



Central El Dorado Hills Specific Plan



Regulatory Framework

Blueprint Objectives:

- ✓ Transportation choices
- ✓ Housing choices
- ✓ Compact development
- ✓ Natural resource conservation
- ✓ Quality design and mix of land uses

Senate Bill 375: Sustainable Communities Strategy

- ✓ Integrate regional land use, housing , transportation, and climate change in Metropolitan Transportation Plans
- ✓ Sets 2020 and 2035 performance targets for passenger vehicle emissions in each of the state's 18 Metropolitan Planning Organizations
- ✓ MTP/SCS adopted by SACOG February 2016

Key General Plan Goals

Goal 2.1 – Land Use:

- ✓ Curtail urban/suburban sprawl
- ✓ Locate future development with availability of infrastructure
- ✓ Provide mixed and balanced land uses to promote alternative transportation

Goal 2.2 – Land Use Designations:

- ✓ Provide a set of land use designations to maintain County's rural character and environmental quality

Goal 2.3 – Natural Landscape Features:

- ✓ Maintain natural landscape features

Key General Plan Goals cont'd

Goals 2.4 and 2.5 – Community Identity:

- ✓ Enhance character of existing communities, emphasizing natural setting and built design elements that contribute to quality of life
- ✓ Promote a sense of community

Goal HO-4 – Housing:

- ✓ Meet housing needs of special groups, including seniors

Goal TC-4 and TC-5 – Transportation:

- ✓ Promote a non-motorized transportation system, including pedestrian facilities

Key General Plan Goals cont'd

Goal 5.1 – Public Services:

- ✓ Provide cost-efficient public utilities and services

Goals 5.2 and 5.3 – Water Supply and Wastewater Collection:

- ✓ Develop infrastructure consistent with location of future land uses and planned developments

Goal TC-4 and TC-5 – Transportation:

- ✓ Promote a non-motorized transportation system, including pedestrian facilities

Goal 7.6 – Open Space Conservation:

- ✓ Conserve open space land for protection of natural resources and wildlife habitat

Specific Plan Design Objectives

- ✓ SCS consistency
- ✓ Curtail rural sprawl
- ✓ Broaden housing stock
- ✓ Provide quality built environment and community identity
- ✓ Utilize existing infrastructure and public services
- ✓ Improve roadway and pedestrian connectivity
- ✓ Provide new recreational amenities
- ✓ Preserve the Serrano Village D1 ridgeline
- ✓ Minimize impacts to oak woodlands
- ✓ Expand customer base for local retailers

Planning Areas



SERRANO

Village D1 – Lots C & D



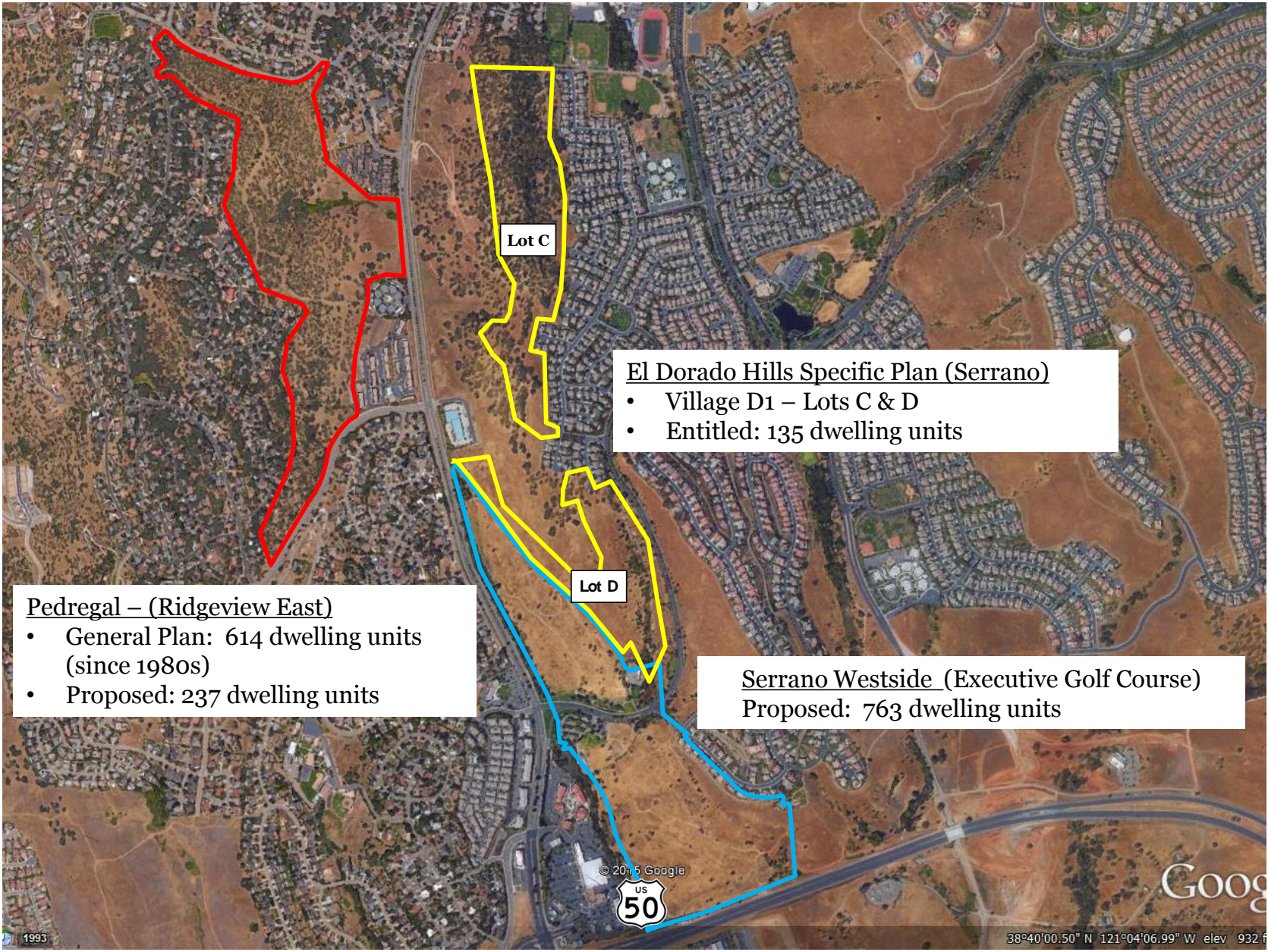
Ridgeview East



SERRANO

Westside

Old Executive Golf Course



Lot C

Lot D

El Dorado Hills Specific Plan (Serrano)

- Village D1 – Lots C & D
- Entitled: 135 dwelling units

Pedregal – (Ridgeview East)

- General Plan: 614 dwelling units (since 1980s)
- Proposed: 237 dwelling units

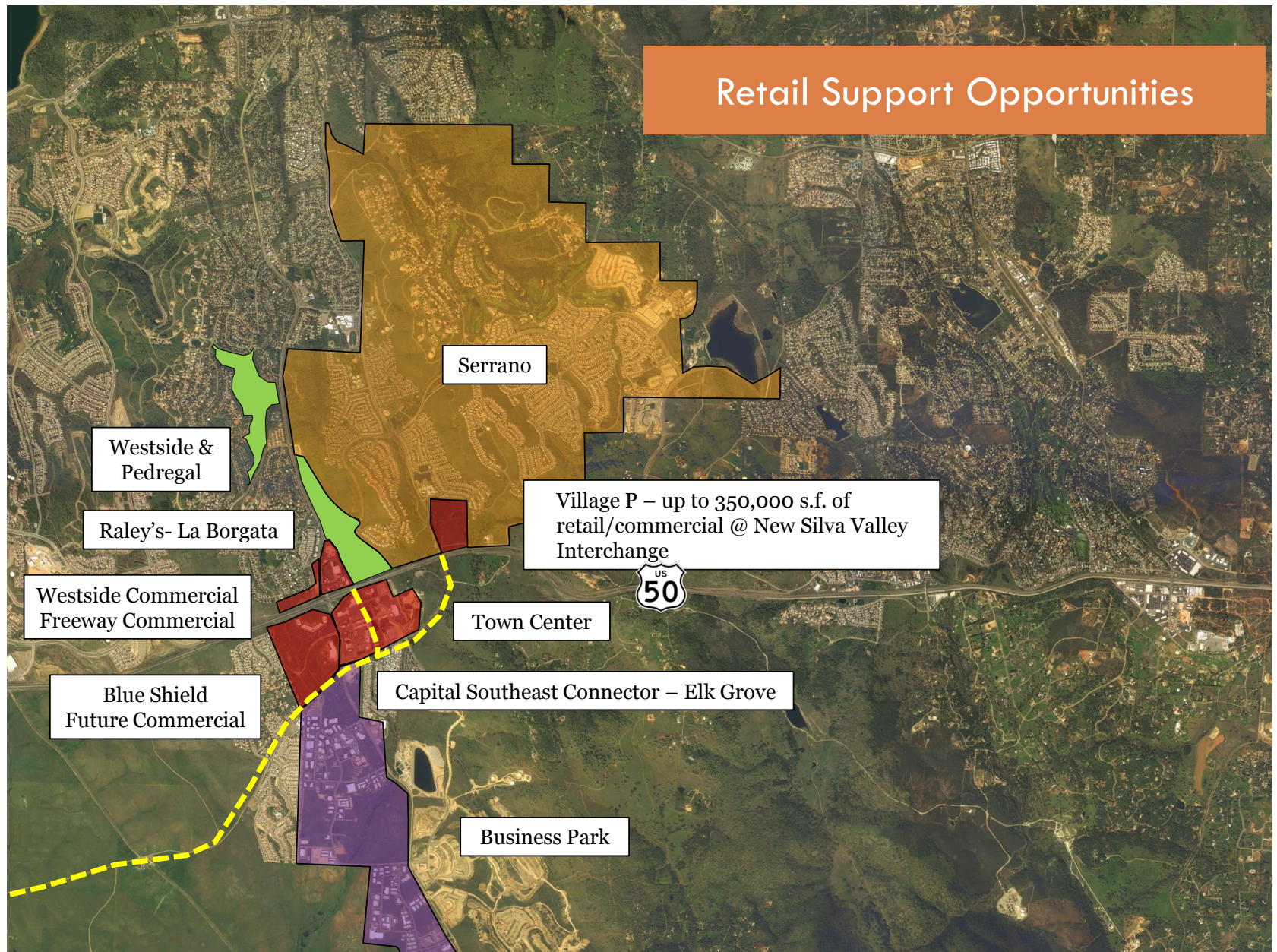
Serrano Westside (Executive Golf Course)
Proposed: 763 dwelling units

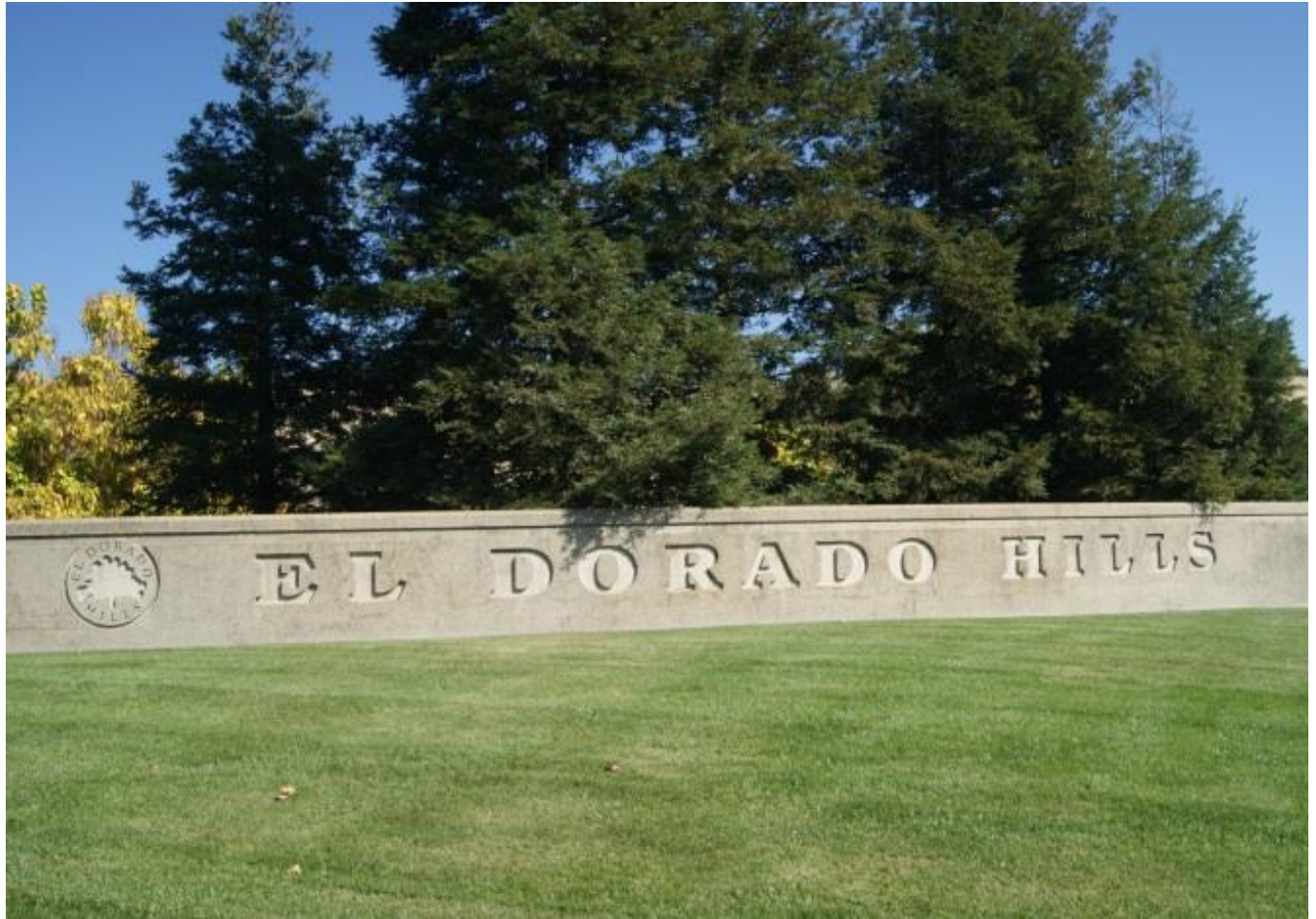


Google

38°40'00.50" N 121°04'06.99" W elev 932 f

Retail Support Opportunities





The Plan Details

Project Overview

	Density	Acres	%	Units	S.F.
Residential	1 - 24	134	(40%)	1,000	
<i>Pedregal</i>				237	
<i>Westside</i>				763	
Civic, Commercial or Park		11	(3%)		50,000
Village Park		15	(4%)		
Open Space		169	(50%)		
Major Circulation		12	(3%)		
Total		341	(100%)	1,000	50,000

Dwelling Units: Maximum v. Proposed

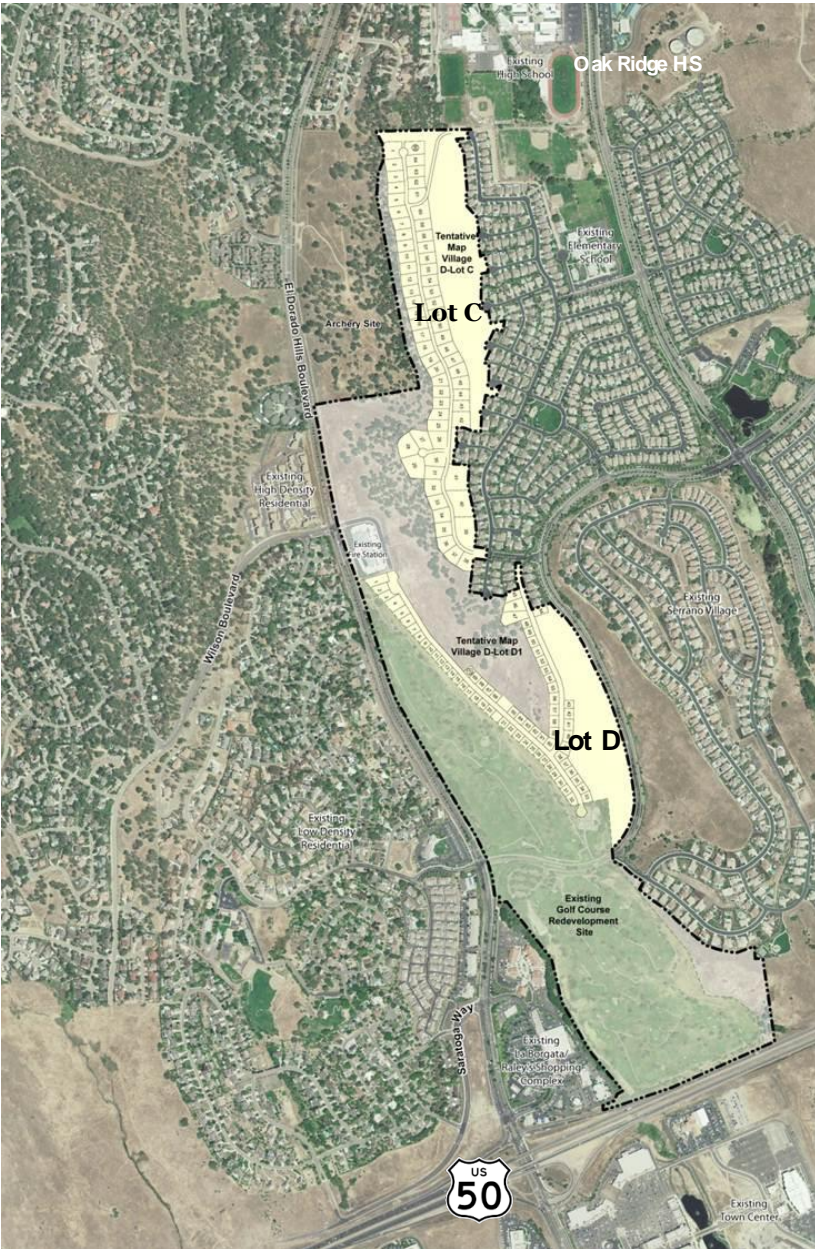
Approved: Serrano	6,261 Dwelling Units (DU)
General Plan: Pedregal	614
Maximum Scenario	6,875 DU
Anticipated build out: Serrano	4,683 DU (*)
Proposed: Pedregal	237
Proposed: Westside	763
Proposed Scenario	5,683 DU
Additional/(Reduced) Units	(1,192) DU

(*) Excludes 135 Lots in Village D1 – Lot C & D



S E R R A N O

Proposed Plan



SERRANO

Serrano Village D1 – Lot C

- ✓ Eliminate 65 pad-graded lots
- ✓ Convert 33 acres into open space

Serrano Village D1 – Lot D

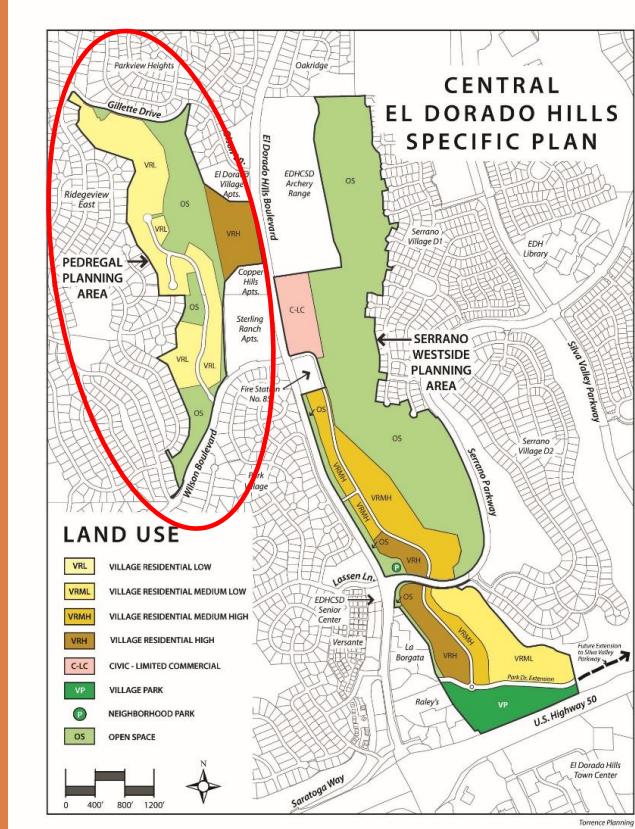
- ✓ Eliminate 70 production lots
- ✓ Convert 17 Acres into open space



Proposed Plan



- ✓ 37 custom lots
- ✓ 200 multi-family units
- ✓ 39 acres open space
- ✓ 237 maximum DUs





S E R R A N O

Westside

Proposed Plan

Plan Opportunities

New amenities:

- ✓ Public recreation facilities
- ✓ Regional and local road/trail improvements
- ✓ Additional customer base for existing local commercial/retail properties

Extension of Serrano community identity:

- ✓ Identical gated residential entries
- ✓ Similar architectural control and CC&Rs



Additional Opportunity

Upgrade existing Park Drive

- ✓ Improve awkward intersection between Raleys and La Borgata
- ✓ Improve regional public road network
- ✓ Provide community access to Westside



Existing Condition

Existing pedestrian crossing

Existing pedestrian crossing

NO pedestrian crossing between Raleys/Borgata



Proposed Realignment

Left, straight and right turn lanes at signal

Park Drive public entrance to community and potential connection to the east

Designated right turn only into Raley's
All-way stop

New pedestrian crossings and sidewalks

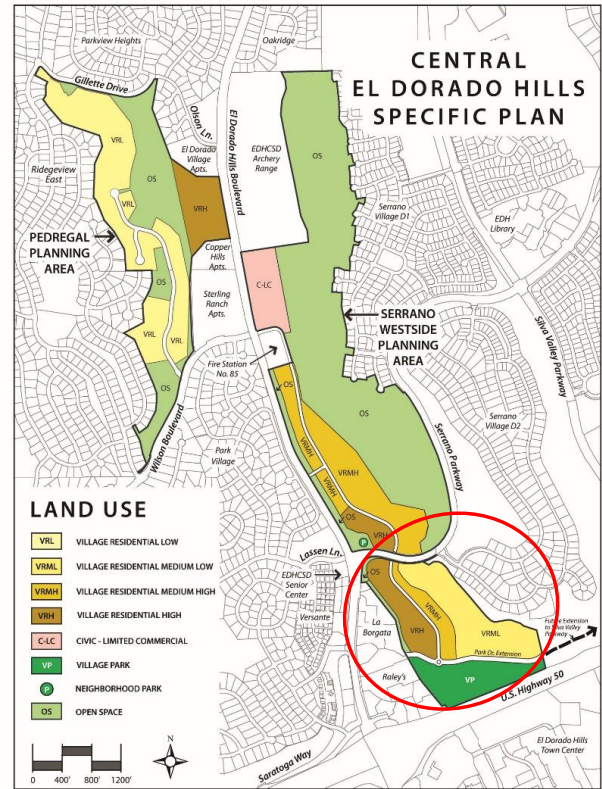


Westside South

ILLUSTRATIVE PLAN ONLY

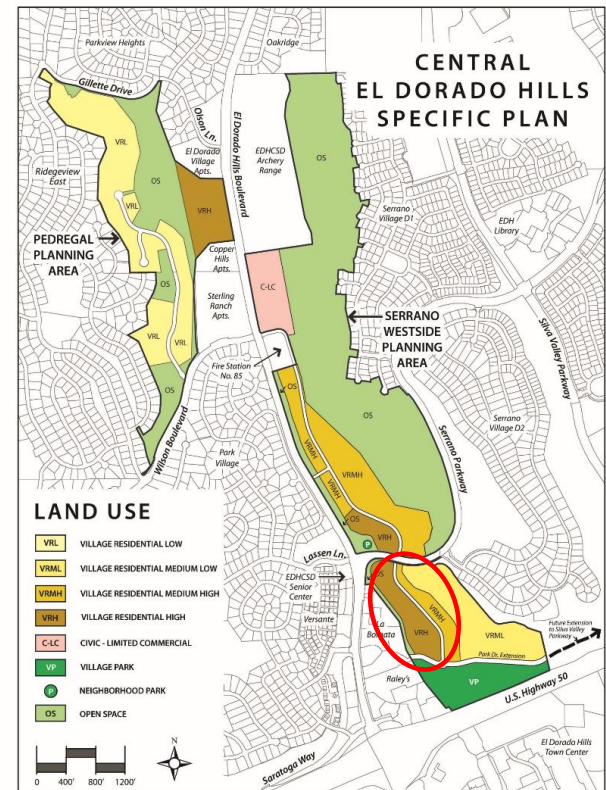
Three Residential Densities

- 14-24 DU/ac Village Res. High
- 8-14 DU/ac Village Res. Med-High
- 5-8 DU/ac Village Res. Med-Low



Senior Village, Condominiums, or Multi-Family Homes

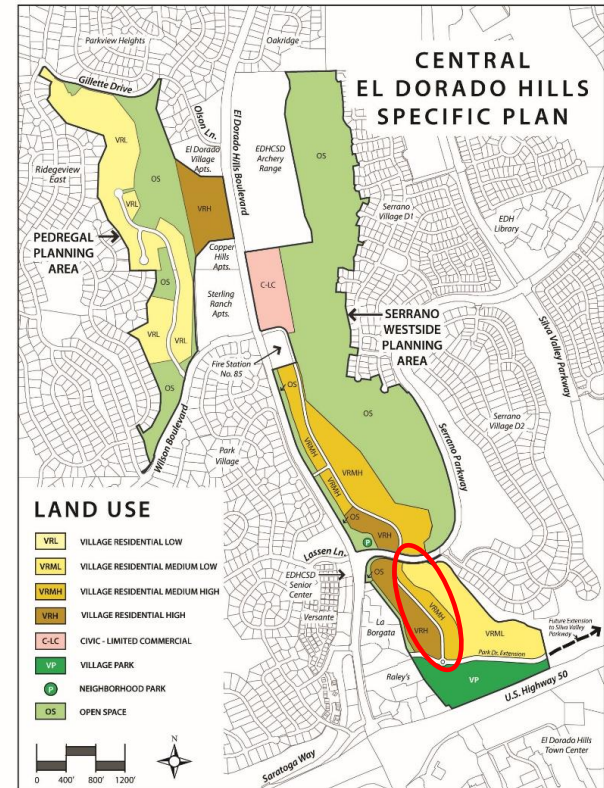
- DU/ac: 14 – 24
- Acres: 10
- Max DUs: 230





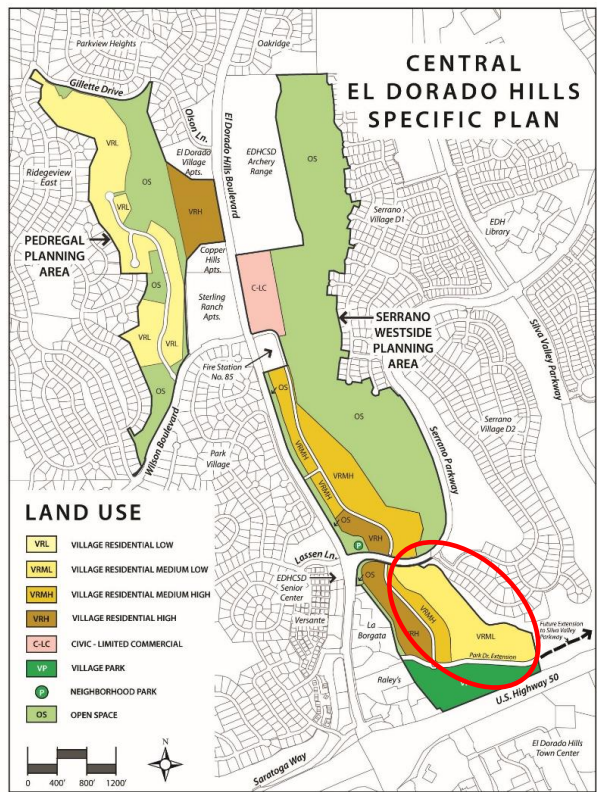
Townhomes

- DU/ac: 8-14
- Acres: 6
- Max DUs: 84



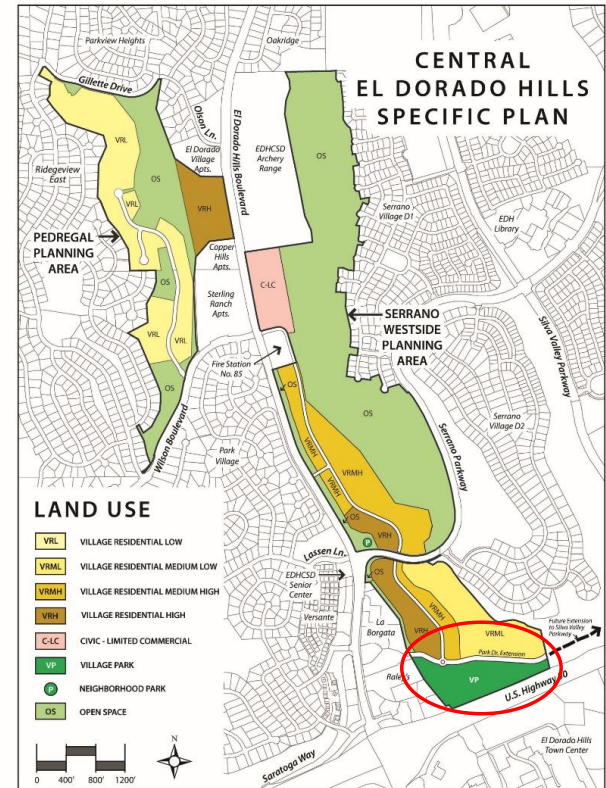
Single Family Detached Homes

- DU/ac: 5-8
- Acres: 23
- Max DUs: 123



VILLAGE PARK

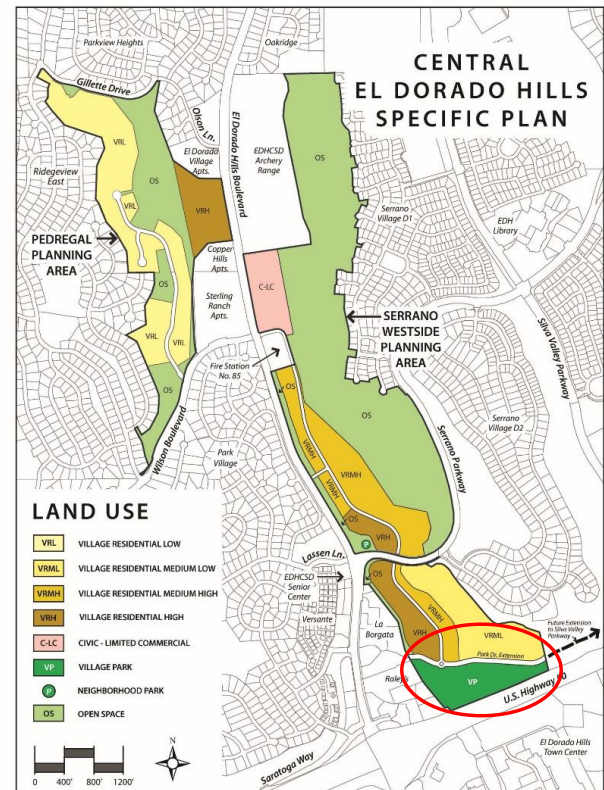
- Public Access off Roundabout – New Park Dr.
- 15 acres
- EDH Community Services District (CSD) Park
- Park Fees - \$8,400,000





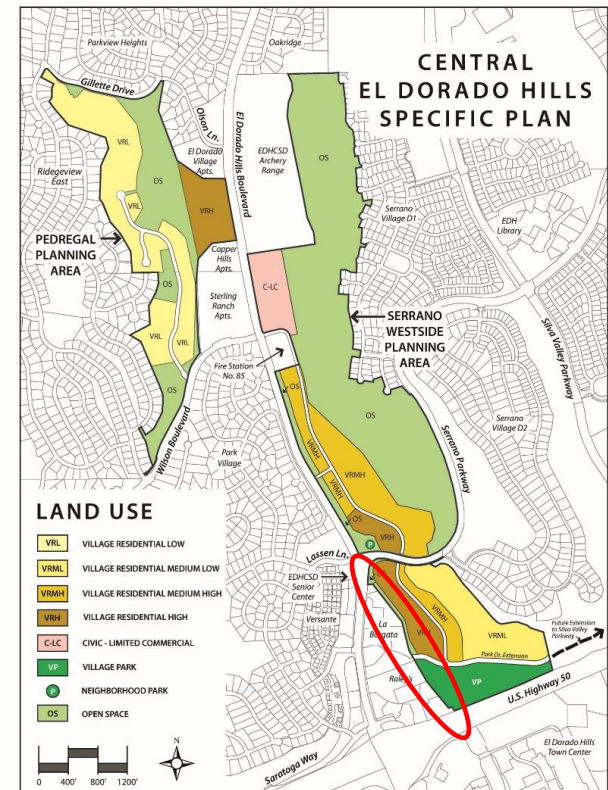
VILLAGE PARK

- 100' to 150' elevation difference from Serrano Village D2 to park
- Potential for lighted fields



PEDESTRIAN CIRCULATION

- Trail parallels creek
- Connects to Serrano trails
- Direct access to retail and services
- Undercrossing connection

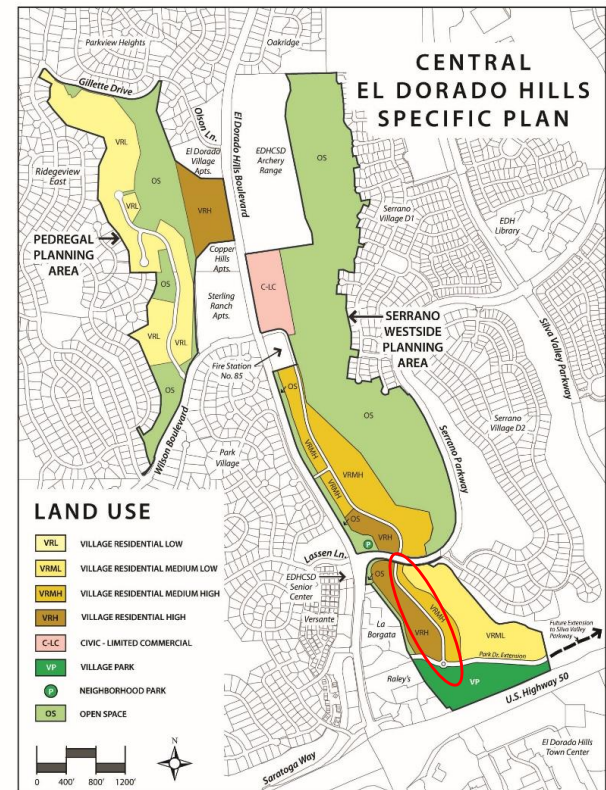




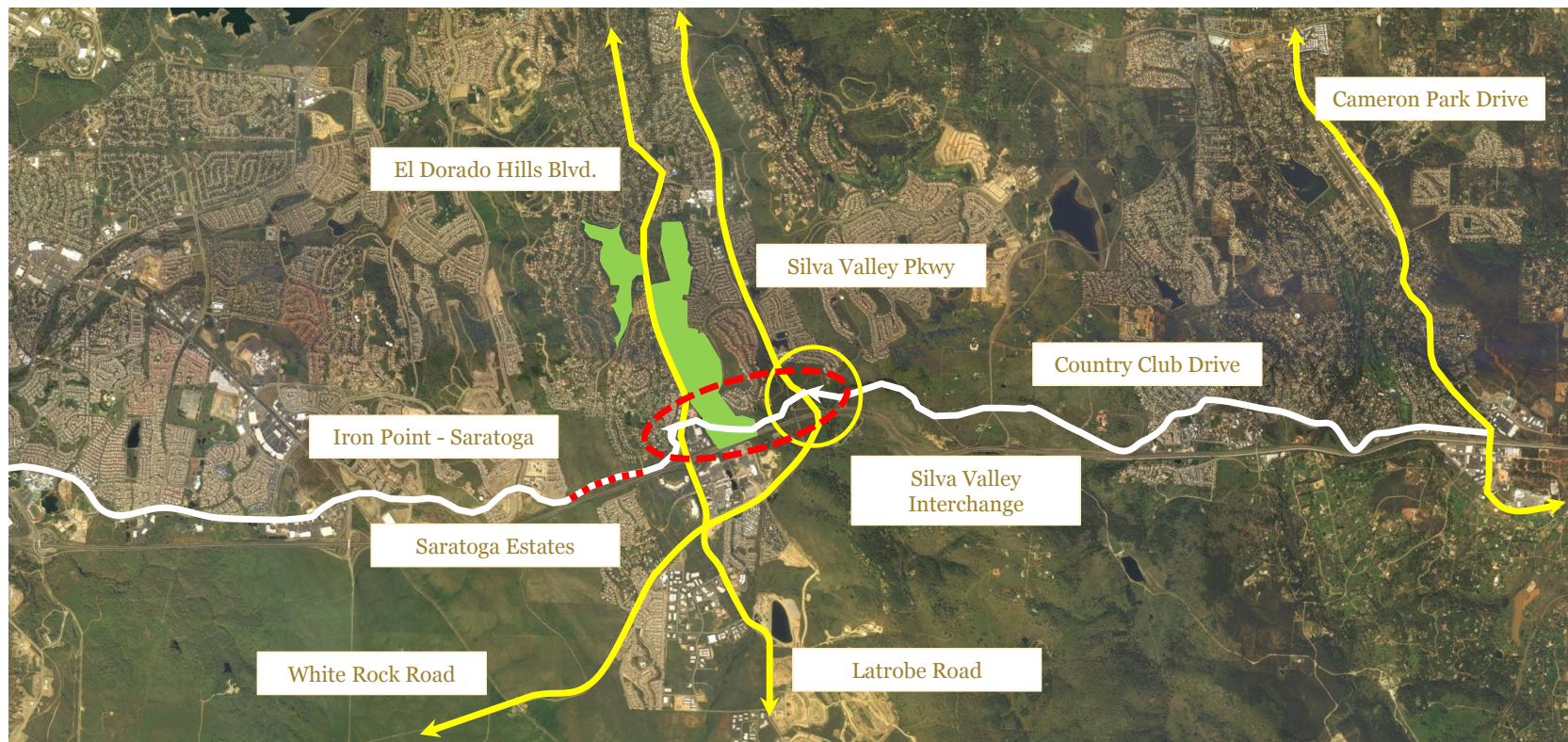
Former golf cart undercrossing at Serrano Parkway

VEHICLE CIRCULATION

- Private gates
- New public access from Park Drive to roundabout at Village Park
- Potential future connection to Silva Valley Parkway



Potential Cameron Park - Folsom Connection





HWY 50 PEDESTRIAN CROSSING

- ✓ County C.I.P. Cost: \$6.8 Million
- ✓ County timing: after 2020

Specific Plan Location

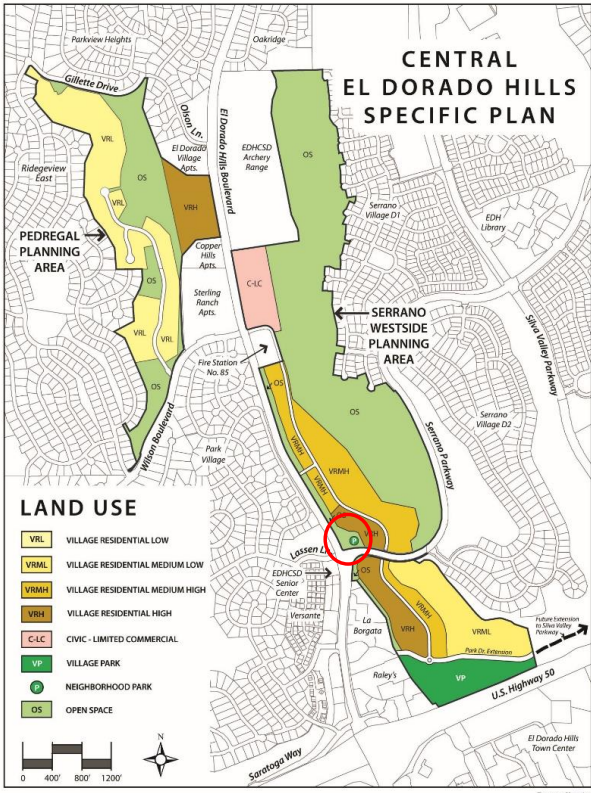
- ✓ Distance is substantially smaller and safer
- ✓ Estimated Cost = \$2.5 M (\$4.3 M savings)
- ✓ Connect to Town Center trail system
- ✓ Construct sooner as part of project (potentially)
- ✓ Entry feature to El Dorado County (potentially)

Proposed Crossing
600 L.F. +/-

New Plan - Crossing
250 L.F. +/-

NEIGHBORHOOD PARK

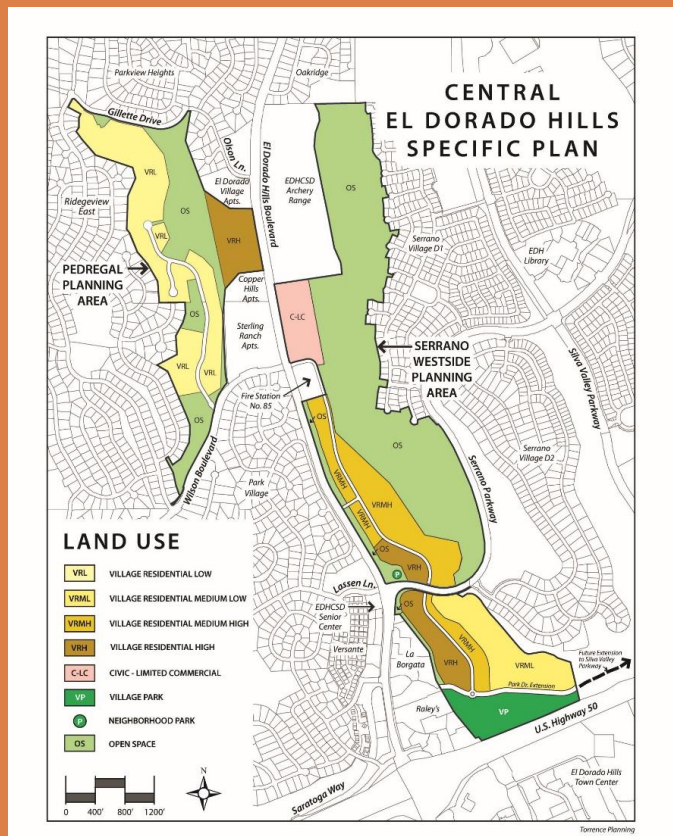
- 1 acre
- EDH Blvd. & Serrano intersection
- Publically accessible
- Privately maintained by HOA





Two Residential Densities

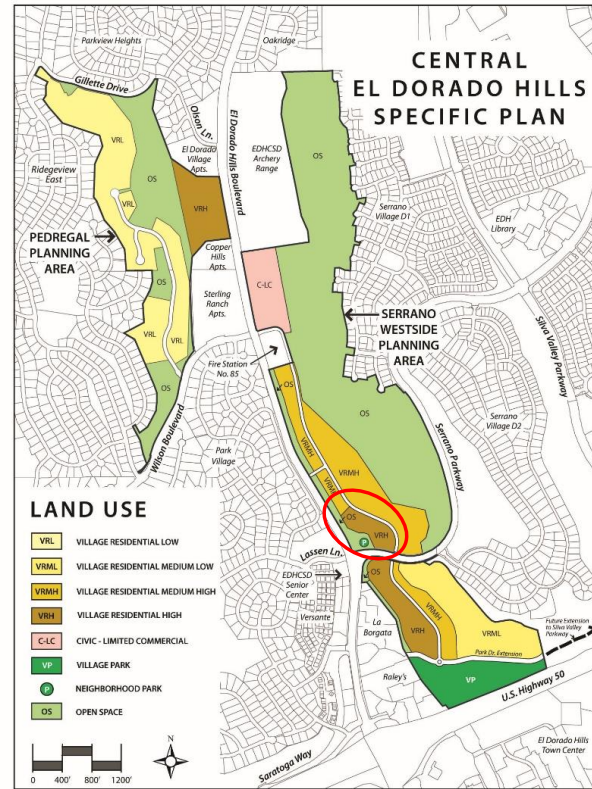
- 14-24 DU/ac: Village Res. High
- 8-14 DU/ac: Village Res. Med-High





Proposed Condominium or Senior Housing Potential

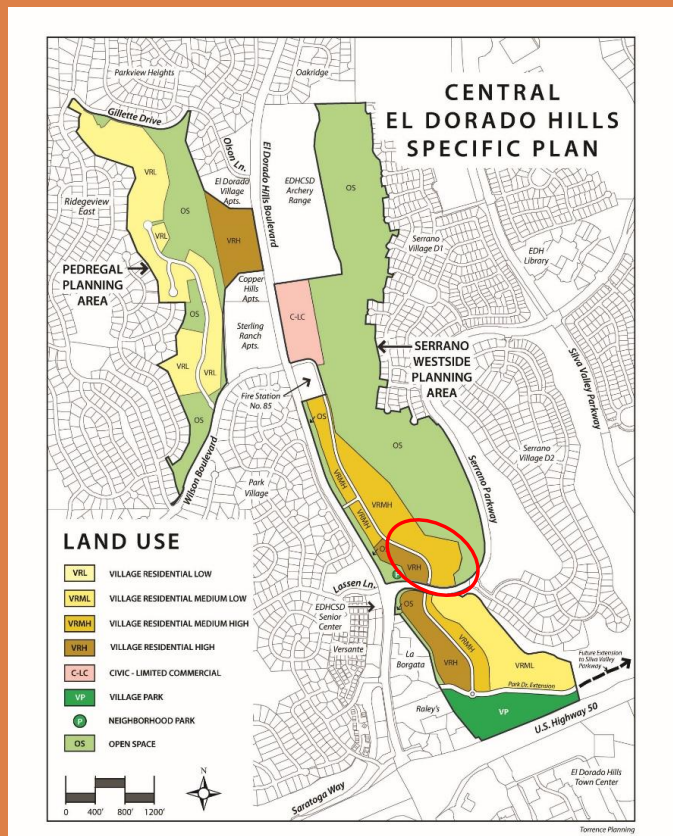
- DU/ac: 14-24
- Acres: 6
- Max DUs: 100





Townhomes

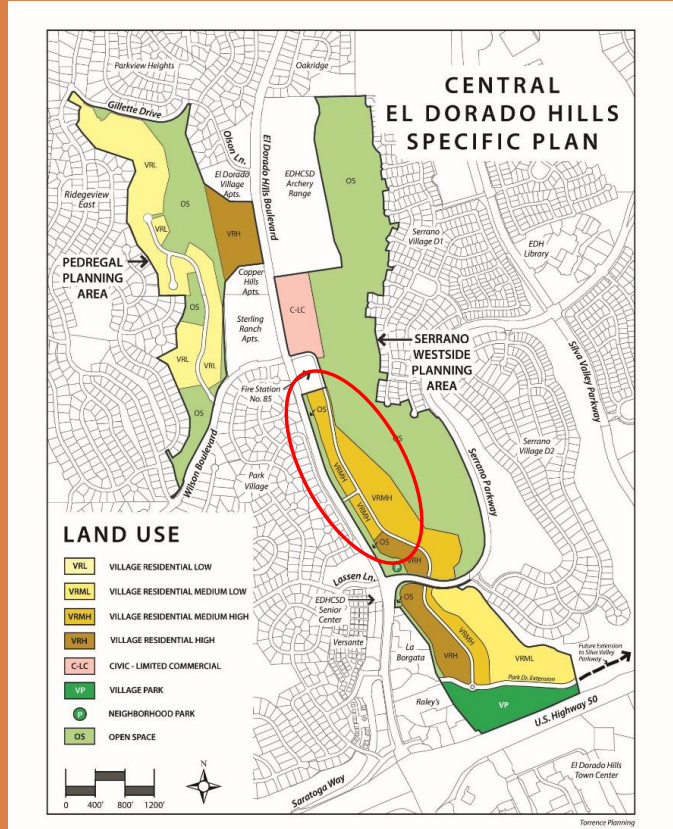
- DU/ac: 8-14
- Acres: 6
- Max DUs: 84

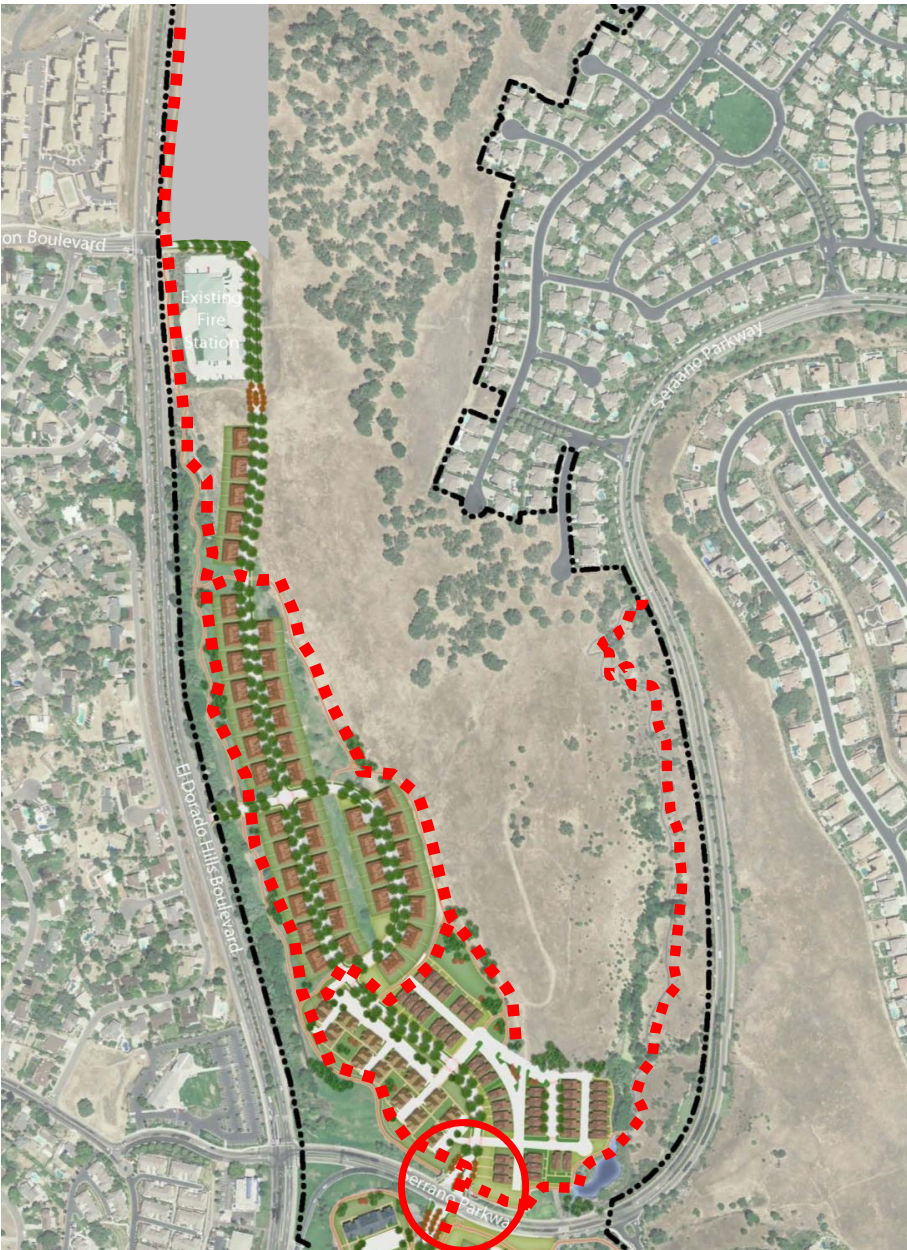




Halfplexes

- DU/ac: 8-14
- Acres: 24
- Max DUs: 142
- Similar to Versante senior project and Regalo Serrano





PEDESTRIAN CIRCULATION

- New landscaped trail system
- Connect to existing trails along EDH Blvd. and Serrano
 - Relocate existing trail on EDH Blvd. off of the road and move to landscaped buffer
 - Utilize Serrano Parkway undercrossing
 - New trail from Wilson Blvd. to Latrobe with no traffic signal crossings



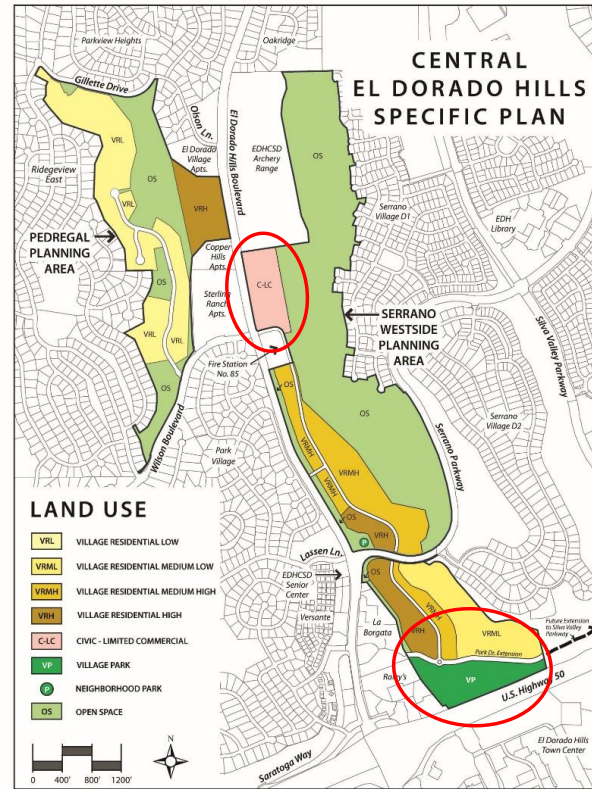
VEHICLE CIRCULATION

- Wilson Blvd. to private gate
- El Dorado Hills Blvd. to private gate
- Exit-only or EVA-only gate to Serrano Parkway across from existing parking lot



CIVIC-LIMITED COMMERCIAL

- 11 acres
- Municipal benefit
- Recreation (sports fields)
- Special use (senior center)
- Senior housing
- Provided parkland: 27 acres plus park fees
- Required parkland: 13 acres





A CENTER FOR THE AGES OF EL DORADO HILLS, CA

June 2015



CONCEPTUAL SKETCH

ARCHITECTURAL NEXUS, Inc.
archnexus.com

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Overall Westside Community Plan



Overall Westside Community Plan



with Serrano Village D1 Lots C and D Overlay