

DORADO OAKS



DIAMOND SPRINGS, CA

PLANNING COMMISSION WORKSHOP | DECEMBER 10, 2020

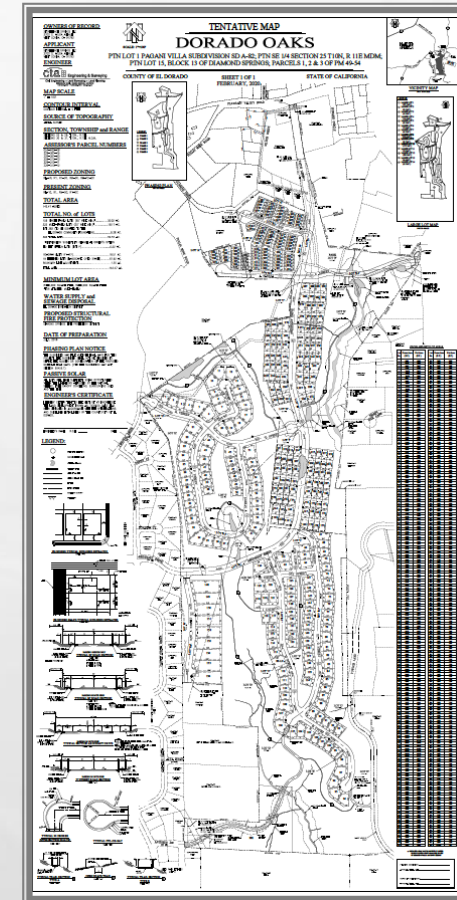


PLANNING COMMISSION WORKSHOP

- TODAY'S PRESENTATION IS SIMPLY AN INFORMATIONAL WORKSHOP, NO ACTION IS REQUESTED
- THE WORKSHOP WILL ALLOW AN OPPORTUNITY FOR THE COMMISSION AND PUBLIC TO GET AN EARLY INDICATION OF WHAT MAY COME BEFORE THEM IN 12-18 MONTHS

PROJECT DESCRIPTION

- THE PROJECT SITE IS LOCATED IN THE UNINCORPORATED DIAMOND SPRINGS COMMUNITY REGION, ABOUT THREE MILES SOUTH OF PLACERVILLE AND 40 MILES EAST OF DOWNTOWN SACRAMENTO.
- REGIONAL ACCESS TO THE AREA IS GENERALLY PROVIDED BY U.S. HIGHWAY 50.
- SR-49 (PLEASANT VALLEY ROAD) PROVIDES ACCESS TO THE AREA FROM THE NORTH AND THE SOUTH ALONG THE WESTERN FRONT OF THE SIERRA NEVADA MOUNTAINS AND ITS FOOTHILLS.
- THE PROJECT SITE IS APPROXIMATELY 142.5 ACRES AND CONSISTS ENTIRELY OF UNDEVELOPED LANDS. FAITH LANE EXTENDS INTO THE PROJECT SITE SOUTHWARDS FROM SR-49.



PROJECT DESCRIPTION

- 156 SINGLE FAMILY LOTS RANGING IN SIZE FROM 6,000 TO 24,000 S.F.
- 134 PATIO HOMES ON LOTS RANGING IN SIZE FROM 2,000 S.F. TO 7,170 S.F.
- 91 TOWNHOMES ON LOTS RANGING IN SIZE FROM 2,000 S.F. TO 7,170 S.F.
- LOT 382 IS A 6.85-ACRE RESIDENTIAL LOT

PROJECT DESCRIPTION

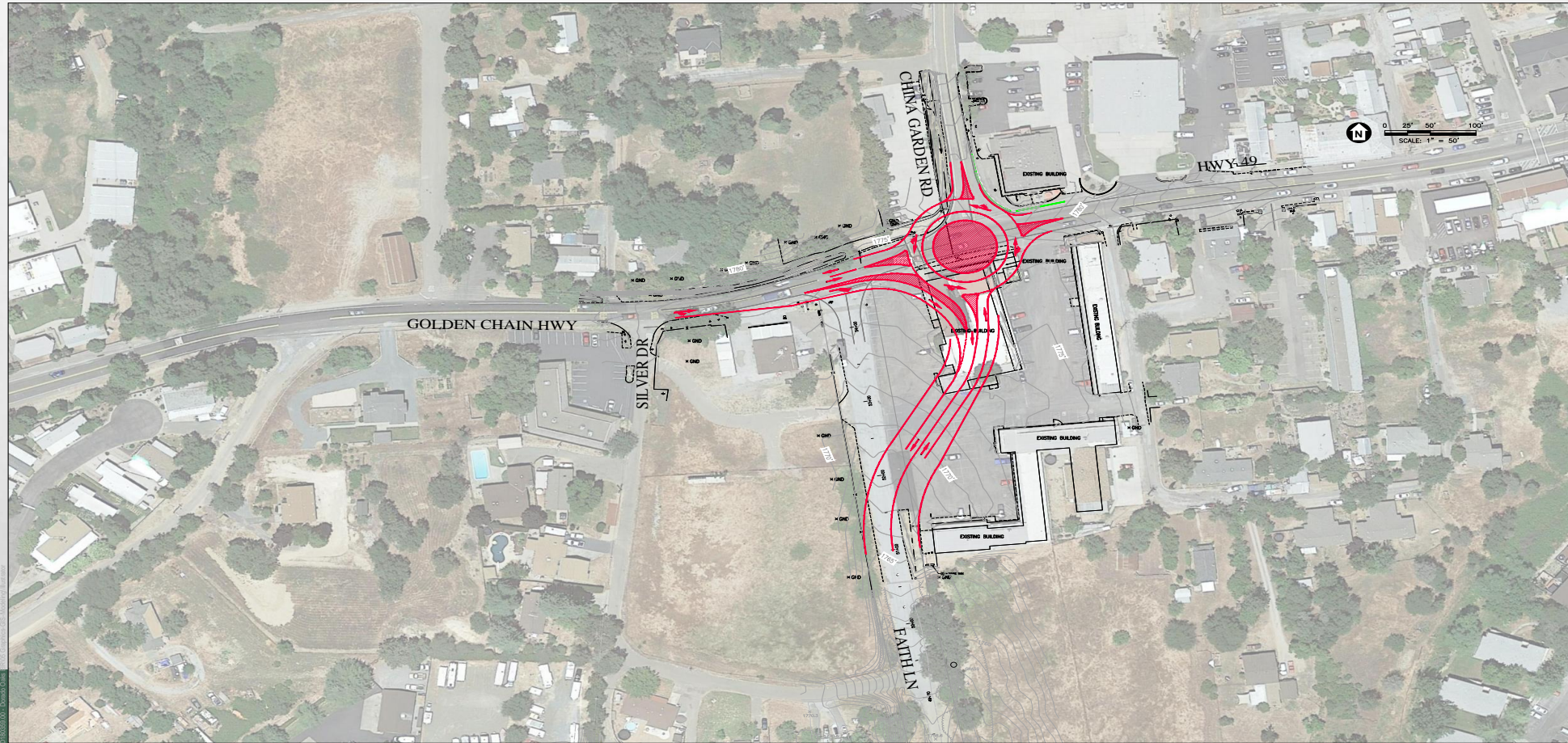
- RESIDENTIAL DEVELOPMENT WOULD COMPRISE APPROXIMATELY 48 ACRES OF THE SITE, OR ABOUT 34% OF THE SITE.
- APPROXIMATELY 68.7 ACRES OF THE PROJECT SITE WOULD BE DEDICATED TO LANDSCAPING AND PUBLIC OPEN SPACE. A 3.1-ACRE PUBLIC PARK WOULD BE PROVIDED IN THE NORTHERN PORTION OF THE SITE, AND COULD INCLUDE FEATURES SUCH AS A SOCCER FIELD, PLAYGROUND AND POSSIBLY AN INTERACTIVE TRAIL ADJACENT TO THE EXISTING WETLANDS. THE PARK WOULD BE ADMINISTERED BY THE EL DORADO COUNTY PARKS AND RECREATION DISTRICT.
- A PEDESTRIAN TRAIL SYSTEM WOULD BE CONSTRUCTED WITHIN THE SUBDIVISION AND WOULD GENERALLY PROVIDE PEDESTRIAN ACCESS THROUGH THE OPEN SPACE AREAS OF THE SITE.

PROJECT ALTERNATIVES

Option a

Option b

OPTION A

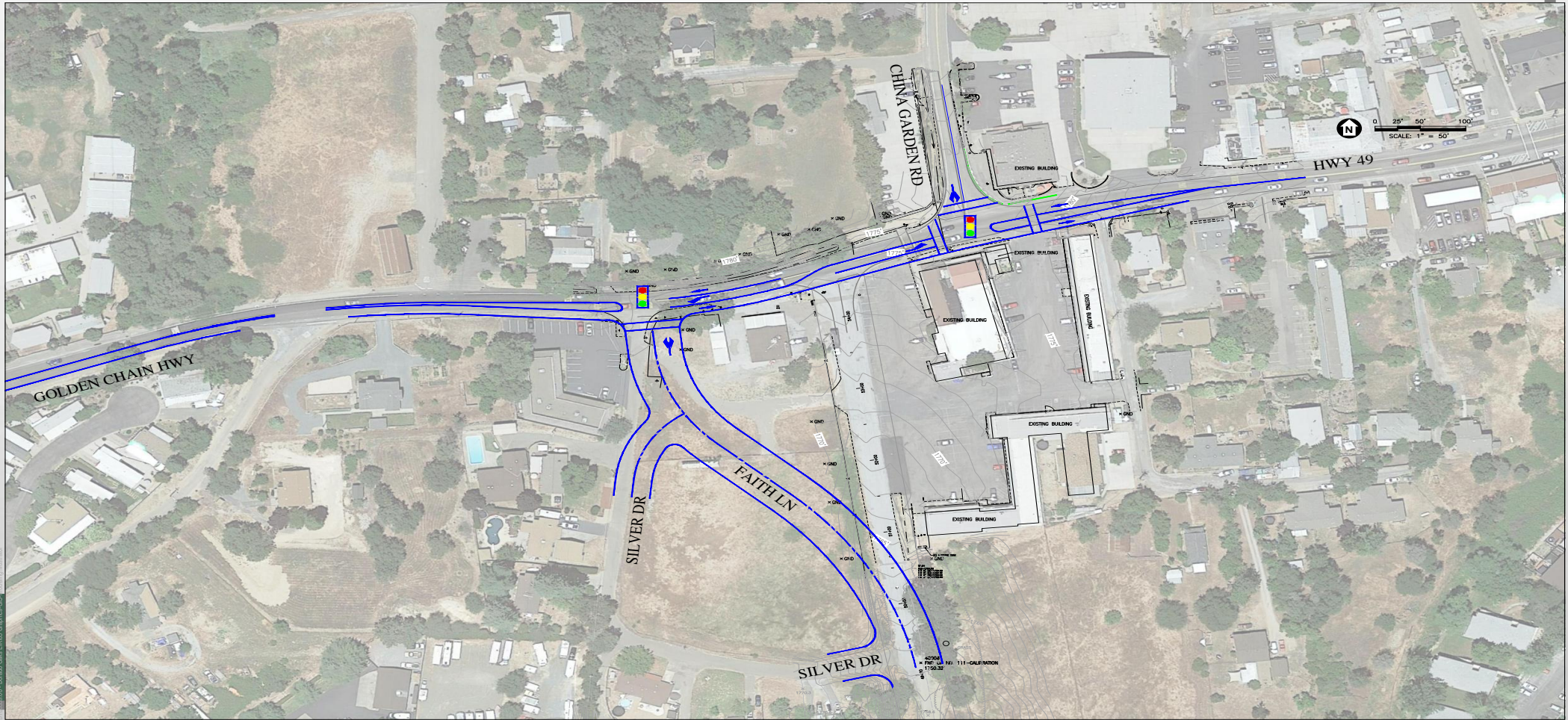


SOURCE: CTA Engineering & Surveying, 2020

Dorado Oaks Tentative Subdivision Map Project

Figure 3-4
State Route 49 Intersection Option A

OPTION B



2019 Dorado Oaks EIR02 Graphics/CS

SOURCE: CTA Engineering & Surveying, 2020

Dorado Oaks Tentative Subdivision Map Project

Figure 3-5

PROJECT OBJECTIVES

- DEVELOP A RESIDENTIAL PROJECT THAT IS IN COMPLIANCE WITH EXISTING COUNTY LAND USE AND ZONING REQUIREMENTS FOR THE PROPERTY, AS DEFINED IN THE GENERAL PLAN AND ZONING CODE.
- PROVIDE HOUSING OF VARIOUS TYPES TO FULFILL THE GOALS OF THE COUNTY'S HOUSING ELEMENT AND HELP MEET THE COUNTY'S REGIONAL HOUSING NEED ALLOCATION.
- PROVIDE OPTIONS FOR HOUSING THAT MEET THE NEEDS OF A WIDE DEMOGRAPHIC.
- DEVELOP AN ECONOMICALLY SUSTAINABLE AND FINANCIALLY SOUND NEW DEVELOPMENT THAT CAN FUND THE CONSTRUCTION OF THE FACILITIES AND SERVICES THAT ARE NEEDED TO SERVE THE PLAN AREA AND ACHIEVE GENERAL PLAN OBJECTIVES, WHILE AVOIDING ANY FINANCIAL IMPACT ON THE COUNTY'S ABILITY TO PROVIDE SERVICES TO THE REST OF THE COUNTY.

PROPOSED PROJECT ENTITLEMENTS

The Dorado Oaks Subdivision consists of the following entitlement requests:

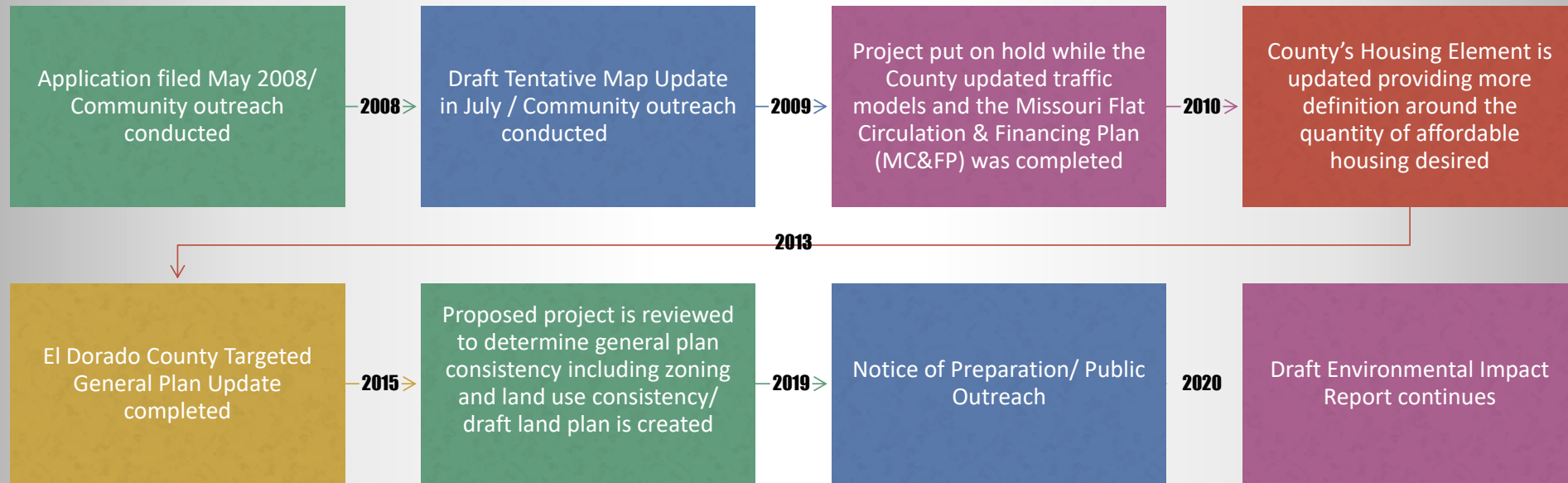
Planned Development (RM-PD) of an approximately 8.9-acre portion of the approximately 142.5-acre project site from Residential, Multi-Unit (RM) to Residential, Multi-Unit - as required by the El Dorado County Zoning Code;

A Phased Tentative Subdivision Map, consisting of 14 Large Lots, to subdivide the property into 157 single-family lots ranging in size from 6,000 square feet to approximately 24,000 square feet, 225 multi-family lots ranging in size from approximately 2,000 square feet to 7,170 square feet ; one single-family lot of approximately 6.4 acres; seven roadway lots; and 20 open space/landscape lots:

A Planned Development Permit to establish an official Development Plan for the Dorado Oaks Subdivision that includes modification to specific development standards in the RM zone district for 91 of the proposed multi-family lots on an 8.9-acre portion of the project site;

Lot line adjustments along portions of the site's eastern boundary to correct a series of inadvertent encroachments from adjoining properties and structures onto the proposed subdivision site.

BACKGROUND



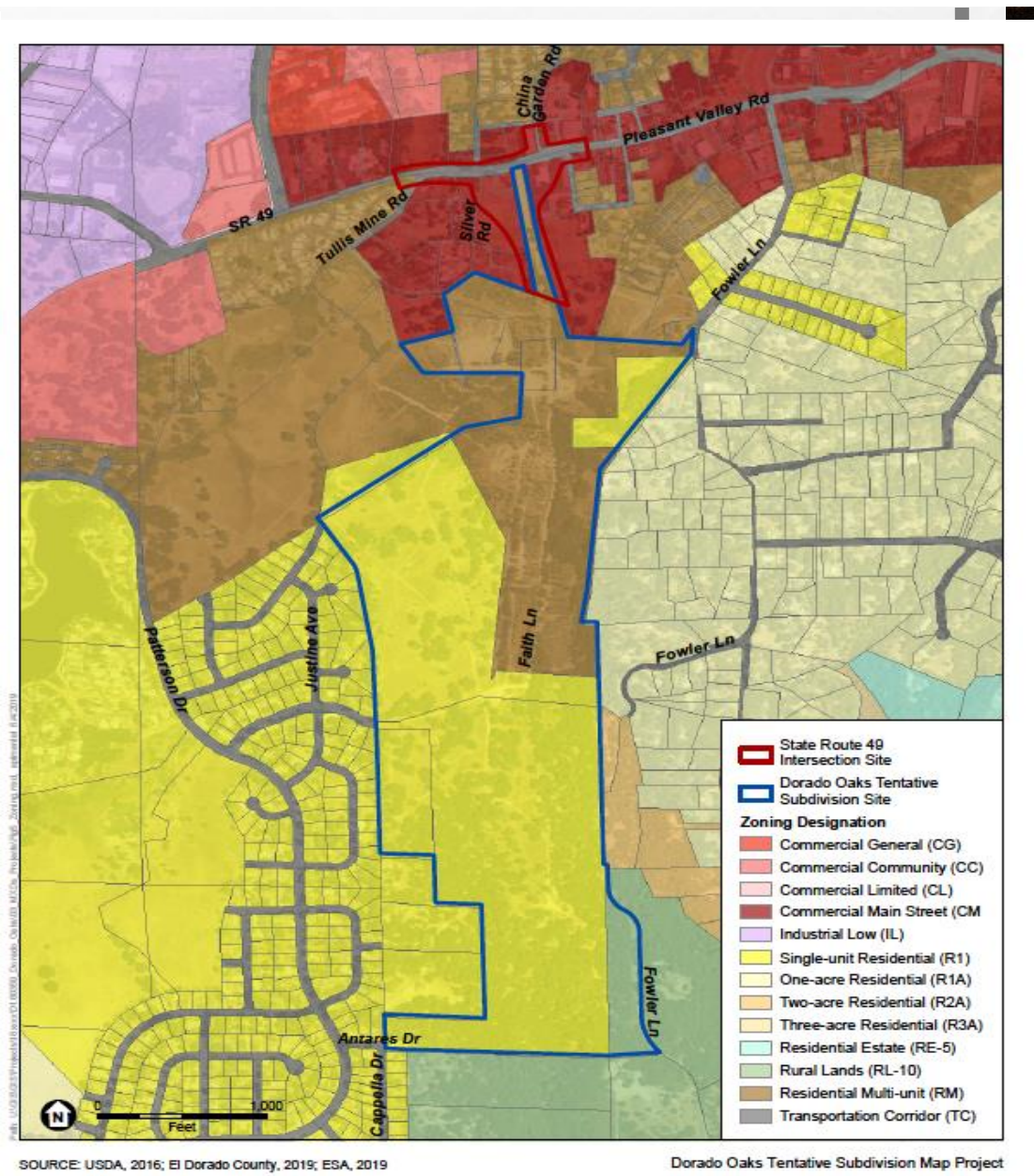
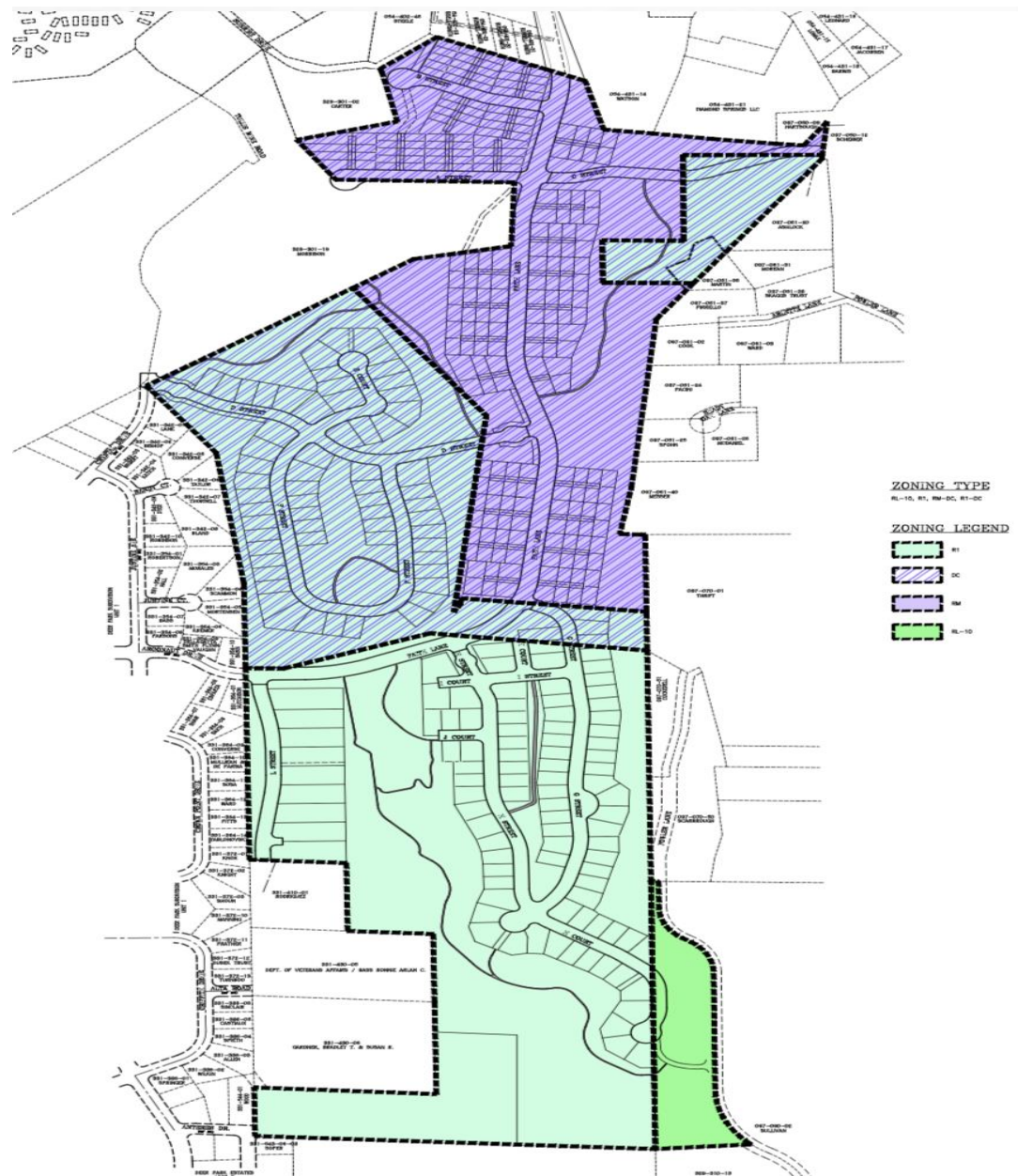
PROJECT CONSISTENCY

01

General Plan Policy 2.1.1.2: Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

02

General Plan Policy 2.2.1.2: This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density.



SOURCE: USDA, 2016; El Dorado County, 2019; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

NOP QUESTIONS/CONCERNS



**1- Transportation Flow/
Traffic**



2- Density/ Housing



3- Fire



4- Parks

PROJECT ATTRIBUTES

- PROVIDES MUCH NEEDED WORKFORCE HOUSING
- RANGE OF HOUSING OPPORTUNITIES PROVIDES TRAFFIC MITIGATION FUNDS TO SUPPORT LOCAL ROADS
- PROVIDES A LONG-PLANNED PARK
- CONTRIBUTES FUNDING FOR ROAD REPAIR
- CREATES ADDITIONAL CIRCULATION OPPORTUNITIES



OUTREACH



ENVIRONMENTAL MANAGEMENT DIAMOND SPRINGS/EL DORADO CAC
PIONEER CEMETERY COMMISSION
EL DORADO COUNTY CEMETERIES
EL DORADO COUNTY PARKS AND TRAILS
EL DORADO COUNTY ECONOMIC DEVELOPMENT
EL DORADO COUNTY HOUSING AUTHORITY-ECONOMIC DEVELOPMENT EL DORADO COUNTY
SHERIFF'S OFFICE EL DORADO COUNTY SURVEYOR'S OFFICE
AIR QUALITY MANAGEMENT DISTRICT
CA DEPARTMENT OF FISH & WILDLIFE (N. CENTRAL REG.) CAL FIRE
DIAMOND SPRINGS/EL DORADO FIRE PROTECTION DISTRICT EL DORADO COUNTY HOUSING
AUTHORITY
EL DORADO COUNTY RECORDER'S OFFICE
DIAMOND SPRINGS POST OFFICE
SACRAMENTO AREA COUNCIL OF GOVERNMENT SACOG
EL DORADO COUNTY EMERGENCY MEDICAL SERVICES
EL DORADO COUNTY EMERGENCY SERVICES AUTHORITY
EL DORADO UNION HIGH SCHOOL DISTRICT
MOTHER LODE UNION SCHOOL DISTRICT
CALTRANS DISTRICT #3
EL DORADO COUNTY TRANSIT AUTHORITY
EL DORADO COUNTY TRANSPORTATION COMMISSION
US ARMY CORPS OF ENGINEERS CA NORTH
US FISH AND WILDLIFE
COMCAST
EL DORADO DISPOSAL
PACIFIC GAS & ELECTRIC
EL DORADO IRRIGATION DISTRICT

SCHEDULE/ PUBLIC COMMENT OPPORTUNITIES



**Project updates have been provided to the Diamond Springs Advisory Committee

QUESTIONS/ COMMENTS