

# Green Valley Commercial Center



**Project Site**



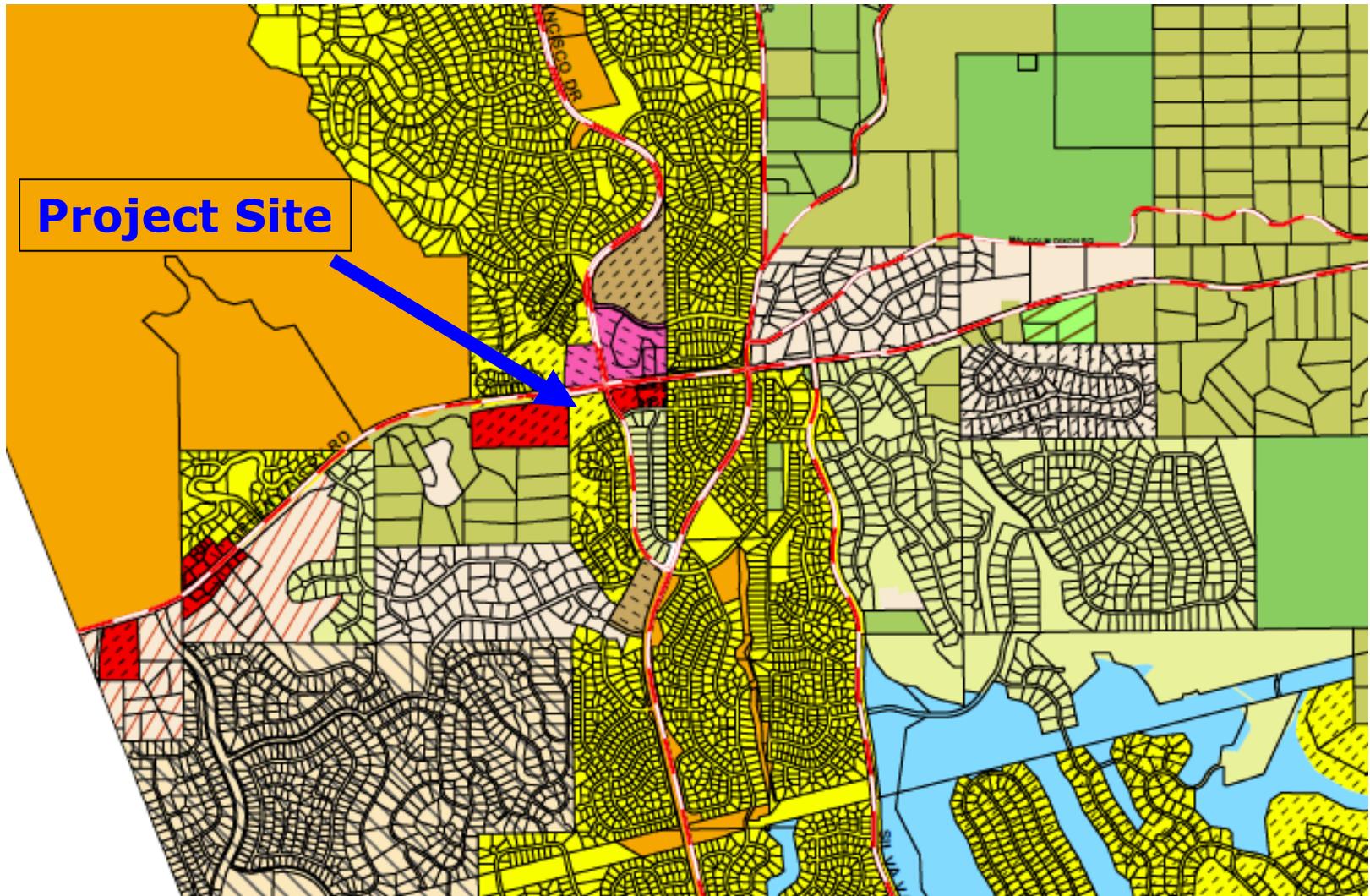
# **Why We Are Here**

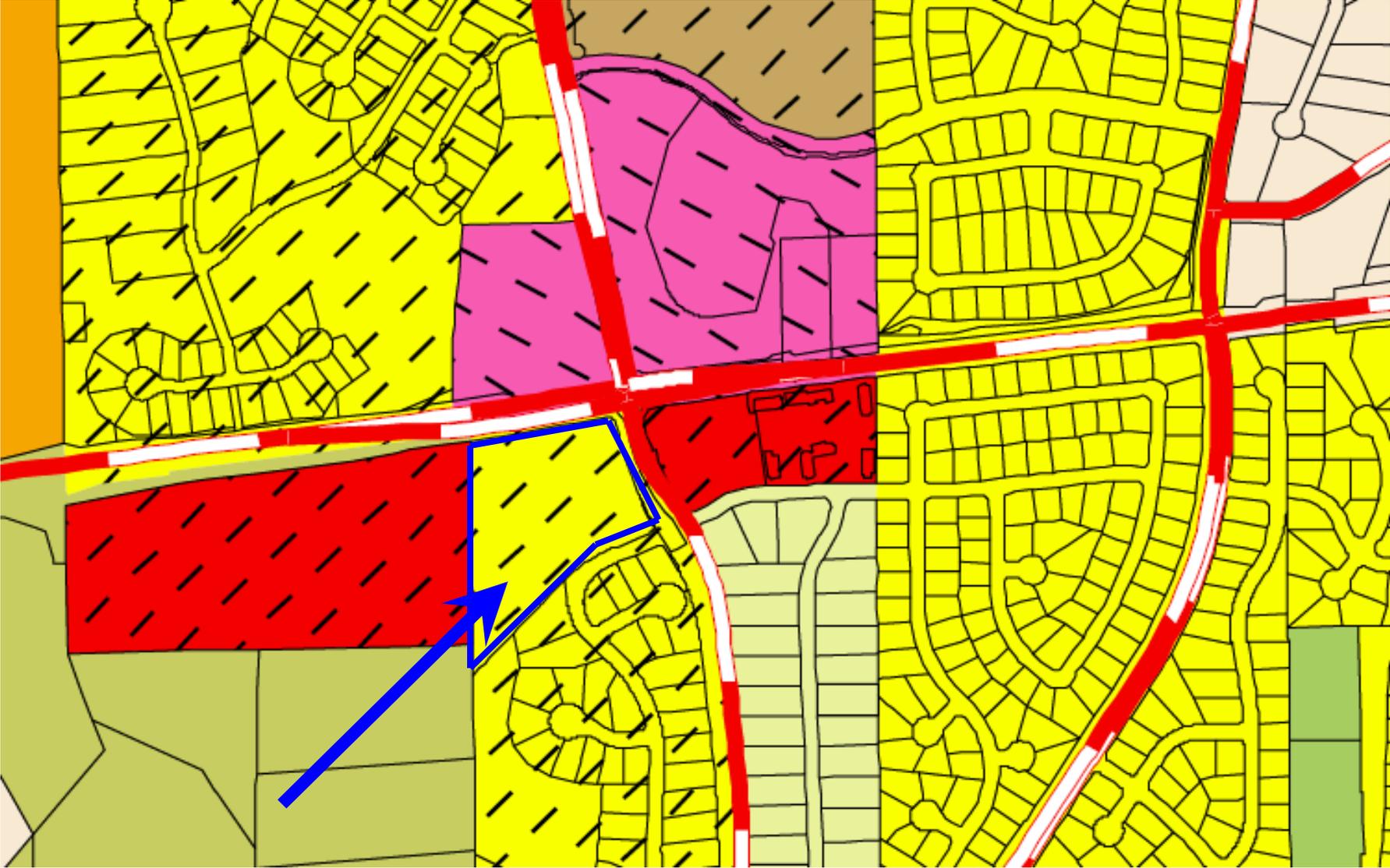
- **Builds Out Community**
- **Not Good Site for Housing**
- **Always Been Planned for Commercial**
- **Planning Commission and Staff Support**
- **Economic Benefits**

# Great Commercial Opportunity

- Project site is surrounded on 3 of 4 sides with commercial
- Area is already intense with 20,000 ADT and commercial and industrial
- This is the least intense corner

# Surrounded on 3 Sides by Commercial Uses





# Safeway Center



# National retailers/gas station





- 110,000 sf of retail space on about 15 acres

# Lake Forest Plaza





Lake Forest Village  
(north of Green Valley)

- 52,362 sf of commercial space on approx 6 acres

# The Village



- Approximately 50,000 sf on 6+/- acres



# Green Valley Commercial Center

- After zoning approved – development plan will be brought back to Planning Commission
- Will study potential effects
- With physical constraints, site will be least intensely developed

# Least Intensely Developed Corner



Imagery Date: 5/19/2012 1993

38°42'36.17" N 121°05'08.43" W elev 643 ft

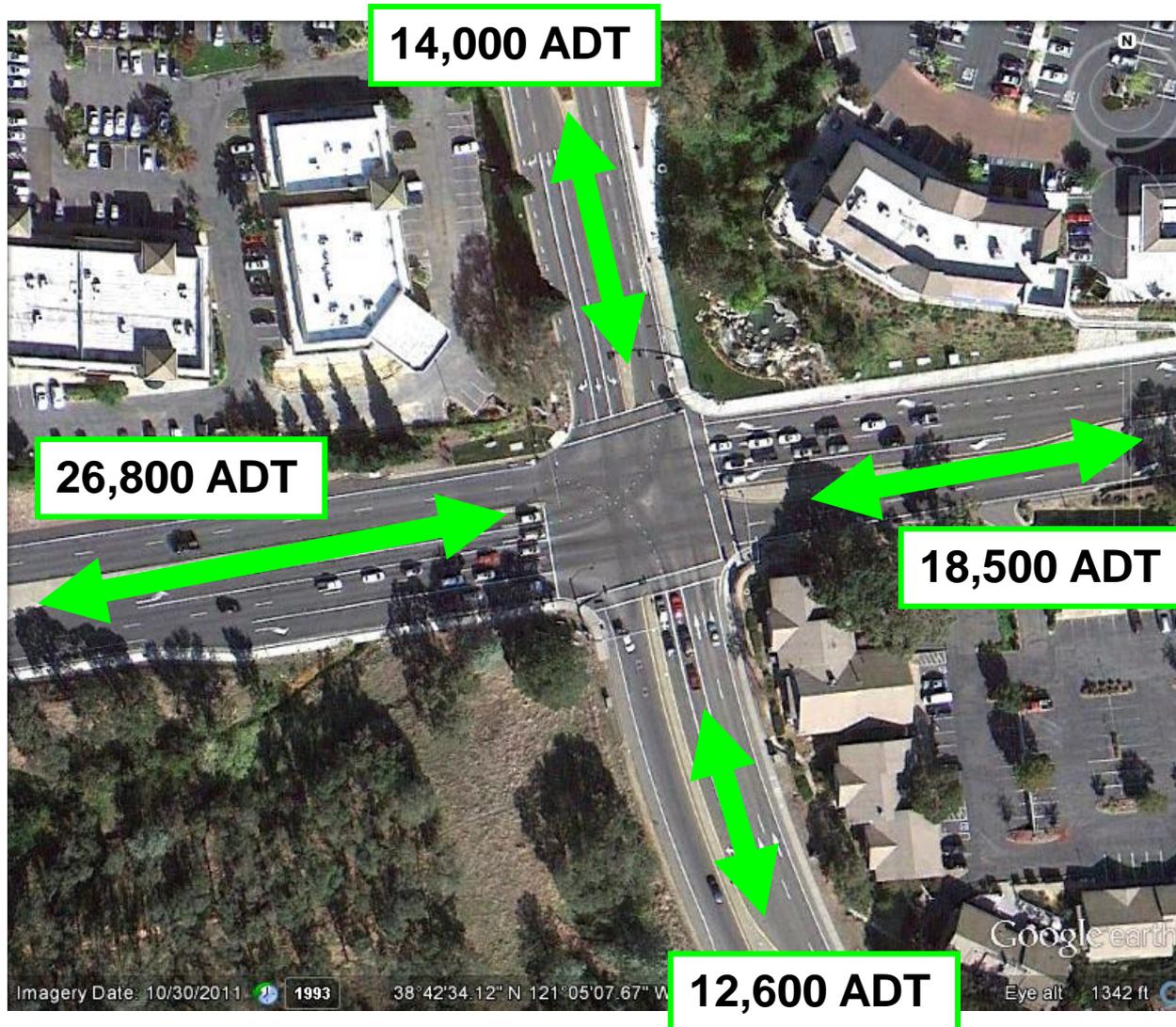
Google earth

Eye alt 3322 ft

# Bad Site for Housing

- Lots of traffic
- Too much noise
- Bad air quality/automobile fumes
- Looking up at cars

- Heavily Traveled Roadway



- One of busiest non-freeway intersections of all of El Dorado Hills

- Important east-west regional connector for the County

- Regional access point for El Dorado Hills for Folsom, Rocklin, Roseville

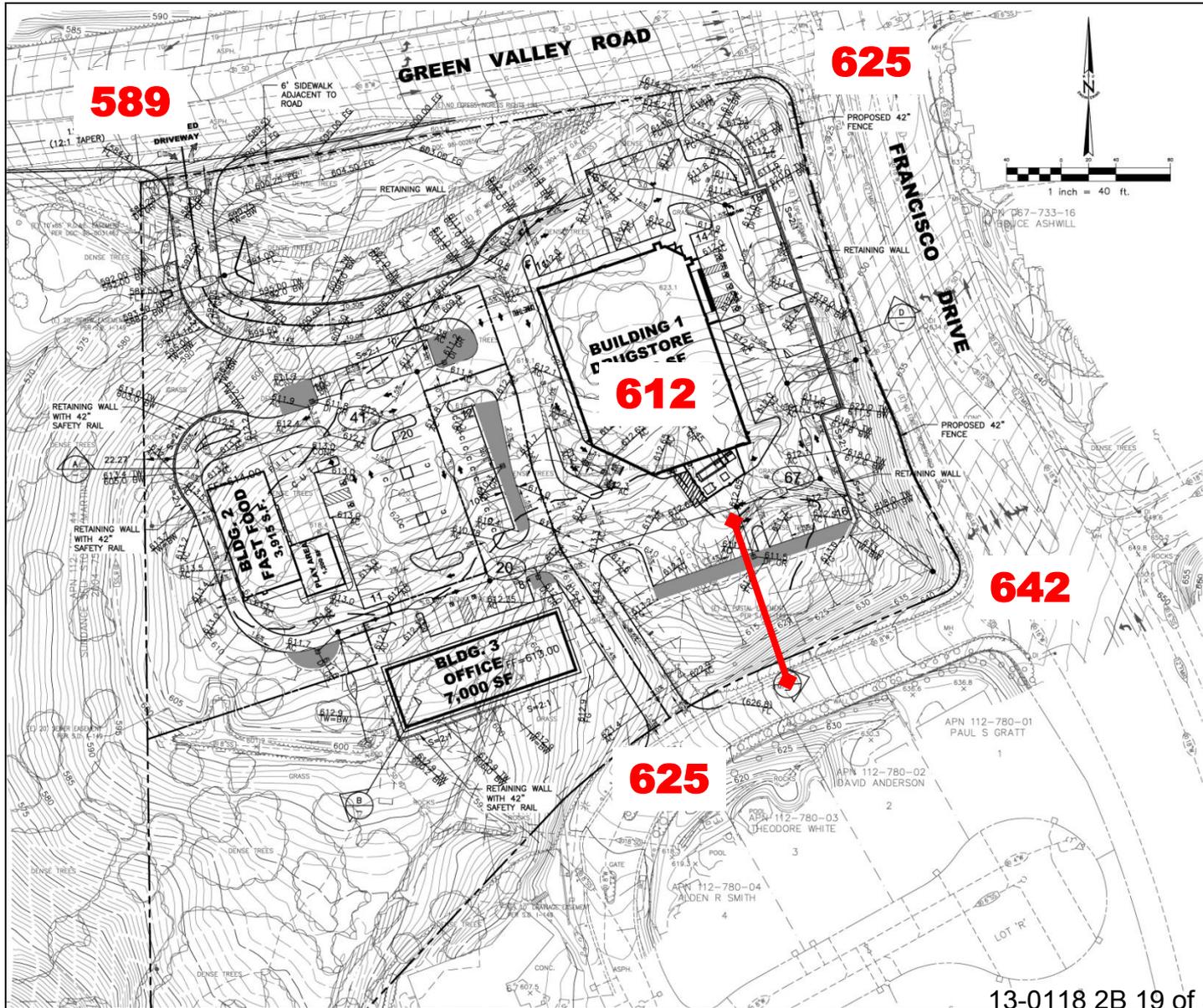
- Right side of road for PM peak traffic pattern

# Heavy Traffic, Steep Grade . . .



# Noise, Bad Air Quality, Unattractive Views -- Undesirable





**589**

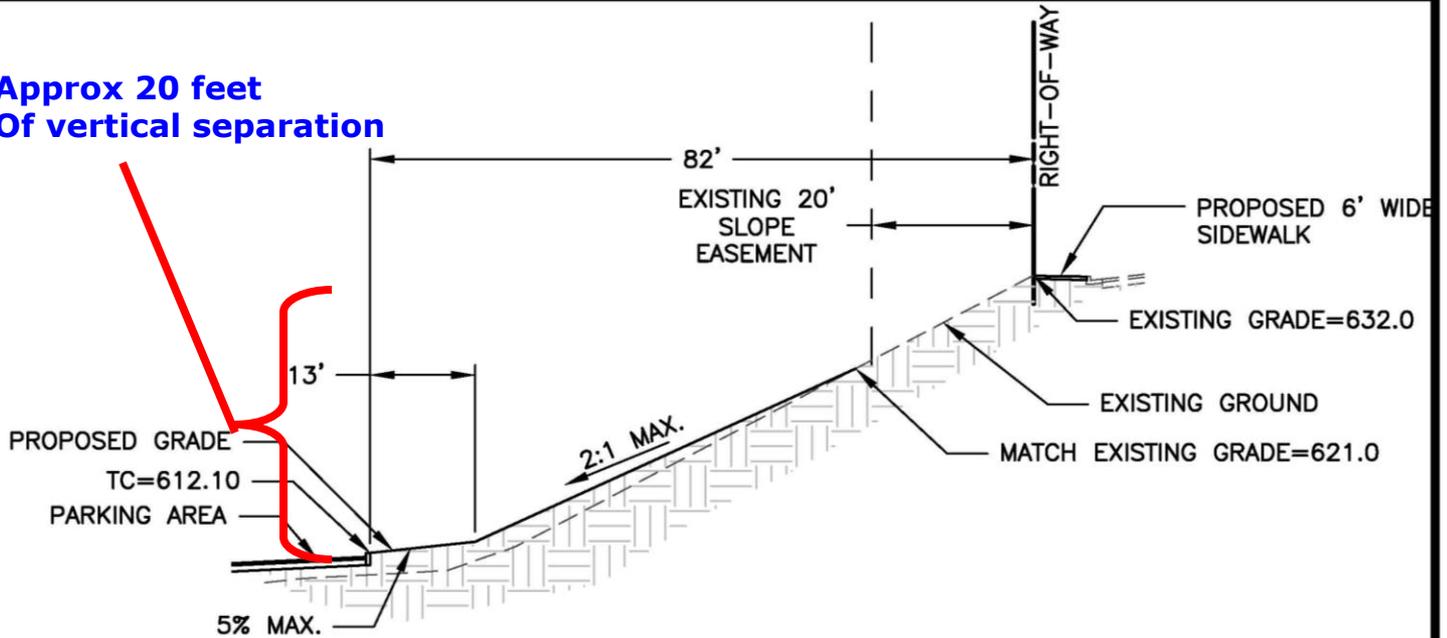
**625**

**612**

**642**

**625**

**Approx 20 feet  
Of vertical separation**



**SECTION C**  
NOT TO SCALE

# Impacts Are Minimized

- Cambria and Francisco at 642 ft;
- Floor of any building at 612 ft
- 30 Feet of vertical separation



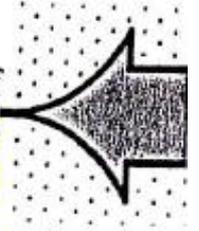
# Always Been Planned Commercial

- Bad residential site (too much traffic/noise)
- This was always a good commercial site and always been planned commercial.
- Public Report and Sales Document Disclosure identified commercial uses
- CC&Rs specifically excluded this site because of planned commercial

# Land Use Disclosure

north/south axis. The open space will be owned and maintained by the Association and may be accessed by homeowners. Some homesites are immediately adjacent to the open space, which contains a seasonal creek.

Francisco Oaks is adjacent to Wild Oaks Park, immediately to the south. Low density residential is the current zoning for land east of Francisco Drive and the adjacent land of the project. The land immediately to the north of the project is zoned high density single-family residential; however the parcel at the intersection of Cambria Way and Francisco Drive is proposed for commercial zoning.



## Schools

Francisco Oaks will be served by two school districts. Rescue School District will provide classes from K through 8<sup>th</sup> grades. Secondary education (9<sup>th</sup> through 12<sup>th</sup> grades) will be provided by El Dorado Union High School.

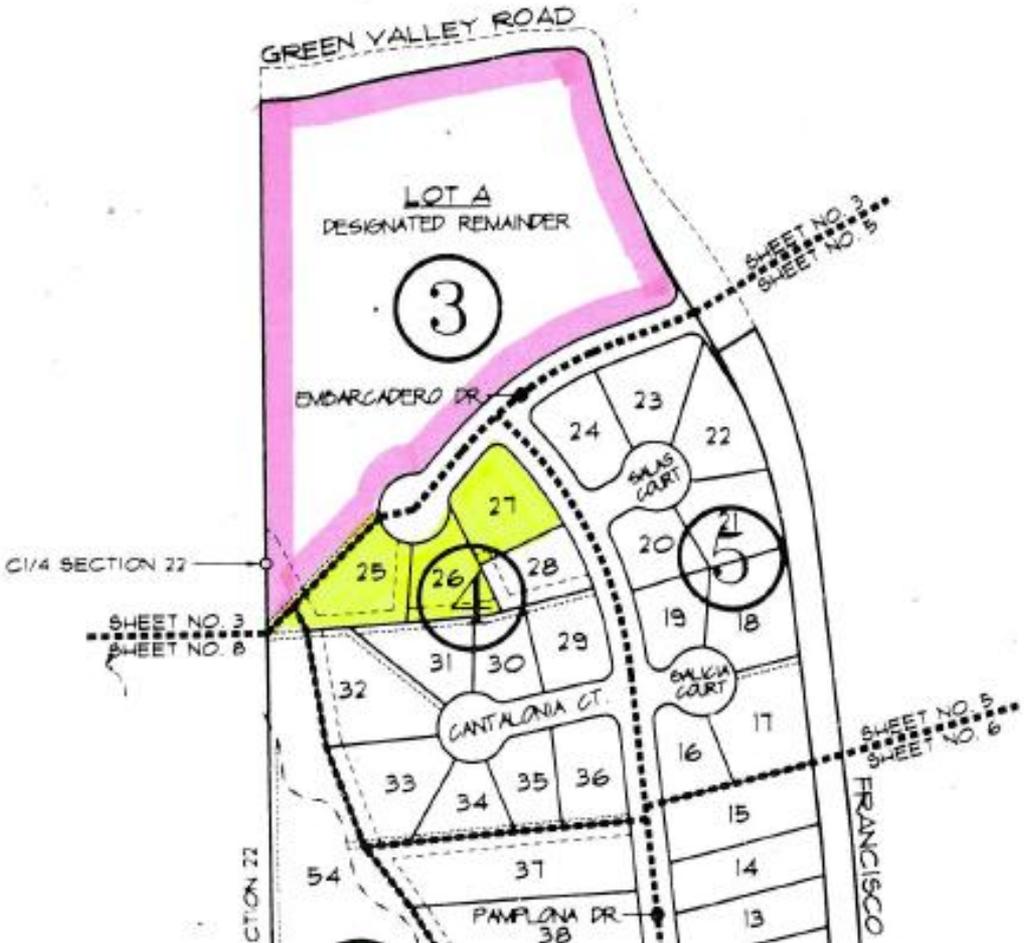
Enrollment boundaries may change in the future. Therefore, you should carefully

# Land Use Disclosure

## Changes in Land Use

Because of the fluid and dynamic nature of land use and development, properties around Francisco Oaks will be subject to land use changes in the future. Francisco Oaks does not represent, warrant or guarantee that any of the zoning or land use designations, either existing or proposed, for properties around Francisco Oaks will be developed as presently envisioned.

# Map Revised to Avoid Impacts



# Map Revised to Avoid Impacts



# Economic Benefits

- 61 Permanent Jobs
- \$170,459 generated annually for County General Fund
- Adding additional commercial centers is critical to County's long-term economic viability
- Will compliment existing commercial retail in the County and will allow options for residents in El Dorado Hills and surrounding communities
- Only 2/10 of 1% of land in El Dorado County is designated commercial
- Center will absorb commercial sales tax dollar leakage to Folsom



Read support letters

Follow Planning  
Commission and Staff  
recommendation

Approve the General  
Plan Amendment  
and Rezone

5/8/1993

N

Image U.S. Geological Survey

Google earth

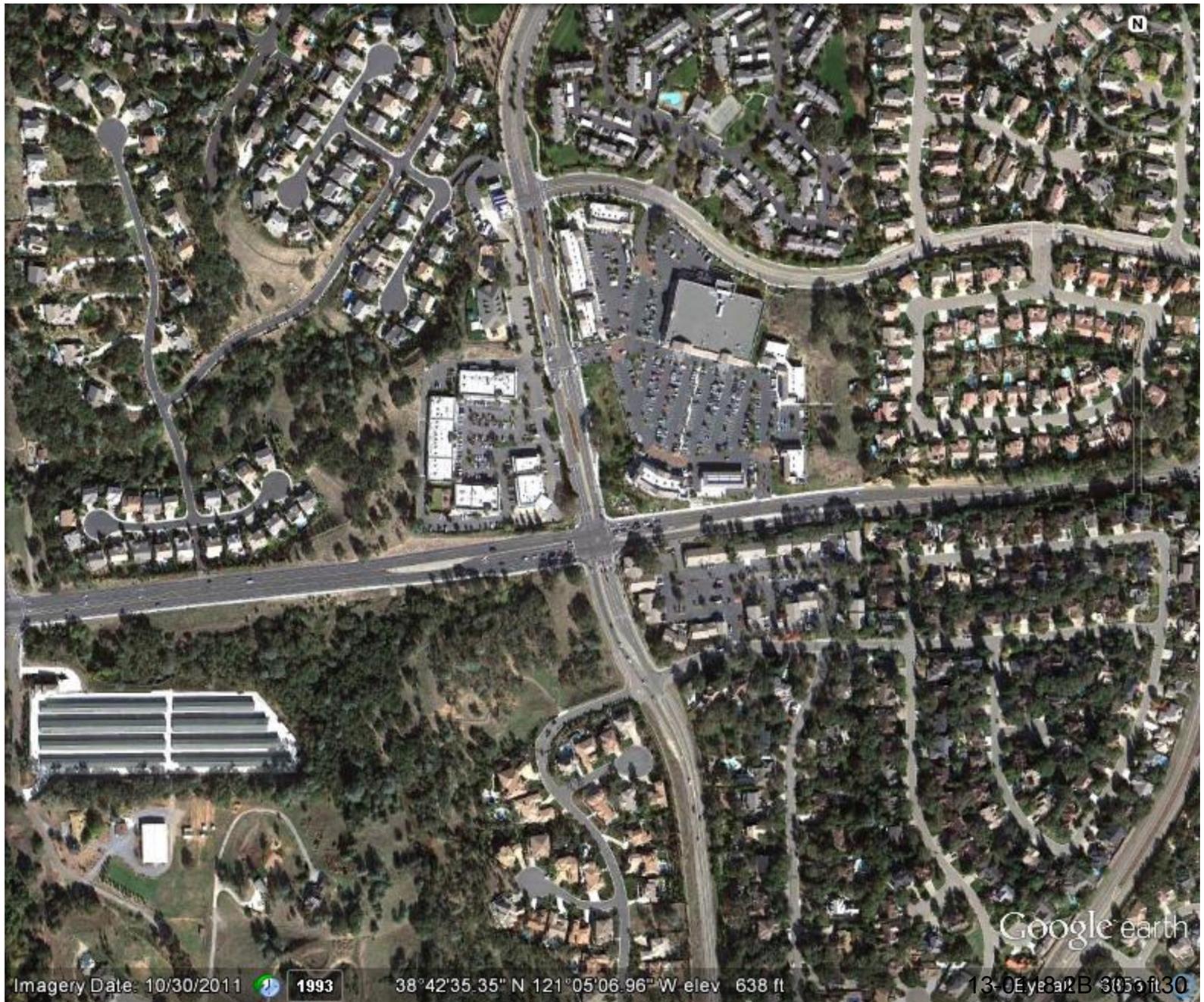
Imagery Date: 5/8/1993



1993

38°42'35.35" N 121°05'06.96" W elev 638 ft

13-01-18-2B 2956 ft 30



Imagery Date: 10/30/2011



1993

38°42'35.35" N 121°05'06.96" W elev 638 ft

Google earth

13-01-8a2B 305 ft 30