. Four of them (El Dorado Hills, Carson Creek, Promontory and Valley View) have made substantial construction progress in the intervening years and are nearing buildout. One Specific Plan (Bass Lake Hills) has produced relatively little during its 27

years since plan adoption and another (Marble Valley) has produced zero units due to pending re-entitlements and a subsequent expiration of the development agreement.

In 2004, the County adopted its current General Plan, designating El Dorado Hills as a Community Region. The General Plan defines a Community Region as, “.....those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns...”. Guiding growth to Community Regions is the foundation of your General Plan to protect Rural Regions and Rural Centers from encroaching growth and maximizing the efficiency of public infrastructure and services.

Since 2004, the State of California has enacted the following legislation, among others, that directly influence land use planning:

- **AB 32 / Global Warming Solutions Act (2006)** – commits the State to reduction in greenhouse gas emissions
- **SB 375 / Sustainable Communities and Climate Protection Act (2008)** – Integrates planning activity at regional / sub-regional level
- **SB 743 (2013)** – Eliminates transportation-related Level of Service from California Environmental Quality Act (CEQA) analyses and replaces it with Vehicle Miles Traveled (VMT)

Despite statewide efforts to coordinate land use planning with transportation improvements and impacts, the County has not approved a major project or specific plan in twenty-three (23) years (Promontory in 1999). Over the last 34 years, the 13,658 dwelling units in the six Specific Plans have dwindled to a remaining inventory of 1,800 +/- DUs, at best (Refer to **Table 1 – El Dorado County Specific Plan Approval History**). Because lot inventory is low, housing prices are high.

SPECIFIC PLAN INTEGRATION WITH GENERAL PLAN GOALS

A General Plan is a broad, long-range policy document made up of a comprehensive collection of goals and policies that guide growth and conservation. As part of the environmental impact report for the Proposed Project, Planning Staff and their consultants evaluated the Specific Plan's consistency with the County's General Plan policies, which can be found in Attachment 6 of the Final Environmental Impact Report (FEIR). Attachment 6 identifies 126 policies of the General Plan that pertain to the Proposed Project. Consulting staff have concluded that the Proposed Project is consistent with all 126 policies.

Comments raised by the public have questioned the Specific Plan's consistency with the goals of the General Plan. It is the General Plan goals that served as the initial planning principles for the Proposed Project and drafting of the corresponding Specific Plan. Page 1-9 of the CEDH Specific Plan states, "*To achieve the General Plan vision, the following essential principles will direct and guide the physical development of the Plan Area. These principles will be implemented with objectives and policies provided at the end of each Section of this Specific Plan and the principles reflect a refinement of the all-encompassing goals of the County's General Plan.*"

Attachment 1 - CEDH Specific Plan Integration With General Plan Goals provides a side-by-side comparison of the General Plan goals and the planning principles of the Specific Plan, along with detailed discussions illustrating the Specific Plan's consistency and integration with the General Plan.

COMPARISON OF KEY ASPECTS OF THE ZONING CONSISTENT ALTERNATIVE AND THE PROPOSED PROJECT DESCRIPTIONS AND RANGE OF USES

Commissioner Clerici highlighted a fundamental consideration at the April 28 hearing regarding the development potential allowed by the existing zoning. There seems to be a myth that the Proposed Project adds 1,000 new dwelling units. That is simply not true. As detailed by FEIR Table 4-1 and as compared to the Zoning Consistent Alternative, the Proposed Project seeks to increase dwelling units by 346 (1,000 DUs v. 654 DUs), decrease total development area by 28 acres (146 acres v. 174 acres), and increase parks and open space by 23 acres (190 acres v. 167 acres). It should be noted that the Zoning Consistent Alternative, in addition to the potential 654 dwelling units, could also produce 250,000-350,000 SF of non-residential / recreational uses housed within buildings and supported by as much as 1600 parking stalls. For quantitative comparisons, refer to **Table 2 - Comparison of Dwelling Units and Non-Residential/Recreational Development Potential**, **Table 3 - Comparison of Developable Acres**, and **Table 4 - Comparison of Parks and Open Space**. For illustrations, see **Figure 1 - Zoning Consistent / Pedregal & Serrano**, **Figure 2 - Proposed Project / Pedregal & Serrano**, **Figure 3 - Zoning Consistent / Former Golf Course**, and **Figure 4 - Proposed Project / Former Golf Course**.

If the Proposed Project is denied, we will continue to hold rights to pursue entitlements for the Zoning Consistent land uses, which would entail resuming processing of the Village D1 Lots C and D Tentative Subdivision Maps (**Figures and 6**), beginning preliminary engineering design of Pedregal to prepare for tentative map submission (**Figure 7 - Pedregal Conceptual Land Use Plan / Zoning Consistent**) and seeking tentative parcel map approval to divide the former Executive Golf Course site for future entitlements.

COMPARISON OF ENVIRONMENTAL IMPACTS

As presented in FEIR Table 4-2, the environmental impacts of the Proposed Project are compared to the Zoning Consistent Alternative. Although impacts are less than significant or can be mitigated to less than significant in most cases, the Zoning Consistent Alternative results in greater environmental impacts as compared to the Proposed Project in 11 of 16 resource areas. Refer to **Table 5 – Comparison of Environmental Impacts** for details.

COUNTY AND EL DORADO HILLS BENEFITS

The Proposed Project comes with a Development Agreement and a multitude of terms not otherwise required by existing regulations that benefit the County and El Dorado Hills. The benefits range from significant monetary considerations totaling millions of dollars and construction of amenities available to the public. In many cases, these amenities will be privately-maintained so that existing taxpayers are not financially burdened. As such, these same benefits would be absent with pursuit of any portion of the Zoning Consistent Alternative. Refer to **Table 6 – County and El Dorado Hills Benefits** for details.

FOLLOW UP ITEMS FROM THE APRIL 28 PLANNING COMMISSION HEARING

Relationship of Former Golf Course to 1988 EDH Specific Plan (Serrano)

Commissioner Payne, at the April 28 hearing, asked about the relationship of the former Executive Golf Course to the 1988 El Dorado Hills Specific Plan (Serrano). Serrano Associates, LLC (under a prior partnership) purchased the 98-acre golf course in 1989 at the same time as its purchase Serrano in the El Dorado Hills Specific Plan (EDHSP), along with other properties at the entrance to Serrano in proximity to El Dorado Hills Boulevard. The various exhibits in the EDHSP repeatedly note that the former golf course was not part of the EDHSP plan boundary and the set-aside for this golf course was not a mitigation measure for the 1988 project, as cited by Staff on page 5 of the April 28 Staff Report. Refer to **Figure 8 – EDHSP Plan Area Boundary**.

The original EDHSP included one golf course and the option for a second course, for a total of 370 acres. Serrano Associates (under a prior partnership) constructed the first course north of Serrano Parkway, which is known today as the Serrano Country Club (189 acres). In 2000, the Planning Commission approved the abandonment of the lands designated for the second golf course in favor of public natural open space (181 acres). Some public comments have questioned whether these 181 acres were abandoned in favor of home construction. This is not accurate. The areas designed for the second course in the Specific Plan were concentrated mostly within the natural drainageways that separated Villages E, F and G. Construction of the second course would have disturbed a significant amount of annual grasslands and drainage courses that exist today for the visual and recreational benefit of the residents and ecological value for wildlife. Today, Serrano's

open space set aside is more than 180 acres in excess of the minimum required by the 1988 Specific Plan (22% increase), primarily because of the conversion of golf course lands to public, natural open space, which includes a series of trails for public enjoyment.

Our acquisition of the former Executive Golf Course and surrounding properties, such as the Raleys retail center and future La Borgata, The Shops, and Saratoga Commercial parcels were significant investments into the community. We made substantial upgrades to the former Executive Golf Course site, including exterior safety and aesthetic improvements, upgrading the interior clubhouse, purchasing new golf carts, and significantly expanding the cart paths. The upgraded cart paths added concrete and decomposed granite/gravel surfaces to promote cart use year-round, making it easier for seniors to play during the rainy months. See **Attachment 2 – Upgrades and Renovations to Former Executive Golf Course** for a series of before and after pictures.

We also reconstructed Raleys so that its entrance faced west instead of east and upgraded the parking lot amenities. Refer to **Attachment 3 – Upgrades and Renovations to Raleys Retail Center** for before and after pictures.

El Dorado Hills CSD Access to Former Golf Course / Other Issues

- *Access to Golf Course:*
We have met with the CSD and had multiple informal briefings and site visits over the past number of years. Beginning in the Fall of 2019, the CSD’s approach to the Proposed Project became less collegial (see **Attachment 4**) and we decided that we needed to approach all our communications with the CSD in a more formal way.
- *Declined Offer of Dedication for Serrano Open Space:*
The CSD has expressed its opposition to the Proposed Project for years, citing its desire to “preserve open space”, yet the CSD Board in late 2021 denied Serrano’s offer of dedication for the nearly 1,000 acres of natural open space in the 1988 EDH Specific Plan. Refer to **Attachment 5 – EDH CSD’s Declined Offer of Dedication for Serrano Open Space**.
- *District-wide Parkland and Open Space Levels of Service:*
We have examined the parkland and open space acreages contained in the CSD’s 2021 Park and Recreation Master Facilities Plan, which sets forth a Level of Service for parks at 5 acres per 1,000 population, 3.0 acres of district-owned open space, and 40.5 acres of private open space (for a combined total of 48.5 acres per 1,000 population). Utilizing the acreages and population assumptions in the Master Plan, with modifications associated with our proposed projects at Central El Dorado Hills and The Village of Marble Valley, we are projecting the following:

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- **Combined Existing Level of Service = 61.47 acres (12.97 acres in excess).** All categories are in excess except for Community Parks. Refer to **Table 7** for details.
- **2036 Level of Service with Planned Facilities = 46.00 acres (2.50 acres deficient).** All categories are deficient except for Village Parks. Refer to **Table 8** for details.
- **2036 Level of Service with Planned + Proposed Facilities = 70.72 acres (22.22 acres in excess).** All categories are in excess except district-owned open space. We made no future assignments to that category but presume the District could opt to acquire some open space lands to achieve their targeted LOS. Refer to **Table 9** for details.

As proposed, Central EDH and Marble Valley could add significant parkland and open space acreages to the community inventory which aid the CSD in achieving superior levels of service in areas where they are currently deficient.

Thank you for the opportunity to submit this detailed letter in support of the Proposed Project. I am happy to clarify any questions you may have at the June 9 hearing.

Regards,



Kirk Bone
Director of Governmental Relations

cc: with attachments

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Attachments:

Tables 1 through 9
Figures 1 through 8
Attachments 1 through 5
June 9, 2022 Applicant Presentation

LIST OF TABLES

Table 1 – El Dorado County Specific Plan Approval History

Table 2 – Comparison of Dwelling Units and Non-Residential / Recreational Development Potential

Table 3 – Comparison of Developable Acres

Table 4 – Comparison of Parks And Open Space

Table 5 – Comparison of Environmental Impacts

Table 6 – County and El Dorado Hills Benefits

Table 7 – EDH CSD Parks and Open Space Level of Service (Existing)

Table 8 – EDH CSD 2036 Parks and Open Space Level of Service (Existing + Planned)

Table 9 – EDH CSD 2036 Parks and Open Space Level of Service (Existing + Planned + Proposed)

Table 1: EDHSP Specific Plan Approval History

Residential Units (dwelling units)				
Specific Plan	Year Approved	Entitled	Built	Remaining
Bass Lake Hills Specific Plan	1995	1,458	159	1,299
Carson Creek Specific Plan	1996	1,700	1,160	540
El Dorado Hills Specific Plan	1988	6,162	4,614	1,548
Marble Valley Master Plan	1998	398	0	398
Promontory Specific Plan	1999	1,100	709	391
Valley View Specific Plan	1998	2,840	2,139	701
Total		13,658	8,781	4,877
Serrano ^[1] / EDHSP Unrealized Development:				(1,378)
Bass Lake Hills Unrealized Development:				(1,299)
Marble Valley Unrealized Development:				(398)
Potential Maximum Units Remaining:				1,802
Potential Years of Absorption (258/year avg):				6.98
<p style="text-align: right;">Highly conservative.</p> <p style="text-align: center;">100% buildout is overly optimistic and not attainable.</p> <p style="text-align: center;">Every plan encounters constraints related to topography, utilities, circulation needs, etc.</p> <p style="text-align: center;">Actual lot yields are most always less than the maximum approval.</p>				
Source: Central El Dorado Hills Specific Plan FEIR, March 2022, Table 5-1.				

^[1] If the Central EDH Specific Plan is approved, build out of Serrano will equal 4,667 +/- DUs. The Serrano portion of the EDHSP contemplated 6,045 DUs in the original Specific Plan, meaning that 1,378 +/- DUs will not be built.

Table 2: Comparison of Dwelling Units and Non-Residential / Recreational Dev. Potential

	Proposed Project	Zoning Consistent	Difference	
Pedregal – Market Rate	137	519		
Pedregal – Workforce Housing	100	-		
Serrano Village D1 – Lots C & D	-	135		
Former Golf Course	763	-		
Total Dwelling Units	1,000	654	346	Increase
+ Potentially 250,000 - 350,000 +/- SF of Recreational Uses (supported by 1,600 +/- parking stalls)				
Source: Central El Dorado Hills Specific Plan FEIR, March 2022, Table 4-1.				

Table 3: Comparison of Developable Acres

	Proposed Project	Zoning Consistent	Difference	
Residential	123 ac	80 ac		
Civic/Limited Commercial	11 ac	-		
Recreational Facility - High	-	63 ac		
Church Site	-	5 ac		
Roads	12 ac	26 ac		
Total Developed Acres	146 ac	174 ac	28 ac	Decrease
Source: Central El Dorado Hills Specific Plan FEIR, March 2022, Table 4-1				

Table 4: Comparison of Parks and Open Space

	Proposed Project	Zoning Consistent	Difference	
Private Parks	1 ac	7 ac		
Public Parks	15 ac	-		
Natural Open Space	174 ac	160 ac		
Total Parks and Open Space	190 ac	167 ac	23 ac	Increase
Source: Central El Dorado Hills Specific Plan FEIR, March 2022, Table 4-1.				

Table 5: Comparison of Environmental Impacts

Resource	Proposed Project	Zoning Consistent
Aesthetics		
Light/Glare	LTS	LTS (>)
Operation	LTS w/mit	LTS w/mit (>)
Biological Resources		
Oak Canopy/Woodlands	LTS w/mit	LTS w/mit (>)
Wetlands	LTS w/mit	LTS w/mit (<)
Special Status Species	LTS w/mit	LTS w/mit (>)
Cultural Resources		
Known Archaeological Resources	LTS w/mit	LTS w/mit (>)
Greenhouse Gas Emissions		
Construction	LTS	LTS (<)
Noise and Vibration		
Construction	SU	SU (>)
Operation	LTS w/mit	LTS w/mit (>)
Population and Housing		
Growth	LTS	LTS (<)
Public Services and Utilities		
Public Services Facilities	LTS	LTS (<)
Wastewater Treatment	LTS	LTS (<)
Water Supply	LTS	LTS (>)
Recreation		
Impacts on Existing Parks	LTS	LTS (>)
Impacts from New Offsite Parks	NI	LTS (>)
Traffic and Circulation		
Vehicle Miles Traveled (VMT)	LTS	LTS (>)
	TOTAL:	11 (>)
	TOTAL:	5 (<)
Source: Central El Dorado Hills Specific Plan FEIR, March 2022, Table 4-2.		

Table 6: County and El Dorado Hills Benefits

Benefit	Zoning Consistent	Proposed Project	Value	D.A. Section
Fiscal Neutrality (no taxpayer burden)	No	Yes	Perpetuity	3.9
Community Benefit Fee	No	Yes	\$3.5M ^[1]	3.2.4
County Club Drive ROW Dedication	No	Yes	\$4.07M	3.2.1
Country Club Drive Construction	No	Yes		3.2.2
Highway 50 Pedestrian Overcrossing	No	Yes	\$500,000 ^[2]	3.2.10
Affordable Housing Fund	No	Yes	\$400,000 ^[1]	3.10
ITS Contribution	No	Yes	\$395,000 +/-	3.11
Workforce Housing Contribution	No	Yes		3.2.5
Privately-maintained streets ^[3]	No	Yes	Perpetuity	
11 ac Civic / Senior Center Site (public)	No	Yes	\$2.5 - \$3.5M	3.2.7
Grading for Senior Center Site	No	Yes	\$1.0M	3.2.11
Public Parkland Dedication	No	Yes	15 ac	3.2.6
Developer's Fair Share Maintenance	No	Yes	Perpetuity	3.2.9

^[1] Assumes full build out of Proposed Project @ 1,000 DUs.

^[2] Contribution towards environmental review and permitting.

^[3] Internal streets will be privately maintained in the Westside Planning Area. Pedregal may have Private or public streets. Country Club Drive would be county-maintained.

^[4] Community Park, as identified in the proposed Specific Plan in excess of minimum acreage required or, alternatively, payment of Quimby in lieu fees.

Table 6: County and El Dorado Hills Benefits

Benefit	Zoning Consistent	Proposed Project	Value	D.A. Section
CSD / golf feasibility period	No	Yes	1 year	3.2.12
Public Neighborhood Park	No	Yes	1 ac / \$250,000	3.2.9
Private Neighborhood Park Maintenance	No	Yes	Perpetuity	3.2.9
Green Space @ Highway 50	No	Yes	Perpetuity	
Preservation of Village D1 Ridge	No	Yes	Perpetuity	
Preservation of sig. cultural resources	No	Yes	Perpetuity	
New Public Trails (7,800 LF Class I)	No	Yes	\$1.0M	3.2.8
Private Maintenance of Trails, OS ^[1]	No	Yes	Perpetuity	3.2.8
Trail Connectivity & Safety ^[2]	No	Yes	Perpetuity	
Highway 50 P.O.C. Location	No	Yes	Perpetuity	

^[1] Maintained by a new homeowners' association.

^[2] Relocates the trail on EDH Blvd. to the east of the drainage (safety) and provides connectivity to La Borgata, Raleys and future Highway 50 pedestrian overcrossing.

**Table 7: EDH CSD
Parks and Open Space Level of Service**

EXISTING

		2021 Inventory ^[1]	LOS Standard	Current LOS	
			Population =	46,593	
Open Space – Private		2,230.00 ^[2]	40.5	47.86	Exceeds
Open Space – District		151.05	3.0	3.24	Exceeds
Regional Parks		207.20		4.45	-
Neighborhood Parks		84.39	1.50	1.81	Exceeds
Village Parks		116.98	1.50	2.51	Exceeds
Community Parks		74.59	2.00	1.60	Deficient
TOTAL		2,864.21	48.50	61.47	Exceeds
				Excess LOS	12.97
^[1] Source: El Dorado Hills CSD, Park and Recreation Master Plan, August 2021, pages B-3 through B-5. ^[2] 2016 inventory, per El Dorado Hills CSD, Park and Recreation Master Plan, August 2021, page B-5.					

**Table 8: EDH CSD 2036
Parks and Open Space Level of Service**

EXISTING + PLANNED

	Add ^[1]	Revised Inventory	LOS Standard	Current LOS	
			Population =	63,000	
Open Space – Private		2,230.00	40.5	35.40	Deficient
Open Space – District		151.05	3.0	2.40	Deficient
Regional Parks		207.20		3.29	-
Neighborhood Parks	2.2	86.59	1.50	1.37	Deficient
Village Parks	31.72	148.70	1.50	2.36	Exceeds
Community Parks		74.59	2.00	1.18	Deficient
TOTAL	33.92	2,898.13	48.50	46.00	Deficient
				Deficient LOS	(2.50)
^[1] Source: El Dorado Hills CSD, Park and Recreation Master Plan, August 2021, Appendix E.					

**Table 9: EDH CSD 2036
Parks and Open Space Level of Service**

EXISTING + PLANNED + PROPOSED

	Add ^[1]	Revised Inventory	LOS Standard	Current LOS	
			Population =	63,000	
Open Space – Private	1,399.40 ^[2]	3,629.40	40.5	57.61	Exceeds
Open Space – District		151.05	3.0	2.40	Deficient
Regional Parks		207.20		3.29	-
Neighborhood Parks	18.20 ^[3]	102.59	1.50	1.63	Exceeds
Village Parks	107.15 ^[4]	224.13	1.50	3.56	Exceeds
Community Parks	66.36 ^[5]	140.95	2.00	2.24	Exceeds
TOTAL	1,591.11	4,455.32	48.50	70.72	Exceeds
				Excess LOS	22.22

^[1] Source: El Dorado Hills CSD, Park and Recreation Master Plan, August 2021, pages 355-356.

^[2] Open Space - Private: 27.4 proposed acres @ Saratoga Estates (Master Plan App. E), plus 174 proposed acres @ CEDHSP and 1,284 proposed acres at Marble Valley. Excludes 86 acres at Serrano Village D1, should CEDHSP be approved.

^[3] Neighborhood Parks: 2.2 planned acres and 3.0 proposed acres (Master Plan App. E), plus 1-acre proposed park @ CEDHSP and 12 proposed acres @ Village of Marble Valley.

^[4] Village Parks (VP): 31.72 planned acres (VP), 61.12 proposed acres (VP), and 14.31 Joint Use acres (Master Plan App. E). Includes 47 proposed acres @ Marble Valley.

^[5] Community Parks: 15 proposed acres @ CEDHSP (CP) and 51.36 proposed acres @ Valley View (Master Plan App. E).

LIST OF FIGURES

Figure 1 - Zoning Consistent / Pedregal & Serrano

Figure 2 – Proposed Project / Pedregal & Serrano

Figure 3 – Zoning Consistent / Former Executive Golf Course

Figure 4 – Proposed Project / Former Executive Golf Course

Figure 5 – Serrano Village D1 Lot C Tentative Subdivision Map

Figure 6 – Serrano Village D1 Lot D Tentative Subdivision Map

Figure 7 – Pedregal Conceptual Land Use Plan (Zoning Consistent)

Figure 8 – EDHSP Plan Area Boundary

Figure 1: Zoning Consistent / Pedregal & Serrano



Church



Village D1 Lot C



Village D1 Lot D



**Pedregal:
519 DUs**

Multi-Family



Residential Clusters



**Serrano
Village D1:
135 DUs**

Alternative 4: Zoning Consistent Alternative

2012-019 Westside

Figure 2: Proposed Project / Pedregal & Serrano



**Pedregal:
237 DUs**

**Serrano
Village D1:
0 DUs**



Single Family Detached



Torrence Planning
March 2022

Figure 3: Zoning Consistent / Former Golf Course



Pool & Clubhouse



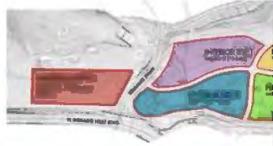
Tennis Complex

PROJECT INFORMATION:

TOTAL SITE AREA +/- 40.3 AC +/- 1,756,641 SF
 BUILDING AREA (+ SWIM POOLS) 356,000 SF
 LAND/BLDG RATIO 4.93/1
 COVERAGE 20.3%
 TOTAL PARKING REQUIRED 1,403 STALLS
 TOTAL PARKING PROVIDED 1,635 STALLS

RETAIL/COMMERCIAL:
 HOTELS (BUILDING FOOTPRINT) 43,000 SF
 MARKETS, SHOPS & PAD BLDGS 137,200 SF
 TOTAL RETAIL/COMMERCIAL 180,200 SF
 PARKING REQUIRED 614 STALLS
 PARKING PROVIDED 713 STALLS

RECREATIONAL:
 FITNESS 86,000 SF
 + SWIMMING POOLS 10,600 SF
 TOPGOLF (BUILDING FOOTPRINT) 14,700 SF
 FAMILY FUN CENTER 7,000 SF
 AQUATIC & TENNIS CENTER 8,300 SF
 + SWIMMING POOLS 12,200 SF
 BOWLING 37,000 SF
 TOTAL RECREATIONAL 175,800 SF
 PARKING REQUIRED 789 STALLS
 PARKING PROVIDED 922 STALLS



General Merchandise



Indoor & Outdoor Bowling



3-Story Hotels



Retail Pad Buildings



Aquatics Facility



Family Fun Center



Top Golf



Market



Outdoor Fitness Complex



Potentially 250,000 - 350,000 +/- SF of recreational uses (supported by 1600 +/- parking stalls)

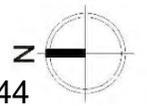
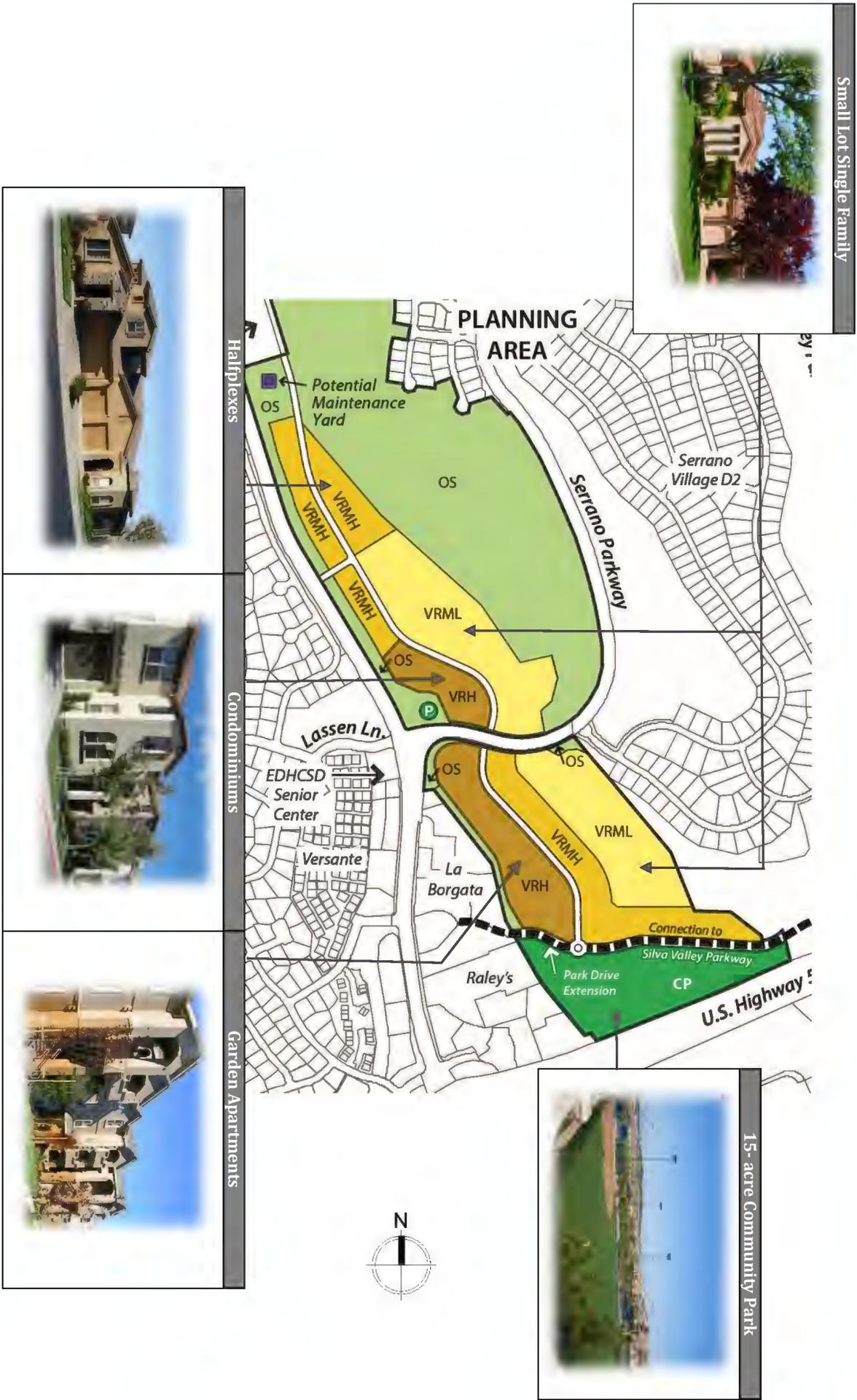


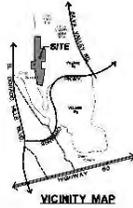
Figure 4: Proposed Project / Former Golf Course



15-acre community park
Up to 763 DUs

Figure 5: Serrano Village D1 Lot C

TENTATIVE SUBDIVISION MAP LOT C, VILLAGE D₁ SERRANO-EL DORADO El Dorado Hills, California



RECORD OWNER AND APPLICANT:

SERRANO ASSOCIATES, LLC
1125 SERRANO PARKWAY
EL DORADO HILLS, CA 95702

PLANNER/ENGINEER:

SPACED CONSULTING, INC.
2570 VENTURE PARK WAY
DALLAS, TEXAS 75244

CONTOUR INTERVAL:

2'

SOURCE OF TOPOGRAPHY:

AERIAL PHOTOGRAPHY

ASSESSOR PARCEL NUMBERS:

121-040-20 AND
121-040-22

SECTION, TOWNSHIP & RANGE

A PORTION OF SECTION 2, T. 9 N., R. 8 E.
A PORTION OF SECTION 35, T. 10 N., R. 8 E., M.D.M.

EXISTING & PROPOSED ZONING:

R1 PD, DS

TOTAL AREA:

122.1 ± AC.

TOTAL NUMBER OF LOTS:

65 SINGLE FAMILY DETACHED LOTS 28.1 ± AC.
LOT A, B & D: OPEN SPACE 56.6 ± AC.
LOT C (REMAINING): FUTURE DEVELOPMENT 4.0 ± AC.
TOTAL L.P. & R.: COMMON AREA 0.6 ± AC.

MINIMUM LOT SIZE:

13,155 SQ. FT.

PROPOSED WATER SUPPLY:

EL DORADO IRRIGATION DISTRICT

PROPOSED SEWAGE DISPOSAL:

EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION DISTRICT:

EL DORADO HILLS FIRE DEPARTMENT

DATE OF PREPARATION:

November 1, 2009

STANDARD SETBACK REQUIREMENTS:

FRONT 30' MIN.
SIDE 15' MIN.
REAR 10' MIN.

NOTES: SETBACKS SHALL BE MEASURED FROM THE EXISTING GRADE AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

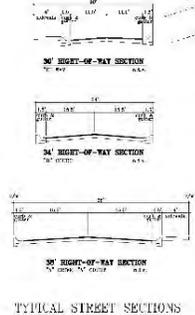
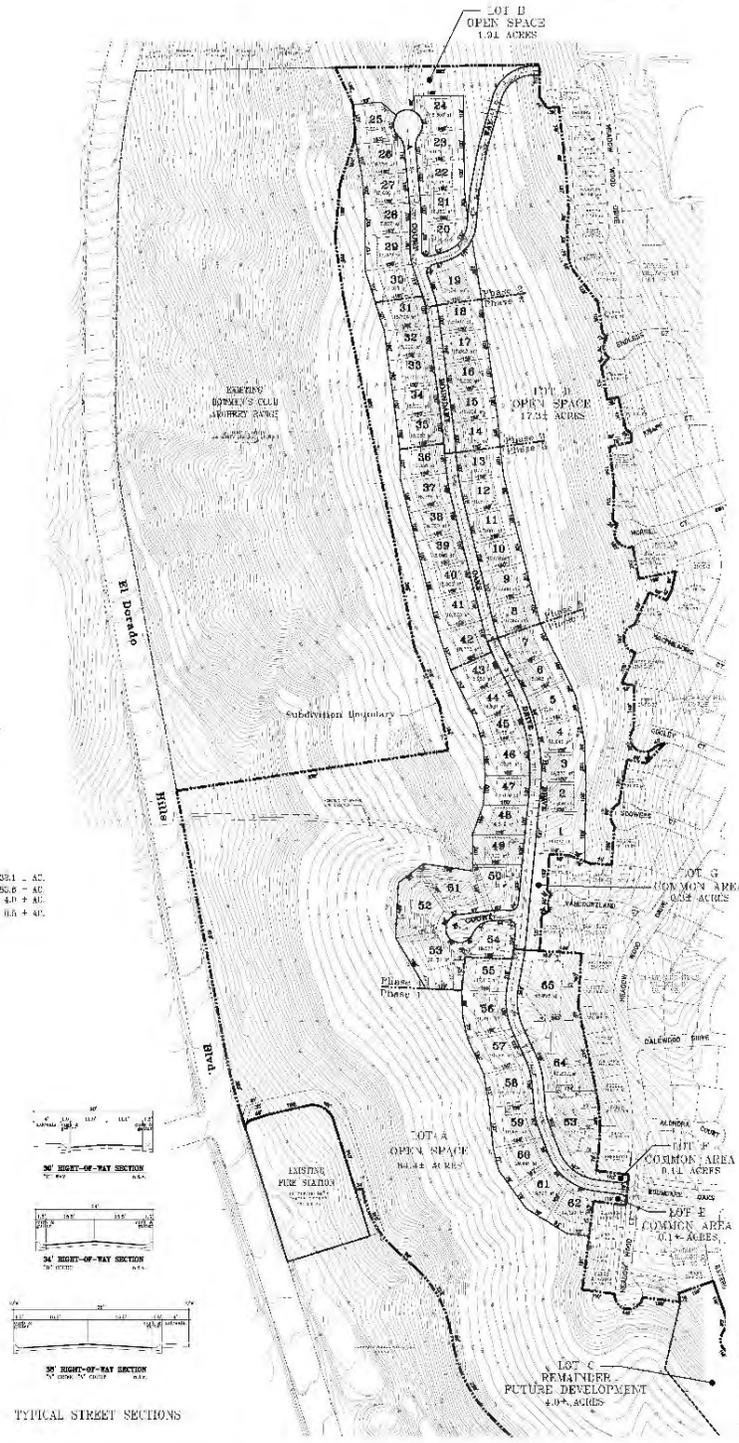
PHASING PLAN NOTICE:

THIS MAP IS A TENTATIVE SUBDIVISION MAP AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDATION WITHOUT THE APPROVAL OF THE COUNTY CLERK.

PLATING JURISDICTION:

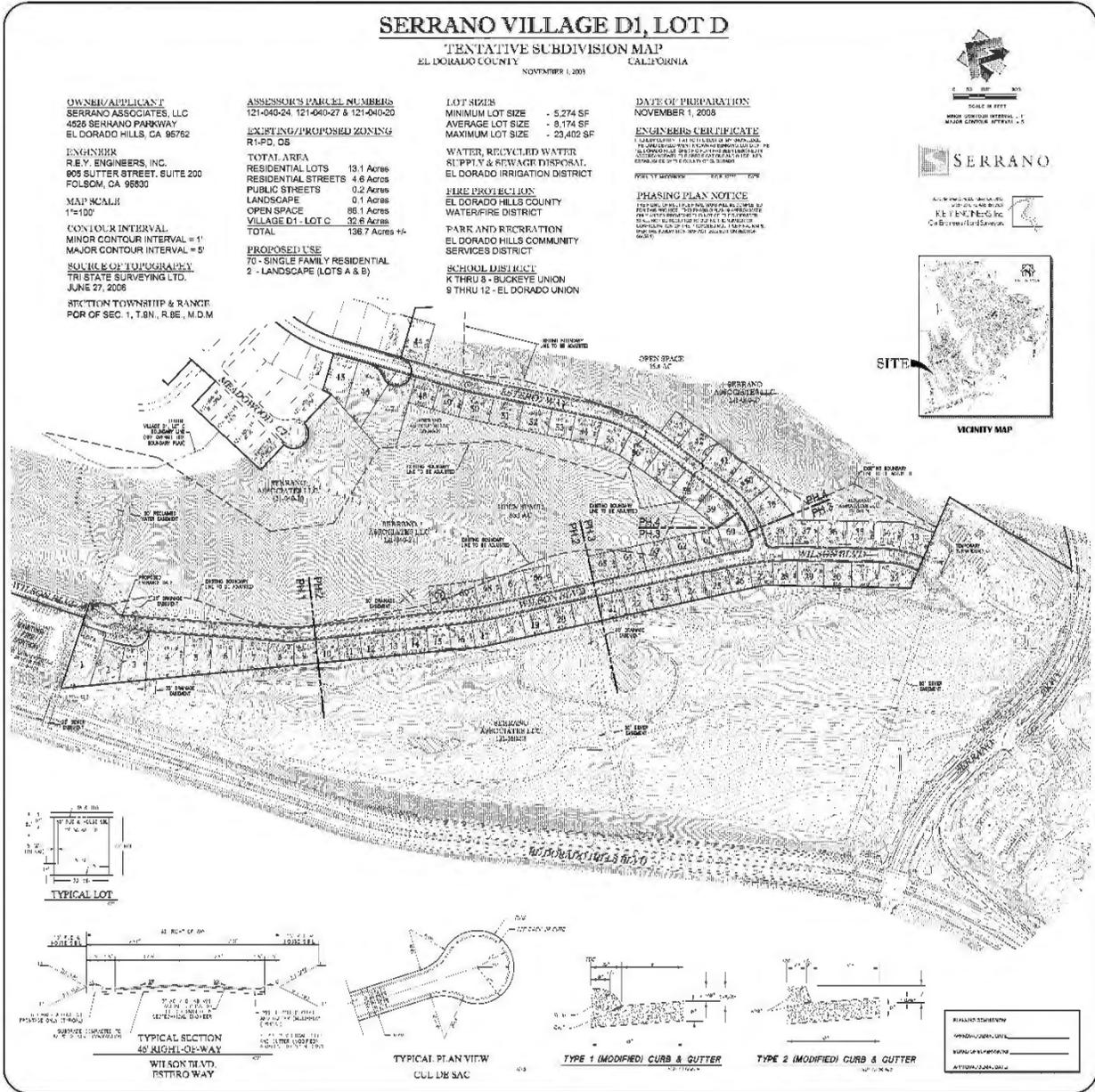
ADVISORY/LEGAL DATE:

RECORDING/LEGAL DATE:



Tentative Subdivision Map
SHEET 1 OF 5

Figure 6: Serrano Village D1 Lot D





0 100' 200' 400'
SCALE IN FEET

PEDREGAL

LAND USE AREAS EXHIBIT

JANUARY 2021

905 Surfer Street Suite 200 Folsom CA 95630
916) 365 3040 Fax 916) 365 3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | LIDAR



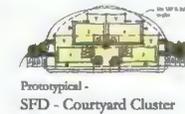
Conceptual Land Use Plan PEDREGAL

All Districts in CA, California October 6, 2008

LEGEND	
	Residential - SFD Courtyard Cluster
	Neighborhood Park
	Natural Open Space / Trails
	Play Area
	Utility Corridor
	Existing Residential - SFD

SUMMARY:

AREA = 102.2 +/- Acres (Gross)
31.2 +/- Acres (Net Buildable or 30%)
DENSITY = 10 - 12 DUU/Ac (Net Buildable)
No. of Homes = 312 - 375



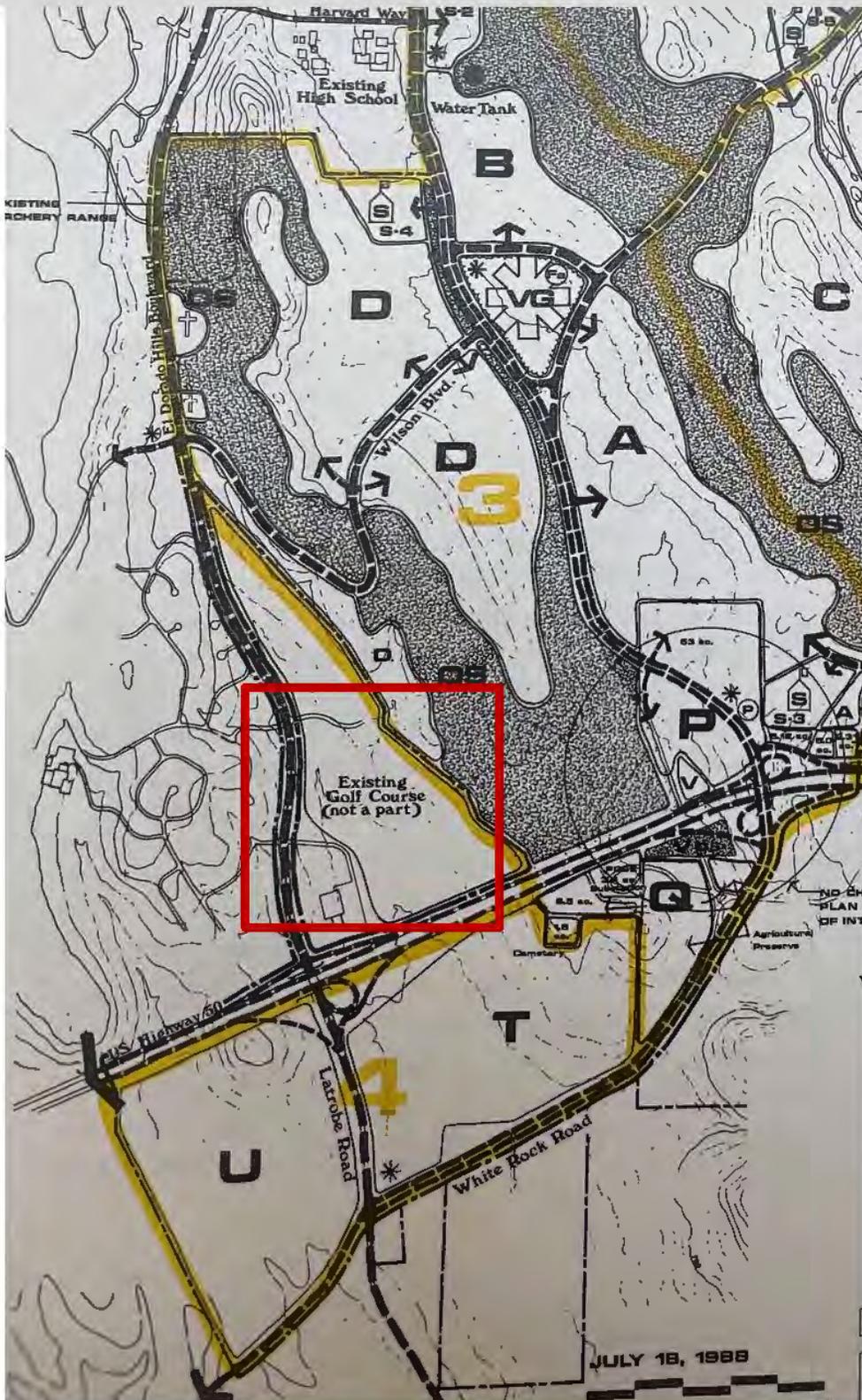
Prototypical -
SFD - Courtyard Cluster



Figure 7: Pedregal Conceptual Land Use Plan
(Zoning Consistent)

Figure 8: EDHSP Plan Area Boundary

Figure 10:
EDHSP Conceptual Neighborhood Plan



LIST OF ATTACHMENTS

Attachment 1 – CEDH Specific Plan Integration with General Plan Goals

Attachment 2 – Upgrades and Renovations to Former Executive Golf Course

Attachment 3 – Upgrades and Renovations to Raleys Retail Center

Attachment 4 – EDH CSD Involvement

Attachment 5 – EDH CSD’s Declined Offer of Dedication for Serrano Open Space

Attachment 1: Specific Plan Integration with General Plan Goals

SACRAMENTO COUNCIL OF GOVERNMENTS METROPOLITAN TRANSPORTATION PLAN / SUSTAINABLE COMMUNITITES STRATEGY

Specific Plan Principle #1.

Fulfill Reginal Land Use Objectives by Achieving MTP/SCS Consistency. Establish new development that fulfills regional land use objectives by directing growth to the established community of El Dorado Hills and achieving consistency with SACOG's adopted 2036 MTP/SCS.

Discussion: The MTP/SCS is a multi-year, multimodal transportation plan that links land use and transportation programs to achieve health standards for clean air and address statewide climate goals. It encourages local stakeholders to develop projects, plans and programs that are aligned with the strategies and policy goals of the MTP/SCS in order to qualify for resources and incentives. The Specific Plan is consistent with the SCS.

EL DORADO COUNTY GENEREL PLAN

LAND USE

General Plan Goal 2.1

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

Specific Plan Principle #2

Curtain Suburban Sprawl. Curtail suburban sprawl (**GP Goal 2.1**) by utilizing undeveloped infill sites and promoting mixed-use development patterns to accommodate the County's future population growth and support economic expansion.

Discussion:

The Proposed Project is in the El Dorado Hills Community Region, an urban limit line established by the General Plan land use maps demarcating where urban and suburban land uses will be developed based on municipal spheres of influence, availability of infrastructure, public services, and major transportation corridors and travel patterns.

Attachment 1: Specific Plan Integration with General Plan Goals

HOUSING

General Plan Goal HO-1

To provide for housing that meets the needs of existing and future residents in all income categories.

General Plan Goal HO-4

To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

Specific Plan Principle #3

Assist in Meeting Future RHNA Needs. Assist the County in meeting the County's Regional Housing Needs Allocations for the 2021-2029 Housing Element Update by introducing new lands zoned multi-family.

Specific Plan Principle #4

Broaden the Housing Stock in El Dorado Hills. Maximize opportunities for higher-density housing as an alternative to single-family detached dwellings. Offer land uses to accommodate various lot sizes, densities, and product types to satisfy the market demands of existing and future household types, sizes, and income levels (**GP Goal HO-1**), including the senior population (**GP Goal HO-4**).

Discussion

As recently as the joint Board of Supervisors and Planning Commission Workshop on May 10, 2022, both decision-making bodies discussed the need for affordable housing across all income groups and the "missing middle". The housing stock in El Dorado Hills is unattainable for some income groups because the inventory is predominately large lot, single family detached homes. This is influenced by past planning decisions that promoted lower density housing (such as limiting density in the El Dorado Hills Specific Plan to 7 DU/ac, eliminating the ability to construct smaller product types such as condominiums and townhomes) or incentivized large lot homes (because of the County's former Traffic Impact Fee program that broadly categorized one fee for single family detached without any regard to unit size). The Proposed Project includes a range of housing types and densities more affordable to lower income classifications and will benefit from the County's current Traffic Impact Fee categories.

COMMUNITY IDENTITY

General Plan Goal 2.4

Existing Community Identity. Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Attachment 1: Specific Plan Integration with General Plan Goals

General Plan Goal 2.5

Community Identity. Carefully planned communities incorporating visual elements which enhance and maintain the rural character and promote a sense of community.

General Plan Goal HO-2

To provide quality residential environments for all income levels.

Specific Plan Principle #5

Provide a Strong Community Identity and Quality Built Environment. Establish a community setting with an identifiable character and a visually attractive design theme that is compatible with the surrounding area and contributes to the quality of life and economic health **(GP Goal 2.4)**. Carefully plan and incorporate visual elements that enhance and promote a sense of community **(GP Goal 2.5)** and provide quality residential environments for all income levels **(GP Goal HO-2)**.

Discussion

The Proposed Project will be developed under CC&Rs and/or existing design guidelines to ensure the new built environment blends with the existing built environment. Currently, the project site is private property and restricts public access and enjoyment. Under the Proposed Project, the public will have access to 7,800 LF of new and interconnected trails, 16-acres of parks, 11 acres of civic uses and a potential Highway 50 pedestrian overcrossing to improve quality of life and mobility. The Proposed Project preserves the most dominant ridgeline feature in the project area (Village D1) as permanent natural open space, thus preserving 20 acres of oak woodland canopy.

Parker Development Company, Serrano Associates and the Serrano Owners Association have received numerous local and national awards in recent decades for the quality of our master-planned communities. Following is a sampling:

- **2021:** Bill Parker Inducted Into The California Homebuilding Hall Of Fame (Parker Development Company)
- **2021:** Master Association of the Year, Community Associations Institute, North California Chapter (Serrano)
- **2013:** Excellence In Trails Award, City Of Folsom (Parkway At Folsom)
- **2014:** Master Association of the Year, Community Associations Institute, North California Chapter (Serrano)
- **2009:** Austin B. Carroll Award, Sacramento Tree Foundation (Parker Development Company)
- **2005:** National "Building With Trees" Award, National Arbor Day Foundation (Serrano)
- **2005:** Recycled Water Innovation (Special Judge's Award), National Waterreuse Association (Serrano)
- **1998:** Recycled Water Project Of The Year, Waterreuse Association Of California (Serrano)

Attachment 1: Specific Plan Integration with General Plan Goals

- **1997:** National Community Of The Year, National Association Of Home Builders (Serrano)
- **1962:** National Community Of The Year, National Association Of Home Builders (Greenhaven)

PUBLIC SERVICES

General Plan Goal 5.1

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Specific Plan Principle #6

Utilize Existing Infrastructure and Public Services. Promote compact land use patterns in Community Regions to maximize existing public services, such as water, wastewater, parks, schools, solid waste, fire protection, law enforcement, and libraries, thus accommodating new growth in an efficient manner **(GP Goal 5.1)**.

Discussion

The environmental impact report analyzed the adequacy of public utilities and services and did not identify any impacts that could not be reduced to less than significant. The Proposed Project includes a Development Agreement, Financing Plan, and Fiscal Analysis in support of cost-effective utilities and levels of service.

TRANSPORTATION

Goal TC-1

To plan for and provide a unified, coordinated, and cost-efficient countywide road and highway system that ensures the safe, orderly, and efficient movement of people and goods.

Goal TC-2

To promote a safe and efficient transit system that provides service to all residents, including senior citizens, youths, the disabled, and those without access to automobiles that also helps to reduce congestion, and improves the environment.

Goal TC-4

To provide a safe, continuous, and easily accessible non-motorized transportation system that facilitates the use of the viable alternative transportation modes.

Specific Plan Principle #7:

Improve Connectivity to the Regional Roadway Network. Provide an opportunity for the County to expand its regional roadway network and improve parallel capacity to US 50.

Specific Plan Principle #8

Encourage Future Transit Opportunities. Locate planned development in the El Dorado Hills Community Region within walking distance of El Dorado Hills Boulevard to improve the

Attachment 1: Specific Plan Integration with General Plan Goals

feasibility of future transit services, thus reducing traffic congestion and offering alternative transportation choices to a range of users **(GP Goal TC-2)**.

Specific Plan Principle #9

Create a New Non-Motorized Transportation System. Create a new non-motorized transportation system **(GP Goal TC-4)** linking new development to existing retail services. Incorporate Class I bike paths, “complete streets” with Class II bike lanes, and sidewalks in new development to promote alternative transportation modes and reduce vehicle miles traveled.

Specific Plan Principle #10

Improve North-South Pedestrian and Bicycle Connectivity. Reduce Highway 50 as a pedestrian barrier, improve access between the north and south sides of the freeway, and improve pedestrian and bicycle safety.

Discussion

In support of Goal TC-1, the environmental impact report analyzed the Proposed Project’s consistency with the County’s VMT thresholds and found the Proposed Project to be less than significant, with no mitigation required. The Proposed Project is subject to Measures Y and E and will demonstrate compliance through payment of traffic impact fees or constructing roadway improvements concurrent with development. This will be verified by the County at the tentative map and building permit stages.

Specific Plan Principle #7 is specifically targeted at the extension of Country Club Drive from Silva Valley Parkway to Park Drive (or Serrano Parkway as has recently been identified) as an additional link between the two major north-south arterials of El Dorado Hills Boulevard and Silva Valley Parkway. This connection not only provides an option for vehicular users, but cyclists and pedestrians as well. This route is much more modest in grade compared to the steep ascent of Serrano Parkway east of El Dorado Hills Boulevard, making it a more feasible route to non-motorized mobility.

The Proposed Project is in proximity to El Dorado Hills Boulevard and extends or provides new non-motorized connections to Wilson Blvd. (sidewalk), Silva Valley Parkway (Class I trail), El Dorado Hills Blvd. (Class I trail), the Raleys/La Borgata retail centers (pedestrian trail), and potentially the Highway 50 pedestrian overcrossing (bridge) for easy and safe options to vehicular travel.

Although El Dorado Hills does not currently have fixed route transit service (except for commuter and dial-a-ride services), locating the Proposed Project within walking distance of El Dorado Hills Boulevard, where any future bus transit service line would exist may support the cost efficient and effective bus transit service by El Dorado Transit.

RECREATION AND TOURISM

Goal 9.1

Provide adequate recreation opportunities and facilities including developed regional and community parks, trails, and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

Attachment 1: Specific Plan Integration with General Plan Goals

Goal 9.3

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational based businesses and industries.

Specific Plan Principle #11

Provide Opportunities for Recreational Facilities in El Dorado Hills. Provide recreational facilities for the health and welfare of residents and visitors (**GP Goal 9.1**), thus promoting opportunities to capitalize on recreational uses through tourism and recreational-based businesses and industries (**GP Goal 9.3**).

Discussion

The Proposed Project was designed with not one, but two opportunities for recreational activities – the 15-acre public community park and the 11-acre civic/limited commercial site to accommodate athletic fields and tournament play, aquatics facilities, and other suburban-type recreation. The Highway 50 Pedestrian Overcrossing provides a vital link between the public community park within the Proposed Project and the commercial and retail businesses in Town Center. Combined, these features strengthen the central part of El Dorado Hills as a thriving and exciting community with interconnected dining, shopping, arts and culture, and recreation for residents and visitors.

VIEWSHEDS AND NATURAL FEATURES

Goal 2.6

Protection and improvement of scenic values along designated scenic road corridors.

Goal 2.3

Maintain the characteristic natural landscape features unique to each area of the County.

Goal 7.4

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Goal 7.6

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

Specific Plan Principle #12

Improve the Highway 50 Scenic Viewshed. Protect and improve the scenic view shed adjacent to Highway 50 (**GP Goal 2.6**) by creating a green and open space for the enjoyment of highway travelers.

Specific Plan Principle #13

Preserve the Village D1 Ridgeline. Preserve the Village D1 Ridgeline in permanent open space and relinquish development rights for Serrano Village D1 Lots C and D entitled under the El Dorado Hills Specific Plan. Maintain the ridgeline's natural landscape features (**GP Goal 2.3**), conserve existing natural resources for ecological value (**GP Goal 7.4**), and sustain views for the enjoyment of scenic beauty (**GP Goal 7.6**).

Attachment 1: Specific Plan Integration with General Plan Goals

Discussion

The former executive golf course has been defunct for 15 years. The site has been previously graded and therefore can never be considered in a natural state. The project site is unkept and not of the character of El Dorado Hills, which is known for its series of master-planned villages governed by CC&Rs. The Proposed Project strategically places the 15-acre public park adjacent to Highway 50 to maintain a foreground green space the community indicated was important shortly after the closing of the golf course in 2006. In the background, the Proposed Project preserves in perpetuity the oak-studded Village D1 ridgeline which provides far greater ecological value than the former fairways and sustains a prominent viewshed that defines the character of El Dorado Hills.

WILDLIFE AND VEGETATION

Goal 7.4

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Specific Plan Principle # 14

Minimize Impacts To Oak Woodlands. Minimize impacts to the oak woodlands by preserving the Village D1 ridgeline and directing new development to areas with minimal or little oak canopy.

Discussion

The oak woodlands within the Proposed Project are the most significant natural resource in the Plan Area. The Proposed Project impacts 41 less acres of oak woodlands (55 ac with Zoning Consistent vs. 14 ac with the Proposed Project) for maximum biological and ecological value through preservation of the Village D1 ridgeline and significant reduction in density in the Pedregal Planning Area. No woodlands exist on the former executive golf course.

CULTURAL RESOURCES

Goal 7.5

Ensure the preservation of the County's important cultural resources.

Specific Plan Principle #15

Protect Important Cultural Resources. Protect the County's important cultural resources (**GP Goal 7.5**), including significant pre-historic and Native American resources and unique historical features of the County's former Gold Rush history.

Discussion

The environmental impact report identified seventeen (17) known cultural resources within the Proposed Project boundary. Only three (3) were determined individually eligible for the California Register of Historical Places or National Register of Historical Places. No direct impacts will occur to these three resources, as protected by mitigation measures CUL-1a, CUL-1b, and CUL-1c.

SUSTAINABLE LAND USE

Goal 2.1

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

Goal HO-5

To increase the efficiency of energy and water use in new and existing homes.

Specific Plan Principle #16

Foster Sustainable Communities. Foster sustainable communities (**GP Goal 2.1**) by utilizing sustainable design practices to reduce greenhouse gas emissions, and increase the efficiency of energy and water use in new development (**GP Goal HO-5**).

Discussion

Buildout of the Proposed Project will be governed by a Specific Plan that includes an entire chapter on sustainability targeted to reduce greenhouse gas (GHG) emissions from fossil fuel combustion and other human activities, which on a cumulative basis are affecting global warming and climate change. The environmental impact report analyzed impacts to air quality and greenhouse gas emissions and includes a series of mitigation measures (see FEIR Table ES-1) to reduce impacts to the greatest extent feasible. Buildout of the Zoning Consistent alternative would proceed without a Specific Plan and the associated sustainability chapter. The EIR alternatives analysis concluded the Zoning Consistent alternative would produce slightly less GHG impacts, but more air quality impacts. Indoor water conservation techniques will be achieved through such measures as installation of low-flow fixtures and water-efficient appliances in new construction. Provided that sufficient infrastructure capacity exists at time of development, a backbone recycled water system will be designed and installed within the Serrano Westside Planning Area to supply recycled water to residential yards, commercial landscaping, park sites, landscape corridors, and other landscaped spaces. The use of site-specific gray-water irrigation systems will be encouraged in the Pedregal Planning Area.



2

Attachment 2: Executive Golf Course - Renovations/Improvements

Before



Circa early 1990s



After

3

Attachment 2: Executive Golf Course - Renovations/Improvements

Before



Circa early 1990s



After

4

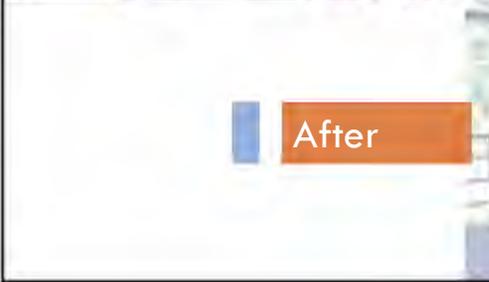
4

Attachment 2: Executive Golf Course - Renovations/Improvements

Circa early 1990s



Before



After

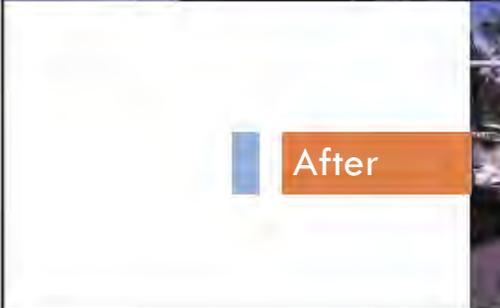
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Attachment 2: Executive Golf Course - Renovations/Improvements

Circa early 1990s



Before



After

6



7



8

Attachment 3: Raleys Retail Center - Renovations/Improvements

Circa early 1990s

Before



After



1

Attachment 3: Raleys Retail Center - Renovations/Improvements

Circa early 1990s

Before



After



2

Attachment 3: Raleys Retail Center - Renovations/Improvements

Before

Circa early 1990s



After

3

Attachment 4: EDH CSD Involvement

Project Briefings by Applicant		
Year	Board Members	Staff
2011	G. Gertsch, W. Lowery, N. Mattock, T. Rogozinski, B. Vandegrift	J. Skeel, S. Kukkola
2012	T. Crumpley	B. Dennis
2014	A. Priest	
2019	B. Paulsen, S. Hansen, M. Martinelli	K. Loewen, T. Fessler
2021	H. Hannaman	

Golf Course

TO BUILD OR NOT TO BUILD

HOW VOTERS CAN SHARE THEIR VOICE ON THE PROPOSED DEVELOPMENT OF THE FORMER EXECUTIVE GOLF COURSE IN EL DORADO HILLS

It's been four years since the El Dorado Hills Community voted on Measure E, an advisory measure instructing the El Dorado County Board of Supervisors to maintain the land use and zoning of the Former Executive Golf Course. A whopping 91% of voters instructed elected officials of El Dorado County to keep that land the way it is currently designated: as open land or parks versus building 750 - 1,000 new homes along the EDH Blvd corridor.

There's still a big question mark hanging over that property. The District has been asked, "Well, didn't we vote on this and tell the County what they have to do?" or "They can't change it against our will, right?" Here's the answer; Measure E was advisory and intended to speak the will and desire of the community. It was not an end-all vote. Such a vote is in the hands of your elected County Supervisors.

WHAT IS THE PATH FOR A DEVELOPER TO SEEK A DEVELOPMENT AGREEMENT?

While the District is not the land use authority (that's reserved for cities and counties) our goal is to share what is happening in our community. In this case, a typical path for a developer would be to seek what's called a Development Agreement. Such an agreement

is between the County and developer, and spells-out the deliverables and exactions. Exactions are those things the developer will give as part of the project; such as additional public use lands, funds, property transfer tax assignment, etc. As with any agreement, there is an exchange of some sort, and the agreement solidifies the developers' right, or entitlements to the project.

HOW CAN I VOICE MY OPINION, AGAIN?

"Is there anything that can be done once the County agrees to a development agreement!?" **Yes, there is!**

- There is a 90-day statute of limitations for challenging the adoption or amendment of a development agreement
- A Referendum may occur within 30-days, under the Election Code 9141 and Government code 65867.5

For more information regarding the above pursuable public options, the District has updated its webpage on the Former Executive Golf Course (<https://eldoradohillscsd.org/parks-facilities/golf.html>)

El Dorado Hills CSD Measure E (2015)		
Advisory	Total	Percentage
Number of Precincts	9	
Precincts Reporting	9	100%
Vote For	1	
Times Counted	9,057/22,240	40.7%
Total Votes	9,047	
Yes	811	8.96%
No	8,236	91.04%



**91.04%
VOTE**



**90-DAY
STATUTE OF
LIMITATIONS**



NON-RESIDENTS WILL BE ASSESSED A 10% FEE ON ALL ACTIVITIES

EXTRA EXTRA!



District News  60 YEARS

Central Golf Project

The El Dorado Hills Community Services District ("District") is exploring design concepts for a short-course golf course, located within the Central El Dorado Hills Specific Plan, in the location more commonly known as the Old Executive Golf Course, where the planned, not yet approved, Central EDH Housing Project by Parker Development is being considered. The District is preparing concepts to further discussions related to parkland dedication and potential options for preserved open space and park use related to the proposed Central EDH Housing Project. The specific area for this proposed short-course is east of El Dorado Hills Boulevard, and south of Serrano Parkway, behind the commercial development where presently Sienna Restaurant and the Raley's Shopping Center is located.

The concept is to create a new, improved Clubhouse with state-of-the-art Pro-Shop and training facility, along with a putting green, practice course, 9-hole short course, and even a driving range, if space allows. The latest concepts are drawn from the experience available at "The Hay" at Pebble Beach. At the November 30th Parks & Planning Committee meeting, staff sought direction from the Committee on proposed design layouts. Based on input received, Staff now are working with Stantec to hone in on more specific conceptual designs to bring back to the Committee, and eventually the Board of Directors.



B
 14.9 ACRES
 861 YARDS



C
 14.7 ACRES
 730 YARDS



A
 14.3 ACRES
 802 YARDS



D
 12.4 ACRES
 674 YARDS

NON-RESIDENTS WILL BE ASSESSED A 10% FEE ON ALL ACTIVITIES

Attachment 4: EDH CSD Involvement

“ On the sale of the property, if it's rezoned, it's going to make it expensive for the CSD to purchase. If it's not rezoned, I think the appraised value on highest and best use will come down. ”

- Wayne Lowery, 4/28/22 Planning Commission

Former EDH CSD General Manager

Current Parks and Recreation Commission, District 1

“ There's potential litigation which individuals, groups, maybe potential for this agency to take up in terms of environmental aspects or other aspects..... ”

- Kevin Loewen, General Manager, EDH CSD

5/19/2022 Special CSD Board Meeting

“ I think you're either at the table or you vote it down. I'm a proponent of voting it down. I don't want to be at the table. I want John and George and Lori to vote this down. Not rezone it. And we're done. And then we buy it based on that zoning. And then we are really done. ”

- Sean Hansen, EDH CSD Board Member

5/19/2022 Special CSD Board Meeting

ATTACHMENT 5
EDH CSD's DECLINED OFFER OF DEDICATION
FOR SERRANO OPEN SPACE



September 10, 2021

Mr. Kirk Bone
Director of Governmental Relations
Serrano Associates, LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

RE: **EL DORADO HILLS SPECIFIC PLAN
SERRANO OPEN SPACE – OFFER OF DEDICATION**

In response to your letter dated June 1, 2021, regarding the offer of dedication for 998 acres of open space to the El Dorado Hills Community Services District ("District"). The District appreciated the opportunity to consider the offer, however, at the September 9, 2021 regular Board of Directors meeting, it was approved to deny acceptance of the open space.

Should you have any questions regarding this decision, please feel free to contact me at tfessler@edhcsd.org or 916-614-3236.

Best regards,

Tauni Fessler

Tauni Fessler
Principal Planner
El Dorado Hills Community Services District