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Title: Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan Amendments (SP12-0002 and SP86-0002-R) to amend the El Dorado Hills Specific Plan and adopt the Central El Dorado Hills Specific Plan; a Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; a Planned Development (PD14-0004) to establish a Development Plan for the proposed development; a Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and a Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on property identified by Assessor's Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project.
(Supervisorial District 1) (cont. 06/11/20, Item #2)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 8A - Staff Memo 09-10-20 Request for Off-Calendar Continuance PC 09-24-20, 2. Public Comment Rcvd 06-15-20 to 07-06-20 PC 09-24-20, 3. 7A - Staff Memo 05-28-20 Request for Continuance PC 06-11-20, 4. Public Comment Rcvd 06-11-20 PC 06-11-20, 5. Public Comment Rcvd 06-10-20 PC 06-11-20, 6. Public Comment Rcvd 06-09-20 PC 06-11-20, 7. Public Comment Rcvd 06-08-20 PC 06-11-20, 8. Public Comment Rcvd 06-04-20 PC 06-11-20, 9. 6A - Staff Memo 04-15-20 Request for Continuance from April 23, 2020 to June 11, 2020 PC 04-23-20, 10. Public Comment Rcvd 04-23-20 PC 04-23-20, 11. Public Comment Rcvd 04-22-20 PC 04-23-20, 12. 5A - Staff Memo 03-20-20 Request for Continuance from March 26, 2020 to April 23, 2020 PC 03-26-20, 13. Public Comment Rcvd 03-20-20 PC 03-26-20, 14. Public Comment Rcvd 03-18-20 PC 03-26-20, 15. Public Comment Rcvd 02-18-20 to 03-09-20 PC 03-26-20, 16. 4A Staff Memo 01-22-20 Request for Continuance from February 13, 2020 to March 26, 2020 PC 02-13-20, 17. Public Comment Rcvd 02-12-20 PC 02-13-20, 18. Public Comment Rcvd 02-05-20 PC 02-13-20, 19. Public Comment Rcvd 02-04-20 PC 02-13-20, 20. Email Petitions 01-12-20 to 01-22-20 PC 02-13-20, 21. Public Comment Rcvd 01-14-20 to 01-25-20 PC 02-13-20, 22. 3A - Staff's Powerpoint Presentation PC 01-13-20, 23. 3B - Applicant's Powerpoint Presentation PC 01-13-20, 24. Public Comment Rcvd 01-13-20 PC 01-13-20, 25. Public Comment Rcvd 01-11-20 to 01-12-20 PC 01-13-20, 26. Public Comment Rcvd 01-10-20 PC 01-13-20, 27. Email Petitions 01-06-20 to 01-11-20 PC 01-13-20, 28. Public Comment Rcvd 01-07-20 PC 01-13-20, 29. Public Comment Rcvd 01-07-20 to 01-09-20 PC 01-13-20, 30. Public Comment Rcvd 01-06-20 PC 01-13-20, 31. Public Comment Rcvd 01-02-20 PC 01-13-20, 32. Email Petitions 01-02-20 to 01-05-20 PC 01-13-20, 33. Public Comment Rcvd 12-31-19 PC 01-13-20, 34. Email Petitions 12-22-19 to 01-01-20 PC 01-13-20, 35. Public Comment Rcvd 12-23-19 PC 01-13-20, 36. Public Comment Rcvd 12-27-19 PC 01-13-20, 37. Email Petitions 12-15-19 to 12-22-19 PC 01-13-20, 38. Public Comment Rcvd 12-12-19 to 12-20-19 PC 01-13-20, 39. Email Petitions 12-08-19 to 12-15-19 PC 01-13-20, 40. 2A - Attachment 5(1)-Draft EIR-Appendices A-L PC 12-12-19, 41. 2B - Attachment 5(3)-Final EIR Appendix L-Attachment PC 12-12-19, 42. 2C - Staff Memo 12-09-19 (Information on Commission Requested Discussion Topics) PC 12-12-19, 43. 2D - Staff Memo 12-09-19 (Technical

Analysis-Final EIR Appendix L) PC 12-12-19, 44. 2E - Staff Memo Attachment-Transportation Impact Analysis-Oct 2015 PC 12-12-19, 45. 2F - Staff Memo Attachment-Appendix A-Existing Conditions Technical Calculations PC 12-12-19, 46. 2G - Staff Memo Attachment-Appendix A-Cumulative Technical Calculations PC 12-12-19, 47. 2H - Staff's Powerpoint Presentation PC 12-12-19, 48. 2I - Applicant's Powerpoint Presentation PC 12-12-19, 49. Public Comment Rcvd 12-11-19 to 12-12-19 PC 12-12-19, 50. Public Comment Rcvd 12-11-19 PC 12-12-19, 51. Public Comment Rcvd 12-09-19 PC 12-12-19, 52. Email Petitions 12-01-19 to 12-08-19 PC 12-12-19, 53. Public Comment Rcvd 12-06-19 PC 12-12-19, 54. Public Comment Rcvd 12-05-19 PC 12-12-19, 55. Public Comment Rcvd 12-04-19 PC 12-12-19, 56. Public Comment Rcvd 12-03-19 PC 12-12-19, 57. Public Comment Rcvd 11-27-19 to 12-02-19 PC 12-12-19, 58. Email Petitions 11-24-19 to 12-01-19 PC 12-12-19, 59. Public Comment Rcvd 11-20-19 PC 12-12-19, 60. Public Comment Rcvd 11-18-19 PC 12-12-19, 61. Email Petitions 11-17-19 to 11-24-19 PC 12-12-19, 62. A - Staff Report PC 11-14-19, 63. B - Attachment 1-Central El Dorado Hills Specific Plan PC 11-14-19, 64. C - Attachment 2-Proposed Edts to Specific Plan PC 11-14-19, 65. D - Attachment 3-Draft Public Facilities Financing Plan PC 11-14-19, 66. E - Attachment 4-Draft Development Agreement PC 11-14-19, 67. F - Attachment 5(1)-Draft Environmental Impact Report PC 11-14-19, 68. G - Attachment 5(2)-Recirculated Draft Environmental Impact Report PC 11-14-19, 69. H - Attachment 5(3)-Final Environmental Impact Report PC 11-14-19, 70. I - Attachment 6-General Plan Consistency Analysis PC 11-14-19, 71. J - Attachment 7-Fiscal Impact Analysis PC 11-14-19, 72. K - Attachment 8-CEQA Findings of Fact and Statement of Overriding Considerations PC 11-14-19, 73. L - Attachment 9-Mitigation Monitoring and Reporting Program PC 11-14-19, 74. M - Staff Report Exhibits A-K PC 11-14-19, 75. N - Notification Map PC 11-14-19, 76. O - Notification Map-Sacramento County Detail PC 11-14-19, 77. P - Proof of Publication-Mountain Democrat PC 11-14-19, 78. Q - PowerPoint Presentation PC 11-14-19, 79. R - Applicant's PowerPoint Presentation PC 11-14-19, 80. Public Comment Rcvd 11-14-19 PC 11-14-19, 81. Public Comment Rcvd 11-12-19 PC 11-14-19, 82. Public Comment Rcvd 11-07-19 PC 11-14-19, 83. Public Comment Rcvd 11-06-19 PC 11-14-19, 84. Public Comment Rcvd 11-05-19 PC 11-14-19, 85. Public Comment Rcvd 11-04-19 PC 11-14-19, 86. Public Comment Rcvd 10-30-19 PC 11-14-19

Date	Ver.	Action By	Action	Result
9/24/2020	8	Planning Commission	Continued	Pass
6/11/2020	7	Planning Commission	Continued	Pass
4/23/2020	6	Planning Commission	Continued	Pass
3/26/2020	5	Planning Commission	Continued	Pass
2/13/2020	4	Planning Commission	Continued	Pass
1/13/2020	3	Planning Commission	Continued	Pass
12/12/2019	2	Planning Commission	Continued	Pass
11/14/2019	1	Planning Commission	Continued	Pass

Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan Amendments (SP12-0002 and SP86-0002-R) to amend the El Dorado Hills Specific Plan and adopt the Central El Dorado Hills Specific Plan; a Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; a Planned Development (PD14-0004) to establish a Development Plan for the proposed development; a Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and a Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on property identified by Assessor's Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El

Dorado Hills Specific Plan project.
(Supervisory District 1) (cont. 06/11/20, Item #2)

DISCUSSION / BACKGROUND

Request to consider General Plan Amendment A14-0003/Specific Plan Amendment SP12-0002/Rezone Z14-0005/Specific Plan Amendment SP86-0002-R/Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003/Central El Dorado Hills Specific Plan submitted by Serrano Associates, LLC for the proposed Central El Dorado Hills Specific Plan (CEDHSP) consisting of the development of Serrano Westside planning (234 acres) and Pedregal planning areas (102 acres). The project is based on the following entitlement requests:

(A) General Plan Amendments:

- (1) An amendment to the County General Plan Land Use Map designation of subject lands in the CEDHSP from High Density Residential, Multifamily Residential, Commercial, Open Space, and Adopted Plan-El Dorado Hills Specific Plan (AP-EDHSP) to Adopted Plan-Central El Dorado Hills Specific Plan (AP-CEDHSP) and CEDHSP land use designations Village Residential-Low, Village Residential-High, Village Residential Medium-High, Village Residential Medium-Low, Civic-Limited Commercial, Open Space, and Community Park; and
- (2) An amendment to the County General Plan Land Use Map designation of transferred lands approximately 136 acres in AP-EDHSP as Open Space in CEDHSP;

(B) El Dorado Hills Specific Plan (EDHSP) Amendments:

- (1) An amendment to the EDHSP to transfer approximately 142 acres (currently within Serrano Village D-1, Lots C and D and a portion of open space by Village D2) affecting portions of Assessor's Parcel Numbers 121-040-20, 121-040-29, 121-040-31, and 121-120-24 from the EDHSP area to the CEDHSP area; and
- (2) An amendment to the EDHSP to transfer a total of approximately 0.50 acre affecting a portion of Assessor's Parcel Number 121-160-05 from the former Executive Golf Course area to the EDHSP area;

(C) Specific Plan Adoption:

Adoption and implementation of a comprehensive plan (CDEHSP) regulating the development and management of up to 1,000 dwelling units, 11 acres of civic-limited commercial use, approximately 15 acres of public community park, one acre of neighborhood park, and approximately 174 acres of natural open space. The CDEHSP adoption includes adoption of its Public Facilities Financing Plan;

(D) Rezone:

- (1) Rezone existing zoning districts from Single Unit Residential, Single Unit Residential-Planned Development, Multi Residential, Recreational Facility, High Intensity, and Open Space to CEDHSP zone districts Multi-family Residential-Planned Development Medium Density and High Density, Single-Family Residential-Planned Development, Civic-Limited Commercial-Planned Development, Community Park, and Open Space-Planned Development; and
- (2) Rezone existing zoning district of transferred lands in AP-EDHSP as Open Space-Planned Development;

(E) Large Lot Tentative Subdivision Map:

Division of the CEDHSP plan area into six large lots for purposes of sale, lease, or financing of the development within the specific plan area;

(F) Planned Development Permit: Establishment of a Development Plan for the proposed CEDHSP development that includes construction of up to 1,000 dwelling units if age-restricted housing is provided, up to 50,000 square foot of limited commercial or civic uses, and establishment of approximately 51 percent of the site for open space area and park uses; and

(G) Development Agreement: Enter and execute a Development Agreement between the County of El Dorado and Serrano Associates, LLC for the CEDHSP.

The property, identified by Assessor's Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, is located in the El Dorado Hills Community Region and is adjacent to El Dorado Hills Boulevard north of US 50. The proposed Serrano Westside planning area is east of the El Dorado Hills Boulevard and Serrano Parkway intersection. The proposed Pedregal planning area is west of El Dorado Hills Boulevard between Wilson Boulevard and Olson Lane, adjacent to the Ridgeview subdivision, Supervisorial District 1. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared; State Clearinghouse No. 2013022044)

CONTACT

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