(Distributed at hearing)

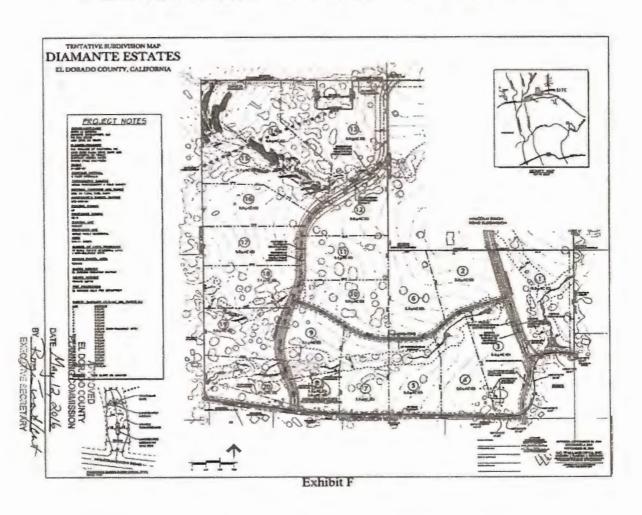
PC 4/26/18 #4 8 pages

# VINEYARDS AT EL DORADO HILLS EL DORADO HILLS, CA

## BACKGROUND

- Previously approved 19-unit project (Diamante Estates)
- 114- acre project site
- Site includes an old schoolhouse, barn and a man-made stock pond
- Project area contains oak woodlands concentrated in the northern section of the site

# PREVIOUSLY APPROVED PROJECT



## **PROPOSED NEW PROJECT**

- 42 single family residences
- 1-acre lots
- Small scale vineyard (25 acres)
- 65 acres (or 57%) of open space
- Project is focused on water conservation and energy efficiency
- Project site is surrounded by approved or constructed development
- Retain oak woodlands, school house, and pond
- Creation of connected trails

#### VINEYARDS AT EL DORADO HILLS SITE PLAN EL DORADO HILLS. CALIFORNIA 18 NOBA 29





## PROPOSED NEW PROJECT

- General Plan Policy 2.2.1.2: The project has been designed to include large lot single family dwellings and substantial open space. The development provides a transition from the Community Region.
- General Plan Policy 2.2.3.1: The project incorporates clustering and open space dedication. The lots have been clustered on the most developable land to conform to the natural topography and minimize impacts on the natural resources, existing oak woodland, wetlands, view sheds, cultural resources and features such as the old school house.

## INITIAL FEEDBACK/ CHANGES

- Street widths were widened from 22-feet to 26-feet, consistent with approved surrounding projects
- Cul-de-sacs were added
- The old school house will remain
- The pond will also remain as part of the open space
- The project does not propose public sewer
- Water will not be pulled from Alta Vista Court
- No public events/activities will occur at the old school house
- \*\* Additional outreach is still being conducted

### **SCHEDULE**

- Application filed
- Notice of Preparation Issued
- Public Scoping Meeting
- Planning Commission Workshop
- Anticipated DEIR Release
- Anticipated Planning Commission Hearing
- Anticipated Board of Supervisors Hearing

February 2014

October 11, 2017

October 26, 2017

April 26, 2018

Summer 2018

Fall 2018

Winter 2019

