



El Dorado Hills Area Planning Advisory Committee

Wednesday November 13, 2019

7:00PM

El Dorado Hills Community Services District Norm Rowett Pavilion
1021 Harvard Way, El Dorado Hills, CA



1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

**El Dorado Hills Area
Planning Advisory Committee**

APAC 2019 Board

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazpub@sbcglobal.net
Timothy White, Vice Chair twwhite@gmail.com
Brooke Washburn, Secretary BWashburn@murphyausin.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: November 13, 2019, 7:00 PM

Held at:

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills CA 95762

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidaahl
5. None
6. APAC Projects

a) Central El Dorado Hills Specific Plan A14-0003 SP12-0002 Z14-0005 SP860002-R PD14-0004 M14-1516 Development Agreement DA14-0003

Representatives from Serrano Associates will be presenting an overview of the changes to the proposed Central El Dorado Hills Specific Plan Project.

From the 2013 Project description:

The proposed CEDHSP, which would occur in the Serrano Westside Planning Area and Pedregal Planning Area, includes the development of up to 1,028 dwelling units, 11 acres of public facility/recreational use or 50,000 square feet of commercial use, 15 acres of public village park, and 85 acres of public parks and open space in the center of the El Dorado Hills Community. The proposed project also includes implementation of the CEDHSP and an amendment to the existing El Dorado Hills Specific Plan (EDHSP) approved in 1987 to transfer the density at Serrano Village D-1, Lots C and D to the proposed project. The approximately 155-acre Serrano Westside planning area would be an extension of the existing Serrano development with gated residential neighborhoods and would include approximately 763 dwelling units, civic or commercial, and village park development. The approximately 102-acre Pedregal planning area would include residential neighborhoods of approximately 265 dwelling units, which may or may not be gated.

Proposed Entitlement Requests:

- Amendment to the 1988 El Dorado Hills Specific Plan (EDHSP)
- General Plan Amendment
- Rezoning
- New Specific Plan for the proposed Central El Dorado Hills Specific Plan Area

7. El Dorado Hills APAC 2020 Officer Nominations.

8. Adjournment:

The Next EDH APAC meeting is:

Wednesday December 11, 2019 7PM

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762

Questions regarding this agenda should be addressed to John Davey at jdavey@daveygroup.net
Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker



El Dorado Hills Community Services District
General Manager Kevin Loewen

**Alternative Electric Utility Providers For El
Dorado Hills**



6. APAC Matters & Projects



SP12-0002

Central El Dorado Hills Specific Plan



Central El Dorado Hills Specific Plan

Project Review Hearing Dates

Tentative Schedule:

Planning Commission

1st Hearing Thursday November 14th 8:30AM Placerville

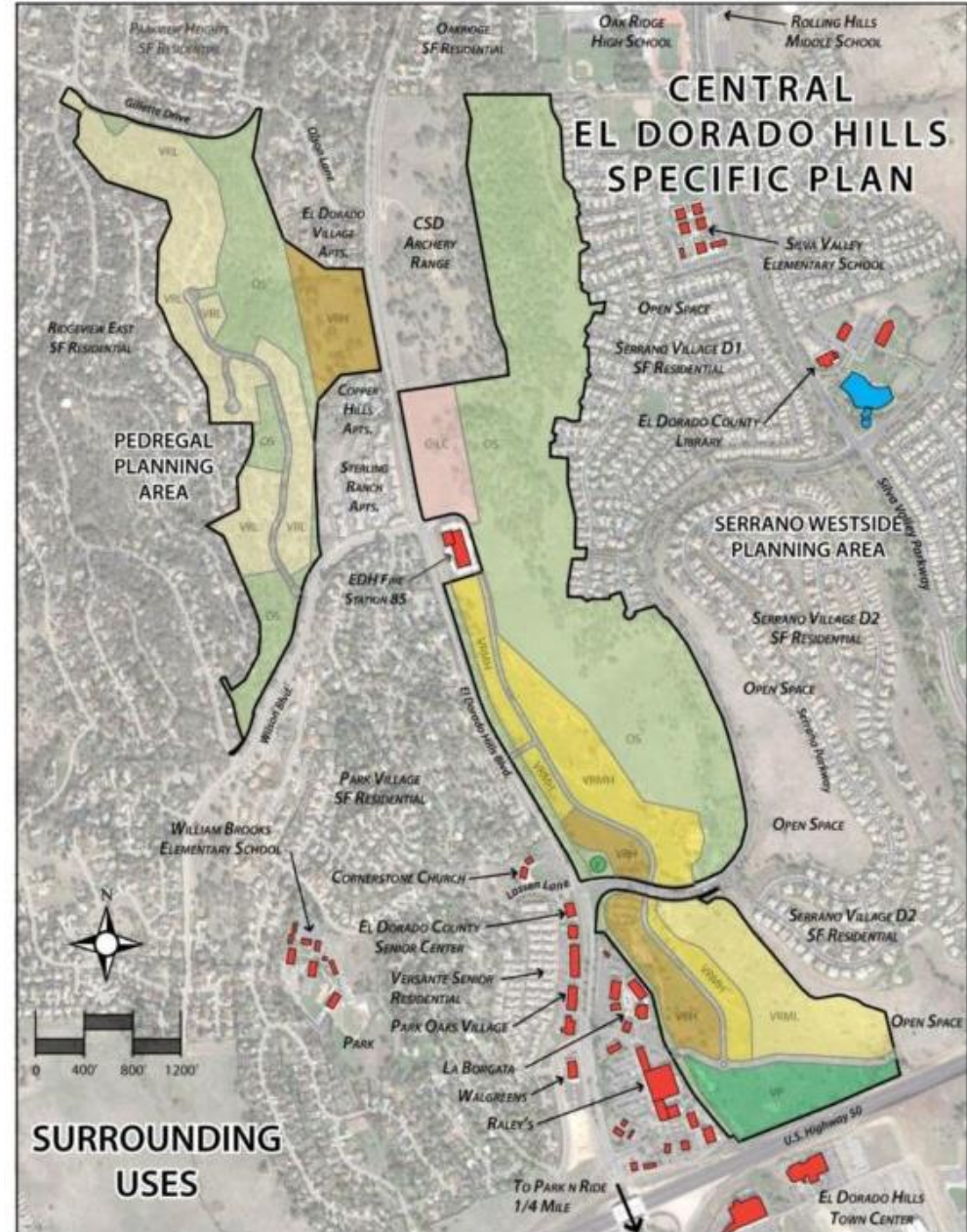
2nd Hearing Thursday December 12th 8:30AM Placerville

3rd Hearing January 13, 2020 6P – 10P

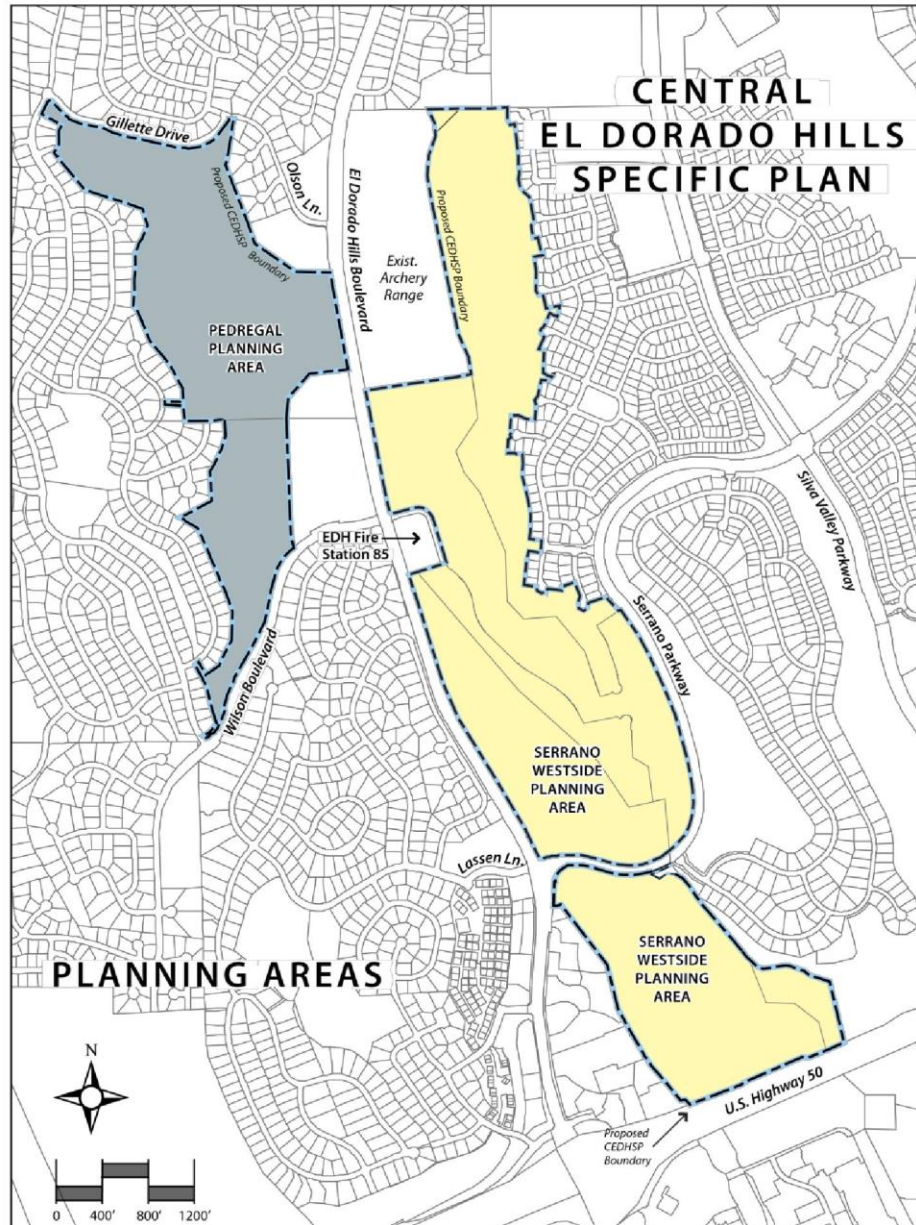
District Church in El Dorado Hills

4th Hearing Jan/Feb 2020 Placerville TBD

El Dorado County Board of Supervisor Hearings (2)
2020 - TBD



Project Setting & Planning Areas



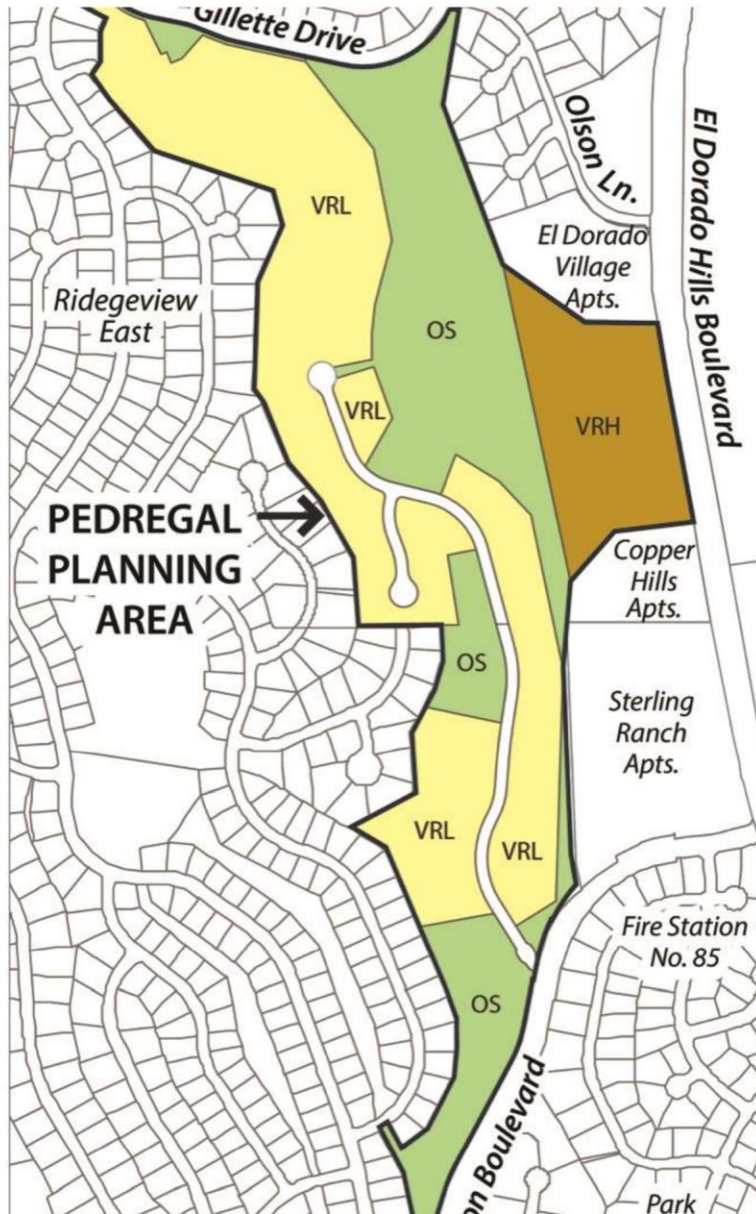
Pedregal

- 102 acres
- Surrounded by existing single-family and multi-family residential
- Existing General Plan Land Use:
 - High Density Residential
 - Multi-Family Residential

Serrano Westside

- 234 acres
- Surrounded by existing retail and single-family residential
- Existing General Plan Land Use:
 - Open Space
 - Adopted Plan (El Dorado Hills Specific Plan)
 - Commercial

Pedregal Land Plan (137 – 242 DUs)



Land Use Summary

Residential	55 ac.	54%
Open Space	42 ac.	41%
Roads & Landscape	5 ac.	5%
TOTAL	102 ac.	

VRL

Village Residential Low

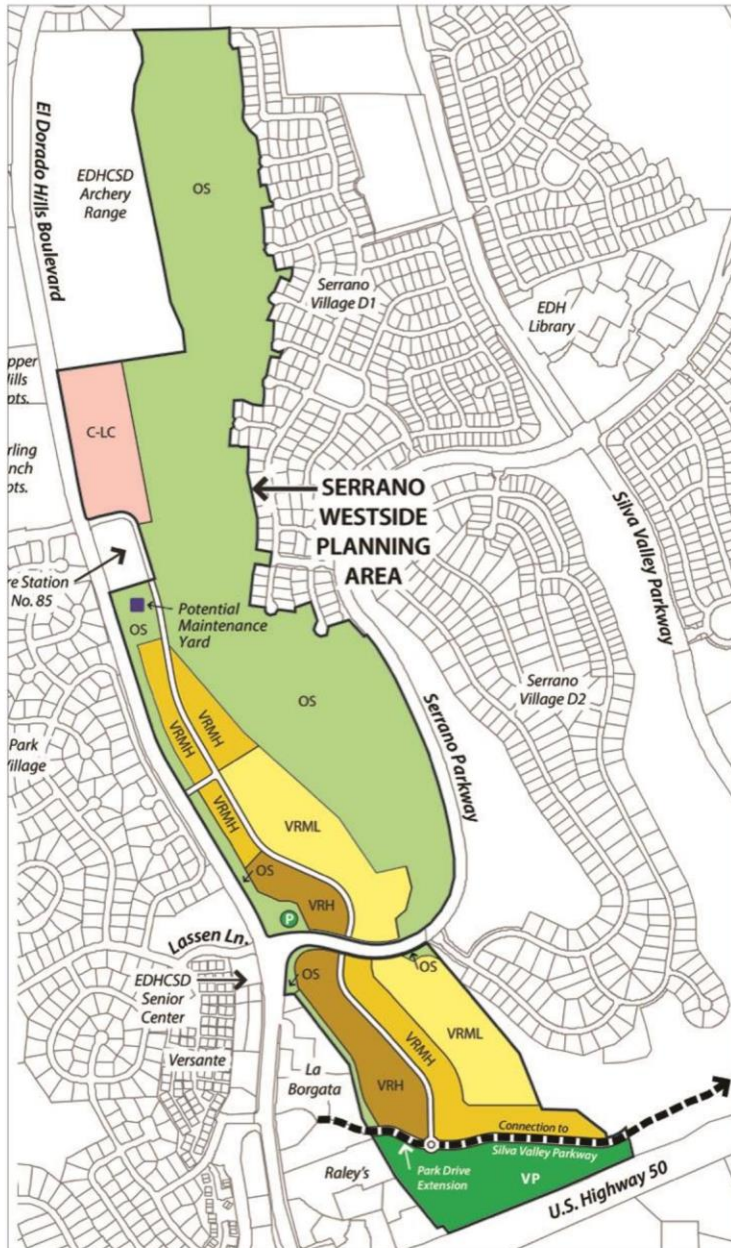
- 45 acres, 37 units, density < 1.0 DU/a
- Lot sizes ≥ Ridgeview lots

VRH

Village Residential High

- 10 acres
- 100 units market rate, 10 DU/ac
or 205 units age-restricted, 20 DU/ac

Serrano Westside Land Plan (600 – 758 DU_s)



Land Use Summary		
Residential	68 ac.	29%
Open Space	133 ac.	57%
Community Park	15 ac.	6%
Civic - Limited Commercial	11 ac.	5%
Roads & Landscape	7 ac.	3%
TOTAL	234 ac.	

VRML Village Residential Medium - Low

- 30 acres, 156 units, density 5 DU/ac

VRMH Village Residential Medium - High

- 22 acres, 220 units, density 10 DU/ac

VRH Village Residential High

- 16 acres
- 224 units market rate, density 14 DU/ac or 382 units age-restricted, 24 DU/ac

Serrano Westside Land Plan



C-LC

Civic - Limited Commercial

- 11 acres
- Parks and/or recreation
- Senior center
- Municipal or administrative office
- General office

VP

Village Park (to be retitled Community Park)

- 15 acres, public
- Lighted sports fields
- Amenities (parking, restrooms, gazebo/picnic areas, etc.)



Promontory park, El Dorado Hills

Specific Plan Land Use Summary



Land Use Summary		
Residential	123 ac.	37%
Open Space & Parks	190 ac.	56%
Other	23 ac.	7%
TOTAL	336 ac.	



Village D1 Ridgeline (looking east) to be preserved

General Plan Consistency: Overview



Applicable General Plan Policies Staff Report Attachment 6	
Land Use	12
Transportation and Circulation	10
Housing	5
Public Services and Utilities	26
Public Health, Safety and Noise	34
Conservation and Open Space	21
Parks and Recreation	9
Economic Development	4
TOTAL	121
CONSISTENT	121

General Plan Consistency: Key Policies

Policy	Compliance Discussion
<p>Transportation & Circulation <u>Policy TC-4i: Non-Motorized Transportation</u> Within Community Regions, development shall include pedestrian/bike paths connecting to schools, parks, and commercial areas</p>	<p>YES Promotes walkability by adding 7,800 lf of new trails connecting to existing Serrano trails and retail services, and the planned park. Adds sidewalk on Wilson to EDH Blvd.</p>
<p>Public Health, Safety & Noise <u>Policy 6.7.4.1: Air Quality / Mixed Uses</u> Reduce automobile dependency by permitting mixed land use patterns which locate services in proximity of residential neighborhoods</p>	<p>YES New development is integrated horizontally adjacent to retail, emergency and senior services and recreation facilities.</p>

General Plan Consistency: Key Policies

Policy	Compliance Discussion
<p>Public Services & Utilities <u>Policy 5.2.1.4: Water Supply</u> Rezoning in Community Regions shall be subject to availability of a permanent and reliable water supply</p>	<p>YES Sufficient water supply exists for normal year, single dry year and multiple dry years through 2035. <i>(Surplus of 7,225 to 42,995 af/yr – Reference WSA Table 5-1)</i></p>
<p>Public Services & Utilities <u>Policy 5.8.1.1: School Capacity</u> No development shall be approved unless impacts to school facilities are mitigated</p>	<p>YES New development pays school impact fees or Mello Roos assessments as satisfactory mitigation.</p>
<p>Conservation & Open Space <u>Policy 7.4.4.3: Oak Woodlands</u> Encourage the clustering of new development to retain large, contiguous areas of oak woodlands</p>	<p>YES Preserves Village D1 Lots C and D ridgeline as permanent natural open space, including 21 acres of oak woodlands.</p>

Current GP Development Potential vs. Proposed

Existing General Plan Maximum Development Potential	# Dwelling Units
Pedregal Planning Area	624 DUs
Serrano Westside Planning Area	135 DUs
TOTAL	759 DUs

Proposed CEDHSP Maximum Development Potential	# Dwelling Units
Pedregal Planning Area	137 - 242 DUs
Serrano Westside Planning Area	600 - 758 DUs
TOTAL	737 – 1,000 DUs

Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
1. Fiscally neutral: County, EDH CSD, EDH Fire		Per Adopted Budget
2. Community Benefit Fee	\$6,000	\$4,500,000
3. Property Transfer Fee (0.25%)		\$100,000 (estimated annually)
4. Public Park Maintenance Funding		Per Future LLAD or similar
5. No cost dedication/restriction of open space and construction of publicly-accessible trails		\$1,500,000
6. Establishment of open space and trail maintenance mechanism		Future HOA
7. No cost dedication of Country Club Drive Right-of-Way		\$3,000,000
8. Advanced construction of Country Club Drive		\$8,500,000

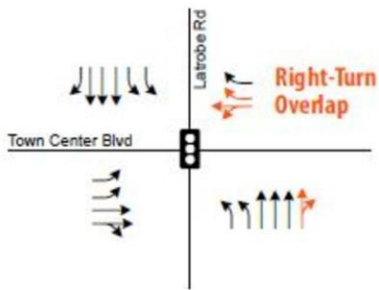
Development Agreement & Community Benefits

Benefit	Per Unit (if applicable)	Total (assumes 737 DUs)
9. No cost dedication of 11 acres Civic / Limited Commercial		
10. Contribution toward environmental review and permitting of Highway 50 pedestrian overcrossing		\$500,000
11. Range of housing types and densities		
12. Roadway and ped / bike connections		
13. Net positive TIM fee contributions without triggering new roadway improvements		\$20,000,000
14. SACOG SCS consistency		
15. Affordable Housing Contribution	\$500	\$368,500
16. Intelligent Transportation System Contribution	\$500 (estimated)	\$368,500 (estimated)

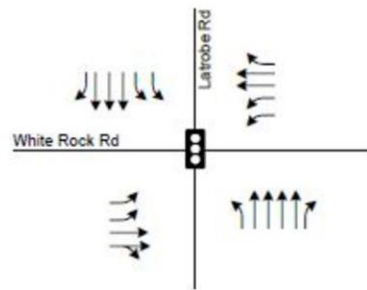
Traffic Mitigation Summary

Existing Plus Project

17. Town Center Blvd/Latrobe Rd

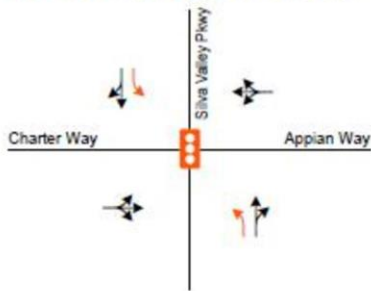


18. White Rock Rd/Latrobe Rd

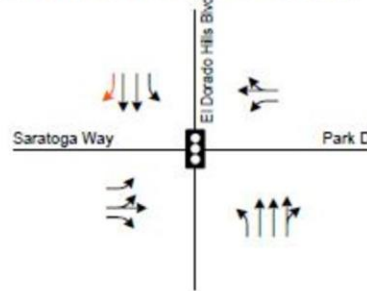


Near-Term Plus Project

5. Charter Way/Appian Way/Silva Pkwy

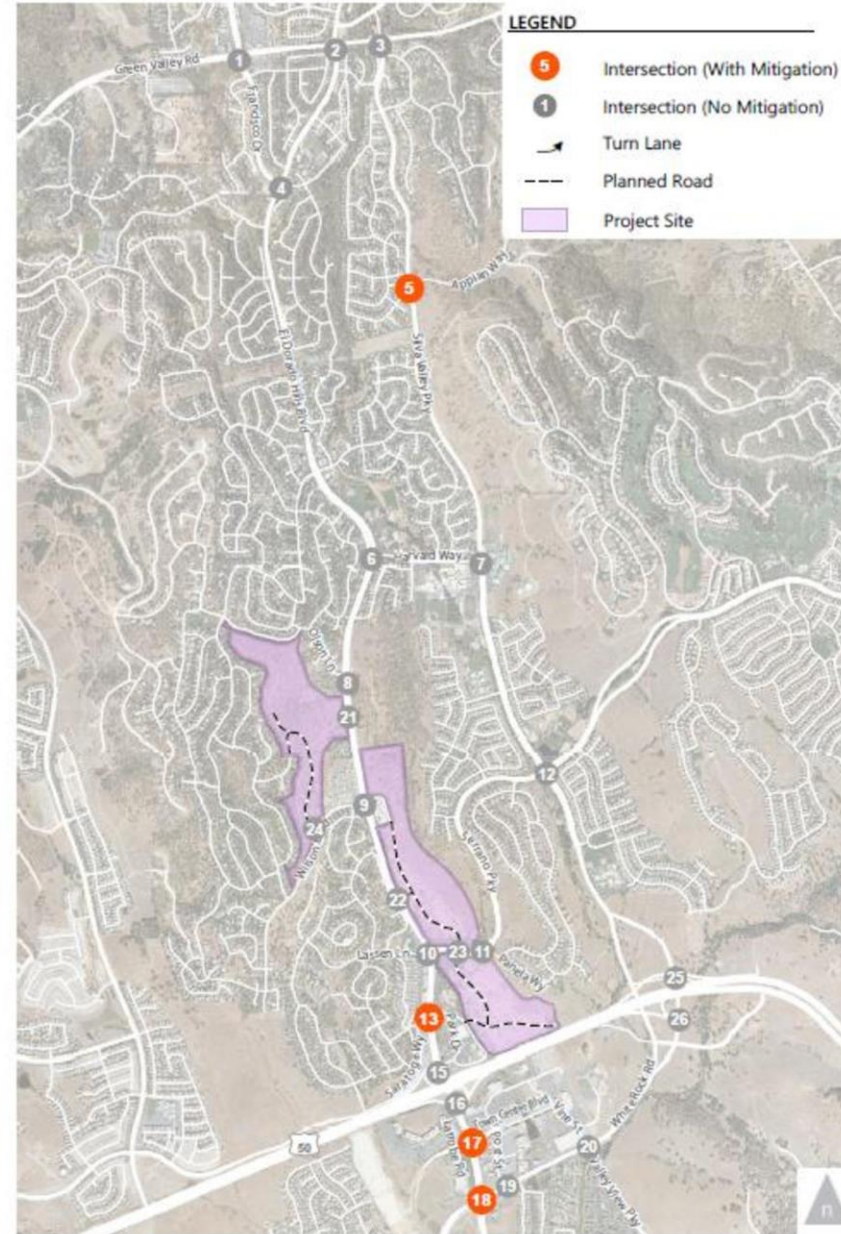


13. Saratoga Way/Park Dr/El Dorado Hills Blvd



Cumulative Plus Project

5. Charter Way/Appian Way/Silva Pkwy





Central El Dorado Hills Specific Plan

Park Drive between Raley's and La Borgota



Figure 2-10
Park Drive Reconfiguration
19-1670 F 99 of 686



Central El Dorado Hills Specific Plan

Park Drive
between Raley's and La Borgota





Central El Dorado Hills Specific Plan



**Country Club Drive Extension - El Dorado Hills Blvd to
Silva Valley Parkway**
CIP Project Summary

Project No: 72377 / 36105007

Type: Roadway

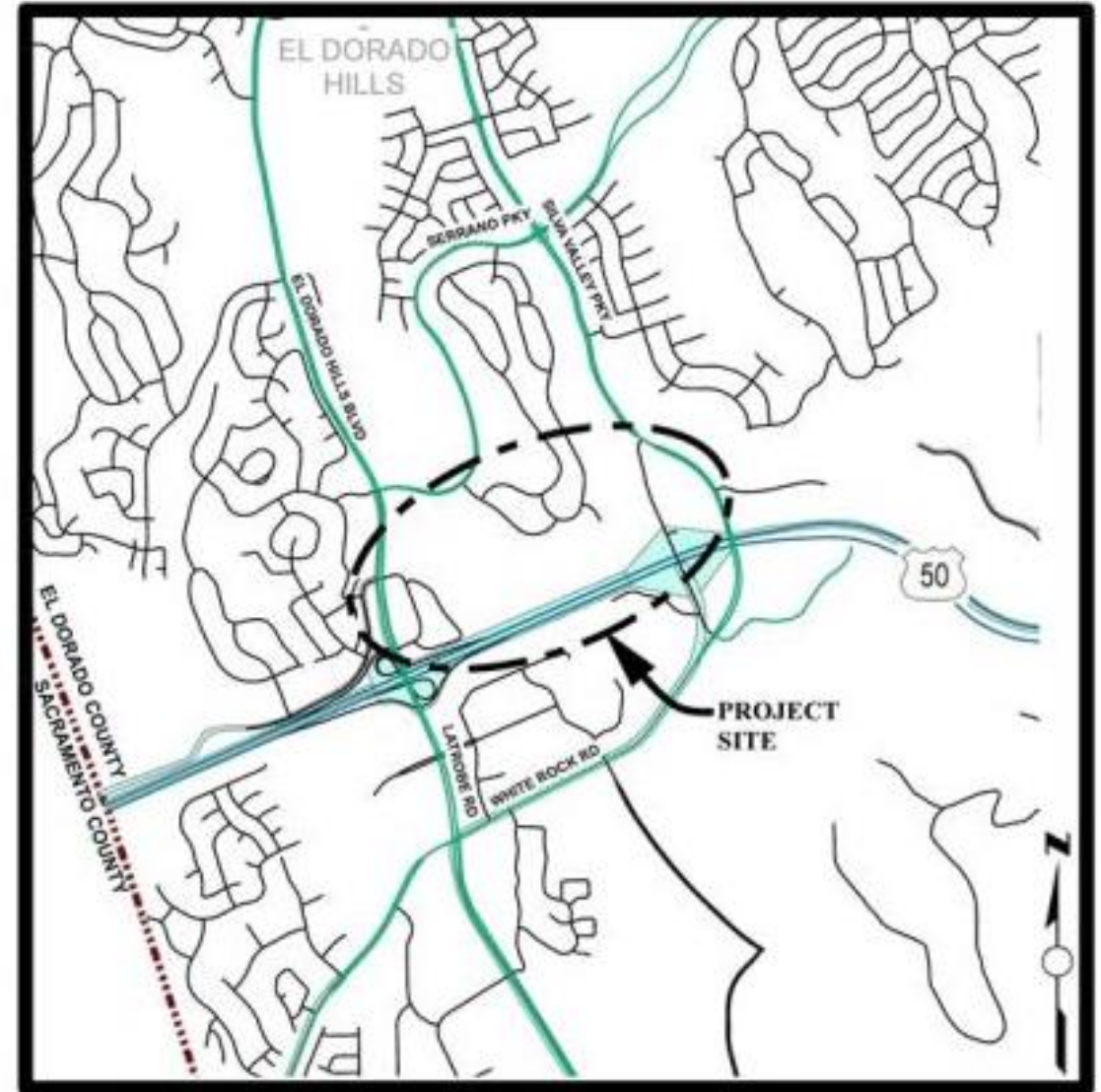
Supervisor District(s) 1

Project Description:

Construct new two-lane extension of Country Club Drive from El Dorado Hills Blvd to Silva Valley Parkway. Work includes curb, gutter and sidewalk on both sides.

Expenditures thru 6/30/2017: \$0

Project Initiation Date: 09/12/05



LOCATION MAP

NOT TO SCALE



El Dorado Hills Area Planning Advisory Committee

Central El Dorado Hills Specific Plan

Project No: 72377 / 36105007

Type: Roadway

Supervisor District(s) 1

All Figures in Thousands

Revenue by Funding Source	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
TIM - El Dorado Hills Zn 8	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451
Total	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451

All Figures in Thousands

Expenditures	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Planning/Env - Consultant	\$0	\$0	\$0	\$107	\$107	\$0	\$160	\$0	\$373
Planning/Env - Staff	\$0	\$0	\$0	\$75	\$43	\$43	\$51	\$0	\$211
Design - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$639	\$0	\$639
Design - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$444	\$0	\$444
Right of Way - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,274	\$3,274
Right of Way - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136	\$136
Right of Way - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192	\$192
Construction Mgmt - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426	\$426
Construction Mgmt - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386	\$386
Direct Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,371	\$5,371
Total	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451



Country Club Drive Extension - El Dorado Hills Blvd to Silva Valley Parkway Financing Plan & Tentative Schedule

Project No: 72377 / 36105007

Type: Roadway

Supervisor District(s) 1

Project Schedule	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38
Planning/Environmental								
Design								
Right Of Way								
Construction								
Environmental Monitoring								

*Prior FY includes actual revenue and expenditures through 06/30/17, plus amounts estimated through 6/30/18.



Central El Dorado Hills Specific Plan

US50 Pedestrian Overcrossing

4.7.2 Pedestrian Overcrossing Location

The division of El Dorado Hills by U.S. Highway 50 poses a current-day challenge to promoting El Dorado Hills as a walkable, pedestrian-friendly community. Two existing connections under U.S. Highway 50 (El Dorado Hills Boulevard / Latrobe Road and Silva Valley Parkway / White Rock Road) include some pedestrian facilities to accommodate and encourage a range of travel modes, but the connections primarily serve vehicular users. Therefore, U.S. Highway 50 discourages pedestrian connectivity between the majority of the housing on the north side, and the commercial and employment opportunities to the south. The Plan Area's adjacency to U.S. Highway 50 provides an ideal opportunity to relocate a planned pedestrian overcrossing slightly east of El Dorado Hills Boulevard / Latrobe Road to provide a shorter and more direct route between the riparian areas of the Serrano Westside Planning Area and the El Dorado Hills Town Center.



Pedestrian overcrossing at East Natoma Street and Blue Ravine Road, Folsom



To volunteer to work on EDH APAC CEDHSP SubCommittee, or
to submit CONSTRUCTIVE comments or concerns:

Send email to:

project.edhapac@gmail.com



Notification - No Review

Update - Recent El Dorado Hills
project J6 Pre-Application
presentations at the Board of
Supervisors:



Recent El Dorado Hills project J6 Pre-Application presentations

Oakmont Town Center West Mixed Use:

Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U

Potential for development of a mixed use area that buffers the existing residential neighborhood from future commercial development in Town Center West and to provide for a transitional housing option for the surrounding age-restricted housing developments in the immediate vicinity.





Recent El Dorado Hills project J6 Pre-Application presentations

Oakmont Town Center West Mixed Use:

Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U

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Recent El Dorado Hills project J6 Pre-Application presentations

Winn Communities
Creekside Village:



Figure 3 – Surrounding Uses



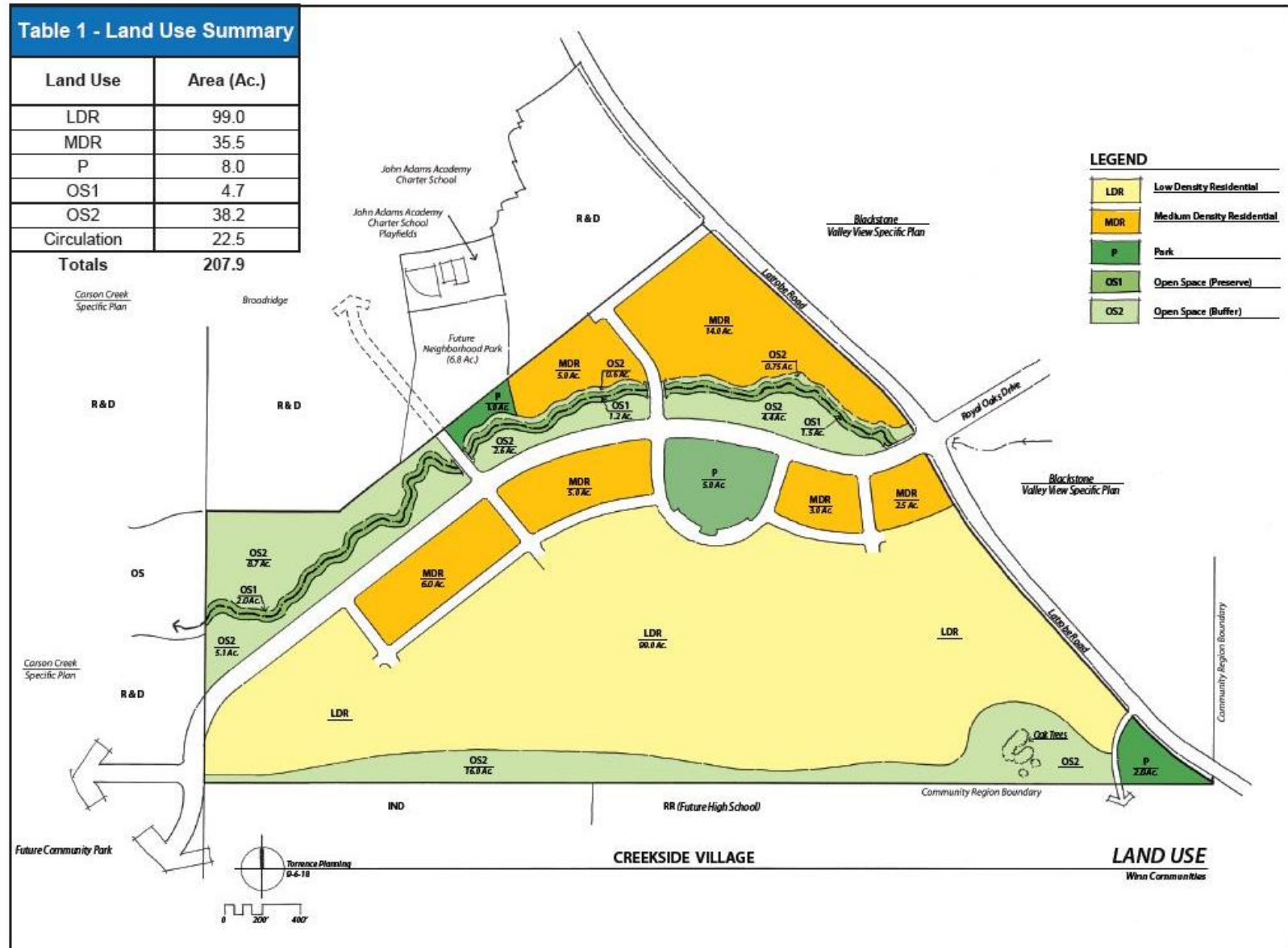
Recent El Dorado Hills project J6 Pre-Application presentations

Winn Communities Creekside Village:

208 Acres de-annexed from the EDH Business Park.

New Specific Plan
General Plan Amendment
Rezone from research & development to residential land uses to allow medium and low density single family residential development.

Expected range of 700 – 900 units.





Recent El Dorado Hills project J6 Pre-Application presentations

Lennar Homes Carson Creek Specific Plan Amendment:

Change land use designations

From:
Research and Development, and
Industrial

To:
Mixture of commercial use,
a community center,
open space,
continuation of an
existing age-restricted
residential development of
up to 415 residential units

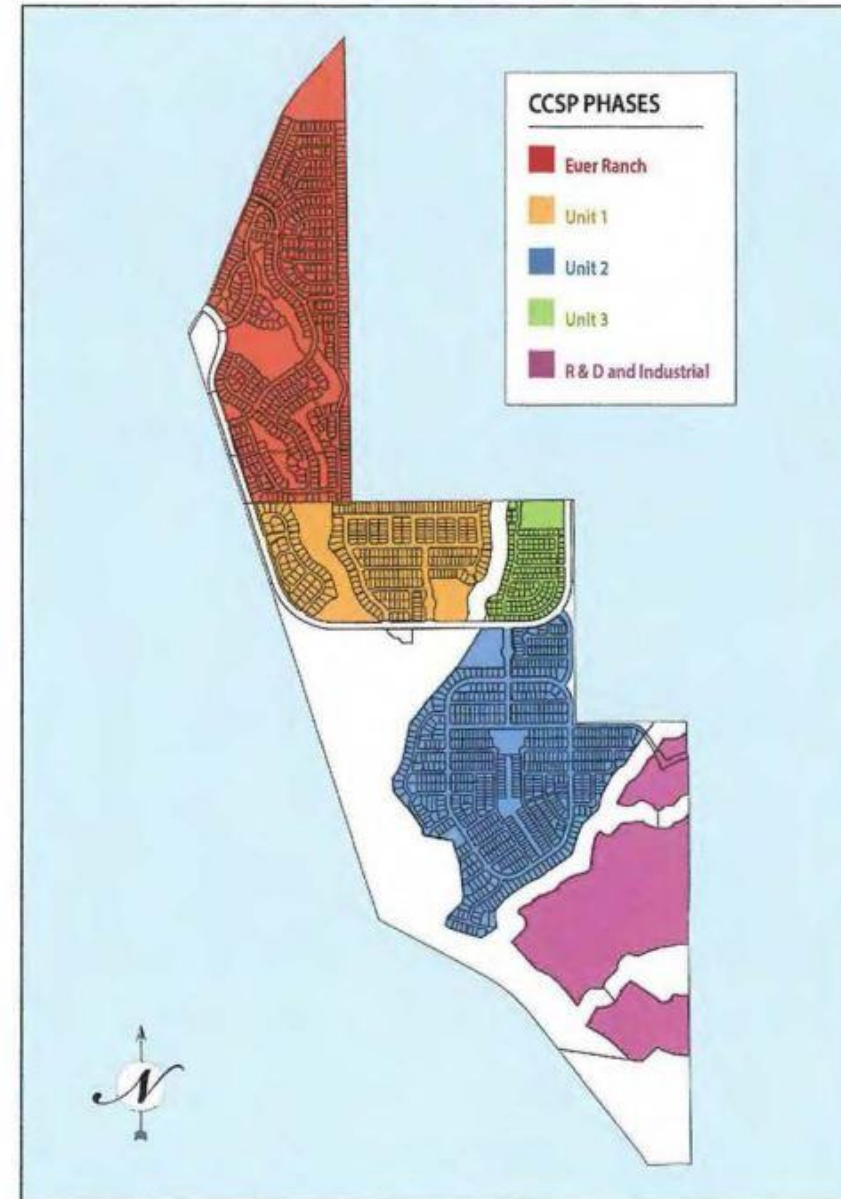


Figure 1. CCSP Phasing



7. El Dorado Hills APAC 2020 Officer Nominations



El Dorado Hills APAC 2020 Officer Nominations

Chair John Davey

Vice Chair John Raslear

Vice Chair Tim White

Secretary Brooke Washburn



8. Adjournment

Next EDH APAC Meeting

Wednesday January 8, 2020 7PM
El Dorado Hills CSD Pavilion
El Dorado Hills CA