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PC 10/24/19  
#6  
11 pages

# **VINEYARDS AT EL DORADO HILLS**

**EL DORADO HILLS, CA**

**EL DORADO COUNTY PLANNING COMMISSION**

**OCTOBER 24, 2019**

## **BACKGROUND**

- Previously approved 19-unit project (Diamante Estates)
- 114- acre project site
- Site includes an old school house, barn and a man-made stock pond
- Project area contains lush oak woodlands concentrated in the northern section of the project site
- Diamante Estates would have filled the vernal pools, destroyed the tree canopy and taken out the old school house and barn



## VINEYARDS PROJECT TIMELINE

- Application filed February 2014
- APAC Initial Presentation February 8, 2017
- Notice of Preparation Issued October 11, 2017
- Public Scoping Meeting October 26, 2017
- Planning Commission Workshop April 26, 2018
- DEIR Release November 7, 2018
- Comments Due January 7, 2019 (90-days)
- Planning Commission Hearing October 24, 2019
- Anticipated Board of Supervisors Hearing December 2019

# VINEYARDS AT EL DORADO HILLS PROJECT

- 42 single family residences
- 1-acre lots
- Small scale vineyard (25 acres)
- 65 acres (or 57%) of open space
- Project is focused on water conservation and energy efficiency
- Project site is surrounded by approved or constructed development
- Retain oak woodlands, school house, and pond
- Creation of connected trails

VINEYARDS AT EL DORADO HILLS  
SITE PLAN  
EL DORADO HILLS, CALIFORNIA  
OCTOBER, 2017



## VINEYARDS AT EL DORADO HILLS PROJECT

- General Plan Policy 2.2.1.2: The project has been designed to include large lot single family dwellings and substantial open space. The development provides a transition from the Community Region.
- General Plan Policy 2.2.3.1: The project incorporates clustering and open space dedication. The lots have been clustered on the most developable land to conform to the natural topography and minimize impacts on the natural resources, existing oak woodland, wetlands, view sheds, cultural resources and features such as the old school house.

## **FEEDBACK/ CHANGES**

- Street widths were widened from 22-feet to 26-feet, consistent with approved surrounding projects
- Moved access to Malcolm Dixon Road
- Additional neighborhood turn arounds were added
- The old school house and wetlands will remain
- The pond will also remain as part of the open space
- The project does not propose public sewer
- Water will not be pulled from Alta Vista Court
- No public events/activities will occur at the old school house
- High level sewer analysis study

## COMMENTS FROM THE COMMUNITY

1. Impacts to the trees from the vineyards
2. Timing of the traffic analysis
3. Community outreach conducted
  - Over 70 meetings in the community
4. Signage on the property
  - February 2017, 2 signs erected
5. Septic vs. Sewer
6. El Dorado Hills CSD annexation
7. Oak woodland preservation
8. Green Valley Road turning restriction





# **QUESTIONS/ COMMENTS**

# GREEN VALLEY ROAD AT LOCH WAY

COUNTY OF EL DORADO

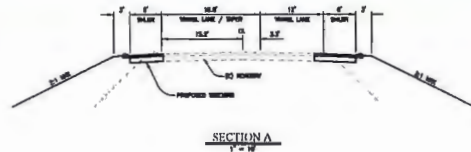
PRELIMINARY PLAN LINE

STATE OF CALIFORNIA

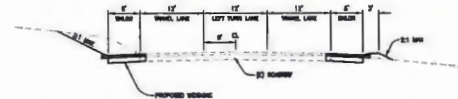
FEBRUARY, 2019



SCALE: 1" = 50'



SECTION A  
1" = 10'



SECTION B  
1" = 10'

