
Central El Dorado Hills Specific Plan

Applicant: Serrano Associates, LLC
**Application File Nos.: A14-0003/SP12-
0002/SP86-0002-R/Z14-0005/PD14-0004/
TM14-1516/DA14-0003**



Planning Commission

JANUARY 13, 2020

Introduction

- Formal Project Presentation of Central El Dorado Hills Specific Plan
 - 3rd of 4 anticipated Planning Commission hearings
 - Provide summary of project information and take public comments



Introduction- Project Team

EDC Team

- Tiffany Schmid, Planning Director, Planning and Building Department
- Bre Moebius, County Counsel
- Mel Pabalinas, Current Planning Manager, Planning and Building Department
- Natalie Porter, Department of Transportation

EDC Consultant Team

- Patrick Angell, Ascent Environmental (Application Processing/Environmental Review)
- Shahira Ashkar, ICF /International (EIR)
- Alice Tackett, Michael Baker International (Application Processing/Environmental Review)
- Cindy Yan, Goodwin Consulting (Fiscal Analysis Review)
- Bill Abbott, Abbott & Kindermann (Legal Counsel)



Planning Commission Schedule

- **Hearing # 1 - November 14, 2019**

Regular Planning Commission Meeting (Placerville)
(meeting continued to December 12, 2019)

- **Hearing # 2 - December 12, 2019**

Regular Planning Commission Meeting (Placerville)
(meeting continued to a Special Meeting on January 13, 2020 in El Dorado Hills-evening)

- **Hearing # 3 – January 13, 2020**

Special Planning Commission Evening Meeting (El Dorado Hills)
(meeting to be continued to Regular Meeting in January/February 2020)

- **Hearing #4 - January/February 2020**

Regular Planning Commission Meeting (Placerville)



CEDHSP Project Information



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

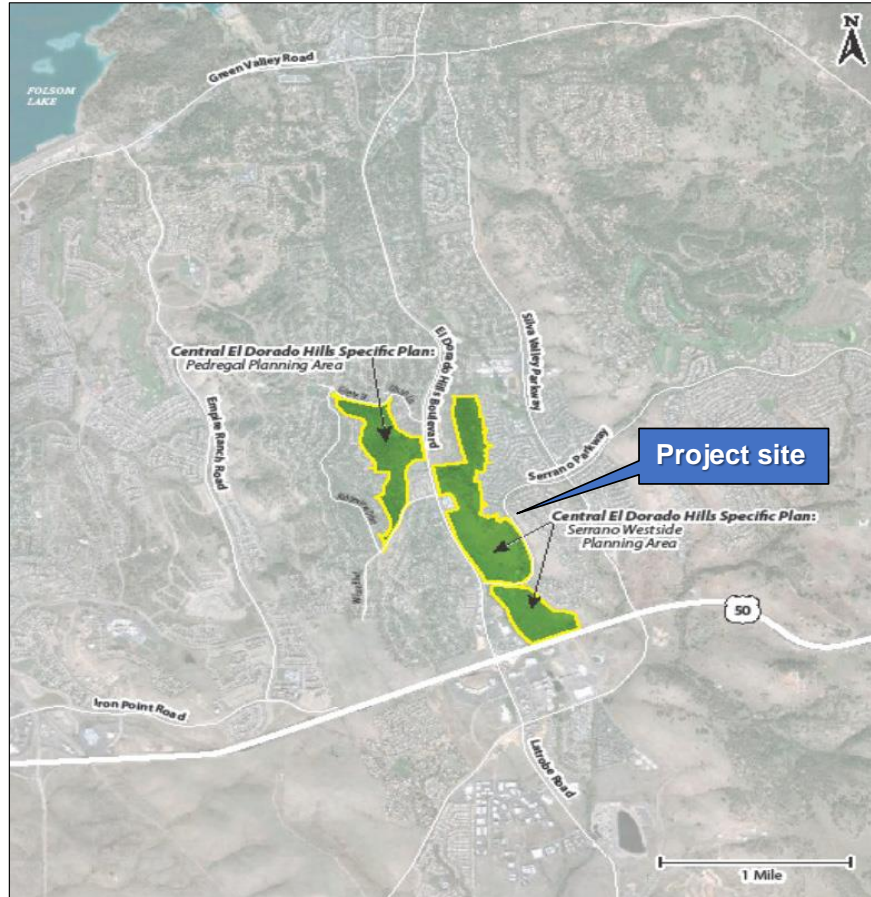


Project Location

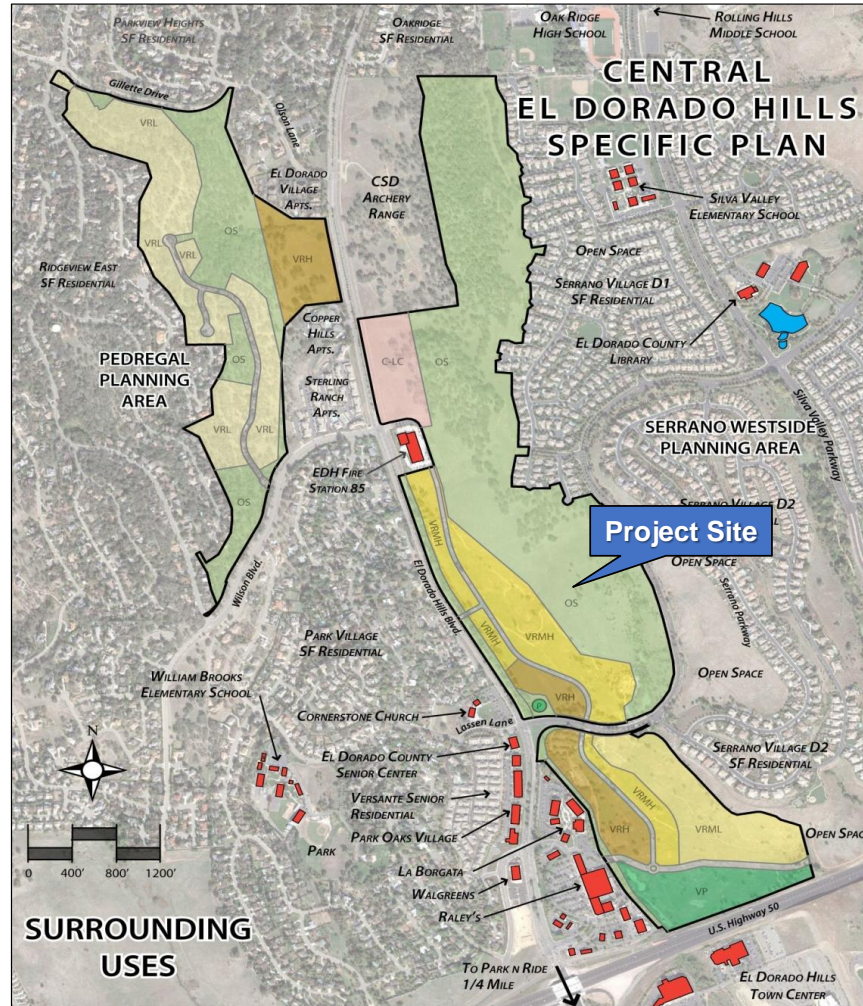
- Within the El Dorado Hills Community Region north of US 50
- CEDHSP consists of 336 acres within two planning areas:
 - Pedregal Planning Area – 102 acres (located west of El Dorado Hills Boulevard)
 - Serrano Westside Planning Area – 234 acres (located east of El Dorado Hills Boulevard)
- Other approved specific plans in the El Dorado Hills Community Region: El Dorado Hills, Promontory, Carson Creek, and Valley View



CEDHSP Location Map



Aerial of Project



Project Background: Pedregal Planning Area

- Remainder site of the Ridgeview East subdivision
- Previous applications for residential development in the late 1990s and early 2000s did not move forward due to water moratorium and 1999 General Plan Writ of Mandate
- Previous Development Agreement has expired



Project Background: Serrano Westside Planning Area

- Includes portions of the EDHSP that consists of the planned Serrano Village D-1, Lots C and D (135 dwelling units)
- Includes the former El Dorado Hills Executive Golf Course, a par 62,100-acre recreational amenity constructed in the early 1960s
- Golf course was not part of or a mitigation for the 1988 EDHSP or the El Dorado Hills-Salmon Falls Area Plan
- El Dorado Hills Community Services District (EDHCSD) commissioned a study from NGF Consulting to evaluate the capital investment needed to re-open El Dorado Hills Executive Golf Course in a way that would make it competitive in the local golf market

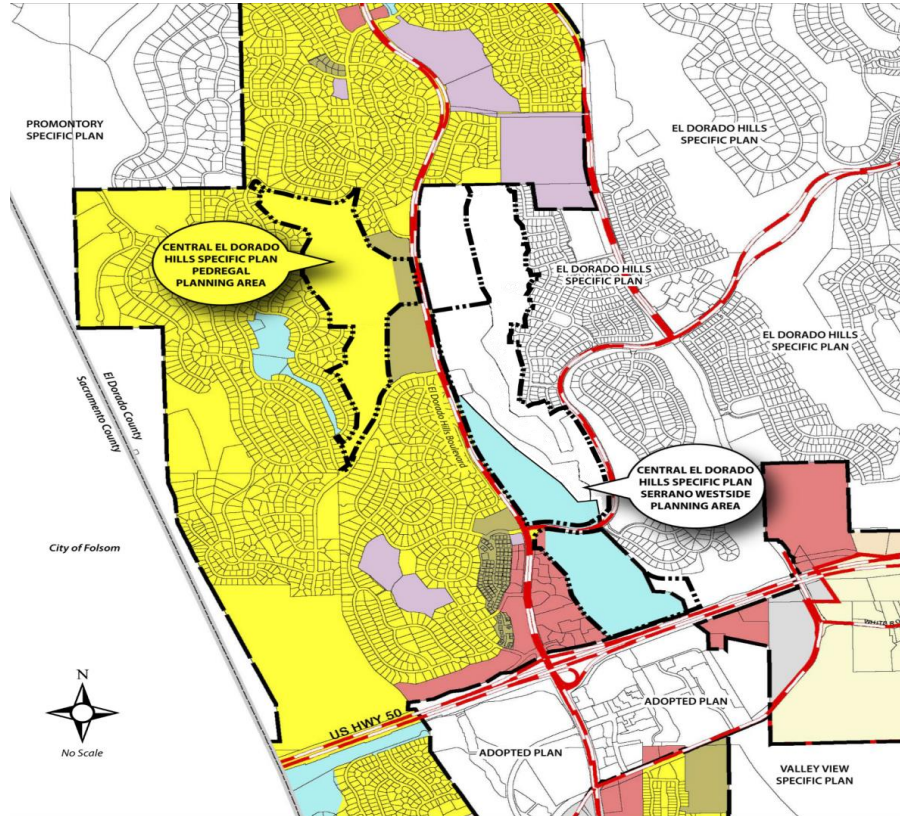


Project Background: Serrano Westside Planning Area (cont.)










- The Operational Feasibility Analysis for El Dorado Hills Golf Course (May 2007) concluded several municipal golf course operators in the region have struggled to operate as a result in a significant drop-off in rounds played.
- The report determined that it was unlikely the anticipated level of play would provide enough income to cover all facility expenses.



Current General Plan



Existing Land Use

	Adopted Plan		Rural Residential		Commercial
	High Density Residential		Multi-Family Residential		Industrial
	Low Density Residential		Public Facilities		Open Space



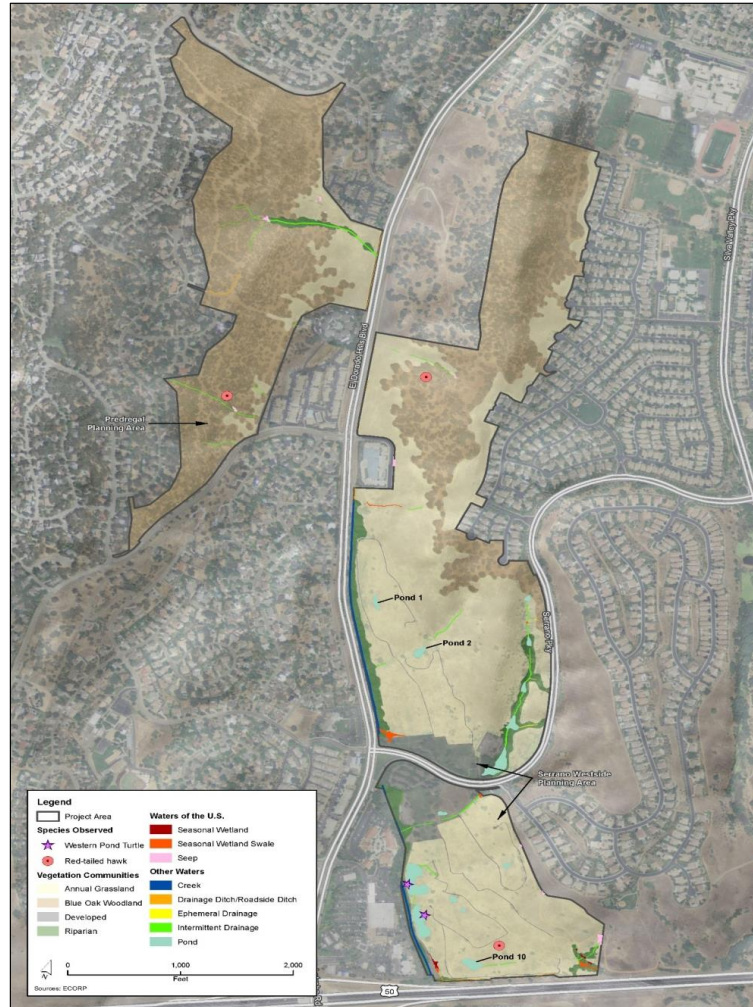
Existing Development Potential

Assessor's Parcel No.	GP Land Use	Zoning	Max No. Units
Serrano Westside Planning Area			
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
Subtotal			135
Pedregal Planning Area			
120-050-01	HDR	R1	345
	MFR	RM	144
120-050-05	HDR	R1	135
Subtotal			624
Total			759
General Plan	Zoning		
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.		



Environmental Conditions

- 153 acres of oak woodland
- 154 acres of annual grassland
- 12 acres of riparian habitat
- 6 acres of wetland/water features



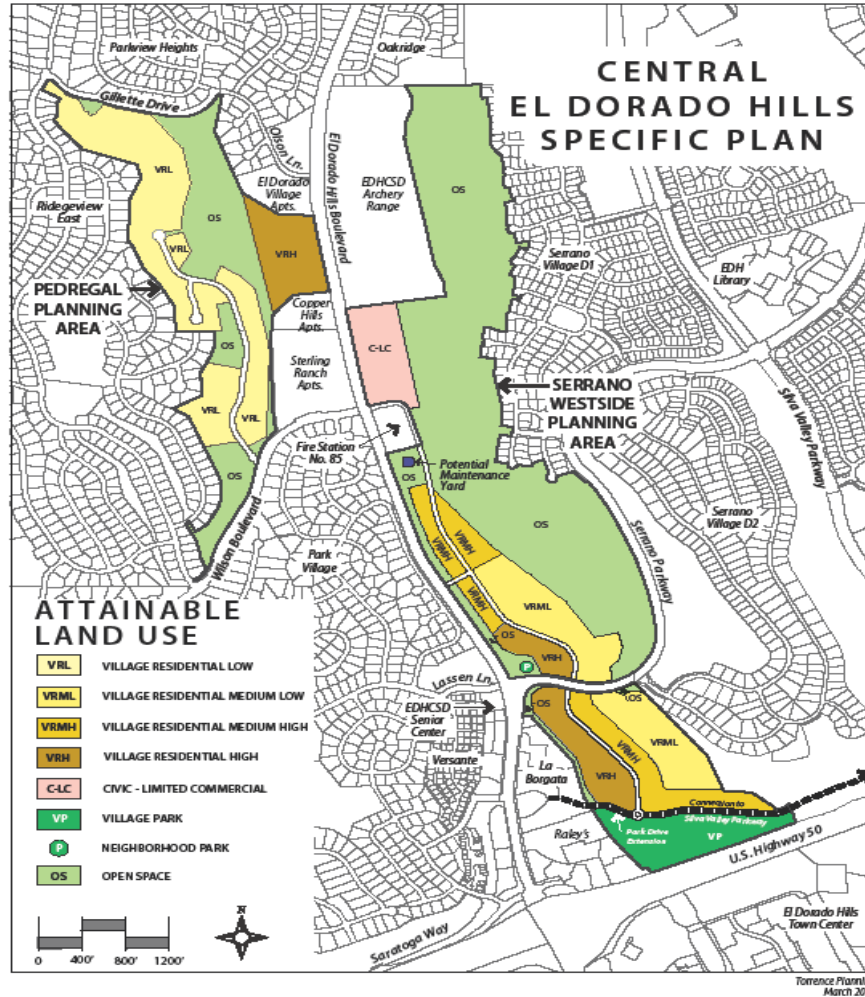
Proposed CEDHSP Overview

Proposed specific plan that would establish a new land use designations, zoning, and development pattern for the planning areas:

- Pedregal Planning Area:
 - Village Residential – Low (VRL) (1 du/ac)
 - Village Residential – High (VRH) (14-24 du/ac)
 - Open Space (OS)
- Serrano Westside Planning Area:
 - Village Residential Medium – Low (VRM-L) (5-8 du/ac)
 - Village Residential Medium – High (VRM-H) (8-14 du/ac)
 - Village Residential – High (VRH) (14-24 du/ac)
 - Civic-Limited Commercial (C-LC)
 - Community Park (CP)
 - Open Space (OS)



CEDHSP Land Use Map



Proposed CEDHSP Overview (Cont.)

- Transfer of approximately 142 acres from the EDHSP area to the CEDHSP area that includes Serrano Village D-1, Lots C and D
- Transfer of approximately 0.50 acres from the CEDHSP area to the EDHSP area
- Maximum development potential of up to 737 dwelling units (1,000 dwelling units if age-restricted housing is provided) and up to 50,000 square feet of limited commercial or civic uses
- 15-acre community park site and 175 acres of open space for a total of approximately 52% of the CEDHSP area



EDHSP and CEDHSP Amendments



Original CEDHSP Land Uses

Proposed Land Use					
Planning Area	Land Use Designation	Zoning District	Acres	Dwelling Units/Com Square Footage	Average Density
Residential					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	23	123	5.3
Westside	VRM-H	RM1-PD	37	310	8.3
Westside	VRH	RM2-PD	16	330	18.3
Pedregal			13	200	
Subtotal			134	1,000	-
Civic-Limited Commercial					
Westside	C-LC	CL1-PD	11	50,000 sq. ft.	-
Public Facilities (Community Park)					
Westside	OS	RFH1-PD	15	-	-
Open Space (including Neighborhood Park)¹					
Westside	OS	OS1-PD	130	-	-
Pedregal	OS	OS1-PD	39	-	-
Subtotal			169	-	-
Road Right of Way and Landscape Lots					
Westside			7	-	
Pedregal			5		
Subtotal			12		
Total			341	1,000 dwelling units 50,000 sq. ft. commercial	



Modified CEDHSP Land Uses

Proposed Land Use					
Planning Area	Land Use Designation	Zoning District	Acres	Dwelling Units/Com Square Footage	Average Density
Residential					
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
Subtotal			123	737	-
Residential (Age-Restricted Scenario)					
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	
Subtotal			123	1,000	-
Civic-Limited Commercial					
Westside	C-LC	CL1-PD	11	50,000 sq. ft.	-
Public Facilities (Community Park)					
Westside	OS	RFH1-PD	15	-	-
Open Space (including Neighborhood Park)¹					
Westside	OS	OS1-PD	133	-	-
Pedregal	OS	OS1-PD	42	-	-
Subtotal			175	-	-
Road Right of Way and Landscape Lots					
Westside			7	-	
Pedregal			5		
Subtotal			12		
Total			336 ²	737-1,000 dwelling units 50,000 sq. ft. commercial	



Current General Plan Development Potential vs CEDHSP Development Potential

Existing Maximum Development Potential:

- Pedregal Planning Area: 624 dwelling units
- Serrano Westside Planning Area: 135 dwelling units
- Total: 759 dwelling units

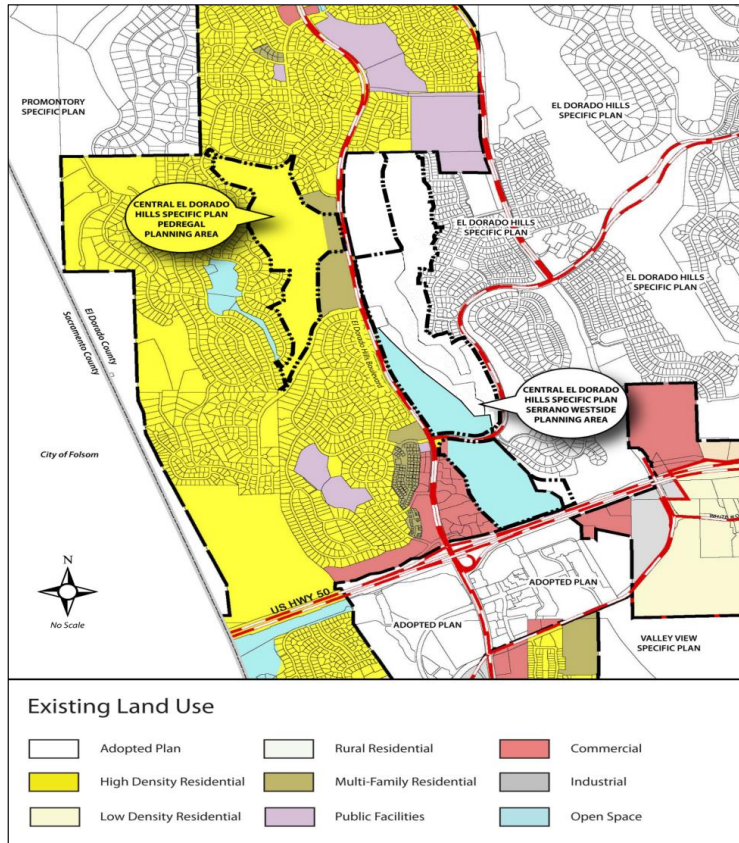
CEDHSP Maximum Development Potential:

- Pedregal Planning Area: 137 – 242 dwelling units
- Serrano Westside Planning Area: 600 – 758 dwelling units
- Total: 737 – 1,000 dwelling units

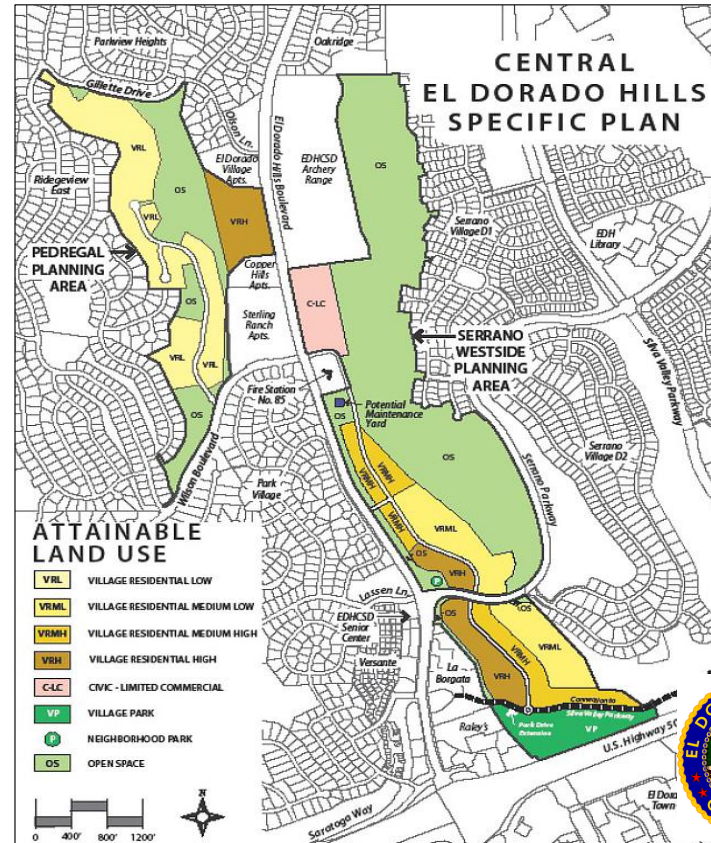


Comparison of General Plan and CEDHSP Land Use Pattern

Existing GP



CEDHSP

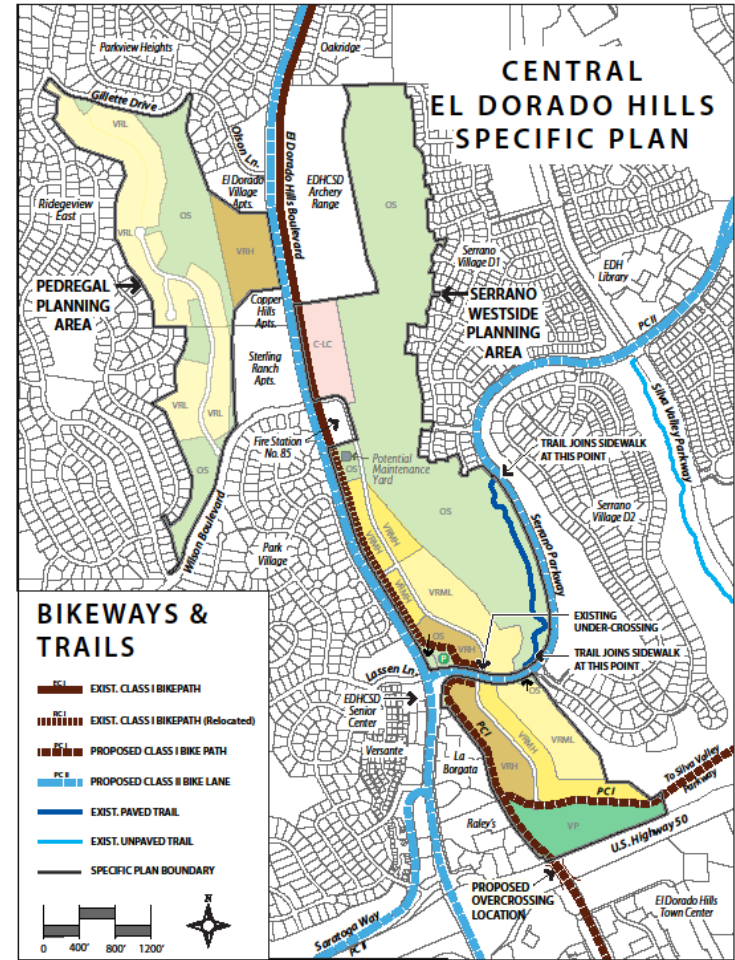
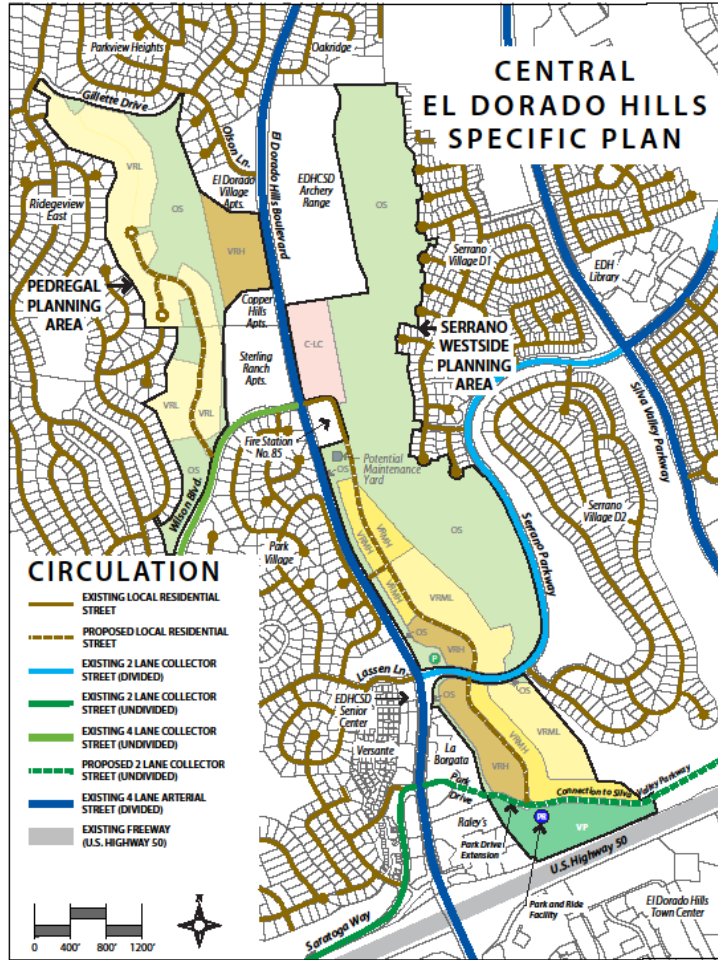


Proposed CEDHSP Transportation Improvements

- Internal roadway system would obtain access to public roadways with no connections to adjoining neighborhoods
- All private and gated roadways would be maintained by a HOA
- Extension of Country Club Drive through Serrano Westside Planning Area that would connect to El Dorado Hills Boulevard and Silva Valley Parkway (CIP Project No. 72377)
- Project includes approximately 7,800 linear feet of new pedestrian and bicycle trail facilities
- Dedication of right-of-way for bicycle/pedestrian overcrossing of US 50



CEDHSP Transportation Facilities



CEDHSP Infrastructure Improvements

- Water, recycled water, and wastewater infrastructure available near both planning areas
 - Pedregal: offsite water supply pipeline extensions from Ridgeview subdivision and Sterling Ranch Apartments
 - Serrano Westside: offsite recycled water extension from Silva Valley Parkway
- Adequate water supply to serve CEDHSP water demands under current conditions and year 2035 conditions for normal and drought conditions
- Drainage would be accommodated onsite and would include detention/retention facilities
- Implementation of a Public Facilities Finance Plan for backbone infrastructure to support the project (\$5.6 mil)

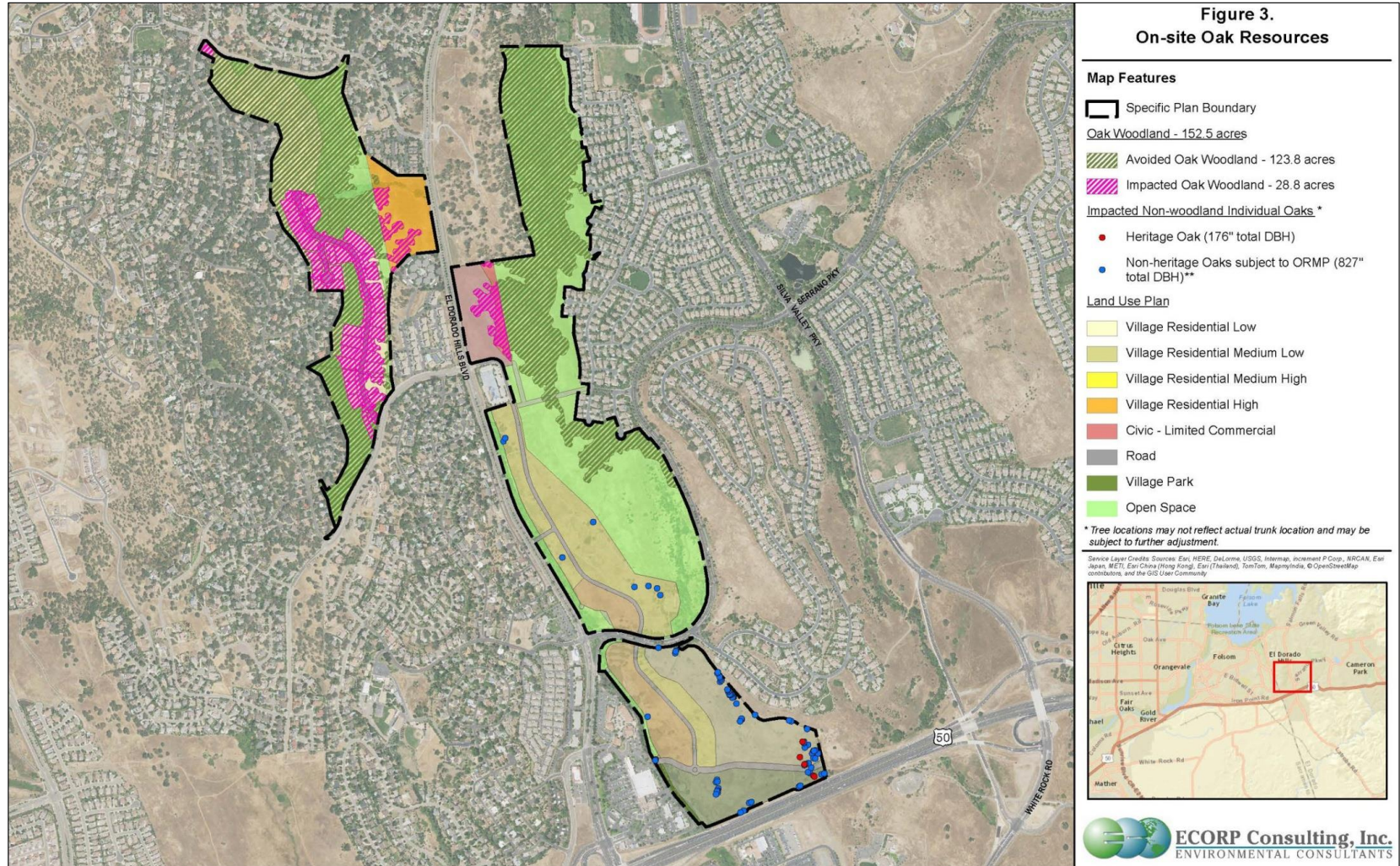


CEDHSP Parks and Open Space

- Proposed park sites located in the Serrano Westside Planning Area:
 - 1-acre neighborhood park that would be privately maintained but publicly accessible at the northeast corner of Serrano Parkway and El Dorado Hills Boulevard
 - 15-acre community park to be dedicated to EDHCSD on the southern border of the site adjacent to US 50. Passive and active recreation amenities may be included
- 175 acres of total open space (42 acres in Pedregal and 133 acres in Serrano Westside) that would consist of over 52 percent of CEDHSP area
- Retention of 124 acres of the site's 153 acres of oak woodland. Project required to mitigate 1:1 for oak woodlands and designated heritage trees



Oak Woodland Resource Preservation



Proposed Development Agreement

In exchange for the vested right to develop, the applicant would be obligated to provide the following:

- Dedication of right-of-way and construction of Country Club Drive
- Community Benefit Fee of \$6,000 per dwelling unit
- Property Transfer Fee of 0.25% of sales price
- Dedication of parkland of 16.3 acres
- Offer of dedication of 11-acre Civic/Limited Commercial Parcel
- Public access to trails and open space
- Right-of-way reservation and contribution to US 50 bicycle/pedestrian overcrossing
- Protection against negative fiscal impacts to County
- Contribution to County's Affordable Housing Trust Fund of \$500 per dwelling unit
- Contribution to County Integrated Traffic System Master Plan



Guiding Provisions of the General Plan

- General Plan identifies the long-range direction and policy for the use of land within the County through the “Statement of Vision,” “Plan Strategies,” “Plan Concepts,” and “Plan Objectives.”
 - Includes balance of protection of the County’s environmental, agricultural and rural quality with economic, jobs, and housing growth.
 - Recognizes urban growth in designated Community Regions
 - Promote growth that retains natural resources, reduces infrastructure costs, reflects character of a community, and fully funds its onsite services
 - Allow for a diverse mix of land use types for economic growth



General Plan Consistency Evaluation

Land Form and Housing Policies (2.1.1.2-2.3.2.1 and HO-1.5)

- Mix of newer higher density housing with the El Dorado Hills Community Region for varying income and housing needs
- Cluster development consistent with the urban character of the El Dorado Hills Community Region.
- Promotion of infill development within an area where infrastructure and roadways already exist.

Conservation and Park Policies (7.4.4.3, 7.4.4.4, 9.1.1.1-9.1.1.5)

- Expansion of park and recreation facilities
- Protection and mitigation of biological resources and oak woodlands



Consistency Evaluation (Cont.)

Transportation and Fiscal Policies (TC-Xa-TC-Xg and 10.2.1.5)

- Traffic mitigation measures identified to ensure project consistency with General Plan transportation policies established under Measure E (2016)
- DA commitments to ensure no negative fiscal impact

Land Use Map Conflict

- Proposed land use designation would conflict with existing General Plan Open Space land use designations



Environmental Review Process



Notice of Preparation

Topics Raised in NOP Comments

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Geology, Soils, Minerals
- Hazards and Hazardous Materials
- Land Use Planning
- Water Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic



Draft Environmental Impact Report (DEIR)

- Public review starting November 20, 2015
- 60-day review period
 - Extended to 90 days
 - Closed February 18, 2016
- Public Open House held December 2, 2015



Draft Environmental Impact Report Impact Analysis

Less than Significant with Mitigation

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology, Soils, Minerals, Paleontology
- Water Quality/Wetlands
- Public Services & Utilities
- Traffic & Circulation



Draft Environmental Impact Report Impact Analysis

Significant and Unavoidable Impacts

- Air Quality – Operations
- Air Quality - Combined
- Noise – Construction
- Noise – Mather Airport



Draft Environmental Impact Report Alternatives

- CEQA requires a reasonable range of alternatives be analyzed
 - Alternative 1 – No Project
 - Alternative 2 – Reduced Density
 - Alternative 3 – Reduced Wetland Impact
- Environmentally Superior Alternative = Reduced Density



Partial Recirculated Draft EIR (RDEIR)

- 45-day public review beginning April 22, 2016
- Addressing greenhouse gas emissions due to court decision regarding approach to impact analysis
- Significant & unavoidable impacts:
 - Operational GHG emissions
 - Inconsistent with plans/policies
- Mitigation Measure to include additional measures to reduce operational GHG emissions



Final Environmental Impact Report (FEIR)

- Respond to public comments on DEIR and RDEIR
- Document any revisions in DEIR and RDEIR



Environmental Documents Supporting Action on CEDHSP

- Mitigation Monitoring and Reporting Program
- CEQA Findings
- Statement of Overriding



Key Issues Raised During EIR Review Process

- Results of 2015 EDHCSD Advisory Measure E Voting Results
- Loss of open space
- Visual impacts
- Density of the project
- Naturally occurring asbestos impacts
- Traffic impacts
- Quality of life concerns
- Water supply



Visual Simulations Pedregal

Existing Conditions



Visual Simulation 1 of the Proposed Project from Gresham Drive

Undeveloped Ridge

Proposed Pedregal Planning Area Single Family Homes

Proposed Project



Visual Simulations Serrano Westside

Existing Conditions

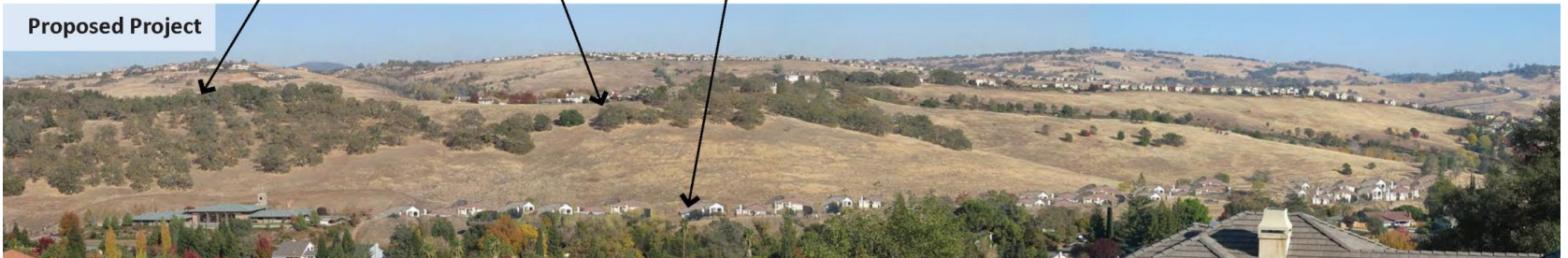


Visual Simulation 2 of the Proposed Project from Wilson Boulevard

Undeveloped Ridge

Proposed Serrano Westside Residential Development

Proposed Project



Visual Simulations Serrano Westside

Existing Conditions



Visual Simulation 3 of the Proposed Project from US 50

Proposed Project



Visual Simulations Serrano Westside

Existing Conditions



Visual Simulation 4 of the Proposed Project from US 50

Proposed Project



Visual Simulations Serrano Westside



Visual Simulation 5 of the Proposed Project from Serrano Parkway



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

