

# Central El Dorado Hills Specific Plan



**El Dorado County Planning Commission  
November 14, 2019**

# Presenters



SERRANO

## PROJECT PROPONENT

Kirk Bone, Director of Government Affairs  
Andrea Howard, Principal Planner  
Serrano Associates, LLC



## LAND USE

Michael J. Cook, Managing Partner  
Hefner Law

FEHR  PEERS

## TRANSPORTATION

David Robinson, P.E., Senior Associate  
Fehr & Peers Transportation Consultants, Inc.



# Presentation Objectives

- Application History
- Regional & Local Planning Principles
- Federal & State Compliance
- Former Executive Golf Course Background
- Project Setting & Planning Areas
- Residential Densities & Product Examples
- Pedregal & Serrano Westside Land Plans
- Specific Plan Land Use Summary
- Trails & Bikeways
- General Plan Consistency
- Traffic Mitigation Summary
- Development Agreement & Community Benefits
- Questions & Answers

# Application History

- 2012: Application filed with County
- 2013: Notice of Preparation and Scoping Meeting
- 2014: Prepare DEIR and respond to 2014 Initiatives (M & O)
- 2015: Draft EIR released for public review  
& Planning Commission Workshop
- 2016: Partial Recirculated DEIR released for public review  
(Greenhouse Gas Emissions / Newhall Ranch Decision)
- 2016: Respond to June 2016 Initiatives
- 2016/17: Respond to Measure E
- 2018: Finalize Measure E response and respond to Friant  
Ranch Decision (Air Quality)
- 2019: Final EIR released for public review  
Planning Commission Hearing November 14, 2019

Documents available at El Dorado County Legistar:

<https://eldorado.legistar.com/MeetingDetail.aspx?ID=716701&GUID=623DB988-C14D-4112-973E-06871C7F0876&Options=info&Search=>

# Regional & Local Planning Principles



- SACOG Metropolitan Planning and SCS Consistency (SB 375)



2004 EL DORADO COUNTY GENERAL PLAN  
A PLAN FOR MANAGED GROWTH AND OPEN  
ROADS; A PLAN FOR QUALITY  
NEIGHBORHOODS AND TRAFFIC RELIEF

- RHNA / Housing Element: ~ 5,000 units (2022-2030)
- General Plans: Constitution for growth
- General Plan Consistency  
Attachment 6 of Staff Report  
121 applicable policies; all consistent

# Federal & State Compliance

## U.S. ARMY CORPS OF ENGINEERS (USACE)

### Pedregal: Nationwide Permit (NWP) #29

- Mitigation strategy approved, contingent on NWP authorization
- Section 106 Consultation in process; Historic Properties Treatment Plan submitted
- Next steps: Receive 401 Water Quality Certification; issue NWP authorization

### Serrano Westside: Individual Permit (IP)

- Alternatives analysis submitted and accepted by USACE
- Section 106 Consultation complete; no adverse effect
- Next steps: Receive 401 Water Quality Certification; issue NWP authorization

## CENTRAL VALLEY WATER QUALITY CONTROL BOARD (CVWQCB)

- 401 Water Quality Certifications submitted and complete
- Next steps: Issue Water Quality Certification after EIR certification

## CA FISH AND WILDLIFE DEPARTMENT (CDFW)

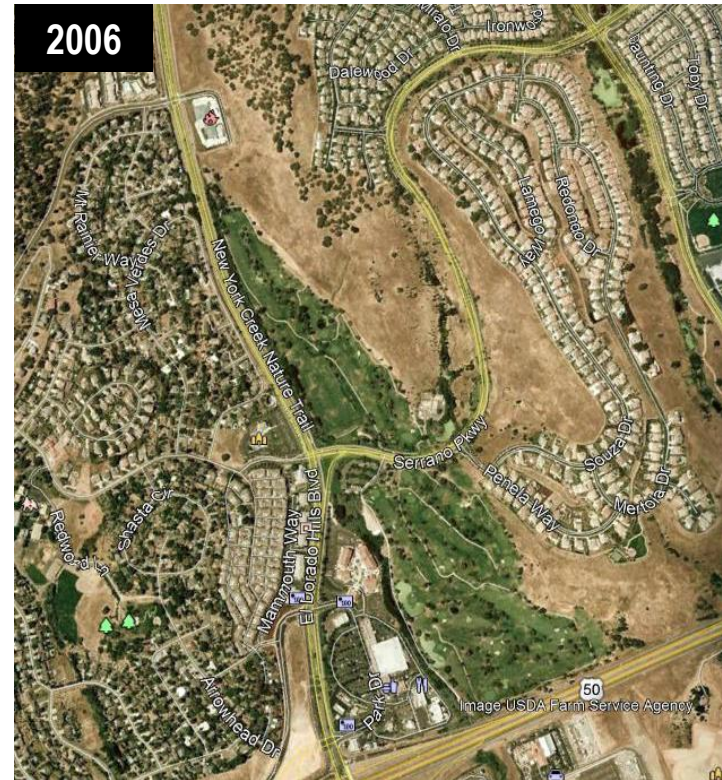
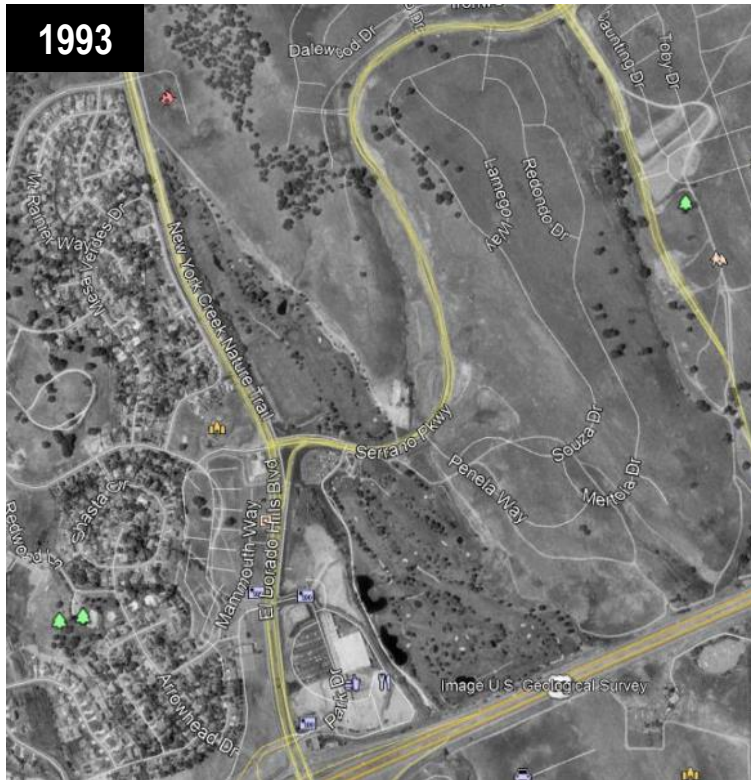
- Next steps: Submit Section 1600 Lake and Streambed Alteration Agreements after certification of EIR

# Former Executive Golf Course Background



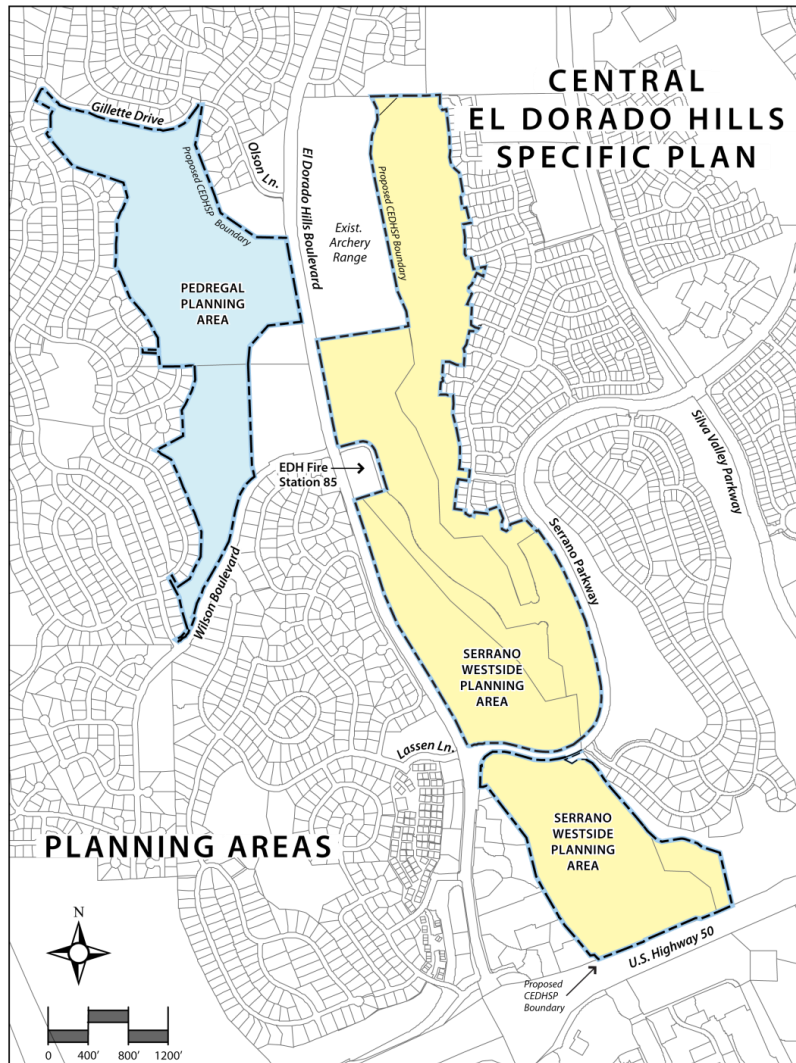
- Acquisition Feasibility Analysis  
National Golf Foundation Study (May 2007)  
Study funded by County and EDH CSD  
**“The financial analysis prepared by NGF Consulting shows that even if the El Dorado Hills GC were to add as many as 20,000 additional rounds of golf by 2012, the facility is still not likely to make a profit high enough to cover debt service and a property lease payment.”**
- Expenditures
- Sales disclosures about future use since 2000
- Staff Report – Page 6

# Former Executive Golf Course Background





# Project Setting & Planning Areas



## Pedregal

- 102 acres
- Surrounded by existing single-family and multi-family residential
- Existing General Plan Land Use:
  - High Density Residential
  - Multi-Family Residential

## Serrano Westside

- 234 acres
- Surrounded by existing retail and single-family residential
- Existing General Plan Land Use:
  - Open Space
  - Adopted Plan (El Dorado Hills Specific Plan)
  - Commercial

# Housing Densities & Product Examples

VRL

## Village Residential Low

Density < 1 DU/ac

Single-family custom, semi-custom, or high-end production



*Custom or semi-custom single-family, Serrano*



*High-end production,  
Donatello by Greenbriar,  
Serrano*

VRML

## Village Residential Medium - Low

Density 5 - 8 DU/ac

Small-lot single-family homes



*Destinations at Serrano*

# Housing Densities & Product Examples

VRMH

## Village Residential Medium - High

Density 8 - 14 DU/ac

Detached zero lot line homes, patio homes, duplexes, halfplexes

Attached such as cluster homes, row houses, townhomes, and condominiums.



*Halfplex home, Versante*



*Townhome, Parkway at Folsom*

# Housing Densities & Product Examples

VRH

## Village Residential High

10 - 24 DU/ac

Apartments, stacked-flats, condominiums, and townhomes

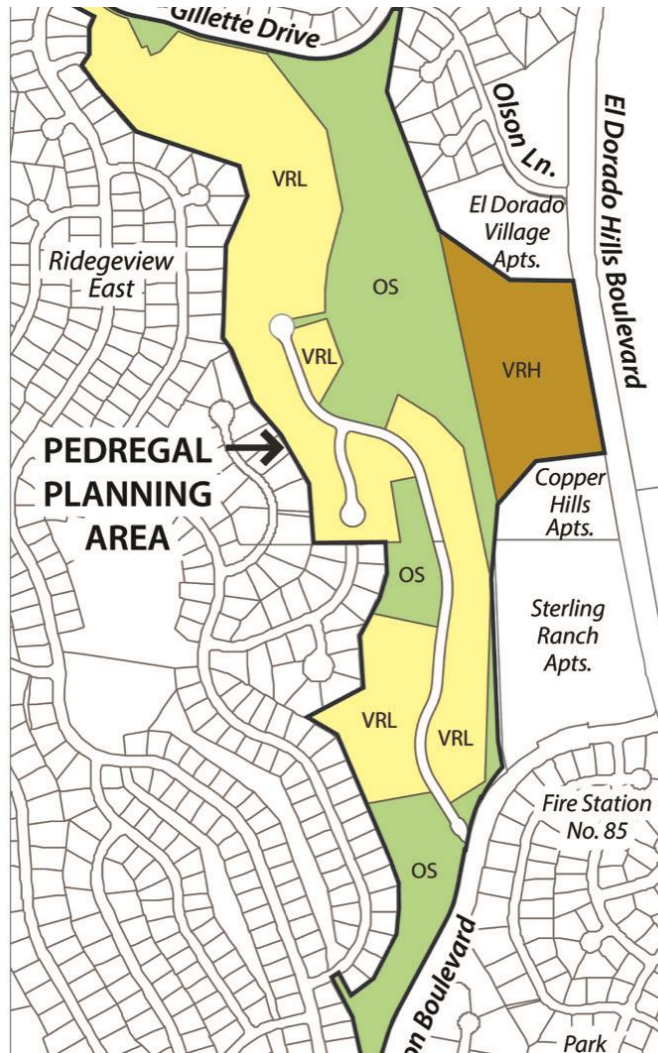


*Vessona condominiums, Folsom*



*Sterling Ranch Apartments, El Dorado Hills*

# Pedregal Land Plan (137 – 242 DUs)



## Land Use Summary

Residential	55 ac.	54%
Open Space	42 ac.	41%
Roads & Landscape	5 ac.	5%
<b>TOTAL</b>	<b>102 ac.</b>	

**VRL**

### Village Residential Low

- 45 acres, 37 units, density < 1.0 DU/a
- Lot sizes ≥ Ridegerview lots

**VRH**

### Village Residential High

- 10 acres
- 100 units market rate, 10 DU/ac  
or 205 units age-restricted, 20 DU/ac

# Serrano Westside Land Plan (600 – 758 DU's)



## Land Use Summary

Residential	68 ac.	29%
Open Space	133 ac.	57%
Community Park	15 ac.	6%
Civic - Limited Commercial	11 ac.	5%
Roads & Landscape	7 ac.	3%
<b>TOTAL</b>	<b>234 ac.</b>	

### VRML

#### Village Residential Medium - Low

- 30 acres, 156 units, density 5 DU/ac

### VRMH

#### Village Residential Medium - High

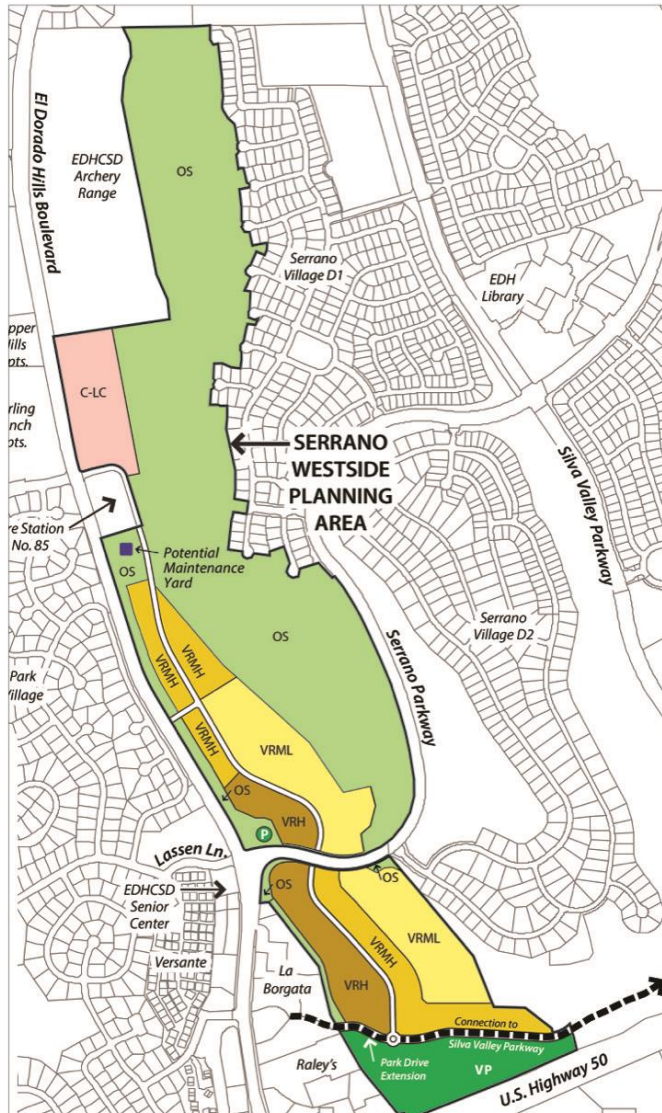
- 22 acres, 220 units, density 10 DU/ac

### VRH

#### Village Residential High

- 16 acres
- 224 units market rate, density 14 DU/ac  
or 382 units age-restricted, 24 DU/ac <sup>14</sup>

# Serrano Westside Land Plan



- C-LC** Civic - Limited Commercial
  - 11 acres
  - Parks and/or recreation
  - Senior center
  - Municipal or administrative office
  - General office
  
- VP** Village Park (to be retitled Community Park)
  - 15 acres, public
  - Lighted sports fields
  - Amenities (parking, restrooms, gazebo/picnic areas, etc.)



Promontory park, El Dorado Hills

# Specific Plan Land Use Summary



## Land Use Summary

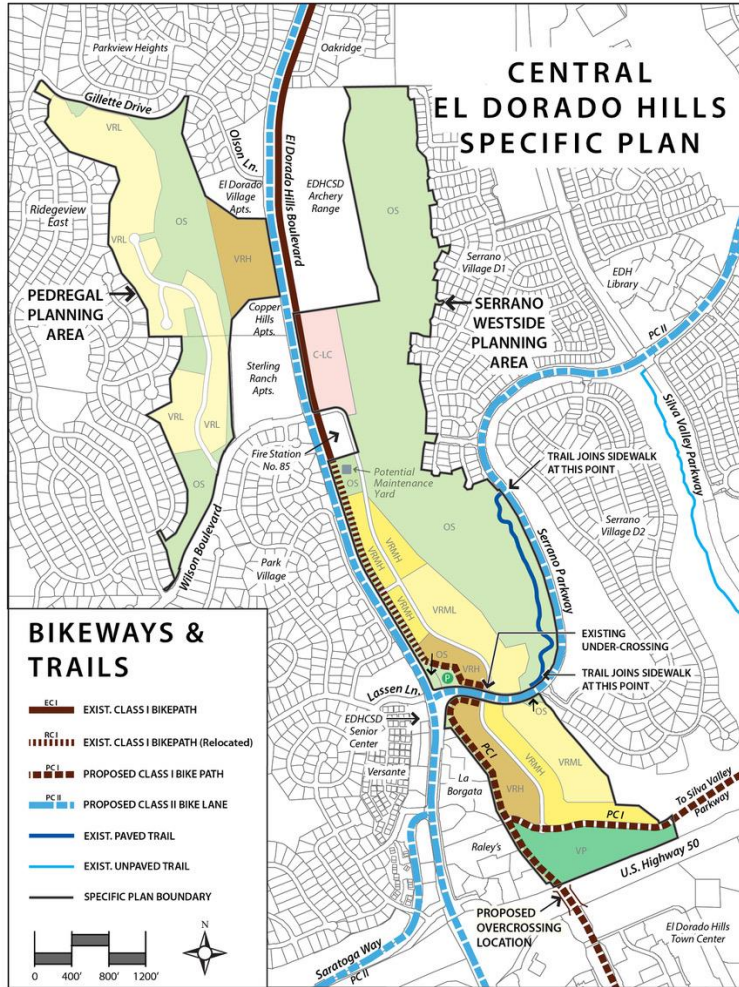
Residential	123 ac.	37%
Open Space & Parks	190 ac.	56%
Other	23 ac.	7%
<b>TOTAL</b>	<b>336 ac.</b>	



Village D1 Ridgeline (looking east) to be preserved



# Trails & Bikeways



- Relocates existing Class I away from EDH Blvd. into a linear open space corridor
- Adds 7,800 lf of new trails
- Provides connectivity to Serrano trails and shopping destinations
- Trail system links to planned Highway 50 pedestrian overcrossing



# General Plan Consistency: Overview



Applicable General Plan Policies Staff Report Attachment 6	
Land Use	12
Transportation and Circulation	10
Housing	5
Public Services and Utilities	26
Public Health, Safety and Noise	34
Conservation and Open Space	21
Parks and Recreation	9
Economic Development	4
<b>TOTAL</b>	<b>121</b>
<b>CONSISTENT</b>	<b>121</b>

18

# General Plan Consistency: Key Policies

Policy	Compliance Discussion
<p><b>Land Use</b>  <u>Policy 2.1.1.2: Community Regions</u>            Community Regions serve the highest intensity of compact development based on available infrastructure, public services and transportation corridors</p> <p><b>Housing</b>  <u>Policy HO-1.5: Housing Policy</u>            Direct higher density residential development to Community Regions</p>	<p><b>YES</b>            Densities range up to 24 DU/ac.</p> <p>More efficient infrastructure utilization without creating need for new facilities.</p>
<p><b>Land Use</b>  <u>Policy 2.2.5.2: Planned Developments</u>            Evaluate future rezoning based on 17 criteria, including infrastructure, public services, transportation system, existing land use pattern and natural resources</p>	<p><b>YES</b>            Adequate infrastructure, services and transportation systems.            In EDH Community Region.            Minimal natural resource impacts.</p>

# General Plan Consistency: Key Policies

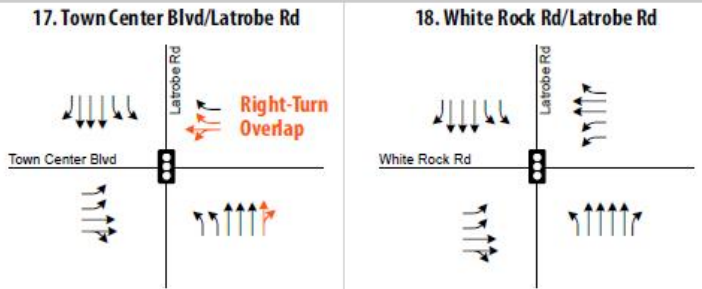
Policy	Compliance Discussion
<p><b>Transportation &amp; Circulation</b>  <u>Policy TC-4i: Non-Motorized Transportation</u>                      Within Community Regions, development shall include pedestrian/bike paths connecting to schools, parks, and commercial areas</p>	<p><b>YES</b>                      Promotes walkability by adding 7,800 lf of new trails connecting to existing Serrano trails and retail services, and the planned park. Adds sidewalk on Wilson to EDH Blvd.</p>
<p><b>Public Health, Safety &amp; Noise</b>  <u>Policy 6.7.4.1: Air Quality / Mixed Uses</u>                      Reduce automobile dependency by permitting mixed land use patterns which locate services in proximity of residential neighborhoods</p>	<p><b>YES</b>                      New development is integrated horizontally adjacent to retail, emergency and senior services and recreation facilities.</p>

# General Plan Consistency: Key Policies

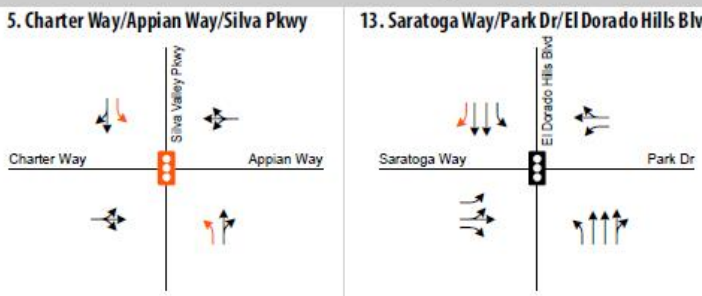
Policy	Compliance Discussion
<p><b>Public Services &amp; Utilities</b>  <u>Policy 5.2.1.4: Water Supply</u>                      Rezoning in Community Regions shall be subject to availability of a permanent and reliable water supply</p>	<p><b>YES</b>                      Sufficient water supply exists for normal year, single dry year and multiple dry years through 2035.   <i>(Surplus of 7,225 to 42,995 af/yr – Reference WSA Table 5-1)</i></p>
<p><b>Public Services &amp; Utilities</b>  <u>Policy 5.8.1.1: School Capacity</u>                      No development shall be approved unless impacts to school facilities are mitigated</p>	<p><b>YES</b>                      New development pays school impact fees or Mello Roos assessments as satisfactory mitigation.</p>
<p><b>Conservation &amp; Open Space</b>  <u>Policy 7.4.4.3: Oak Woodlands</u>                      Encourage the clustering of new development to retain large, contiguous areas of oak woodlands</p>	<p><b>YES</b>                      Preserves Village D1 Lots C and D ridgeline as permanent natural open space, including 21 acres of oak woodlands.</p>

# Traffic Mitigation Summary

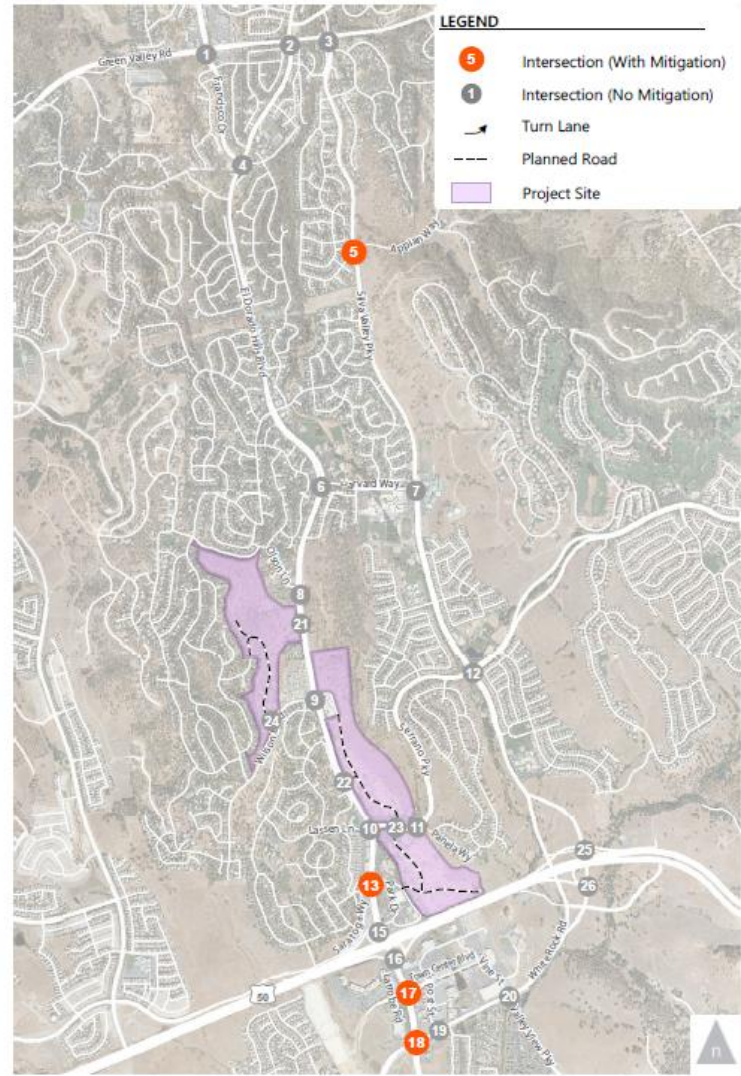
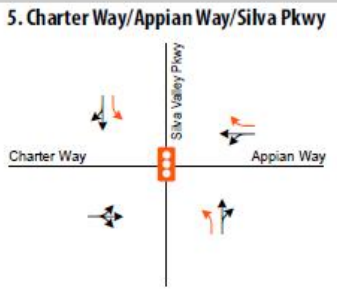
## Existing Plus Project



## Near-Term Plus Project



## Cumulative Plus Project



# Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
1. Fiscally neutral: County, EDH CSD, EDH Fire		Per Adopted Budget
2. Community Benefit Fee	\$6,000	\$4,500,000
3. Property Transfer Fee (0.25%)		\$100,000 (estimated annually)
4. Public Park Maintenance Funding		Per Future LLAD or similar
5. No cost dedication/restriction of open space and construction of publicly-accessible trails		\$1,500,000
6. Establishment of open space and trail maintenance mechanism		Future HOA
7. No cost dedication of Country Club Drive Right-of-Way		\$3,000,000
8. Advanced construction of Country Club Drive		\$8,500,000

# Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
9. No cost dedication of 11 acres Civic / Limited Commercial		
10. Contribution toward environmental review and permitting of Highway 50 pedestrian overcrossing		\$500,000
11. Range of housing types and densities		
12. Roadway and ped / bike connections		
13. Net positive TIM fee contributions without triggering new roadway improvements		\$20,000,000
14. SACOG SCS consistency		
15. Affordable Housing Contribution	\$500	\$368,500
16. Intelligent Transportation System Contribution	\$500 (estimated)	\$368,500 (estimated)

24



# Questions & Answers

Questions



&

Answers