

4. The Application is consistent with any applicable Board adopted community vision and implementation plan.

Public Notice: Policy J-6 requires public notice for the Initiation Hearing to be provided in the manner identified by Government Code Section 65091 or otherwise required by County Ordinance or Resolution. Government Code Section 65091(a) requires notification to property owners within 300 feet of the property. Additional public noticing requirements for these types of Pre-Applications are not required by County Ordinance or Resolutions. However, County notice requirements and procedures for both tentative subdivision maps (Section 120.24.085) and rezones (Section 130.10.040) require noticing of property owners within 2,640 feet of the subject property. Therefore, in an effort to provide consistent public notice, this Initiation Hearing notice was routed to property owners within 2,640 feet of the project site.

Staff Analysis

Applicant/Agent: True Life Companies

Request: Initiation Hearing for a General Plan Amendment from Low Density Residential (LDR) to Medium- and High-Density residential consistent with General Plan Policy 2.2.1.2 for LDR. The Project would require future rezone and 439 residential lot tentative subdivision map discretionary approvals within the 280-acre project site. The site is currently designated and zoned for Low Density Residential development.

Location: South side of Green Valley Road, approximately 100 feet southeast of the intersection with Malcolm Dixon Road, in the El Dorado Hills area, Supervisorial District 4 (Exhibit D).

APNs: 126-020-01, -02, -03, -04; 126-150-23 (Exhibit D)

Acreage: 280 acres

General Plan: Low Density Residential (LDR) (Exhibit F)

Zoning: Estate Residential 10-Acre (RE-10) (Exhibit E)

Project Description

The applicant has outlined the conceptual proposal within the Generations at Green Valley Project Summary (Exhibit A), a Policy J-6 Summary (Exhibit C), with three Exhibit Maps showing the existing and proposed Zoning and General Plan Land use, including an aerial view with the conceptual project features (Exhibits E, F, and G).

General Plan Amendment Criteria Consistency

Policy J-6 identifies Criteria for Initiation of General Plan Amendments to be used in evaluating applications. Planning staff has prepared the following analysis based on the Policy J-6 criteria:

1. Policy J-6 Criteria 1: “The proposed Application is consistent with the goals and objectives of the General Plan.”

Analysis: The General Plan Amendment is within the Community Region Boundary and eligible for a change in land use pursuant to General Plan Policy 2.2.1.2 and the definition of Low Density Residential (LDR). Policy 2.2.1.2 states, in part: “The LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.”

Within the Community Region Boundary, the potential General Plan land use designations include:

- Multi-family residential (24 dwelling units per acre)
- High Density residential (5 dwelling units per acre)
- Medium Density residential (1 to 5 acre parcel size)
- Low Density Residential
- Commercial
- Industrial
- Research and Development
- Open Space
- Public Facilities
- Tourist Recreation

The proposed Generations at Green Valley project proposes amending the General Plan land use designation from Low Density Residential to a combination of High Density Residential and Medium Density Residential, consistent with the General Plan Community Region.

2. Policy J-6 Criteria 2: “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.”

Analysis: The previous application (Dixon Ranch) included plans for public infrastructure including roads, water, and sewer. This site is located in an area where all public infrastructure can be extended, but will require Annexation into the El Dorado Irrigation District, El Dorado Hills Community Services District, and the El Dorado Hills Fire Department for services.

The project would not be anticipated to result in adverse impacts to existing or approved development as it would install the necessary facilities to support the project. 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), 10.1.9.2 (Broad Mix of Housing Types), and 10.2.1.5 (Public Facilities and Services Financing Plan).

3. Policy J-6 Criteria 3: “The Application meets one or more of the following goals and objectives:” (Listed as A through E, as follows.)

A. Increases employment opportunities within El Dorado County.

Analysis: The tentative subdivision map would create short-term construction-related employment opportunities for construction of the required utilities, roads, houses, landscaping, and subsequent residential service needs.

No commercial development is included in the proposed project.

B. Promotes the development of housing affordable to moderate income households.

Analysis: The proposed project is intended to develop 439 dwellings. There are 20 units being proposed as affordable housing units.

C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

Analysis: No commercial development is included in the proposed project.

D. Protects and enhances the agricultural and natural resource industries.

Analysis: The project would convert the existing cattle pasture to high- and medium- density residential lands for development of the 439 lot subdivision. Due to its adjacency to the Community Region Boundary, the availability of utilities and adequate infrastructure, and the service availability, the project site could support the proposed development. This type of residential development relieves pressure for conversion of agricultural and natural resource industries and lands in other areas of the county to support residential land uses.

E. Is necessary to comply with changes in state or federal law.

Analysis: Approval of the General Plan amendment would not be necessary to comply with changes in state or federal law.

4. Policy J-6 Criteria 4: “The Application is consistent with any applicable Board adopted community vision and implementation plan.”

Analysis: There is no specific Community Vision or Implementation Plan that is applicable to the project area.

Attachments:

- Exhibit A.....Applicant-submitted Project Summary; August 2017
- Exhibit B.....Board of Supervisors Policy J-6 – General Plan Amendment Initiation Process
- Exhibit C.....Applicant-submitted General Plan Amendment Initiation Policy J-6 Summary; August 2017
- Exhibit D.....Assessor’s Parcel Maps
- Exhibit E.....Land Use Exhibit; August 2017
- Exhibit F.....Zoning Exhibit, August 2017
- Exhibit G.....Aerial Exhibit with Project Overlay