

# Central El Dorado Hills Specific Plan



**El Dorado County Planning Commission**  
**June 9, 2022**

# Presenters



SERRANO

**PROJECT PROPONENT  
SERRANO ASSOCIATES, LLC**

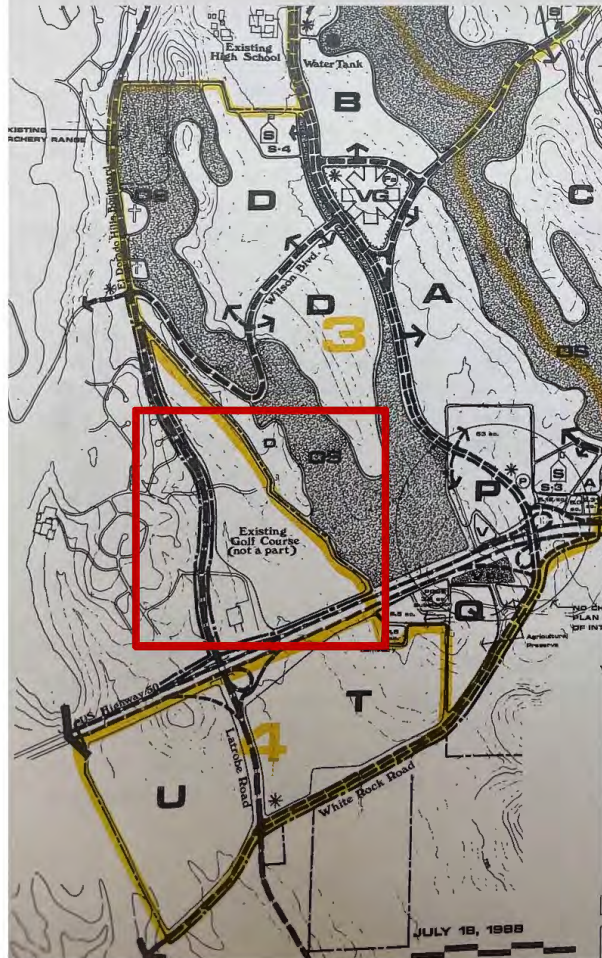
Kirk Bone, Director of Government Affairs

# Presentation Objectives

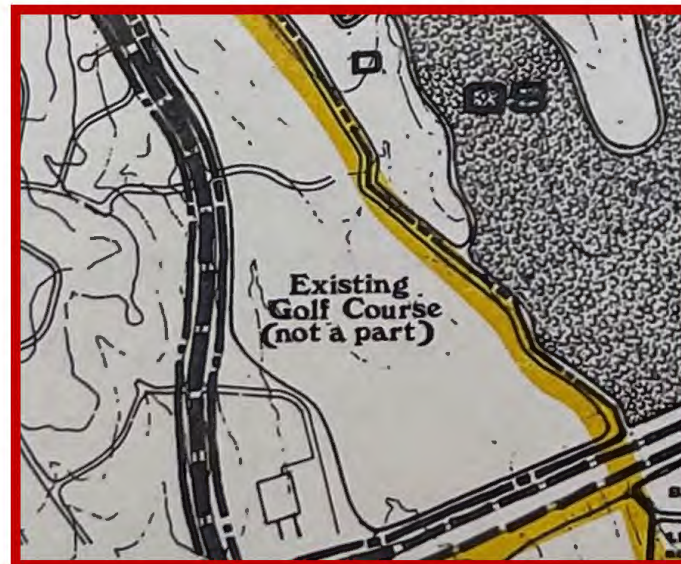
- April 28 Follow Up:
  - Golf Course Background / History
  - CSD Access to Former Golf Course Project Site
- Zoning Consistent vs. Proposed Project
- County and El Dorado Hills Benefits

# Executive Golf Course - Background / History

Figure 10:  
EDHSP Conceptual Neighborhood Plan



- Excluded from the 1988 El Dorado Hills Specific Plan
- Not required as mitigation; see page 5 of the 4/28/22 Staff report
- Separately purchased 98 acres in 1989



# Executive Golf Course - Renovations/Improvements

Circa early 1990s



Before

After



5

# Raleys Center - Renovations/Improvements

Circa early 1990s



Before

After



6

## EDH Community Services District

- Project Briefings by Applicant:
  - 2011: Gertsch, Lowery, Mattock, Rogozinski, Vandegrift, Skeel, Kukkola
  - 2012: Crumpley, Dennis
  - 2014: Priest
  - 2019: Paulsen, Hansen, Martinelli, Loewen, Fessler
  - 2021: Hannaman

# EDH Community Services District

## 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 658675

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>)



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

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%
<b>Total Votes</b>	<b>9,047</b>	
Yes	811	8.96%
No	8,236	91.04%

**91.04% VOTE**

**90-DAY STATUTE OF LIMITATIONS**

Golf Course

EDH CSD Recreation Guide, Fall 2019

District News 60 YEARS

## EXTRA EXTRA!

# 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.

**A**  
14.3 ACRES  
802 YARDS

**B**  
14.9 ACRES  
861 YARDS

**C**  
14.7 ACRES  
730 YARDS

**D**  
12.4 ACRES  
674 YARDS

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.

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

EDH CSD Recreation Guide, Winter/Spring 2022



## EDH Community Services District

“

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

## EDH Community Services District

“

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 CSD Special 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 CSD Special Board Meeting

## Zoning Consistent vs. Proposed Project

	Proposed Project	Zoning Consistent	Difference	
Dwelling Units	1,000	654	<b>346</b>	<b>Increase</b>
Non-Residential / Recreational SF	50,000	250-350k	<b>200-300k</b>	<b>Decrease</b>
Developed Acres	146 ac	174 ac	<b>28 ac</b>	<b>Decrease</b>
Parks and Natural Open Space	190 ac	167 ac	<b>23 ac</b>	<b>Increase</b>

Zoning Consistent results in greater environmental impacts  
in 11 of 16 resource areas.

# Zoning Consistent: Serrano & Pedregal

**Pedregal:  
519 DUs**



Church



Village D1 Lot C



Village D1 Lot D



Multi-Family



Residential Clusters



70 DUs

**Serrano  
Village D1:  
135 DUs**



Map Date: 10/1/2018  
Data Source: 10/1/2018  
ECORP Consulting, Inc.  
PLANNING AND CONSULTING

Alternative 4: Zoning Consistent Alternative

2012-019 Westside

# Proposed Project: Serrano & Pedregal

**Pedregal:  
237 DUs**


**Serrano  
Village D1:  
0 DUs**




Torrance Planning  
March 2023

# Zoning Consistent: Former Golf Course


**Pool & Clubhouse**



**Tennis Complex**




**General Merchandise**




**Indoor & Outdoor Bowling**




**3-Story Hotels**




**Retail Pad Buildings**




**Aquatics Facility**




**Family Fun Center**




**Top Golf**



**Market**




**Outdoor Fitness Complex**



**PROJECT INFORMATION:**

<b>TOTAL SITE AREA:</b> +/- 40.3 AC +/- 1,756,841 SF	<b>RETAIL/COMMERCIAL:</b>	<b>RECREATIONAL:</b>
<b>BUILDING AREA (+ SWIM POOLS):</b> 356,000 SF	<b>HOTELS (BUILDING FOOTPRINT):</b> 43,000 SF	<b>FITNESS:</b> 86,000 SF
<b>LAND/BLDG RATIO:</b> 4.63:1	<b>MARKETS, SHOPS &amp; PAD BLDGS:</b> 137,200 SF	<b>+ SWIMMING POOLS:</b> 10,800 SF
<b>COVERAGE:</b> 20.3%	<b>TOTAL RETAIL/COMMERCIAL:</b> 180,200 SF	<b>TOPGOLF (BUILDING FOOTPRINT):</b> 14,700 SF
<b>TOTAL PARKING REQUIRED:</b> 1,403 STALLS	<b>PARKING REQUIRED:</b> 814 STALLS	<b>FAMILY FUN CENTER:</b> 7,000 SF
<b>TOTAL PARKING PROVIDED:</b> 1,835 STALLS	<b>PARKING PROVIDED:</b> 713 STALLS	<b>AQUATIC &amp; TENNIS CENTER:</b> 8,300 SF
		<b>+ SWIMMING POOLS:</b> 12,200 SF
		<b>BOWLING:</b> 37,000 SF
		<b>TOTAL RECREATIONAL:</b> 176,800 SF
		<b>PARKING REQUIRED:</b> 789 STALLS
		<b>PARKING PROVIDED:</b> 922 STALLS





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





# 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 <sup>[1]</sup>	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 <sup>[2]</sup>	3.2.10
Affordable Housing Contribution	No	Yes	\$400,000 <sup>[1]</sup>	3.10
ITS Contribution	No	Yes	\$395,000 +/-	3.11
Workforce Housing	No	Yes		3.2.5
Privately-maintained streets <sup>[3]</sup>	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 <sup>[4]</sup>	No	Yes	15 ac	3.2.6
Developer's Fair Share Maintenance	No	Yes	Perpetuity	3.2.9

<sup>[1]</sup> Assumes full build out of Proposed Project @ 1,000 DUs.

<sup>[2]</sup> Contribution towards environmental review and permitting.

<sup>[3]</sup> 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.

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



# 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 Maint.	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 <sup>[1]</sup>	No	Yes	Perpetuity	3.2.8
Trail Connectivity & Safety <sup>[2]</sup>	No	Yes	Perpetuity	
Highway 50 P.O.C. Location	No	Yes	Perpetuity	

<sup>[1]</sup> Maintained by a new homeowners' association.

<sup>[2]</sup> 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.

Questions?  
Public

