

Central El Dorado Hills Specific Plan

Second Recirculated Draft Environmental Impact Report Workshop



*Planning Commission
May 27, 2021*

Introduction

- Agenda
 - Purpose of Workshop
 - Overview of Second Recirculated Draft Environmental Impact Report (RDEIR) for proposed project
 - Receive Public Comments on the RDEIR
 - **No action will be taken on the project at today's workshop**
 - Next Steps
 - Presenters and Participants
 - Mel Pabalinas, Project Manager
 - Shahira Ashkar, ICF International (County CEQA Consultant)
 - Extended County staff and Project Team

Project Background- Recap

- Notice of Preparation (NOP) for Draft EIR circulated for 30 days beginning February 20, 2013. Public Scoping meeting was held March 13, 2013.
- Draft EIR circulated for 60 days beginning November 20, 2015. The review period was extended another 30 days and closed on February 18, 2016. Public open house held December 2, 2015.
- Partial Recirculated Draft EIR was circulated for 45 days beginning April 22, 2016 to address changes in greenhouse gas emissions analysis based on legal decisions.

Project Background- Recap (cont'd)

- Planning Commission Public Hearings:
 - November 14, 2019
 - December 12, 2019
 - January 13, 2020 (Special Meeting in El Dorado Hills Community)
 - Several subsequent continuances to address comments on VMT and potential alternatives
- Final EIR was published in October 2019 but has not been certified by the Board of Supervisors.

Project Background- Recap (cont'd)

- Second Recirculated Draft Environmental Impact Report (RDEIR)
 - Released for 45-day public review and comments
 - April 30, 2021 through June 14, 2021

Project Description

- 336-acre site on both sides of El Dorado Hills Boulevard in El Dorado Hills.
- Residential and commercial land uses and 15 acres of park.
- Minor revisions to Project Description since the Draft EIR.
 - Up to 1,000 residential units with age-restricted housing and up to 737 without age-restricted housing
 - Slight reduction in development acreage (5 acres)

Project Location



Planning Entitlements

- General Plan and Specific Plan Amendment
- Adoption of a new Specific Plan
- Rezoning
- Planned Development Permit
- Large Lot Tentative Subdivision Map
- Development Agreement
- Certification of the Final EIR
- Other approvals:
 - EID approval, building and grading permits

**SECOND RECIRCULATED
DRAFT ENVIRONMENTAL
IMPACT REPORT (RDEIR)**

Environmental Impacts (Draft EIR and 1st RDEIR)

- Significant and Unavoidable impacts
 - Air quality
 - Greenhouse gas emissions
 - Cultural resources (cumulative)
 - Construction noise
 - Aircraft noise from Mather Airport

Reason for Second Recirculation of DEIR

- CEQA requires recirculation if there is significant new information (Section 15088(a)).
 - Changes in traffic analysis due to changes in CEQA – Vehicle Miles Traveled (VMT)
 - New Project Alternatives (2)
- Also reflecting minor changes in the project description, including anticipated year of start of construction.

Vehicle Miles Traveled (VMT)

- SB 743 changed transportation analysis in CEQA from level of service (LOS) to VMT as of July 2020
- Compliance with General Plan transportation policies related to LOS is still required for project approval
- Shift from measuring impacts on drivers to measuring the impact of driving
- County's threshold is the recommended 15% reduction in VMT per capita for residential land uses and VMT per employee for commercial office land uses and no net increase for commercial retail land uses

Vehicle Miles Traveled (VMT) Impact

- VMT impact is less than significant
 - Less than 85% of VMT per capita – reduction of at least 15%
 - Less than 85% of VMT per employee – reduction of at least 15%
 - No net increase in VMT for commercial uses

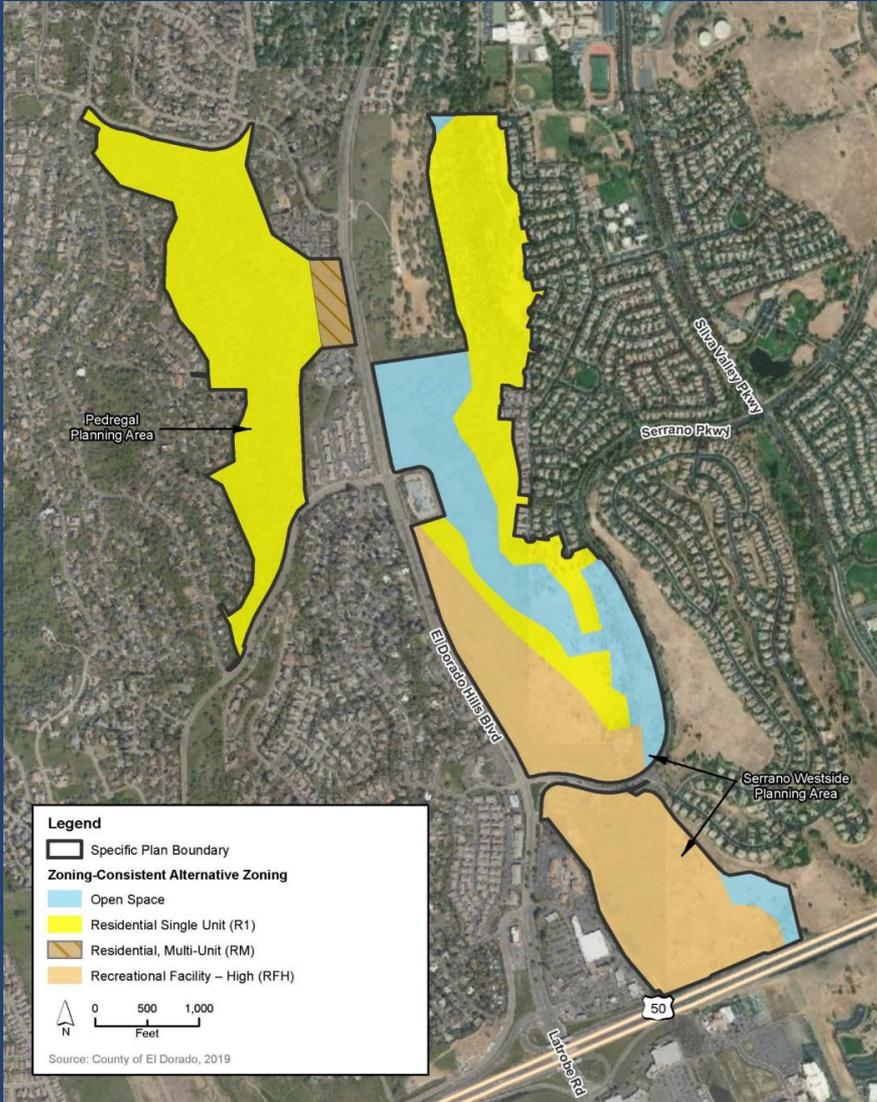
Alternatives

- Public input during Planning Commission meetings asking Applicants to consider other alternative for the former Executive Golf Course parcel only.
- Zoning-Consistent Alternative (Alternative 4)
 - No change to zoning
 - Recreational uses on former Executive Golf Course property
- Senior-Living Alternative (Alternative 5)
 - Southern portion of former Executive Golf Course property as a senior living facility
 - Independent and assisted living

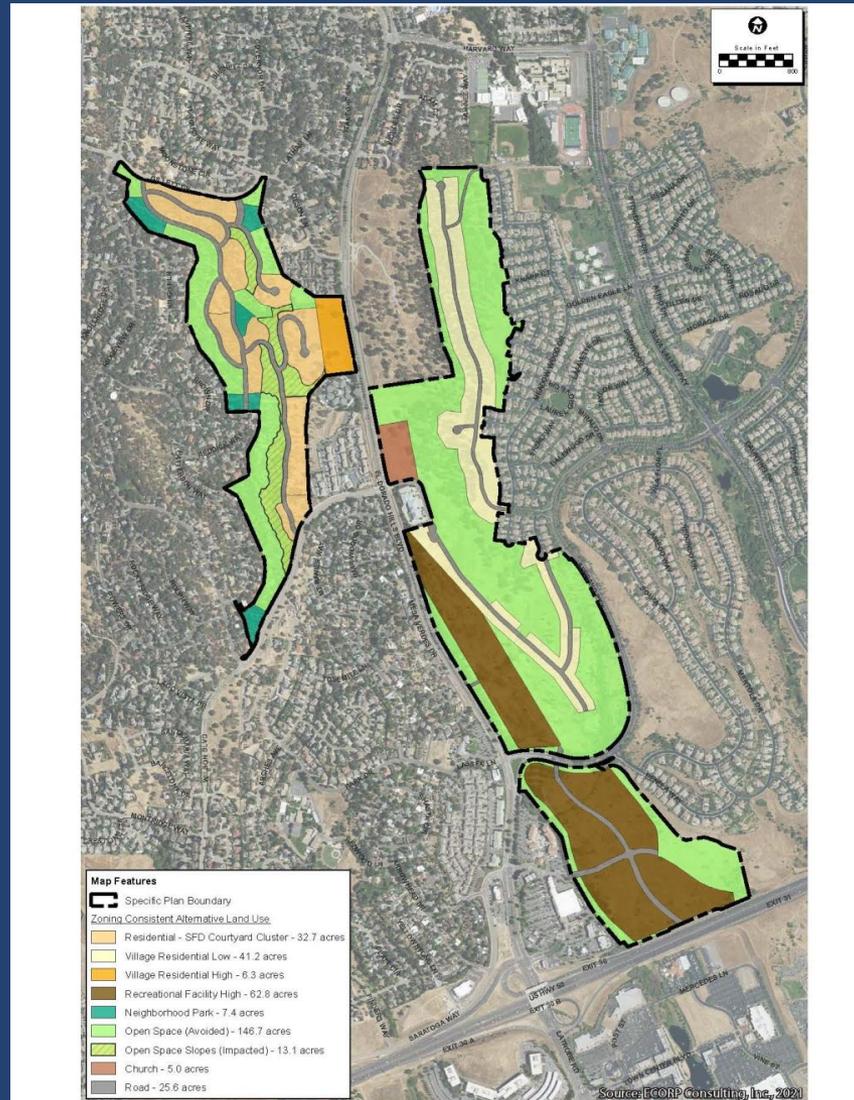
Alternative 4 – Zoning-Consistent Alternative

- No General Plan Amendment required
- 654 dwelling units – mixed density
- 160 acres open space
- 63 acres Recreational Facility-High (potential tennis and aquatics facility, sporting fields, amusement complex)
- Would reduce impacts related to rezoning, population (fewer dwelling units)
- Increased impacts on oaks/oak woodlands and resident species

Alternative 4 – Existing Zoning



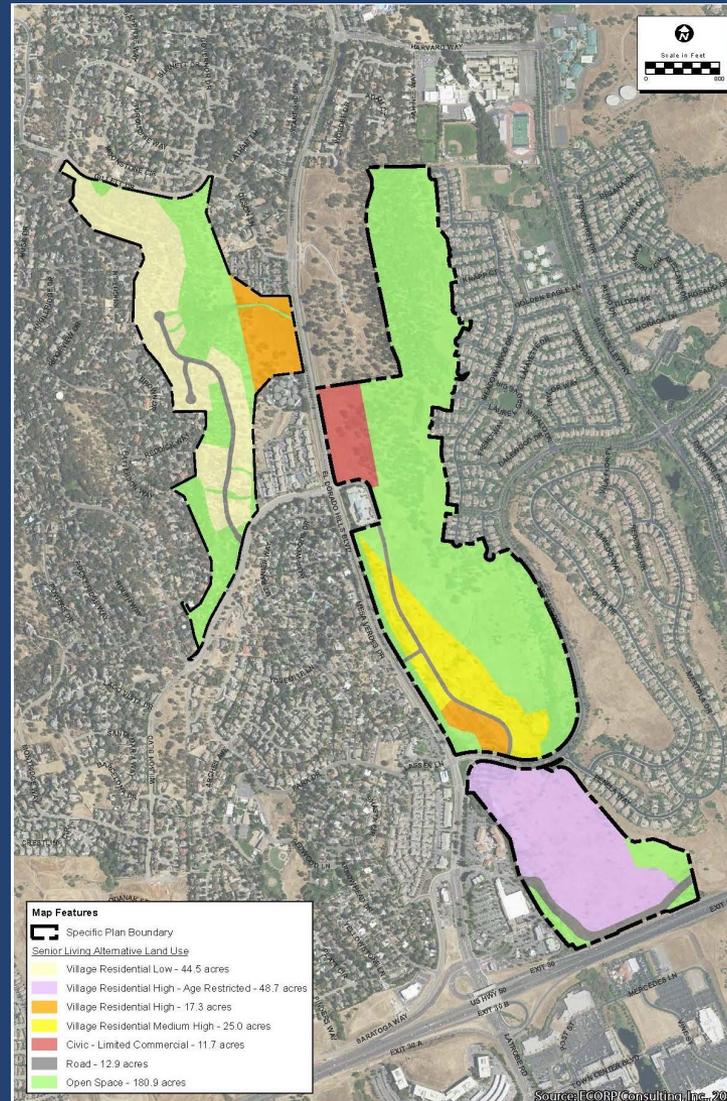
Alternative 4 - Proposed Land Use



Alternative 5 – Senior-Living Alternative

- General Plan Amendment required
- 1,763 dwelling units total
- 1,200 age-restricted units
- 300 attached dwelling units
- 181 acres open space
- Similar impacts related to transportation, noise, air quality, rezoning, biological and cultural resources
- Increased impacts related to population, including demand for emergency services and utilities

Alternative 5 – Proposed Land Use



RDEIR Impacts

- Conclusion:
 - No new or worsened impact
 - No change in the Environmentally Superior Alternative

Next Steps

- No action on the project workshop or RDEIR to be taken at this time
- Receive public comments on the environmental issues presented during the workshop
- Public Comment Period Closes June 14th
- Preparation of Revised Final EIR (FEIR)
- Public hearing of the project before the Planning Commission and Board of Supervisors (hearing dates pending determination):
 - Consider recommended actions on the Project

Comments

County of El Dorado

Planning and Building Department

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End of Presentation