

Central El Dorado Hills Specific Plan



El Dorado County Planning Commission
January 13, 2020

Presenters



SERRANO

**PROJECT PROPONENT
SERRANO ASSOCIATES, LLC**

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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
- Development Agreement & Community Benefits
- 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

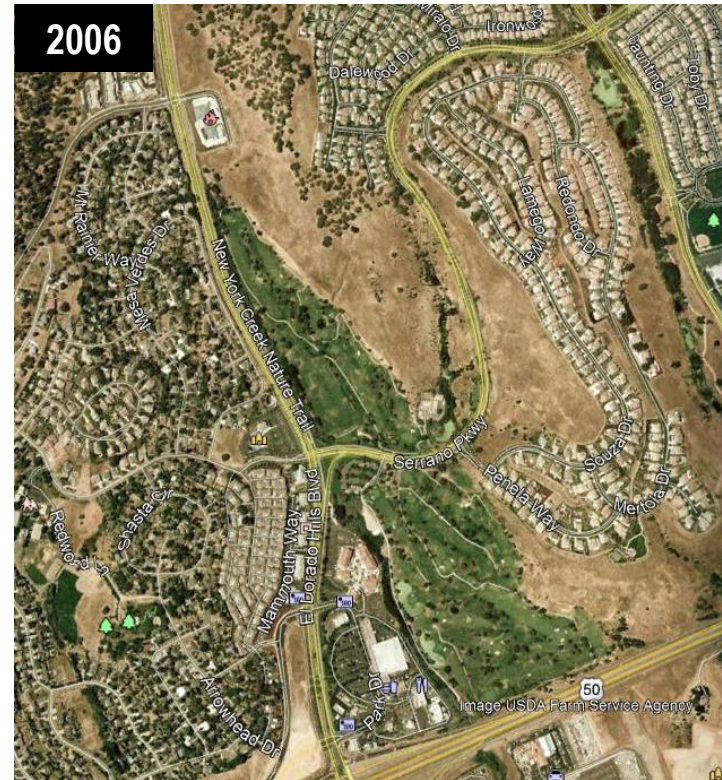
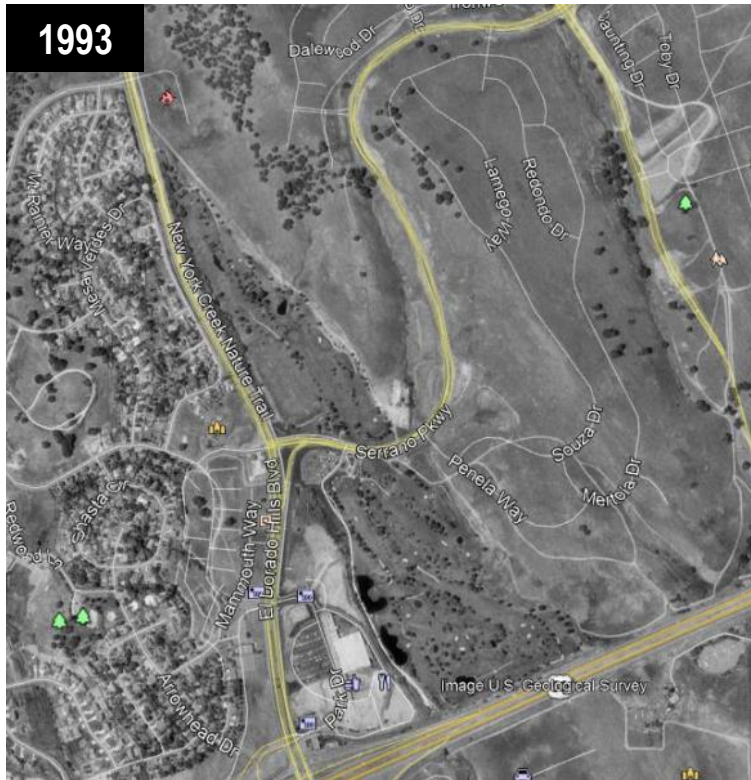
- RHNA / Housing Element: ~ 5,000 units (2022-2030)
- General Plans: Constitution for growth
- General Plan Consistency
Attachment 6 of Staff Report
121 applicable policies; all consistent

Former Executive Golf Course Background

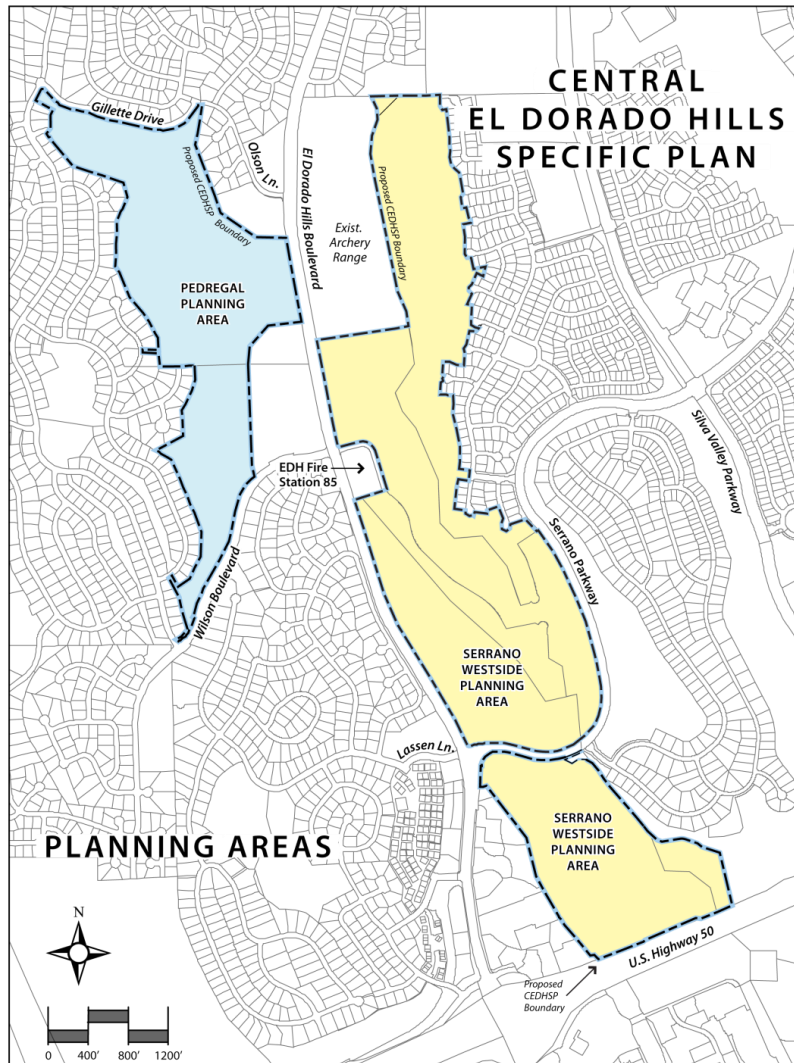


- Acquisition Feasibility Analysis
National Golf Foundation Study (May 2007)
Study funded by County and EDH CSD
“The financial analysis prepared by NGF Consulting shows that even if the El Dorado Hills GC were to add as many as 20,000 additional rounds of golf by 2012, the facility is still not likely 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 – Page 6

Former Executive Golf Course Background



Project Setting & Planning Areas



Pedregal

- 102 acres
- Surrounded by existing single-family and multi-family residential
- Existing General Plan Land Use:
 - High Density Residential
 - Multi-Family Residential

Serrano Westside

- 234 acres
- Surrounded by existing retail and single-family residential
- Existing General Plan Land Use:
 - Open Space
 - Adopted Plan (El Dorado Hills Specific Plan)
 - Commercial

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

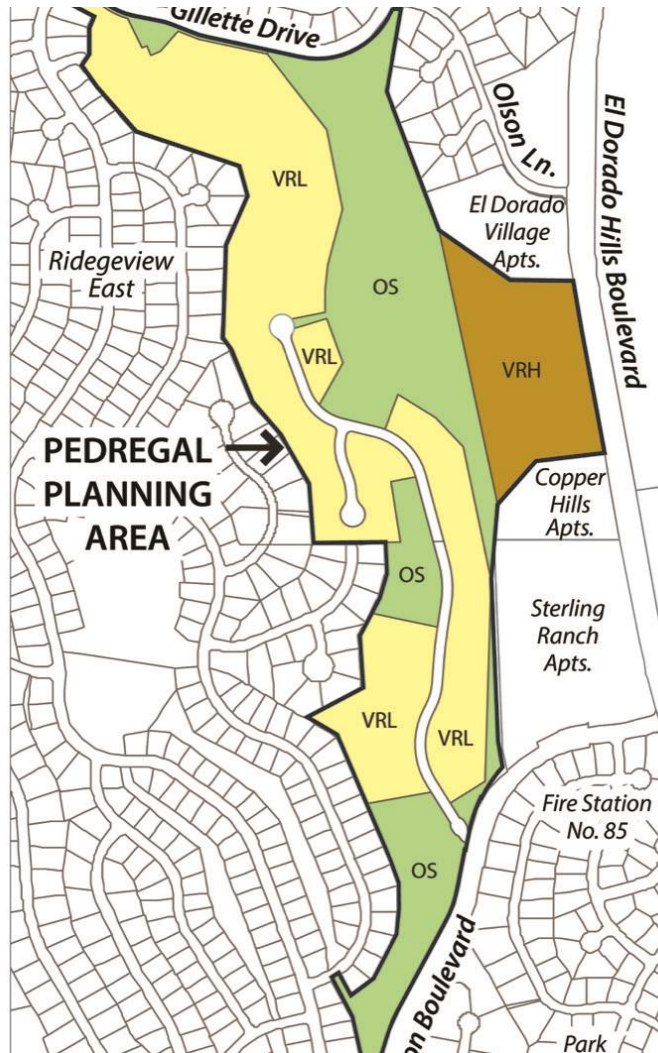


Vessona condominiums, Folsom



Sterling Ranch Apartments, El Dorado Hills

Pedregal Land Plan (137 – 242 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 ≥ Ridegeview lots

VRH

Village Residential High

- 10 acres
- 100 units market rate, 10 DU/ac
or 205 units age-restricted, 20 DU/ac

Serrano Westside Land Plan (600 – 758 DU's)



Land Use Summary

Residential	68 ac.	29%
Open Space	133 ac.	57%
Community Park	15 ac.	6%
Civic - Limited Commercial	11 ac.	5%
Roads & Landscape	7 ac.	3%
TOTAL	234 ac.	

VRML

Village Residential Medium - Low

- 30 acres, 156 units, density 5 DU/ac

VRMH

Village Residential Medium - High

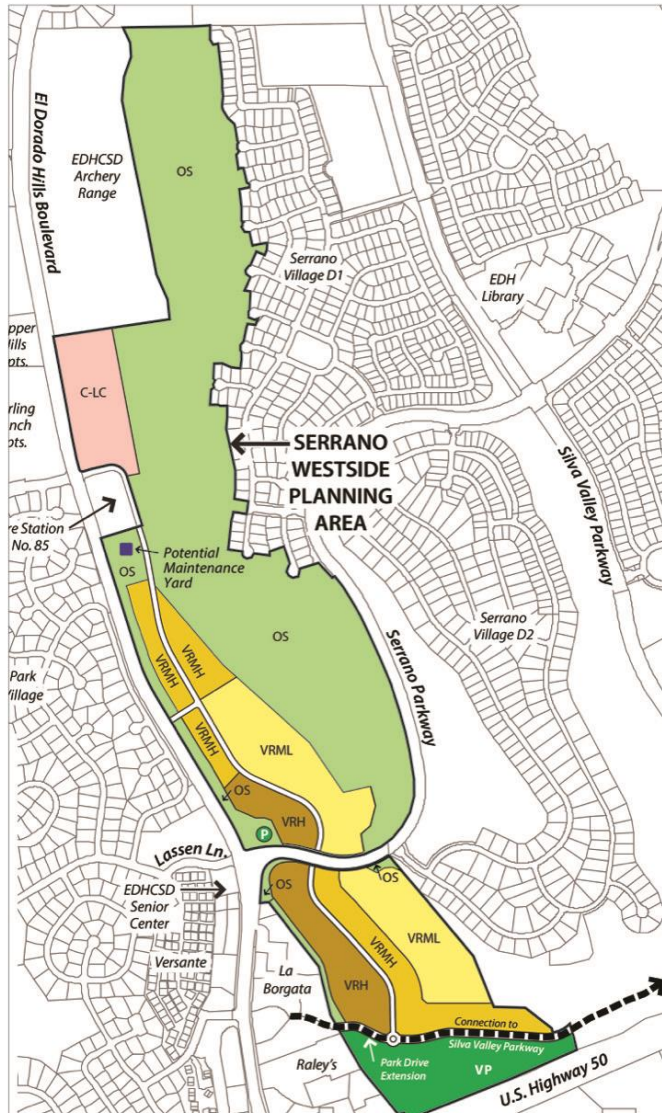
- 22 acres, 220 units, density 10 DU/ac

VRH

Village Residential High

- 16 acres
- 224 units market rate, density 14 DU/ac
or 382 units age-restricted, 24 DU/ac¹²

Serrano Westside Land Plan



C-LC

Civic - Limited Commercial

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

VP

Village Park (to be retitled Community Park)

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



Promontory park, El Dorado Hills

Specific Plan Land Use Summary



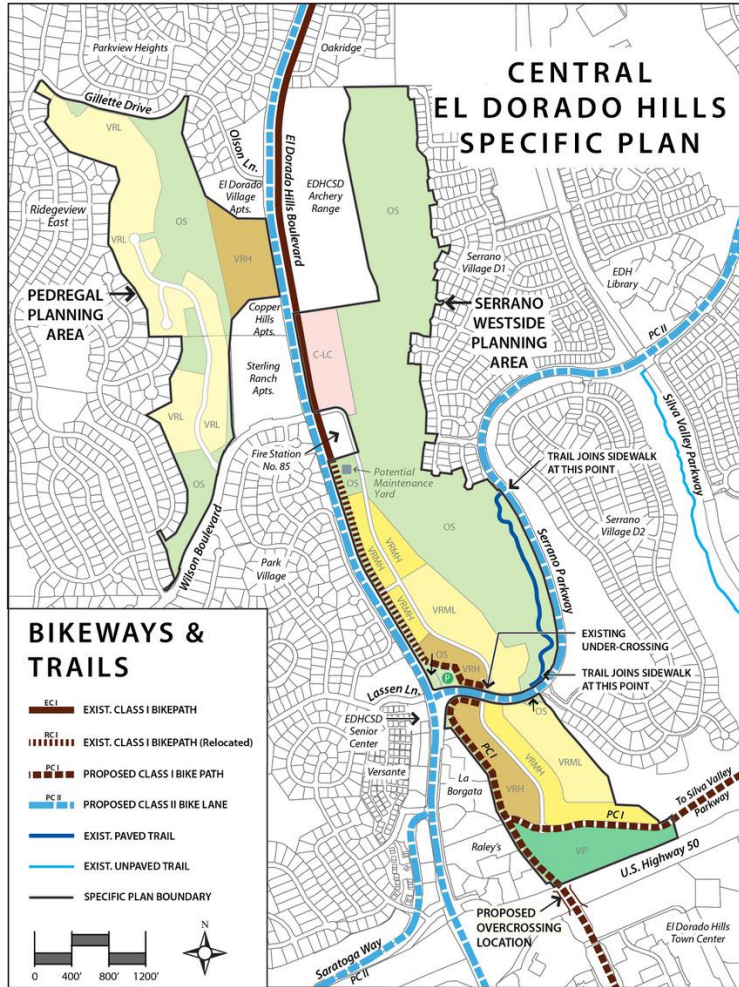
Land Use Summary

Residential	123 ac.	37%
Open Space & Parks	190 ac.	56%
Other	23 ac.	7%
TOTAL	336 ac.	



Village D1 Ridgeline (looking east) to be preserved

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



Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
1. Fiscally neutral: County, EDH CSD, EDH Fire		Per Adopted Budget
2. Community Benefit Fee	\$6,000	\$4,500,000
3. Property Transfer Fee (0.25%)		\$100,000 (estimated annually)
4. Public Park Maintenance Funding		Per Future LLAD or similar
5. No cost dedication/restriction of open space and construction of publicly-accessible trails		\$1,500,000
6. Establishment of open space and trail maintenance mechanism		Future HOA
7. No cost dedication of Country Club Drive Right-of-Way		\$3,000,000
8. Advanced construction of Country Club Drive		\$8,500,000

Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
9. No cost dedication of 11 acres Civic / Limited Commercial		
10. Contribution toward environmental review and permitting of Highway 50 pedestrian overcrossing		\$500,000
11. Range of housing types and densities		
12. Roadway and ped / bike connections		
13. Net positive TIM fee contributions without triggering new roadway improvements		\$20,000,000
14. SACOG SCS consistency		
15. Affordable Housing Contribution	\$500	\$368,500
16. Intelligent Transportation System Contribution	\$500 (estimated)	\$368,500 (estimated)

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**Public
Comment**

