



Central El Dorado Hills Specific Plan Informational Workshop

**Planning Commission
August 25, 2016**

Introduction

- ❑ Central El Dorado Hill Specific Plan (CEDHSP) Informational Workshop
- ❑ Purpose
 - Introduction to the proposed Project
 - Receive input and comments
 - No formal action required

Workshop Format

- ❑ Overview of “Specific Plan”
- ❑ Overview of CEDHSP
- ❑ Next Steps for CEDHSP
- ❑ Applicant Detailed CEDHSP Presentation

What is a Specific Plan?

- ❑ Addresses land use distribution, open space availability, infrastructure, and infrastructure financing for Plan Area
- ❑ Must be consistent with General Plan
- ❑ Establishes development policies and regulations for the Plan Area
- ❑ All subsequent subdivision and development, public projects and zoning regulations within Plan Area must be consistent with the Specific Plan

What is a Specific Plan?

What a Specific Plan Does

- ▶ Sets forth land use designation and development standards unique to the site.
- ▶ Provides for master planning that implements General Plan goals and policies.

What a Specific Plan Doesn't Do

- ▶ Does not fully entitle individual development in the Plan Area.

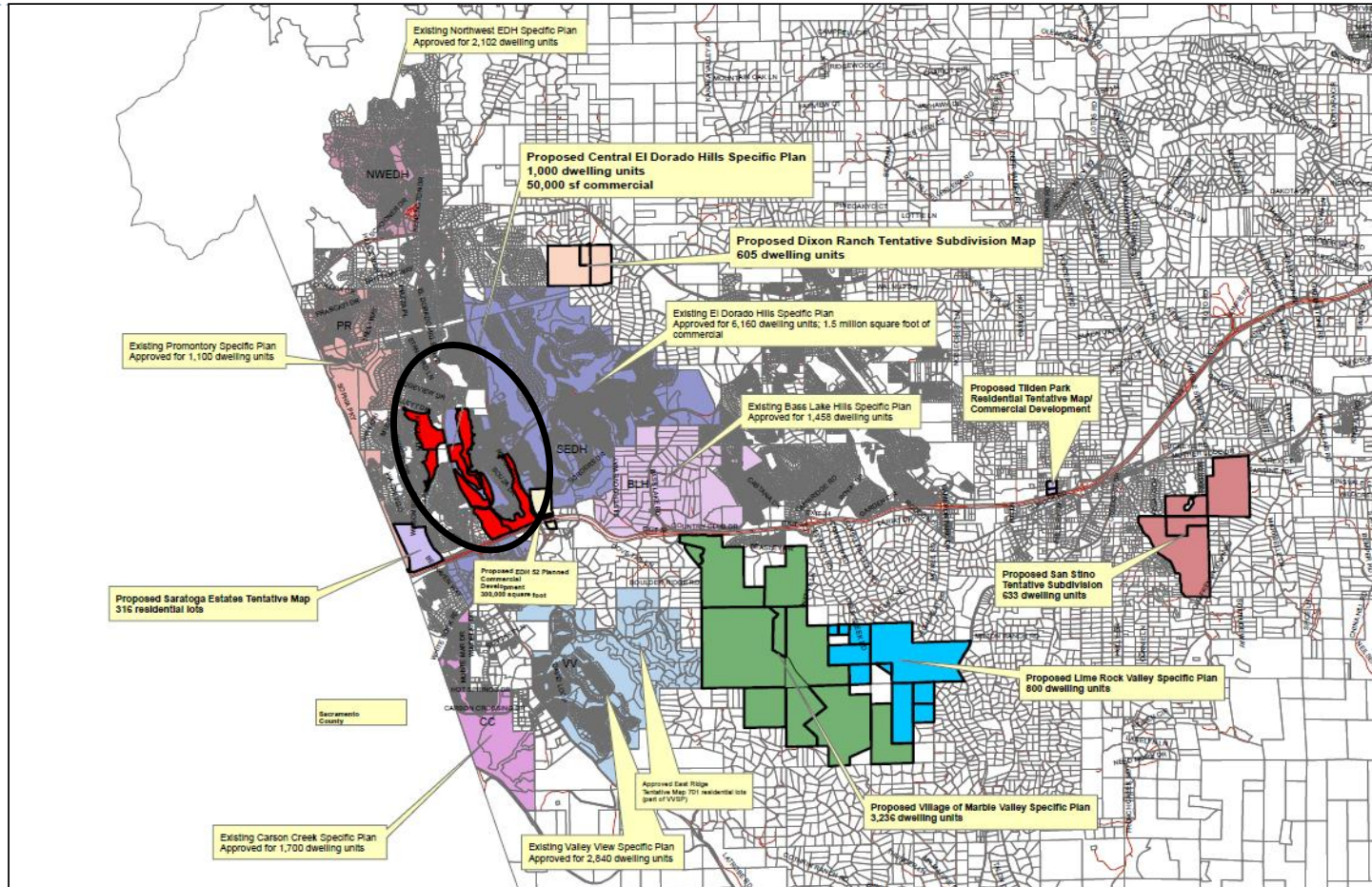
Subdivisions – After Specific Plan Adoption

- ❑ Specific Plans often contain conceptual subdivision maps used to present ideal pattern of development for Plan Area
- ❑ Subdivision Maps are discretionary project approvals that will occur after approval of the Specific Plan
- ❑ Must comply with the standards for design, improvements, land use, and density of Specific Plan, including the size of lots and types of improvements that will be required as conditions of approval

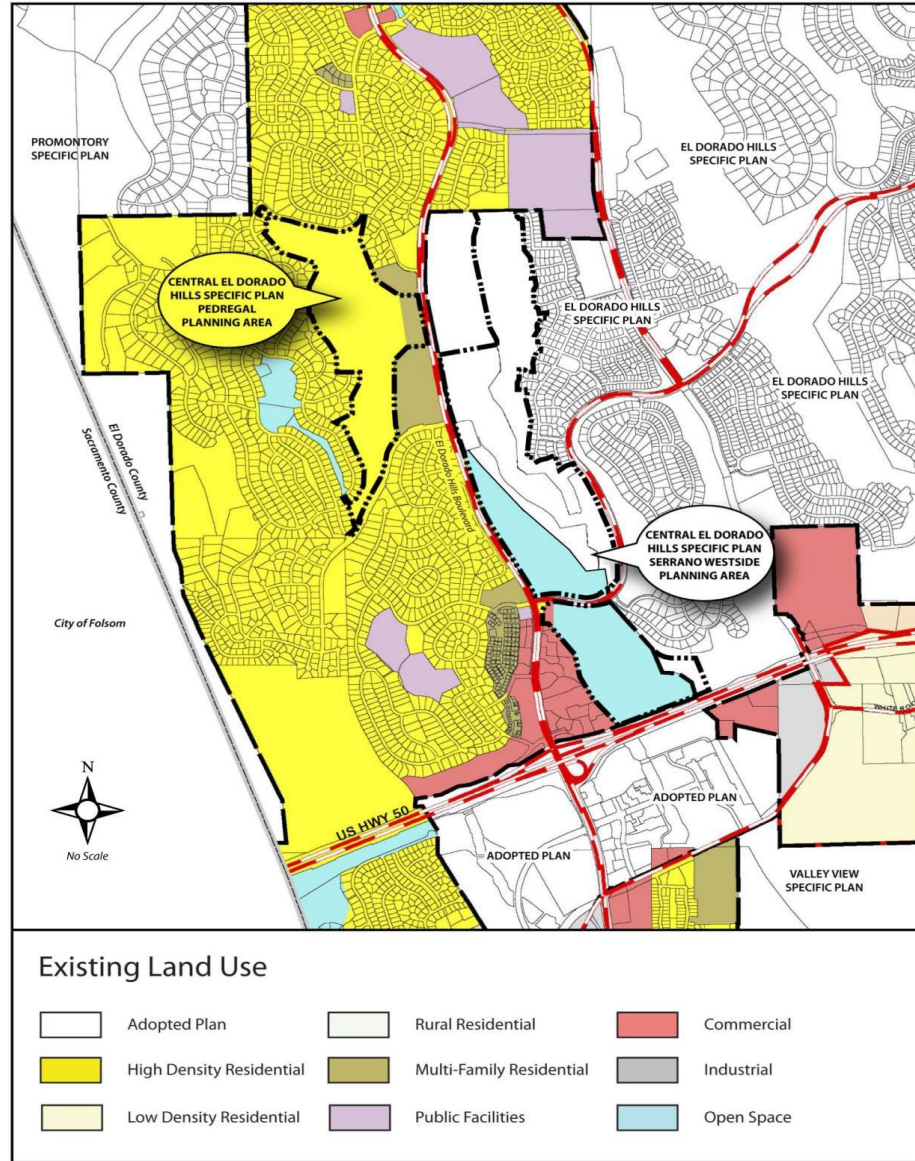
Applicable Regulations

- ❑ Section 65450 - 65457 of the California Government Code
- ❑ County Code Chapter 130.56 (Specific Plans)
- ❑ Proposed CEDHSP meets content requirements of state law and County Code

Location of CEDHSP



Existing General Plan Land Use Designations

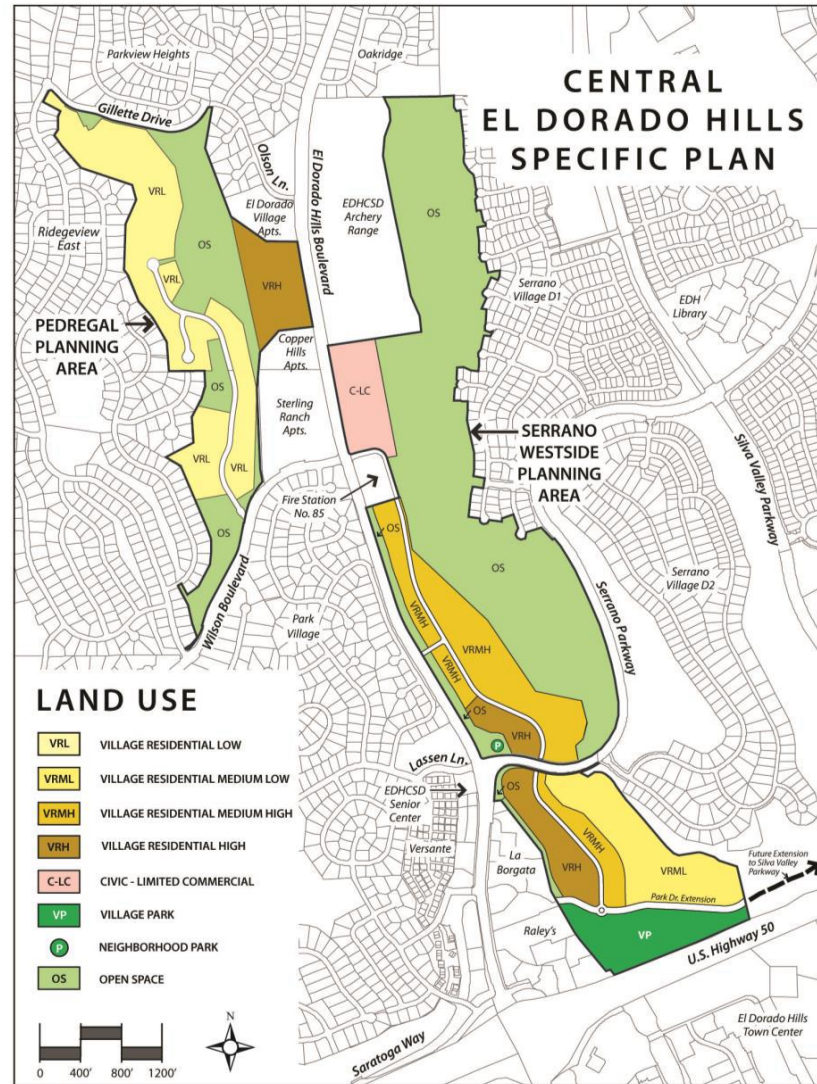


Torrence Planning

Central El Dorado Hills Specific Plan

- ❑ 341 acres within the El Dorado Hills Community Region
- ❑ Divided into two planning areas - Serrano Westside Planning Area and Pedregal Planning Area

Central El Dorado Hills SP Land Use Plan



Central El Dorado Hills Specific Plan Proposed Land Use Overview

| Use | Dwelling Units | Acres | % of Plan Area |
|--------------------------|----------------|-------|----------------|
| Residential | 1,000 | 134 | 39% |
| Civic-Limited Commercial | - | 11 | 3% |
| Village Park | -- | 15 | 4% |
| Open Space | - | 169 | 49% |
| Circulation | - | 12 | 4% |
| Total | 1,000 | 341 | 100% |

Central El Dorado Hills Specific Plan Other Key Project Features

- ❑ **Transportation Improvements**
 - Park Drive Extension
 - 7,500 feet of public walking and bicycling facilities
 - New location for bike/ped overcrossing of US 50
- ❑ **Water, recycled water, and wastewater pipeline extension and improvements**
- ❑ **On-site detention facilities to attenuate peak stormwater runoff**
- ❑ **Public Facilities Finance Plan**

Central El Dorado Hills Specific Plan Requested Entitlements

- ❑ General Plan Amendment
- ❑ El Dorado Hills Specific Plan Amendment
- ❑ Specific Plan Adoption
- ❑ Rezoning
- ❑ Planned Development Adoption
- ❑ Large Lot Subdivision Map
- ❑ Development Agreement
- ❑ Public Facilities Financing Plan

Environmental Review Overview

- ❑ Notice of Preparation – February 19, 2013
- ❑ Draft EIR – November 20, 2015 – January 19, 2016
- ❑ Partial Recirculated Draft EIR – March 22, 2016 – June 6, 2016
- ❑ Final EIR – under preparation

Next Steps

- ❑ Release of the Final EIR
- ❑ Return to Planning Commission for public hearing for consideration of the CEDHSP
- ❑ Board of Supervisors' consideration of Planning Commission recommendations

Next Presentation

Applicant Presentation