

Central El Dorado Hills Specific Plan



El Dorado County Planning Commission
April 28, 2022



SERRANO

**PROJECT PROPONENT
SERRANO ASSOCIATES, LLC**

Kirk Bone, Director of Government Affairs

Andrea Howard, Principal Planner

Presentation Objectives

- Regional & Local Planning Principles
- 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
- Country Club Drive Alternative Alignment
- Alternative 4: Zoning Consistent Alternative
- Public Comment

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**

- General Plans: Constitution for growth
- General Plan Consistency
Attachment 6 of Staff Report
121 applicable policies; all consistent



- 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 – Project Background

Former Executive Golf Course Background



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



Fairway Villas 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

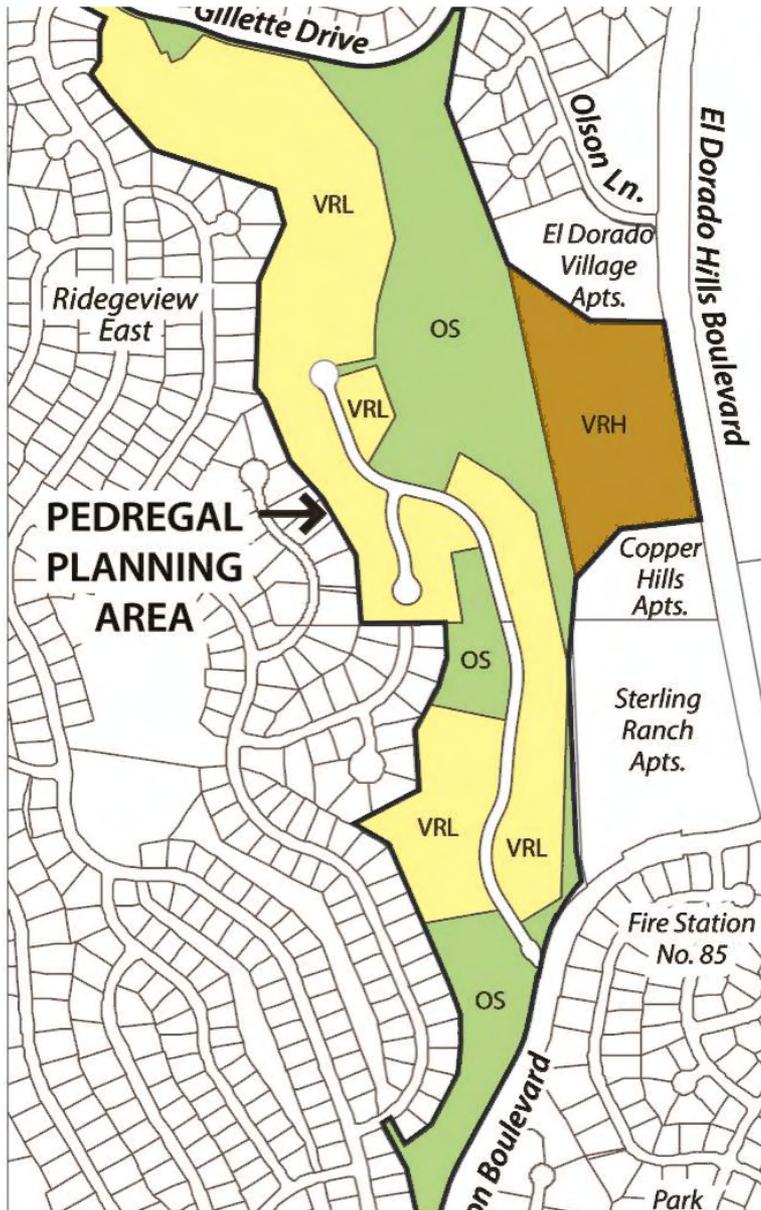


Vessona condominiums, Folsom



Sterling Ranch Apartments, El Dorado Hills

Pedregal Land Plan (237 DUs)



Land Use Summary

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

VRL

Village Residential Low

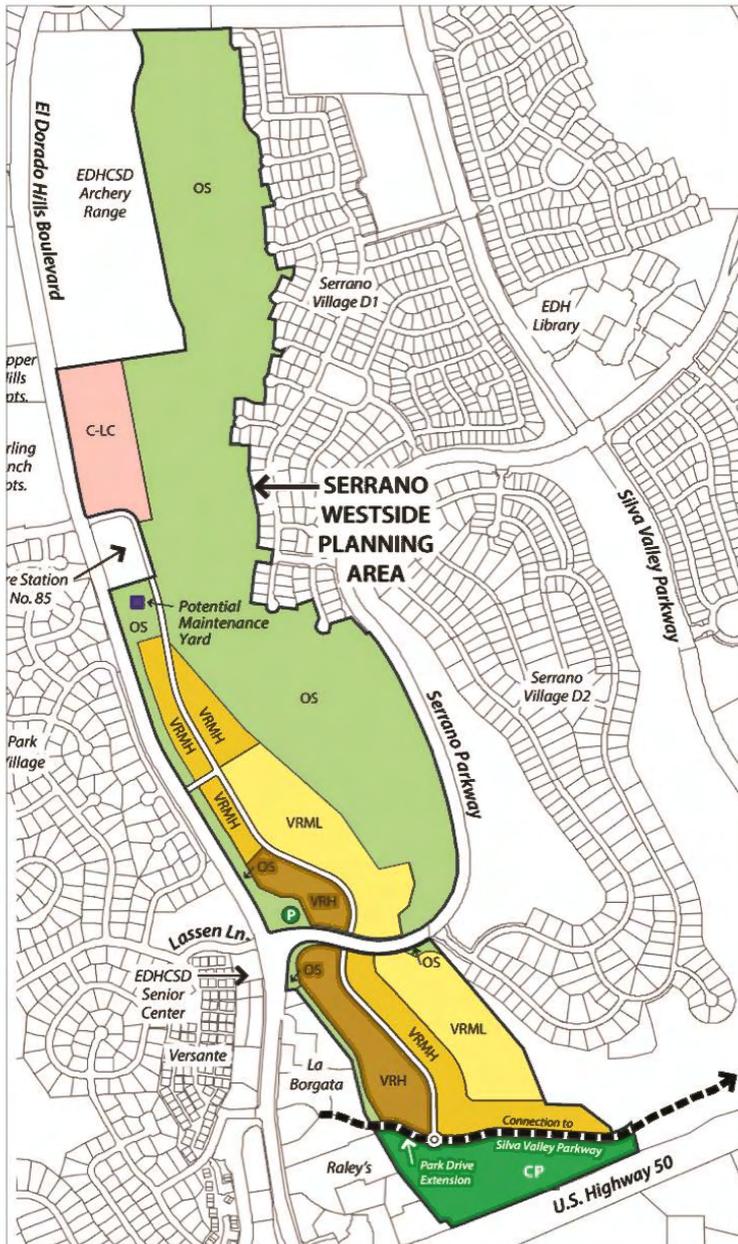
- 45 acres, 37 units, density < 1.0 DU/a
- Lot sizes ≥ Ridgeview lots

VRH

Village Residential High

- 10 acres
- 200 units, density 20 DU/ac

Serrano Westside Land Plan (763 DU_s)



Land Use Summary

Residential	69 ac.	29%
Open Space	133 ac.	57%
Community Park	15 ac.	6%
Civic - Limited Commercial	11 ac.	5%
Roads & Landscape	6 ac.	3%
TOTAL	234 ac.	

VRML

Village Residential Medium - Low

- 20 acres, 123 units, density 6.2 DU/ac

VRMH

Village Residential Medium - High

- 33 acres, 310 units, density 9.4 DU/ac

VRH

Village Residential High

- 16 acres, 330 units, density 20.6 DU/ac

Serrano Westside Land Plan



C-LC

Civic - Limited Commercial

- 11 acres
- Parks and/or recreation
- Senior center
- Municipal or administrative office
- General office

CP

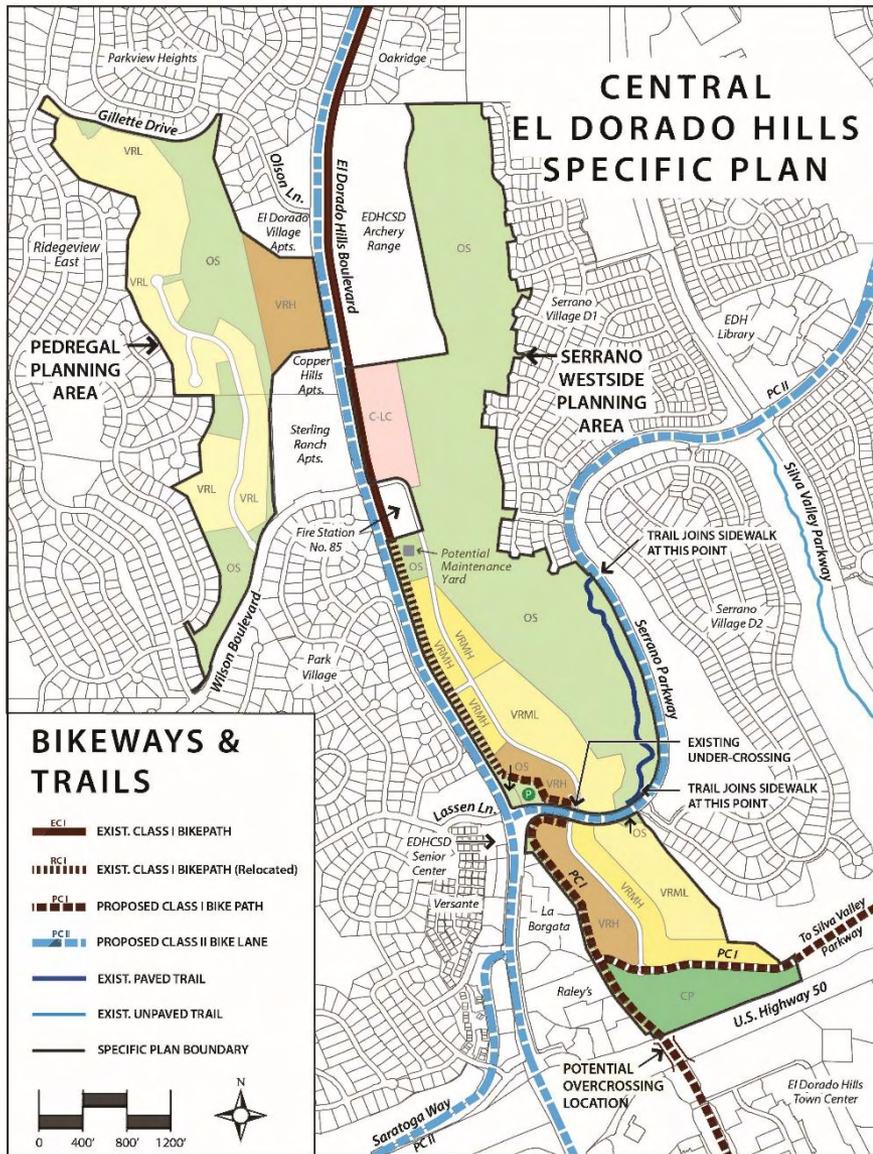
Community Park

- 15 acres, public
- Lighted sports fields
- Amenities (parking, restrooms, gazebo/picnic areas, etc.)



Promontory park, El Dorado Hills

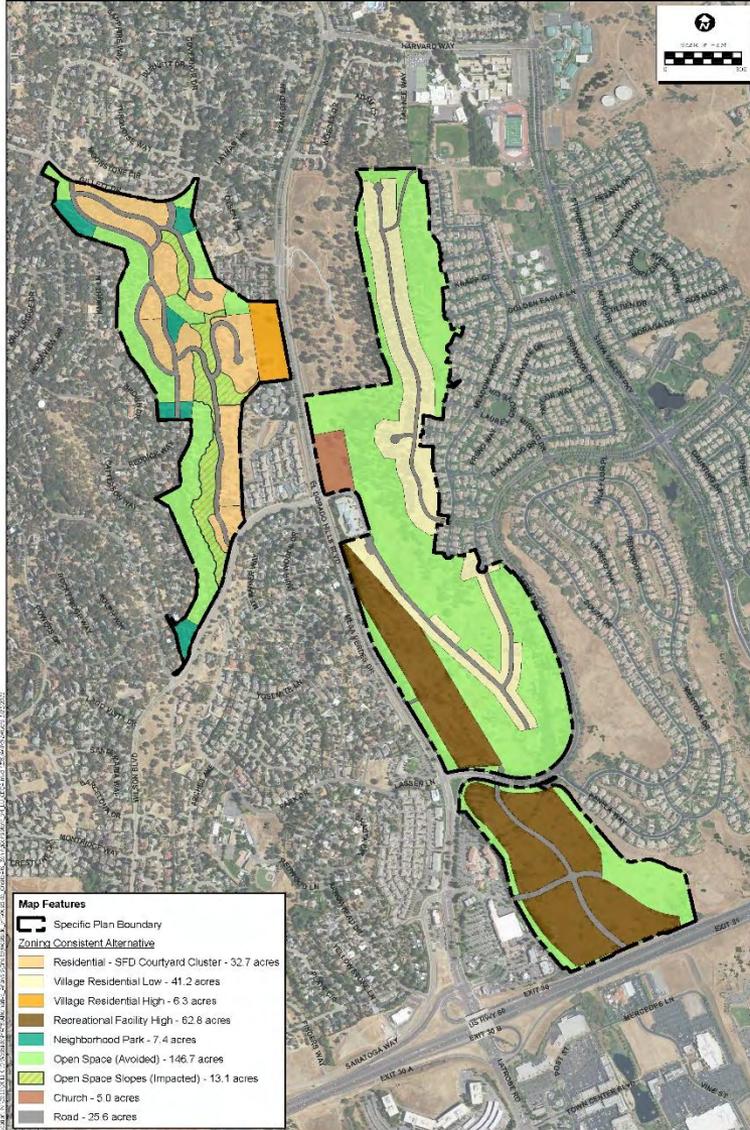
Trails & Bikeways



- 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



Alternative 4: Zoning Consistent Alternative



Alternative 4: Zoning Consistent Alternative

2012-01-9 Westside

Land Use	Alt. 4	Proposed	Diff.
Developed Residential (ac)	124	80	(44)
Open Space (ac)	160	175	15
Oak Tree Impacts (ac)	55	14	(41)
Residential Units (du)	654	1,000	346
Recreational Facility – High (ac)	63	-	(63)
Church Site (ac)	5	-	(5)
Community Park (ac)	-	15	15
Civic/Limited Comm. (ac)	-	11	11
Total Developed Acres	181	161	(20)
Total Project Area (ac)	341	336	(5)

Questions?
Public





Development Agreement

The Project will provide neighborhood, community and County-wide benefits, as more fully detailed in this Agreement, including:

1. Fiscally neutral impacts on County services (Section 3.9 and FIA);
2. Fiscally neutral impacts on EDHCSD and EDHFIRE (Section 3.9 and FIA);
3. Community Benefit Fee of \$4,174.00 per unit, with limited exceptions (Section 3.2.4);
4. Dedication of parkland in excess of requirement (Section 3.2.6); 16.3 – 13.3 acres
5. Establishment of park maintenance funding mechanisms (Section 3.2.9);
6. Dedication/restriction of public open space and construction of publicly accessible and interconnected trails (Section 3.2.8); 7,800 L.F. or 1.5 miles, Cost = \$1 Million
7. Establishment of open space and trail maintenance mechanism (Section 3.2.8)
8. Voluntary, no-cost dedication of Country Club Drive right-of-way (Section 3.2.1); \$3.7 Million + \$370K ROW Staff costs
9. Advanced construction of County Club Drive (Section 3.2.2); 2031 – 41



Development Agreement

10. Significant monetary contribution toward environmental review and permitting of the trail-connected El Dorado Hills Blvd. freeway pedestrian overcrossing (Section 3.2.10); \$500,000
11. The opportunity for a range of housing types and densities;
12. Direct roadway and pedestrian/bicycle connections between housing and adjacent office/retail/services; and
13. Significant County TIF contributions without triggering any new roadway improvements.
14. Consistency with SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy.
15. Contribution to the County's Affordable Housing Fund with limited exceptions (Section 3.10); \$500 unit
16. Contributions to the County's Intelligent Transportation System project, with limited exceptions (Section 3.11).
17. Significant net positive contribution to County's TIF Program. (\$20 Million plus)
18. Provision of one hundred (100) units of Workforce Housing.
19. Allow CSD to explore Peter Hay-type facility (Section 3.2.12); One year.