

---

# **Central El Dorado Hills Specific Plan (CEDHSP)**

**Applicant: Serrano Associates, LLC**



**Planning Commission (Second Meeting)  
December 12, 2019**

---

# Recap of November 14<sup>th</sup> Planning Commission-First Meeting

- Staff Presentation of Project Overview
- Planning Commission Meetings Schedule
- Discussion with Planning Commission
- Public Comments and Testimonies on the project received
- Planning Commission-directed project specific topics for second public hearing
- Continuance of hearing to the second meeting



---

# Recap of November 14<sup>th</sup> Planning Commission Meeting (cont'd)

- Since the First Meeting (November 14<sup>th</sup>):
  - Staff memorandum response to Planning Commission-directed project specific topics
  - Uploaded Referenced EIR Appendices
  - Continued receipt of Public Comments
  - Identified Date and Venue of 3<sup>rd</sup> Planning Commission (Special Meeting) in El Dorado Hills
    - District Church, Monday, January 13, 2020  
6 PM to 10 PM



---

## Agenda for Today's Meeting

- Summary discussion on Planning Commission-directed project specific topics
- Discussion with Planning Commission
- Continue to Receive Public Comments and Testimonies
- Recess and continue Public Hearing to a third special meeting on January 13, 2020 in El Dorado Hills



---

## Agenda for Today's Meeting (cont'd)

- Planning Commission-directed project specific topics:
  - Planning Areas as Separate Projects
  - Multi-Family Land Availability in County and Affordable Housing
  - Traffic Analysis Overview (Formal Presentation)
  - Development Agreement Overview
  - Increasing Parkland Dedication
  - Overview of Statement of Overriding Considerations



# Entitlement Request

- Certification of the EIR
- General Plan Land Use Map Amendments
- County General Plan Land Use Map designation of transferred lands between the El Dorado Hills Specific Plan (EDHSP) and the Central El Dorado Hills Specific Plan (CEDHSP)
- Adoption of the CEDHSP
- Rezoning
- Large Lot Tentative Subdivision Map to create six large lots for purposes of sale, lease, or financing of the development
- Planned Development Permit
- Development Agreement



---

# Possible Recommendations to the Board of Supervisors

- Certification of the EIR
- No certification of the EIR
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement as proposed
- Approval of the CEDHSP, Large Lot Tentative Subdivision Map, and Development Agreement with modifications
- Denial of the project



---

# End of Presentation



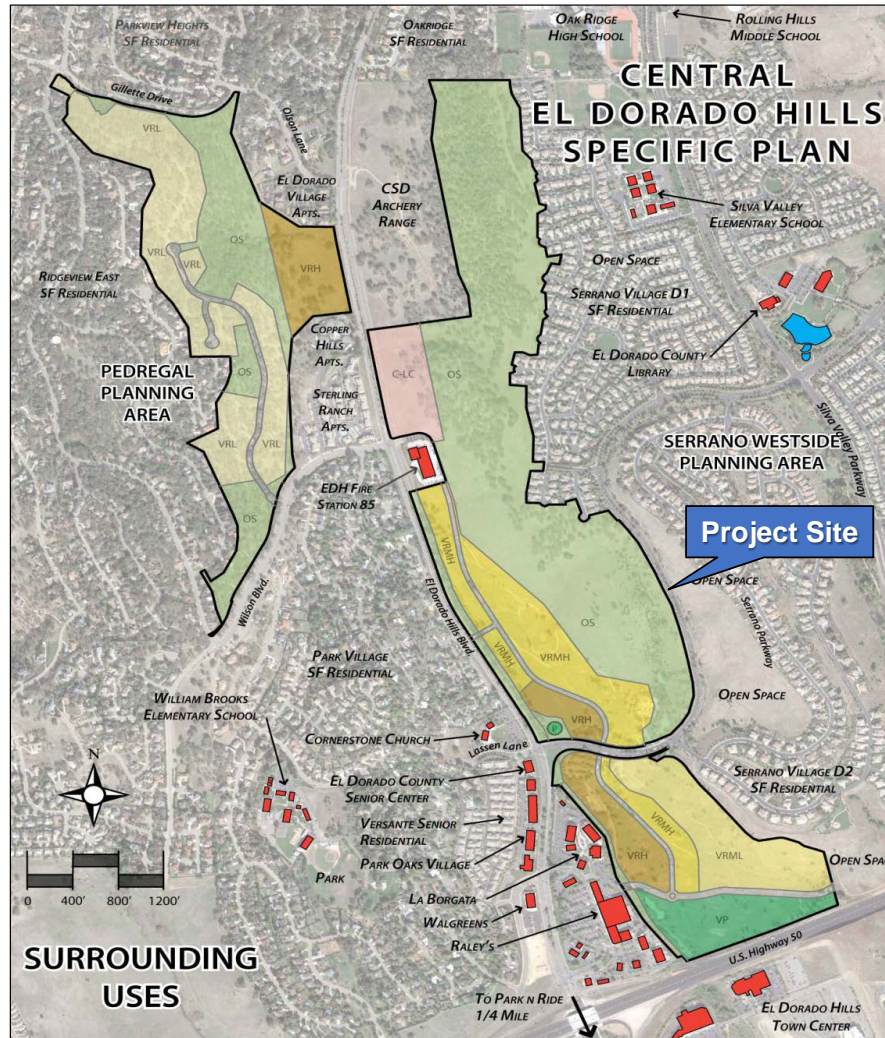


---

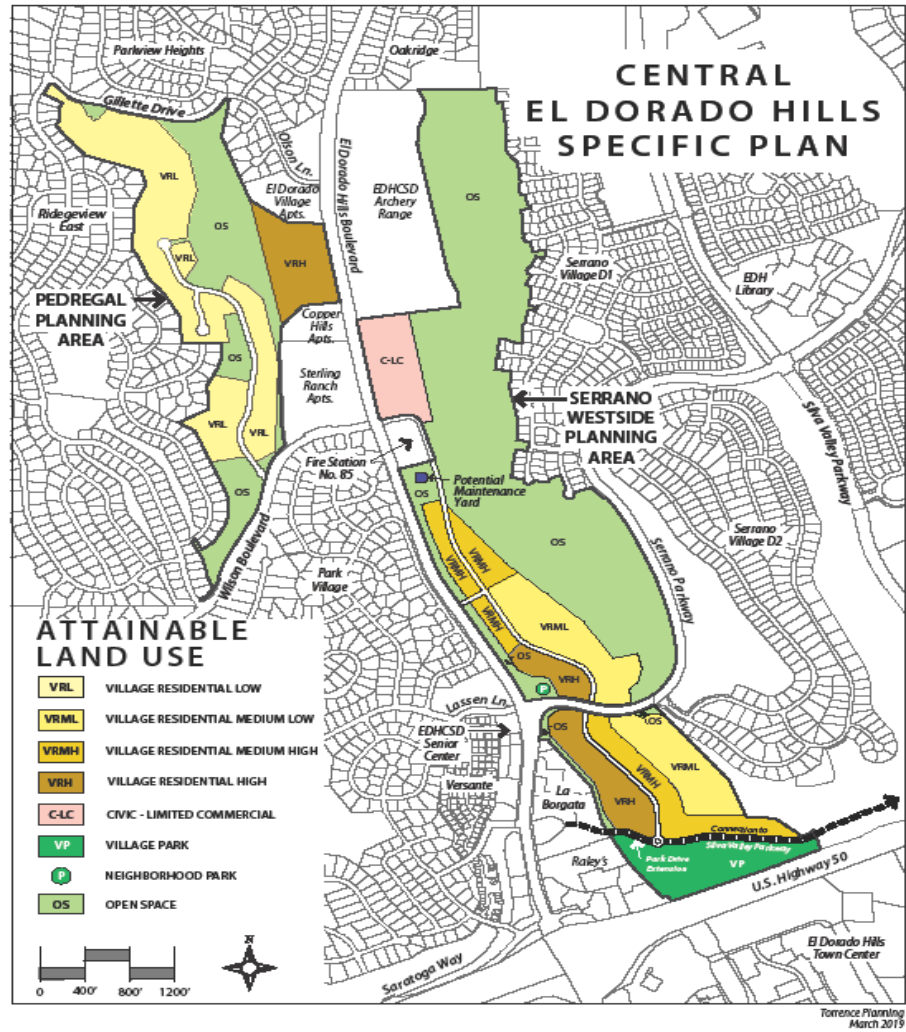
# Supplemental Slides



# Aerial of Project



# CEDHSP Land Use Map



# Existing Development Potential

Assessor's Parcel No.	GP Land Use	Zoning	Max No. Units
<b>Serrano Westside Planning Area</b>			
121-160-05	OS & C	RF	0
121-040-20	AP	R1-PD	65
121-040-29	AP	R1-PD	70
121-040-31	AP	OS	0
121-120-24 (portion)	AP	OS	0
<b>Subtotal</b>			<b>135</b>
<b>Pedregal Planning Area</b>			
120-050-01	HDR	R1	345
	MFR	RM	144
120-050-05	HDR	R1	135
<b>Subtotal</b>			<b>624</b>
<b>Total</b>			<b>759</b>
<b>General Plan</b>	<b>Zoning</b>		
OS = Open Space.	RF = Recreational Facilities.		
C = Commercial.	R1-PD = Single-Family Residential-Planned Development.		
AP = Adopted Plan.	OS = Open Space.		
HDR = High-Density Residential.	R1 = Single-Family Residential.		
MFR = Multi-Family Residential.	R2-DC = Limited Multifamily Residential-Design Control.		
	PD = planned development overlay zone.		
	DC = design control.		



# Modified CEDHSP Land Uses

Proposed Land Use					
Planning Area	Land Use Designation	Zoning District	Acres	Dwelling Units/Com Square Footage	Average Density
<b>Residential</b>					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	30	156	5.2
Westside	VRM-H	RM1-PD	22	220	10
Westside	VRH	RM2-PD	16	224	14
Pedregal			10	100	10
<b>Subtotal</b>			123	737	-
<b>Residential (Age-Restricted Scenario)</b>					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	30	156	5.2
Westside	VRM-H	RM1-PD	22	220	10
Westside	VRH	RM2-PD	16	382	22.6
Pedregal			10	205	
<b>Subtotal</b>			123	1,000	-
<b>Civic-Limited Commercial</b>					
Westside	C-LC	CL1-PD	11	50,000 sq. ft.	-
<b>Public Facilities (Community Park)</b>					
Westside	OS	RFH1-PD	15	-	-
<b>Open Space (including Neighborhood Park)<sup>1</sup></b>					
Westside	OS	OS1-PD	133	-	-
Pedregal	OS	OS1-PD	42	-	-
<b>Subtotal</b>			175	-	-
<b>Road Right of Way and Landscape Lots</b>					
Westside			7	-	
Pedregal			5		
<b>Subtotal</b>			12		
<b>Total</b>			336 <sup>2</sup>	737-1,000 dwelling units 50,000 sq. ft. commercial	

