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# 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**

November 14, 2019

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## Introduction

- Formal Project Presentation for Central El Dorado Hills Specific Plan
  - 1<sup>st</sup> of 4 anticipated Planning Commission hearings
  - Provide summary project information, conduct Question and Answer session, and receive public comments
- Application in process since November 2012



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# Introduction- Project Team

## EDC Team

- Tiffany Schmid, Planning Director, Planning and Building Department
- Bre Moebius, County Counsel
- Mel Pabalinas, Planning Manager, Planning and Building Department
- Natalie Porter, Department of Transportation

## 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)



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# Planning Commission Schedule

- **Hearing # 1 - November 14, 2019**  
Regular Planning Commission Meeting (Placerville)  
*(meeting to be continued to December 12, 2019)*
- **Hearing # 2 - December 12, 2019**  
Regular Planning Commission Meeting (Placerville)  
*(meeting to be continued to a Special Meeting in January 2020 in El Dorado Hills-evening)*
- **Hearing # 3 - January 2020**  
Special Planning Commission Evening Meeting (El Dorado Hills)  
(To Be Determined- Time and Venue)  
*(meeting to be continued to Regular Meeting in January/February 2020)*
- **Hearing #4 - January/February 2020**  
Regular Planning Commission Meeting (Placerville)



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# CEDHSP Project Information

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## Agenda for Today's Meeting

- Staff Presentation
- Applicant Presentation
- Receive Public Comment
- Planning Commission Project Input
- Direct Staff on Commission Recommendations



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## Entitlement Request

- Certification of the EIR
- 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)
- Adoption of the CEDHSP
- Rezoning
- Large Lot Tentative Subdivision Map to create six large lots for purposes of sale, lease, or financing of the development
- Planned Development Permit
- Development Agreement



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## 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





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## Project Location

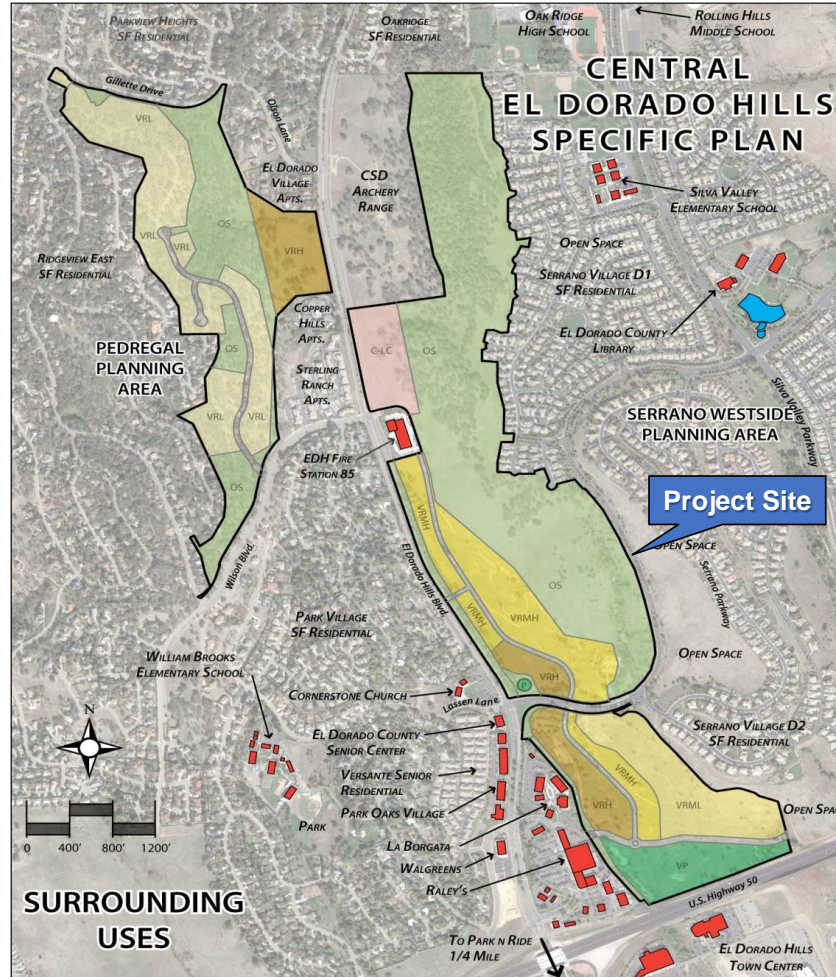
- Within the El Dorado Hills Community Region north of US 50
- CEDHSP consists of 336 acres within two planning areas:
  - Pedregal Planning Area – 102 acres (located west of El Dorado Hills Boulevard)
  - Serrano Westside Planning Area – 234 acres (located east of El Dorado Hills Boulevard)
- Planning 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



# Aerial of Project



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## 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



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## 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



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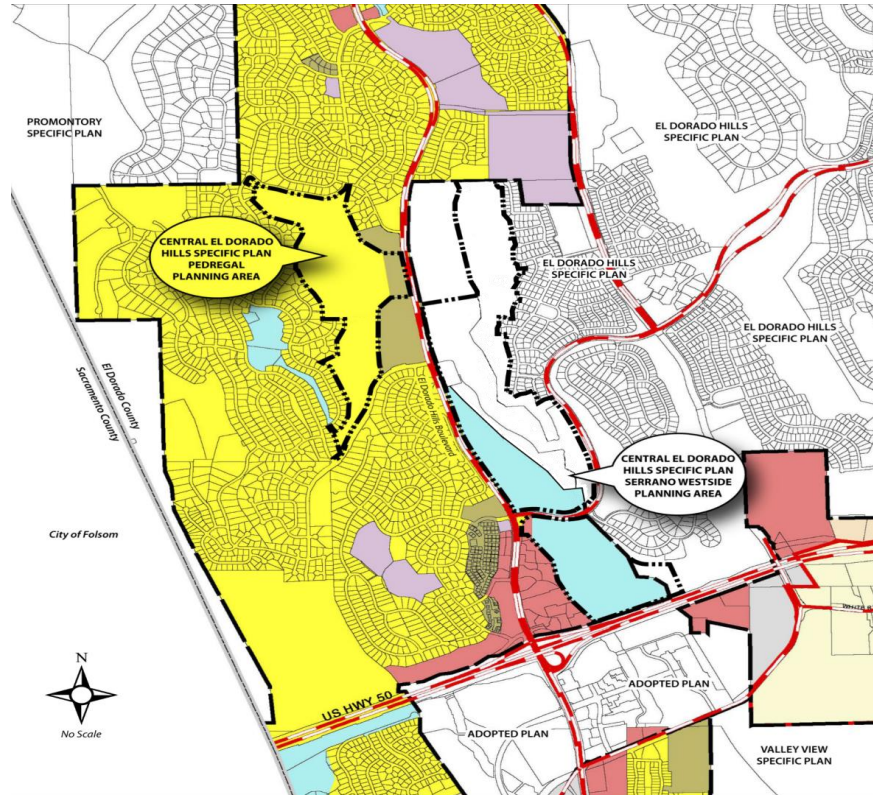
## Project Background: Serrano Westside Planning Area (cont.)

- 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.














# Current General Plan



## Existing Land Use

|   |                          |   |                          |   |            |
|---|--------------------------|---|--------------------------|---|------------|
|  | Adopted Plan             |  | Rural Residential        |  | Commercial |
|  | High Density Residential |  | Multi-Family Residential |  | Industrial |
|  | Low Density Residential  |  | Public Facilities        |  | Open Space |



# Existing Development Potential

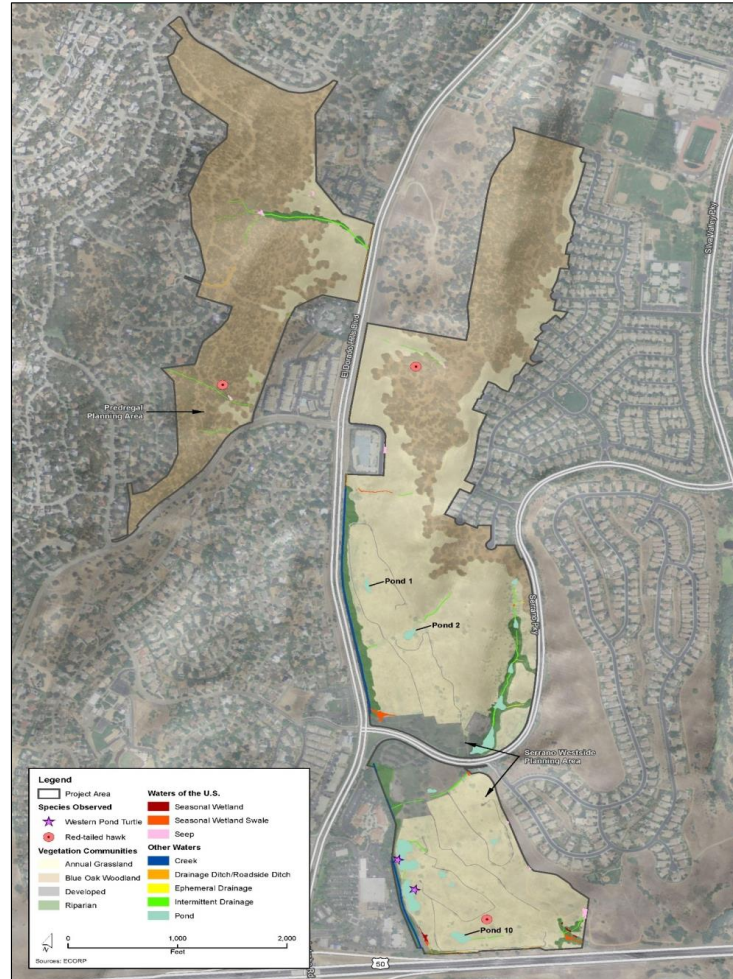
| Assessor's Parcel No.                 | GP Land Use   | Zoning | Max No. Units |
|---------------------------------------|---|--------|---------------|
| <b>Serrano Westside Planning Area</b> |   |        |               |
| 121-160-05                            | OS & C  | RF     | 0             |
| 121-040-20                            | AP  | R1-PD  | 65            |
| 121-040-29                            | AP  | R1-PD  | 70            |
| 121-040-31                            | AP  | OS     | 0             |
| 121-120-24 (portion)                  | AP  | OS     | 0             |
| <b>Subtotal</b>                       |   |        | <b>135</b>    |
| <b>Pedregal Planning Area</b>         |   |        |               |
| 120-050-01                            | HDR   | R1     | 345           |
|                                       | MFR   | RM     | 144           |
| 120-050-05                            | HDR   | R1     | 135           |
| <b>Subtotal</b>                       |   |        | <b>624</b>    |
| <b>Total</b>                          |   |        | <b>759</b>    |
| <b>General Plan</b>                   | <b>Zoning</b>   |        |               |
| OS = Open Space.                      | RF = Recreational Facilities.                           |        |               |
| C = Commercial.                       | R1-PD = Single-Family Residential-Planned Development.  |        |               |
| AP = Adopted Plan.                    | OS = Open Space.  |        |               |
| HDR = High-Density Residential.       | R1 = Single-Family Residential.                         |        |               |
| MFR = Multi-Family Residential.       | R2-DC = Limited Multifamily Residential-Design Control. |        |               |
|                                       | PD = planned development overlay zone.                  |        |               |
|                                       | DC = design control.                                    |        |               |





# Environmental Conditions

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



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## 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)



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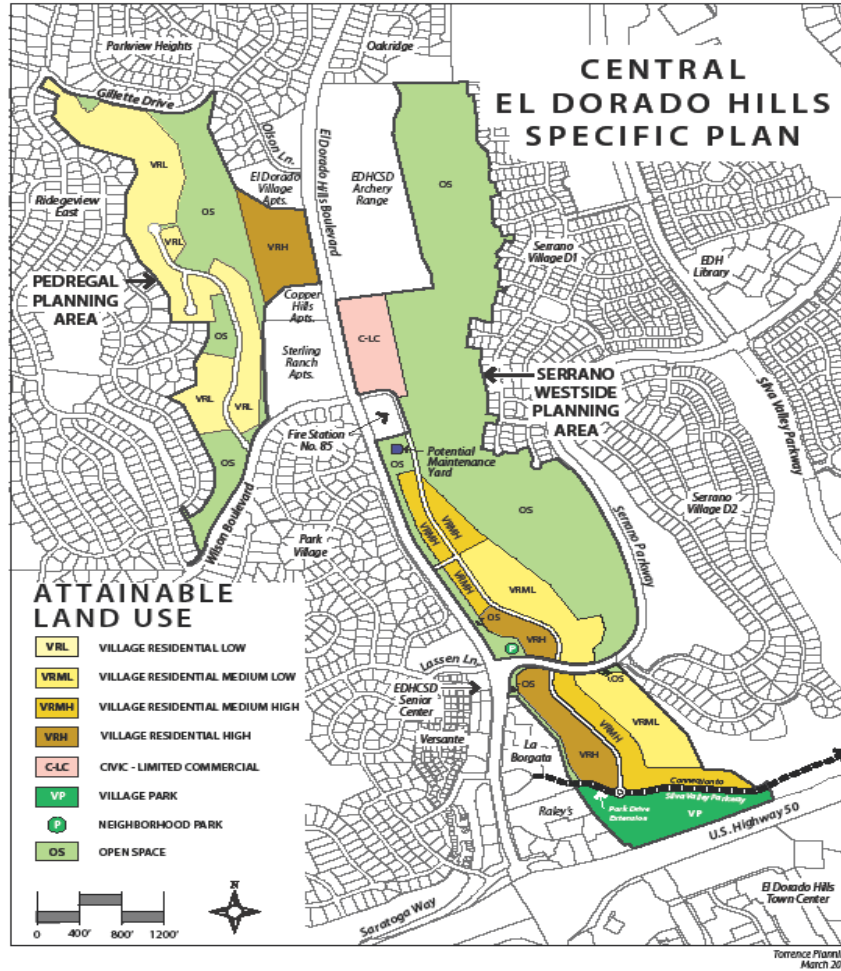
## Proposed CEDHSP Overview

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



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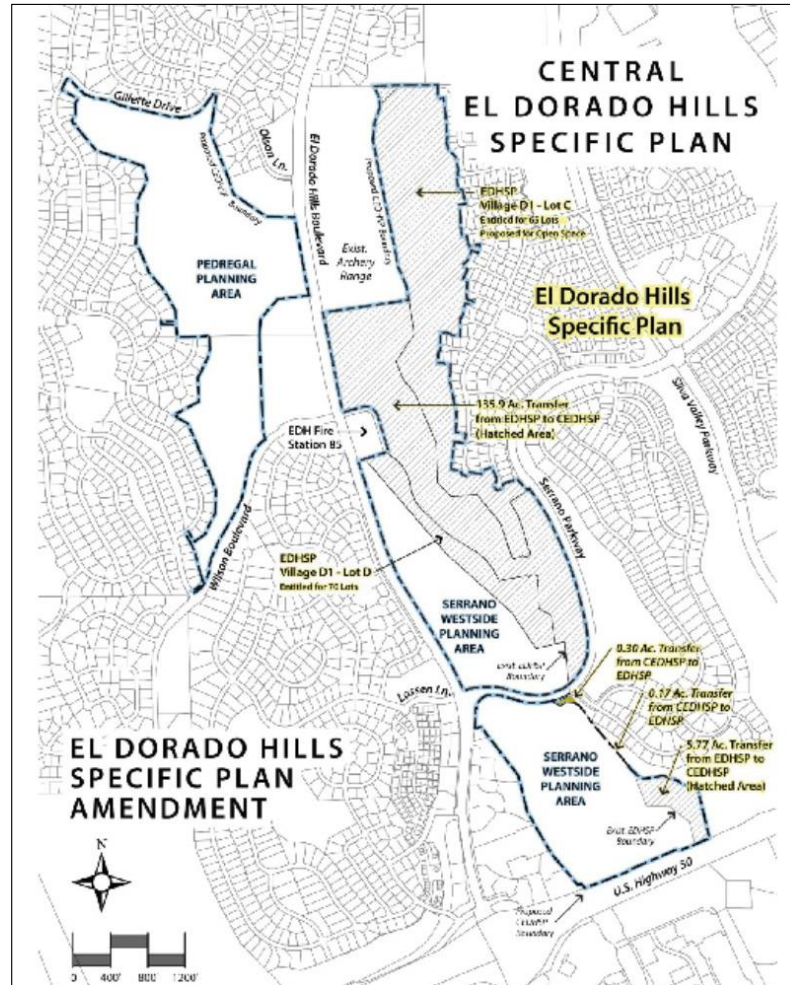
## Proposed CEDHSP Overview (Cont.)

- Transfer of approximately 142 acres from the EDHSP area to the CEDHSP area that includes Serrano Village D-1, Lots C and D
- Transfer of approximately 0.50 acres from the CEDHSP area to the EDHSP area
- Maximum development potential of up to 737 dwelling units (1,000 dwelling units if age-restricted housing is provided) and up to 50,000 square feet of limited commercial or civic uses
- 15-acre community park site and 175 acres of open space for a total of approximately 52% of the CEDHSP area





# 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 |
| <b>Residential</b>  |                      |                 |       |   |                 |
| 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   |                 |
| <b>Subtotal</b>   |                      |                 | 134   | 1,000   | -               |
| <b>Civic-Limited Commercial</b>                             |                      |                 |       |   |                 |
| Westside  | C-LC                 | CL1-PD          | 11    | 50,000 sq. ft.                                    | -               |
| <b>Public Facilities (Community Park)</b>                   |                      |                 |       |   |                 |
| Westside  | OS                   | RFH1-PD         | 15    | -   | -               |
| <b>Open Space (including Neighborhood Park)<sup>1</sup></b> |                      |                 |       |   |                 |
| Westside  | OS                   | OS1-PD          | 130   | -   | -               |
| Pedregal  | OS                   | OS1-PD          | 39    | -   | -               |
| <b>Subtotal</b>   |                      |                 | 169   | -   | -               |
| <b>Road Right of Way and Landscape Lots</b>                 |                      |                 |       |   |                 |
| Westside  |                      |                 | 7     | -   |                 |
| Pedregal  |                      |                 | 5     |   |                 |
| <b>Subtotal</b>   |                      |                 | 12    |   |                 |
| <b>Total</b>  |                      |                 | 341   | 1,000 dwelling units<br>50,000 sq. ft. commercial |                 |



# Modified CEDHSP Land Uses

| Proposed Land Use   |                      |                 |                  |   |                 |
|---|----------------------|-----------------|------------------|---|-----------------|
| Planning Area   | Land Use Designation | Zoning District | Acres            | Dwelling Units/Com Square Footage                     | Average Density |
| <b>Residential</b>  |                      |                 |                  |   |                 |
| Pedregal  | VRL                  | R20-PD          | 45               | 37  | <1.0            |
| Westside  | VRM-L                | R4-PD           | 30               | 156   | 5.2             |
| Westside  | VRM-H                | RM1-PD          | 22               | 220   | 10              |
| Westside  | VRH                  | RM2-PD          | 16               | 224   | 14              |
| Pedregal  |                      |                 | 10               | 100   | 10              |
| <b>Subtotal</b>   |                      |                 | 123              | 737   | -               |
| <b>Residential (Age-Restricted Scenario)</b>                |                      |                 |                  |   |                 |
| Pedregal  | VRL                  | R20-PD          | 45               | 37  | <1.0            |
| Westside  | VRM-L                | R4-PD           | 30               | 156   | 5.2             |
| Westside  | VRM-H                | RM1-PD          | 22               | 220   | 10              |
| Westside  | VRH                  | RM2-PD          | 16               | 382   | 22.6            |
| Pedregal  |                      |                 | 10               | 205   |                 |
| <b>Subtotal</b>   |                      |                 | 123              | 1,000   | -               |
| <b>Civic-Limited Commercial</b>                             |                      |                 |                  |   |                 |
| Westside  | C-LC                 | CL1-PD          | 11               | 50,000 sq. ft.  | -               |
| <b>Public Facilities (Community Park)</b>                   |                      |                 |                  |   |                 |
| Westside  | OS                   | RFH1-PD         | 15               | -   | -               |
| <b>Open Space (including Neighborhood Park)<sup>1</sup></b> |                      |                 |                  |   |                 |
| Westside  | OS                   | OS1-PD          | 133              | -   | -               |
| Pedregal  | OS                   | OS1-PD          | 42               | -   | -               |
| <b>Subtotal</b>   |                      |                 | 175              | -   | -               |
| <b>Road Right of Way and Landscape Lots</b>                 |                      |                 |                  |   |                 |
| Westside  |                      |                 | 7                | -   |                 |
| Pedregal  |                      |                 | 5                |   |                 |
| <b>Subtotal</b>   |                      |                 | 12               |   |                 |
| <b>Total</b>  |                      |                 | 336 <sup>2</sup> | 737-1,000 dwelling units<br>50,000 sq. ft. commercial |                 |





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## 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

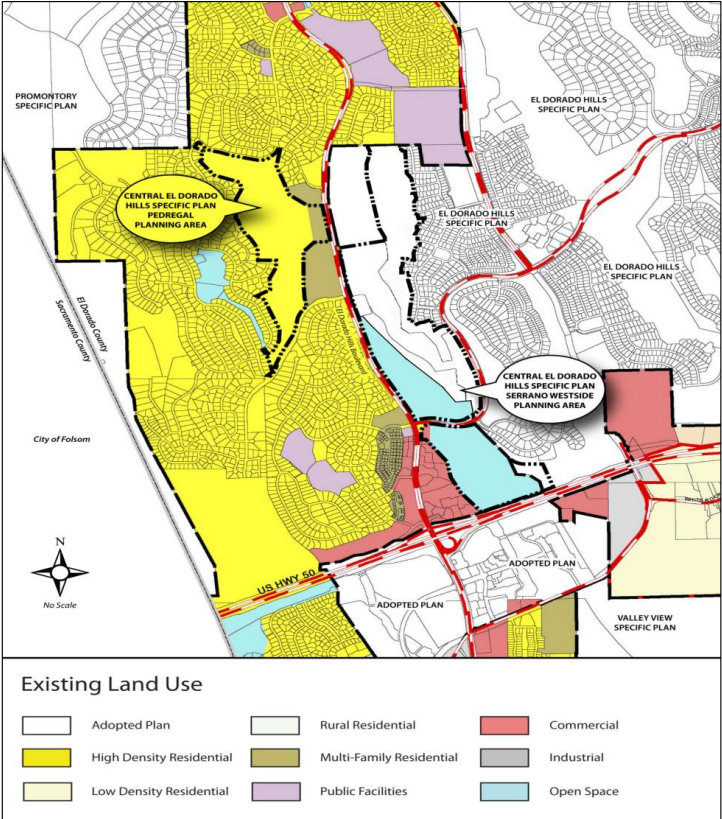
CEDHSP Maximum Development Potential:

- Pedregal Planning Area: 137 – 242 dwelling units
- Serrano Westside Planning Area: 600 – 758 dwelling units
- Total: 737 – 1,000 dwelling units

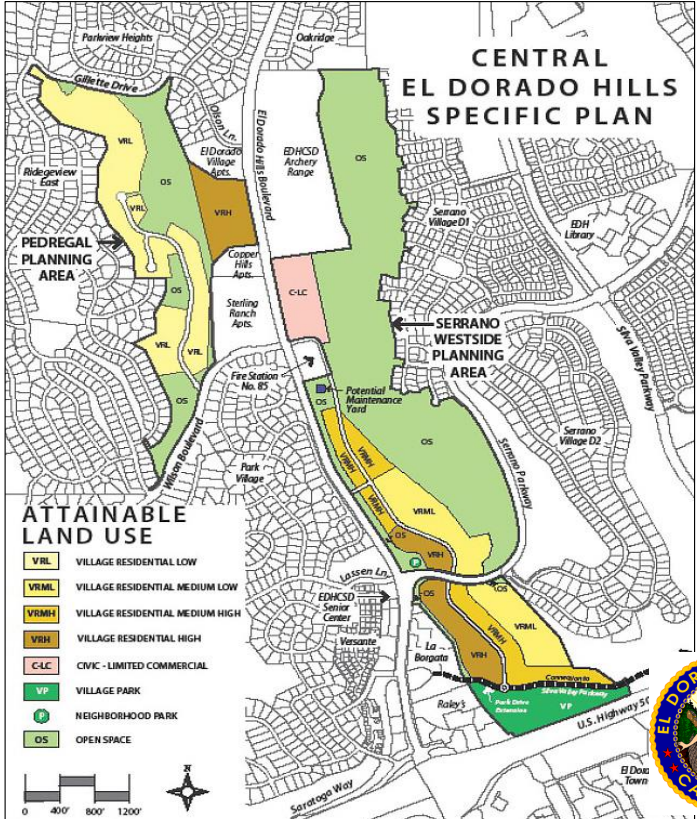


# Comparison of General Plan and CEDHSP Land Use Pattern

## Existing GP



## CEDHSP



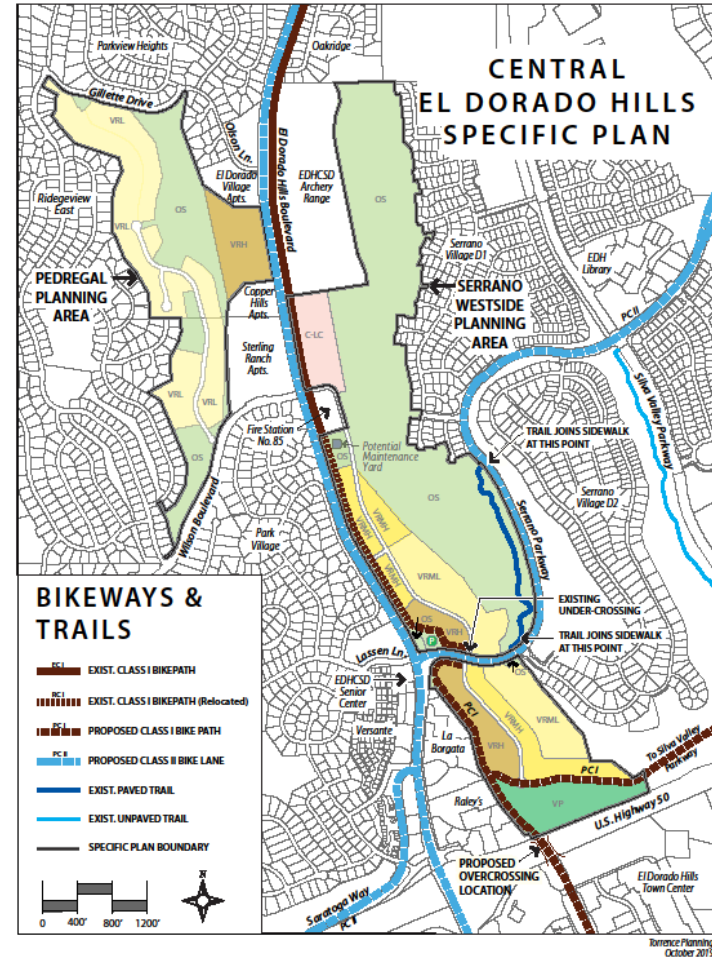
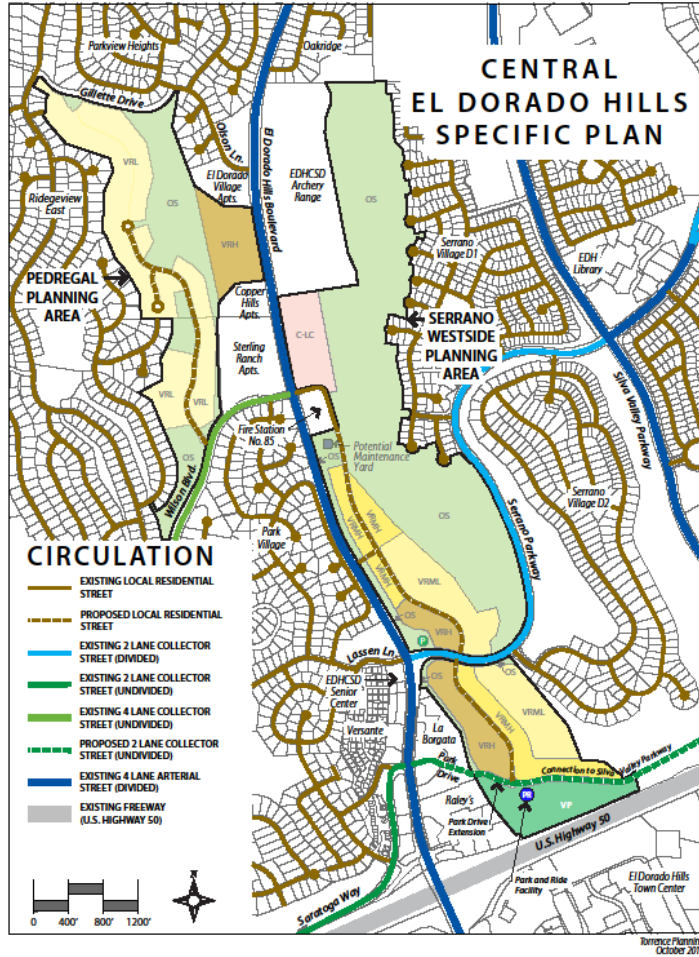
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# Proposed CEDHSP Transportation Improvements

- Internal roadway system would obtain access to public roadways and would not include 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. 72377)
- Project includes approximately 7,800 linear feet of new pedestrian and bicycle trail facilities
- Dedication of right-of-way for bicycle/pedestrian overcrossing of US 50



# CEDHSP Transportation Facilities



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## 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 2035 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)





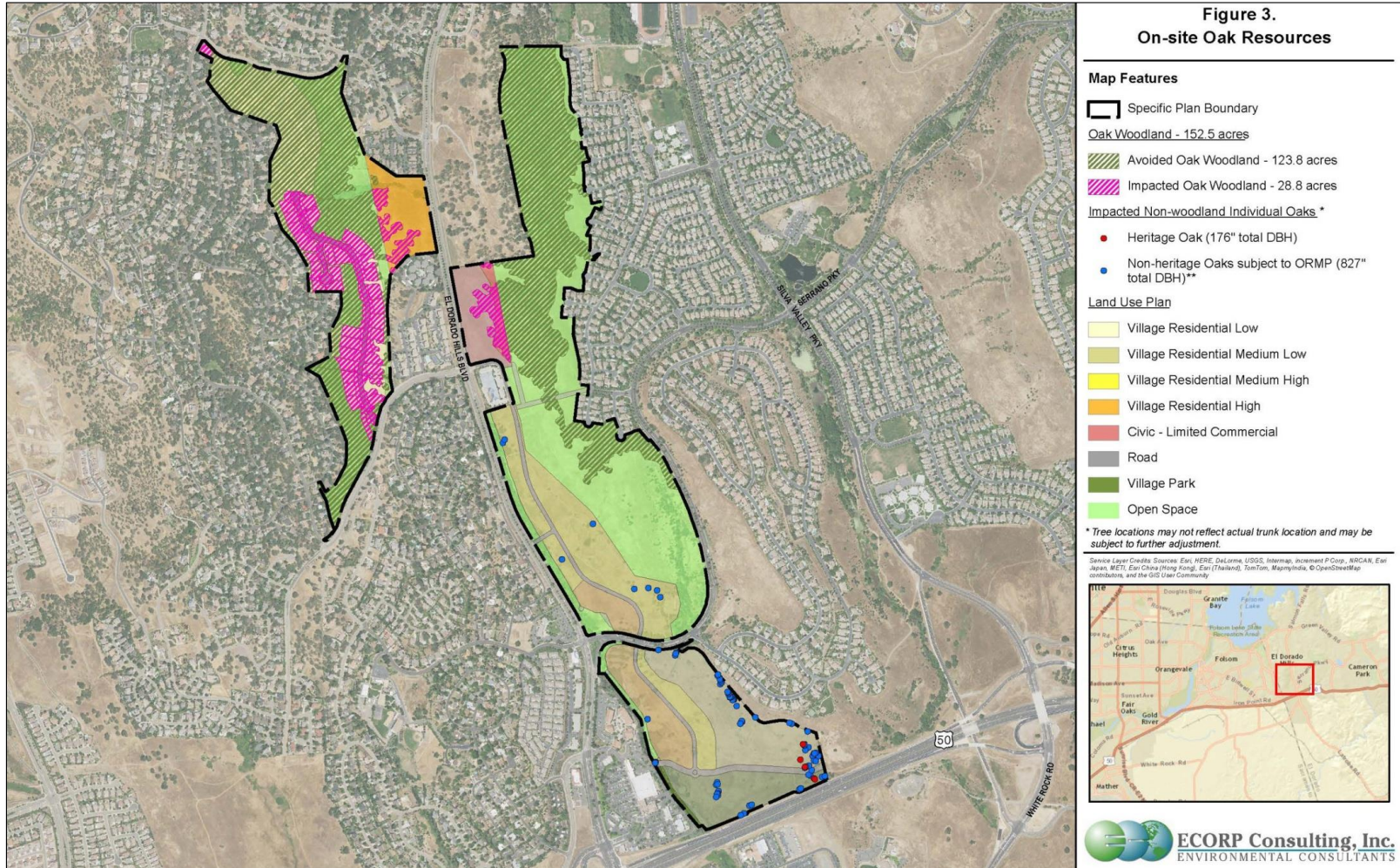
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## CEDHSP Parks and Open Space

- 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
- 175 acres of total open space (42 acres in Pedregal and 133 acres in Serrano Westside) that would consist of over 52 percent of CEDHSP area
- Retention of 124 acres of the site's 153 acres of oak woodland. Project required to mitigate 1:1 for oak woodlands and designated heritage trees



# Oak Woodland Resource Preservation



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## Proposed Development Agreement

The proposed Development Agreement (DA) has been prepared 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. In exchange for the vested right to develop, the applicant would be obligated to provide the following:





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## Proposed DA (Cont.)

In exchange for the vested right to develop, the applicant would be obligated to provide the following:

- Dedication of right-of-way and construction of Country Club Drive
- Community Benefit Fee of \$6,000 per dwelling unit
- Property Transfer Fee of 0.25% of sales price
- Dedication of parkland of 16.3 acres
- Offer of dedication of 11-acre Civic/Limited Commercial Parcel
- Public access to trails and open space
- Right-of-way reservation and contribution to US 50 bicycle/pedestrian overcrossing
- Protection against negative fiscal impacts to County
- Contribution to County's Affordable Housing Trust Fund of \$500 per dwelling unit
- Contribution to County Integrated Traffic System Master Plan



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## 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



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## 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



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# General Plan Consistency Evaluation

## **Land Form and Housing Policies (2.1.1.2-2.3.2.1 and HO-1.5)**

- 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 (7.4.4.3, 7.4.4.4, 9.1.1.1-9.1.1.5)**

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



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## Consistency Evaluation (Cont.)

### Transportation and Fiscal Policies (TC-Xa-TC-Xg and 10.2.1.5)

- 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



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## Consistency with the SACOG MTP/SCS

- The Sacramento Council of Governments (SACOG) 2016 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.
- CEDHSP would also be consistent with the anticipated adoption of the 2020 MTP/SCS



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# Environmental Review Process

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# Comments on NOP

## Topics Raised in NOP Comments

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Geology, Soils, Minerals
- Hazards and Hazardous Materials
- Land Use Planning
- Water Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic





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# Draft Environmental Impact Report (DEIR)

- Public review starting November 20, 2015
- 60-day review period
  - Extended to 90 days
  - Closed February 18, 2016
- Public Open House held December 2, 2015



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# Draft Environmental Impact Report Impact Analysis

## Less than Significant with Mitigation

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology, Soils, Minerals, Paleontology
- Water Quality/Wetlands
- Public Services & Utilities
- Traffic & Circulation



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# Draft Environmental Impact Report Impact Analysis

## Significant and Unavoidable Impacts

- Air Quality – Operations
- Air Quality - Combined
- Noise – Construction
- Noise – Mather Airport



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# Draft Environmental Impact Report Alternatives

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



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## Partial Recirculated Draft EIR (RDEIR)

- 45-day public review beginning April 22, 2016
- Addressing greenhouse gas emissions due to court decision regarding approach to impact analysis
- Significant & unavoidable impacts:
  - Operational GHG emissions
  - Inconsistent with plans/policies
- Mitigation Measure to include additional measures to reduce operational GHG emissions



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## Comments on DEIR and RDEIR

- 29 comment letters from individuals on DEIR
- 14 comment letters from individuals on RDEIR
- 12 comment letters from organizations, local and regional agencies
- 4 comment letters from state agencies
- 1 comment letter from a tribal organization



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## Comments on DEIR and RDEIR

- Master Responses
  - Water Supply
  - El Dorado Hills CSD Advisory Measure E
  - Naturally-occurring asbestos (NOA)
  - Mitigation Monitoring & Reporting Program (MMRP)
- All comments addressed in FEIR





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# Final Environmental Impact Report (FEIR)

- Respond to public comments on DEIR and RDEIR
- Document any revisions in DEIR and RDEIR



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# Environmental Documents Supporting Action on CEDHSP

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



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## Key Issues Raised During EIR Review Process

- Results of 2015 EDHCSD Advisory Measure E Voting Results
- Loss of open space
- Visual impacts
- Density of the project
- Naturally occurring asbestos impacts
- Traffic impacts
- Quality of life concerns
- Water supply



# Visual Simulations Pedregal

Existing Conditions



Visual Simulation 1 of the Proposed Project from Gresham Drive

*Undeveloped Ridge*

*Proposed Pedregal Planning Area Single Family Homes*

Proposed Project



# Visual Simulations Serrano Westside

Existing Conditions

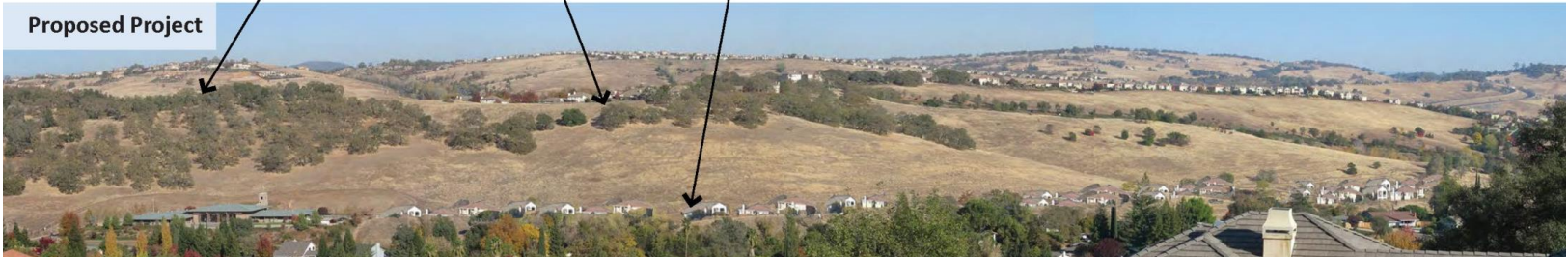


Visual Simulation 2 of the Proposed Project from Wilson Boulevard

*Undeveloped Ridge*

*Proposed Serrano Westside Residential Development*

Proposed Project





# Visual Simulations Serrano Westside

Existing Conditions



Visual Simulation 3 of the Proposed Project from US 50

Proposed Project





# Visual Simulations Serrano Westside

Existing Conditions



Visual Simulation 4 of the Proposed Project from US 50

Proposed Project





# Visual Simulations Serrano Westside



Visual Simulation 5 of the Proposed Project from Serrano Parkway



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## 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



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# End of Presentation

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