



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: February 4, 2025

To: Board of Supervisors

From: Evan Mattes, Sr. Planner

Subject: Pre-Application PA24-0009/Gateway El Dorado Conceptual Review

Recommendation

Staff recommends the Board of Supervisors take the following actions:

1. Receive and discuss the submitted conceptual review under Pre-Application PA24-0009, for the proposed Gateway El Dorado (GED) Specific Plan, as to whether the proposed General Plan Amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III (evaluation criteria for potential General Plan Amendments) of Board of Supervisors Policy J-6, General Plan Amendment Initiation Hearing & Voluntary Conceptual Review Process; and
2. Provide the Applicant with initial feedback on the proposed project.

Executive Summary

Pursuant to Board of Supervisors Policy J-6 (Attachment B, Exhibit K), this General Plan Amendment Initiation Hearing (Initiation Hearing) is for the conceptual review of a proposed, new Specific Plan in the El Dorado Hills area that would increase the allowable residential density by approximately 495 dwelling units. The Pre-Application proposes 13.15 acres of commercial property, 30.84 acres of Research & Development (R&D) property, 5.82 acres of multifamily property, 14.75 acres of multifamily/commercial flex mixed use property, 1.45 acres of parkland and 22.6 acres of open space. Depending upon how multifamily/commercial flex parcels are

ultimately developed, the project would have the potential to generate between 140 and 495 dwelling units.

Introduction

This is an Initiation Hearing as required by Board of Supervisors Policy J-6. Policy J-6 requires an Initiation Hearing as a first point of consideration before a formal private development application can be filed, which would include a General Plan Amendment, a Specific Plan Amendment, or a new Specific Plan that increases allowable residential densities by 50 dwelling units or more. This Initiation Hearing is to allow the Board of Supervisors to conduct a conceptual review of submitted Pre-Application PA24-0009, for the proposed GED Specific Plan, and consider whether the associated General Plan Amendment furthers the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments).

Criteria in Section III of this Policy include: 1) Consistency with General Plan goals and objectives and consistency with the County adopted Strategic Plan and/or Board of Supervisors adopted community vision and implementation plan; 2) Whether public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and 3) Whether the proposed General Plan amendment would provide additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design as evidenced by achievement of one (1) or more of the following goals and objectives: a) increased employment opportunities; b) promotion of affordable housing; c) promotion of local sales tax retention; and c) enhancement of the County's agricultural and natural resource industries. This Initiation Hearing will provide the Applicant with feedback regarding the proposed project. No entitlements or approvals will result from the consideration of this conceptual review.

The proposed GED project requires the Initiation Hearing because it proposes a new Specific Plan that would require amending the current General Plan land use designation of R&D (Attachment A, Exhibits F and H) to allow for residential, commercial, park, and open space land uses, and would also result in a proposed residential density increase of more than 50 total units than what is currently allowed. The proposed project would also require de-annexation of a portion of the El Dorado Hills Business Park (EDHBP) which is included within the area of the proposed Specific Plan.

The existing General Plan land use designation of R&D only allows those uses that are consistent with the R&D zone district (Attachment B, Exhibit G). The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development

facilities, corporate and industrial offices, and support service facilities in a rural- or campus-like setting, such as a business park environment. The R&D zone district does not allow typical residential or commercial development.

The proposed GED project contemplates a mixture of multifamily residential, light industrial, open space, parkland and commercial development on approximately 97 acres of land with a potential residential unit range of 140 to 495 dwelling units and a commercial floor area ratio [FAR] (allowable building area to parcel area) of 0.25, which would allow for up to 143,204 square feet of new commercial area.

The project parcel is undeveloped and is located within the central portion of the EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway, in the El Dorado Hills area (Attachment B, Exhibits A and B). The parcel is adjacent to existing developed EDHBP parcels on the north, west, and south, Carson Creek Specific Plan (Heritage housing development) to the southwest, and Valley View Specific Plan (Blackstone housing development) to the east.

In accordance with Board of Supervisors Policy J-6, this Initiation Hearing is intended to assist the Applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the Board of Supervisors in an informal workshop, thereby improving the quality and feasibility of a potential future development application with no discussion of pre-approval or denial.

Project Description

Within the proposed GED Draft Specific Plan (Attachment C, Exhibit L), the Applicant has outlined the conceptual proposal within the GED Project Description Summary and consistency summary with applicable General Plan along with several exhibits including the proposed Land Use Plan, proposed Circulation Plan, and an aerial photo of the site.

Pre-Application PA24-0009 proposes a new Specific Plan that would require amending a de-annexed portion of the EDHBP from the current General Plan land use designation of R&D to multi-unit residential, commercial, recreational, park, and open space land uses. The proposed Specific Plan would allow 13.15 acres of commercial property, 30.84 acres of R&D property, 5.82 acres of multifamily property, 14.75 acres of multifamily/commercial flex mixed use property, 1.45 acres of parkland and 22.6 acres of open space. Depending upon how multifamily/commercial flex parcels are ultimately developed, the project may generate between 140 and 495 dwelling units and up to 143,204 square feet of commercial buildings. The square footage allocation for R&D parcels would be approximately 470,187 square feet.

Pre-Application Information

Applicant: Scott Hodson, Pacific Realty LP

Request: Pre-application for an Initiation Hearing and conceptual review for a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the EDHBP from the current R&D to Approved Plan (AP), to include residential, commercial, recreational, park, and open space land uses (Attachment C, Exhibit L).

Location: Within the central portion of the existing EDHBP, along the west side of Latrobe Road, north of the intersection with Golden Foothill Parkway, in the El Dorado Hills area, Supervisorial District 2 (Attachment B, Exhibits A and B).

APNs: 117-210-048, 117-210-049, 117-210-050, 117-210-054, 117-210-059, 117-210-060, 117-210-061, 117-210-069, 117-210-070 and 117-210-071

Acreage: 97 acres

General Plan: R&D (Attachment B, Exhibit F)

Zoning: Research and Development-Design Review Community (R&D-DC) (Attachment B, Exhibit G)

Background

The EDHBP was established in the early 1980s. It governs the land use for the parcels within the R&D land use designation in the El Dorado Hills area south of White Rock Road and west of Latrobe Road.

The EDHBP was originally approved for 909 acres, of which approximately 832 acres is governed by the EDHBP Owners Association, and approximately 302 acres are developed with industrial, office, and commercial uses in accordance with R&D zoning. In 2018, a de-annexation of an undeveloped 208-acre parcel within the EDHBP, was approved as part of the Creekside Village Specific Plan currently in process (SP20-0001/Z20-0005/TM20-0002), removing it from the Covenants, Conditions, and Restrictions (CC&Rs) regulated by the EDHBP Owners Association.

A prior J-6 Pre-Application (PA20-0002) for this project site was reviewed by the Board of Supervisors on February 23, 2021. The previous Pre-Application also proposed a General Plan Amendment, Rezone, and Specific Plan and would have resulted in a potential build-out of approximately 600 to 800 attached and detached residential dwelling units. The new proposal reduces the number of residential units and increases the allowable commercial and R&D areas.

A Tentative Parcel Map (P22-0009) on the project site was approved by the Board of Supervisors on October 8, 2024 (Legistar File 24-1694). The Tentative Parcel Map would create 16 parcels, ranging in size from one (1) acre to 9.5 acres in size. The Tentative Parcel Map did not propose any additional land entitlements and did not result in an increased development potential of the project site. Originally approved by the Zoning Administrator on September 4, 2024, the Tentative Parcel Map was appealed to the Board of Supervisors on October 8, 2024 (Legistar File 24-1694). The Board of Supervisors denied the appeal, upholding the Zoning Administrator's approval. Currently, the Tentative Parcel Map has not yet been recorded and will expire on October 8, 2027, unless time extensions are granted.

General Plan Land Use Designation/Consistency

The Applicant proposes a General Plan Amendment to change the land use designation from R&D to AP. This land use category recognizes areas for which specific land use plans have been prepared and adopted. An AP (Specific Plan) may have any of the land uses and zoning designations that are approved under that plan. Specific Plans are a set of policies and development standards that apply to a specific geographic area that offer flexibility to create zoning standards appropriate for that location.

The Specific Plan is a tool for implementing the General Plan and, therefore, must be consistent with the General Plan. A formal application to amend the General Plan would be reviewed for consistency with applicable policies of the General Plan, including, but not limited to, General Plan 2.2.1.5 (Commercial Intensity), 2.2.5.2 (General Plan Consistency), 2.2.5.3 (Rezoning Criteria), 2.8.1.1 (Lighting), Transportation and Circulation Element Policies TC-Xa through TC-Xi (roadway levels of service and roadway improvement requirements/impact fees for new development), 5.2.1.3 (Connection to Public Water System), 5.7.3.1 (Connection to Public Sewer System), 6.5.1.2 (Analysis of Noise Effects), 7.3.3.4 (Wetland Buffers), 7.4.4.4 (Oak Canopy Retention and Replacement), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Zoning Consistency

The project area is located within the R&D zoning district. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and

development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment. Typical residential, commercial, and recreational uses are not currently allowed in the R&D zoning district.

The Applicant is proposing a General Plan Amendment to allow multifamily residential, commercial, and recreational/open space uses through adoption of a new Specific Plan. For a formal application, the proposed Specific Plan will need to include a zoning exhibit proposal to address requested land use goals.

Assessor Parcel Number	Zoning	Gen Plan now	Gen Plan proposal	Conceptual Specific Plan Land Use
117-210-048	R&D	R&D	AP	Commercial/Multifamily Residential flex
117-210-049	R&D	R&D	AP	Commercial; open space; park
117-210-050	R&D	R&D	AP	Commercial/Multifamily Residential flex; open space; park
117-210-054	R&D	R&D	AP	Multifamily Residential; Research and Development; open space
117-210-059	R&D	R&D	AP	Commercial
117-210-060	R&D	R&D	AP	Commercial/Multifamily Residential flex; Research and Development
117-210-061	R&D	R&D	AP	Research and Development; open space
117-210-069	R&D	R&D	AP	Commercial
117-210-070	R&D	R&D	AP	Commercial
117-210-071	R&D	R&D	AP	Commercial
R&D-Research and Development				AP – Adopted Plan

The Applicant intends to utilize existing zoning designations within the El Dorado County Title 130, Zoning Ordinance, including Multi-Unit Residential (RM) for the proposed residential uses, Commercial, Community (CC) for the proposed commercial uses, Commercial/Multi-unit Residential flex, and Recreational Facilities, Low-Intensity (RFL) and Open Space (OS) for the proposed recreational and open space uses. Specific zoning designations for the commercial and recreational uses would depend on the type and intensity of proposed commercial and recreational uses within the Specific Plan.

Staff Analysis

Board of Supervisors Policy J-6 identifies criteria for initiation of General Plan Amendments to be used in evaluating applications. Planning staff prepared the following analysis in accordance with Policy J-6 criteria C1- C3, as described below:

Policy J-6 Criteria C1:

“The proposed Application is consistent with the goals and objectives of the General Plan, and/or the County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan”

Response: The proposed Specific Plan is located within the Community Region Boundary of El Dorado Hills. The proposed application is consistent with several goals and objectives of the General Plan, as well as the priorities of the adopted 2024 County Strategic Plan.

Consistency with General Plan Goals and Objectives:

GOAL 2.1: LAND USE

Protection and conservation of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternative transportation systems.

Objective 2.1.1: Community Regions

Purpose: The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The community region boundaries as depicted on the General Plan land use map shall be the established urban limit line.

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Response: The proposed General Plan Amendment is consistent with this objective as the project seeks to support population growth and economic expansion within the established El Dorado Hills Community Region.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Objective 2.2.1: Land Use Designations

An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.

Response: The proposed General Plan Amendment is consistent with this objective as the proposed Specific Plan is located within a Community Region and will create distinct land use designations and development standards that implement the objectives of the Community Region consistent with the AP General Plan land use designation. Additionally, the proposed project would leverage nearby utility connections and available water and wastewater infrastructure treatment capacity.

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural landscape features unique to each area of the County.

Objective 2.3.1: Topography and Native Vegetation

Provide for the retention of distinct topographical features and conservation of the native vegetation of the County.

Response: While the project would result in residential and commercial development, the proposed General Plan Amendment is consistent with this objective because the project would retain and preserve the distinct riparian corridor, including native vegetation, wildlife habitat, and open space along Carson Creek, which runs along the entire western perimeter of the site. The project site is relatively flat, and no significant alteration of existing topography would be proposed.

Objective 2.3.2: Hillsides and Ridge Lines

Maintain the visual integrity of hillsides and ridge lines.

Response: The proposed General Plan Amendment is consistent with this objective as the project site contains no ridgelines or slopes greater than 30 percent.

GOAL HO-1:

To provide for housing that meets the needs of existing and future residents in all income categories.

Response: The proposed General Plan Amendment is partially consistent with this Goal as the proposed Specific Plan intends to create a neighborhood of compact multi-unit housing types with the potential to meet the workforce housing needs of existing and future residents of varying income categories. These housing types, along with the availability of existing infrastructure, and lack of site environmental constraints, provide the opportunity to support housing types attainable to the local workforce at a lower cost than the prevailing El Dorado Hills market.

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas.

Objective 5.1.1: Planning

Ensure that public infrastructure needs are anticipated and planned for in an orderly and cost-effective manner.

Response: The proposed General Plan Amendment is consistent with this objective as the proposed project would connect to existing public infrastructure in the immediate vicinity, including existing roadways, drainage facilities, El Dorado Irrigation District (EID) water and sewer facilities, and Pacific Gas and Electric (PG&E) electric service. Preliminary analysis shows that existing infrastructure, including the local EID water/sewer system, local roadway and drainage systems, and the local PG&E electric system, has adequate capacity to serve the proposed project. The proposed Specific Plan and Public Facilities Financing Plan would specify phasing and financing mechanisms for the orderly and cost-efficient construction of all necessary public infrastructure to serve the project.

GOAL 10.1: COOPERATION

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County's positive opportunities and strength.

Objective 10.1.9: Jobs-Housing Relationship

The County shall monitor the jobs-housing balance and emphasize employment creation.

Response: The proposed Specific Plan would support this objective as the proposed project will provide more housing, and potentially workforce housing, in close proximity to jobs in the EDHBP and nearby commercial centers. The proposed Specific Plan also provides for two (2) commercial sites, which could also offer additional employment opportunities for future residents within the Specific Plan area. Further, this new linkage between jobs and housing may encourage existing business park owners to create additional jobs.

Policy J-6 Criteria C2:

“Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development”

Response: The proposed project is within the EDHBP. The EDHBP is partially developed and is located within an area where all public infrastructure can be extended.

The proposed project would not be anticipated to result in adverse impacts to existing or approved development as it would install or extend the necessary public facilities to support the project. The project would also include a phasing plan and financing strategy for the orderly and cost-efficient construction of infrastructure and community facilities.

The General Plan includes policies regarding infrastructure that would be evaluated during formal project review including, but not limited to, TC-Xa (Direct and Cumulative Traffic Impacts), TC-Xf (Minimizing Impact to County Road System), TC-Xg (Dedication of Right-of-Way, Design or Construct or Fund Improvements), 5.1.2.1 (Adequacy of Public Services), 5.2.1.2 (Adequate Quantity and Quality of Water), 5.2.1.3 (Connection to Public Water System), 5.2.1.4 (Rezoning and Subdivision Approval in Community Regions Dependent on Public Water), 5.3.1.1 (Connection to Public Wastewater Collection Facilities), 5.3.1.7 (Public Wastewater Requirements in Community Regions), 5.7.11 (Fire Protection in Community Regions), 5.7.4.1 and 5.7.4.2 (Medical Emergency Services), and 10.2.1.5 (Public Facilities and Services Financing Plan).

Policy J-6 Criteria C3:

“The proposed General Plan Amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:”

- a) Increases employment opportunities within El Dorado County.

Response: The residential and commercial development that would result from implementation of the proposed Specific Plan would create short-term construction-related employment opportunities for construction of the required utilities, roads, houses, commercial buildings, landscaping, and subsequent residential service needs. In addition, the workforce housing near the EDHBP that the project proposes could create long-term employment opportunities by creating an available workforce for existing and new commercial and R&D industries. The proposed commercial development within the Specific Plan would create additional long-term employment opportunities.

- b) Promotes the development of housing affordable to moderate income households earning at or below 120 percent of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

Response: At this time, the proposed project is not anticipated to include affordable housing and is only proposing market rate housing.

- c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

Response: Three (3) commercial sites and three (3) multifamily/commercial flex sites are proposed with this project, which would offer residents, employees, and area visitors retail shopping opportunities, resulting in retaining retail sales and sales tax revenues within the County. The central portion of the proposed Specific Plan would remain R&D. Further, the proposed Specific Plan would provide additional residences near existing commercial land uses within the El Dorado Hills area, which would also facilitate the creation of new and/or retention of existing retail sales and sales tax revenues.

- d) Protects and enhances the agricultural and natural resource industries.

Response: The proposed project would allow for residential, commercial, and recreational development within an area approved for R&D uses. Due to its location within a Community Region (El Dorado Hills) Boundary, the availability of utilities, adequate infrastructure, and the service availability, the project site could support the proposed development. Due to the proposed mix of residential, commercial, and recreation/open space uses, this Specific Plan would create self-contained communities and relieve pressure for conversion of agricultural and natural resource industries/lands in other areas of the County, not in Community Regions, to support residential land uses.

Additional Policy J-6 Criteria D (Items 1 – 7):

“Additional considerations for discussion may include, but not be limited to:”

1. Level and diversity of community support and opposition;

Response: Pursuant to Section 130.51.100 of the County Zoning Ordinance, the project will be required to prepare a public outreach plan to provide for early public notice and an opportunity for the public to provide input to the Applicant on the proposed development project. The public outreach plan shall be submitted to the Planning Director for approval and shall be included in the public record.

2. Appropriateness of the proposed size, density, and boundary of the project site;

Response: Under the existing R&D land use and zoning, it is anticipated that the project site could accommodate 700,000 to 1,000,000 square feet of R&D uses. The proposed project would convert the existing R&D zoning to include a mix of new housing, commercial services, park, open space, and trails. These uses and facilities are intended to complement and help support employment growth within the EDHBP. The project site is appropriate to consider the proposed uses as it is:

- Located within the El Dorado Hills Community Region (within the urban limit line);
- Relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Carson Creek extends along the entire western edge of the property and was placed within a perpetual conservation easement in 2010 as a condition of the property’s Federal 404 permit;
- Would connect to existing utility and roadway infrastructure that has been planned to serve the site;
- Surrounded by existing and planned urban uses. This includes R&D uses to the north and west separated from the proposed project site by the open space preserve; R&D uses and Heritage (Carson Creek Specific Plan) to the south, which is separated by the Golden Foothill Parkway corridor; Blackstone (Valley View Specific Plan), and the EID wastewater treatment facility to the east which is separated by the Latrobe Road corridor;
- Large enough to accommodate the proposed mix of uses and create a sense of community, with amenities and services to support residents; and
- Close enough to the EDHBP job base to allow for alternative travel modes such as walking and biking.

3. Provision of additional benefit to the community;

Response: The proposed project has been structured to provide the following benefits:

- Integrate a broader mix of uses to allow the EDHBP to more effectively compete for, attract, and retain jobs;
- Ensure that ample R&D land is reserved to accommodate projected long-term employment growth opportunities;
- Introduce housing at densities that are more attainable to the adjacent EDHBP workforce;
- Create walkable neighborhoods that enhance sense of community and the EDHBP's image within the regional market;
- Incorporate commercial uses that offer residents and employees an opportunity to conveniently access goods and services, and contribute to improved retail sales capture;
- Preserve over one-third of the project site as a green network of park, paseo, and open spaces accessible to all El Dorado Hills residents and employees to foster community interaction, character, and sense of place;
- Provide a system of trails, paths, and sidewalks with looped routes and connections to the regional bikeway and trail system to support alternative travel modes such as walking and biking;
- Reduce vehicle trips and vehicle miles traveled (VMT), along with associated air quality and greenhouse gas emissions; and
- Make efficient use of existing infrastructure and prior environmental permitting and mitigation.

4. Provision of public facilities;

Response: The proposed project would connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has already been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothill Parkway, and bridge/culvert crossings of drainage channels. In addition, the project proposes new community facilities including an interconnected network of park, paseo, and trails. Additional infrastructure and community facilities analyses (including law enforcement, fire protection, schools, and libraries) would be prepared as part of the planning process,

and coordination would occur with all utility and public service providers. Facilities would be sized and constructed in accordance with service provider standards. The Specific Plan would include a phasing plan and financing strategy for the orderly and cost-efficient construction of infrastructure and community facilities to serve the project. Utilities and services would also be analyzed in the proposed project's Environmental Impact Report (EIR).

5. Potential environmental effects;

Response: The proposed project site is relatively flat with no distinct topographic features. Portions of the site have been previously rough graded. Vegetation consists primarily of non-native annual grasslands. Carson Creek extends along the entire western edge of the property and was placed within a perpetual conservation easement in 2010 as a condition of the property's Federal 404 permit. The proposed project would connect to existing utility and roadway infrastructure that has been planned to serve the site. Some infrastructure has been constructed on the project site, including a partial extension of Carson Crossing Drive, utility connections from existing facilities within Golden Foothill Parkway, and bridge/culvert crossings of the site's drainage channels. Based upon a preliminary traffic evaluation prepared by Fehr & Peers (2020), it is anticipated that the proposed project would result in a reduction in both vehicle trips and VMT when compared to the existing General Plan land use. This would result in a reduction in air quality and greenhouse gas emissions. The proposed project would require completion and certification of an EIR in accordance with the California Environmental Quality Act (CEQA). The purpose of the EIR would be to examine the potential direct and indirect environmental effects of the proposed project and identify appropriate mitigation measures, where feasible, to reduce any impacts determined to be significant. Environmental topics that would be analyzed in the EIR include, but are not limited to, transportation, noise, aesthetics, biological resources, cultural resources, and others as prescribed by CEQA.

6. Future potential zoning and allowed uses;

Response: The proposed project would create unique zoning districts and development standards through preparation of a Specific Plan consistent with Chapter 130.56 of the County Zoning Ordinance. The proposed zoning would provide for a balanced mix of medium- and high -density housing, commercial services, parks, open space, and trails. Elements of the proposed zoning include:

- The higher residential densities and smaller unit sizes would enhance the opportunity to provide housing attainable at a lower cost than the prevailing El Dorado Hills

market. A variety of detached and attached product types may be accommodated such as small-lot, zero-lot line, courtyard, motor court, duet/half-plex/triplex, townhomes, row houses, condominiums, and apartments. The final mix of housing types would be subject to further refinement as part of the planning process.

- Local commercial centers offering residents, employees, and passers-by an opportunity to shop, eat, and meet some of their daily needs. These sites would be strategically located at the project's planned entries from Latrobe Road in order to enhance their visibility, as well as to allow easy access from nearby residential communities such as Blackstone and Heritage, and EDHBP employment uses. Commercial land use would allow convenience goods and services for local residents and employees, as well as unique commercial uses that draw from the regional market and lifestyle.
- The project would propose a mixture of parks and open space, providing for recreational opportunities, serve as gathering places for residents and employees, help to establish a communal sense of identity and ownership, and provide for natural resource protection. The open space zoning would be applied to Carson Creek and its tributaries to preserve and protect these natural areas. The trail system, parks, and open space would benefit not only to the project's residents, but employees within the remainder of the EDHBP and residents within the surrounding El Dorado Hills area.

7. Special considerations to be given to projects within high fire zone areas.

Response: The proposed project site is not located within a high or very high wildland fire hazard area. Nevertheless, a future project EIR would be required to examine the potential environmental effects related to wildfire hazards and identify appropriate mitigation measures, where feasible, to reduce any impacts determined to be significant. Further, the proposed Specific Plan would also be subject to current applicable fire codes and regulations, and the Specific Plan would be required to implement fire protection measures as a condition of project approval.

Local Agency/Organization Coordination and Comments:

On August 21, 2024, the project proposal was distributed to all applicable local and County agencies for review and comment. Agencies and organizations notified of the proposal included County Department of Transportation (DOT), the El Dorado Hills Fire Department (EDH Fire), the El Dorado Hills Community Services District (EDH CSD), the EID, the County Environmental Management Department (EMD), members of the El Dorado Hills Area Planning Advisory

Committee (APAC), the County's Housing Programs Analyst, the County Parks Division and staff of the County Transportation Commission (EDCTC). Formal written comments were general in nature and included the following: DOT (requirements for a project-specific traffic study), EID (required water and sewer line infrastructure and concerns regarding proximity to the El Dorado Hills Wastewater Treatment Plant) and EMD (general comments regarding solid waste disposal, potable water and liquid waste disposal, and food facility regulations).

On September 23, 2024, staff and the applicant team conducted a follow-up (virtual) Technical Advisory Committee (TAC) meeting to present the proposal to the above agencies/organizations and to provide an additional opportunity for written and verbal comments. At the meeting, several agencies and organizations gave additional verbal comments to the applicant team including DOT, EDH Fire and the Local Agency Formation Commission (LAFCO). The applicant team plans to utilize both written and verbal comments received to better inform a future project submittal.

Challenges and Opportunities

The following is staff's discussion of the project's potential challenges and opportunities.

El Dorado Hills Business Park

The EDHBP is a key economic asset of the County that holds some of the County's most significant employers. However, the EDHBP has not fully realized its potential and currently only approximately 300 acres of the original 832 acres of the EDHBP have been developed. As detailed in Attachment B, Exhibit J, on November 1, 2016 (Legistar File 16-0821), staff presented to the Board of Supervisors a marketability report on the EDHBP, which explored ways to enhance the marketability of the EDHBP. Included in the marketability report was an evaluation performed by Ridge Capital, a real estate development and investment firm headquartered in Sacramento, who forecasted that at current market absorption rates, build out of the park would be realized in the year 2079.

The proposed project would allow the construction of residential units in an area that currently only allows R&D uses. If approved, the proposed project would result in the conversion of approximately 5.5 percent of the land within the EDHBP to residential uses, thereby eliminating potential commercial tax base and employment opportunities that would otherwise be created under the R&D zone.

However, the eventual development of housing units could also support and foster many goals and policies of the General Plan through the creation of an integrated community. Providing residential uses in the vicinity of commercial and R&D uses could provide a customer and employee base for

new businesses that could locate within the EDHBP and El Dorado Hills. Construction of housing and new retail space at this location would leverage existing infrastructure (utilities and transportation facilities). The conversion from R&D to a mixed-use community with integrated commercial and recreational opportunities could contribute to accomplishing these goals. Residents of the development would have convenient access to retail shops, potential employment opportunities, and a variety of recreational amenities within the Specific Plan area.

Residential use within or near non-residential uses and along a major transportation corridor has inherent nuisance effects from noise, traffic, air quality effects, and odors. For example, vehicular and industrial emissions and noise from adjacent R&D uses and Latrobe Road are a potential source of impacts on residential use. These factors would need to be considered in the design and operation of the residential component of the proposed Specific Plan and associated environmental documentation.

New State Law AB 98

On September 29, 2024, Governor Gavin Newsom signed Assembly Bill 98 into law, which imposes new design and build standards for new or expanded logistics uses across the State. In general, Assembly Bill 98 imposes standards relating to warehouse design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. The type of requirements that would apply to a project depend on the presence of sensitive receptors, the size of the project, and the existing zoning on the land. A subsequent Specific Plan would need to be in compliance with this law.

Application Process

The proposed project would require several entitlement applications, including a General Plan Amendment and adoption of a Specific Plan for the project site, a Rezone, a Planned Development application, and subsequent Tentative Subdivision Maps. De-annexation from the EDHBP would also be considered as part of this entitlement package request. The set of entitlements would be reviewed as a single project, through Planning Commission consideration and Board of Supervisors decision.

1. General Plan Amendment

Processing of the Specific Plan would require an amendment to the General Plan land use map and any related texts involving reference to R&D land use designation of the property. The General Plan land use designation would be amended from R&D to AP.

2. GED Specific Plan

The Applicant proposes to create a Specific Plan for the proposed project area. Where a Specific Plan has been adopted for an area in compliance with Chapter 130.56 (Specific Plans) of the County Zoning Ordinance and California Government Code Section 65450 et seq., the zones, development standards, and other provisions of the Specific Plan and any implementing ordinance adopted in compliance with that Specific Plan shall supersede the provisions of the Zoning Ordinance. After adoption of a Specific Plan, no local public works project, Planned Development Permit, Tentative Map, or Parcel Map may be approved, and no ordinance may be adopted or amended within the Specific Plan area unless it is consistent with the adopted Specific Plan.

3. Rezone

A Rezone application would also be required, filed concurrently with the proposed General Plan Amendment and Specific Plan, to remove the existing R&D zone and to establish appropriate zone districts and associated development standards consistent with proposed land uses under the Specific Plan.

4. Tentative Subdivision Maps

In implementing the Specific Plan, Subdivision and Parcel Maps may be requested to formally subdivide properties within the Specific Plan area for lease, sale, or financing purposes, in accordance with County Subdivisions Ordinance (Title 120).

5. Environmental Review

Processing of a formal development application would require an analysis of potential environmental impacts by the project. The proposed Specific Plan would constitute a project under CEQA. As such, an environmental analysis would be conducted to identify and mitigate potential environmental impacts. Mitigation measures identified in the CEQA document would likely be incorporated into the Specific Plan Design Guidelines and Development Standards. The appropriate form of CEQA document would be determined by the County following review of the formal application of the proposed project. The Applicant has agreed to consider preparation of an EIR for the project.

NOTE: While staff will take utmost care to accurately represent County Codes, Policies, and applicable positions of staff, the Planning Commission, and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application Initiation Hearing should be not construed to bind, restrict, or obligate the staff or review boards when processing a subsequent application. A

more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent upon the Applicant to obtain and understand all applicable Codes and Policies.

SUPPORT INFORMATION

Staff Memo Exhibits (Attachment B):

Exhibit A.....	Regional Location Map
Exhibit B.....	Aerial Map with Surrounding Uses
Exhibit C	General Plan Land Use Map
Exhibit D	Land Use and Zoning Summary
Exhibit E	Circulation Plan
Exhibit F.....	Existing General Plan Land Use Map
Exhibit G.....	Existing Zone District Map
Exhibit H.....	General Plan Amendment
Exhibit I	Assessor's Parcel Map
Exhibit J	2016 EDH Business Park Marketability Memo
Exhibit K.....	Board of Supervisors Policy J-6

Staff Memo Exhibits (Attachment C):

Exhibit L	Gateway El Dorado Draft Specific Plan
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