



El Dorado Hills Area Planning Advisory Committee

Wednesday May 25, 2022
6:30PM

Attendees via ZOOM or via Phone-in Option will be **MUTED**
until Designated periods when the meeting is opened to
Public Comment on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in
ZOOM, or **press *9** over the phone



1. Call To Order

2022 Chair: John Davey

2022 Vice Chair: John Raslear

2022 Vice Chair Tim White

2022 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2022 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@shcglobal.net
Timothy White, Vice Chair twhite1@gmail.com
Brooke Washburn, Secretary Brooke.Washburn@libertymutual.com

1021 Harvard Way, El Dorado Hills, CA 95762



AGENDA FOR MEETING: May 25, 2022, 7:00 PM

VIRTUAL ONLY via ZOOM

Join VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/82930423646>

PHONE IN OPTION (669) 900-9128 Meeting ID: 829 3042 3646

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. APAC Projects
 - a) Central El Dorado Hills Specific Plan (CEDHSP) A14-0003 Specific Plan SP12-0002 Rezone Z14-0005 Specific Plan Amendment SP86-0002-R Planned Development PD14-0004 Tentative Subdivision Map TM14-1516 Development Agreement DA14-0003
Review for EDH APAC Voting Members of the EDH APAC CEDHSP Subcommittee findings. Voting EDH APAC members will vote to approve, or further alter the Subcommittee findings
5. Adjournment:

The Next REGULAR EDH APAC meeting is: **Wednesday June 8, 2022 6:30PM HYBRID: In-Person and Virtual El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA**

PUBLIC COMMENTS can also be made in advance of the meeting via EMAIL- MUST be received by 4PM the MONDAY PRIOR to the meeting date. Submit advance comments/questions to edhapac.comment@gmail.com and please identify the project or subject you wish to address.



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



6. APAC Matters & Projects



Central El Dorado Hills Specific Plan

Subcommittee Updates

EDC Planning Commission Meeting April 28th
hearing continued to June 9th



CEDHSP

Plan Changes:

Vehicle Miles Traveled (VMT) Analysis: new CEQA Standard under California law beginning July 2020. Analysis shows the project compliant with VMT Standards.

Previous Plan:

Park Drive-El Dorado Hills Blvd interior circulation roadway connection to a Country Club Drive extension from Silva Valley Parkway

Updated Plan:

Replace with Country Club Drive Connection Circulation Option



CEDHSP

Plan Changes:

Previous Park Drive-El Dorado Hills Blvd interior circulation roadway connection to a Country Club Drive extension from Silva Valley Parkway

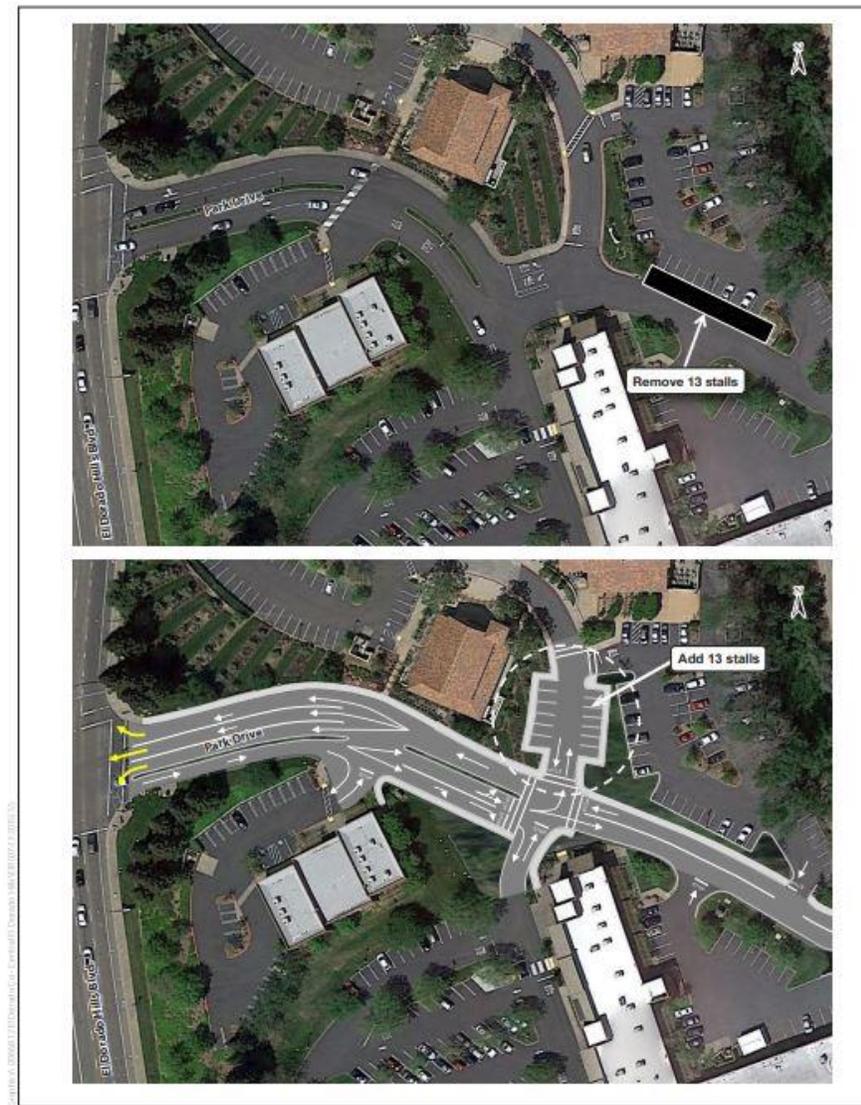


Figure 2-10
Park Drive Reconfiguration

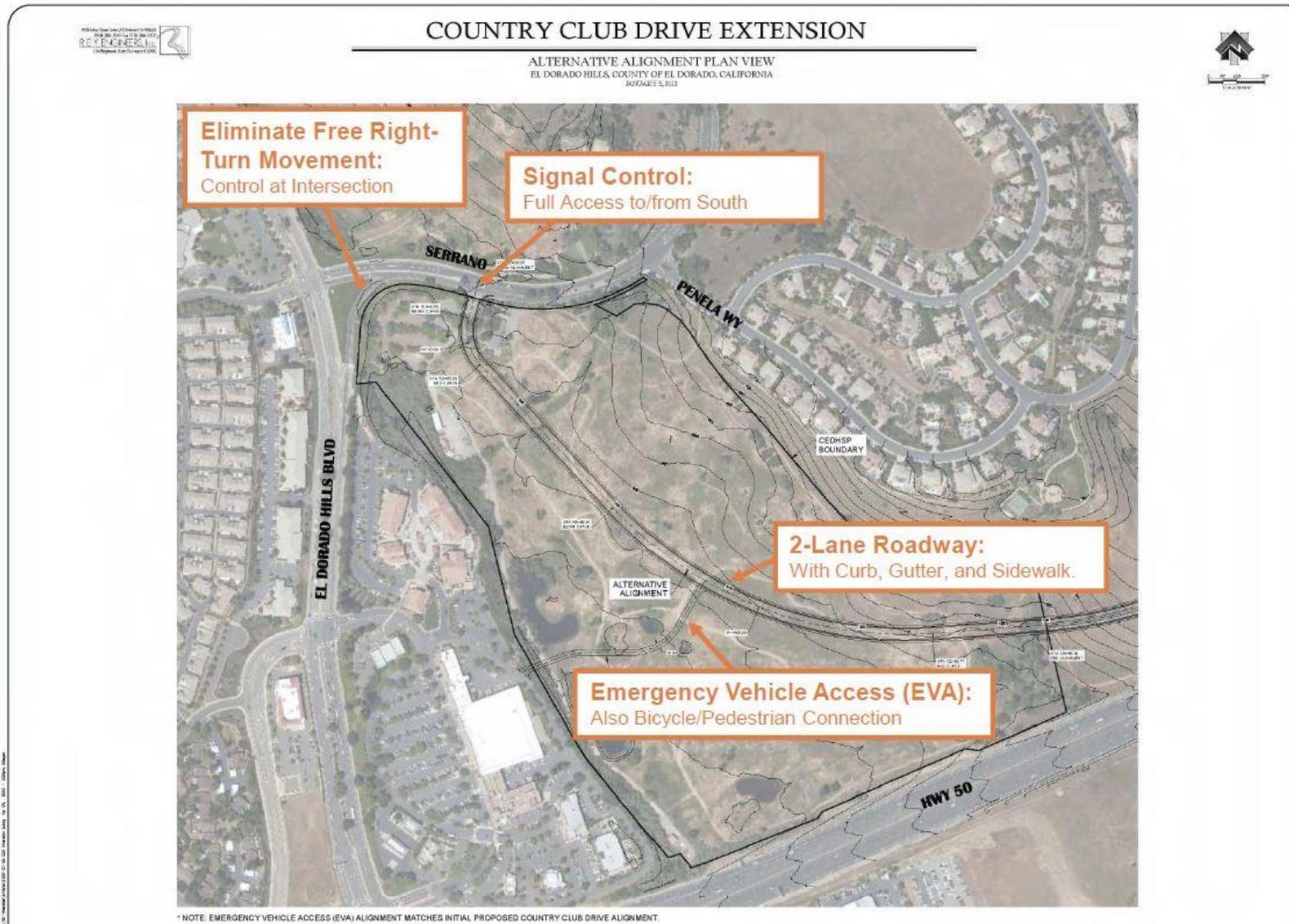


CEDHSP

Country Club Drive Extension Alternative

Plan Changes:

Country Club Drive Connection Circulation Option

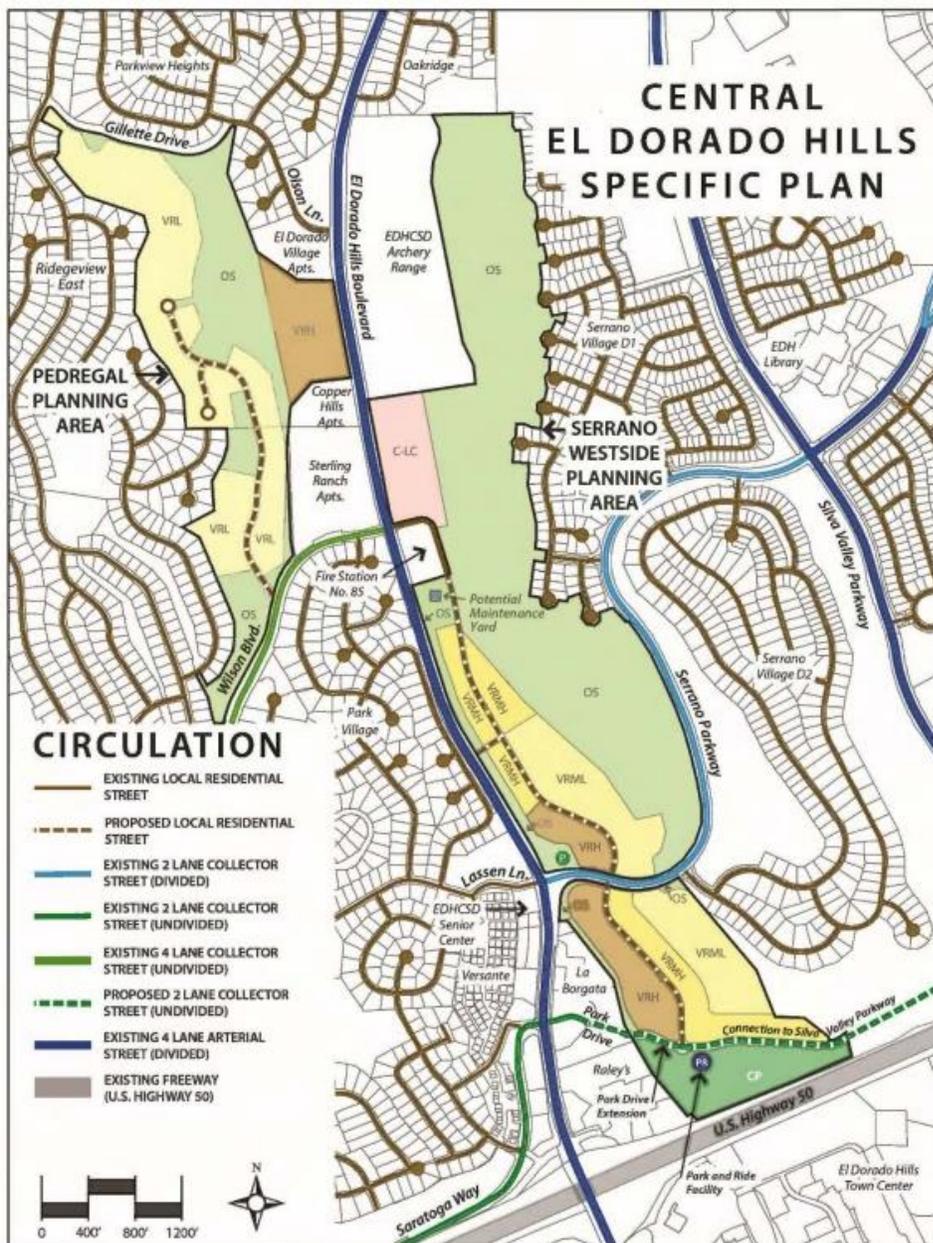




CEDHSP

Plan Changes:

Previous Country Club Drive to Park Drive alignment





PROPOSED MODIFIED LAND USE

Table 3. CEDHSP Modified Land Uses (2022)

| Proposed Land Use | | | Acres | Dwelling Units/ Commercial Square Footage | Average Density |
|---|----------------------|-----------------|------------------------|---|--------------------|
| Planning Area | Land Use Designation | Zoning District | | | |
| Residential | | | | | |
| Pedregal | VRL | R20-PD | 45 | 37 | <1.0 |
| Serrano Westside | VRM-L | R4-PD | 20 | 123 | 6.2 |
| Serrano Westside | VRM-H | RM1-PD | 33 | 310 | 9.4 |
| Serrano Westside | VRH | RM2-PD | 16 | 330 | 20.6 |
| Pedregal | | | 10 | 200 | 20.0 |
| Subtotal | | | 124 | 1,000 | — |
| Civic-Limited Commercial | | | | | |
| Serrano Westside | C-LC | CL1-PD | 11 | 50,000 sq. ft. | — |
| Public Facilities (Community Park) | | | | | |
| Serrano Westside | OS | RFH1-PD | 15 | — | — |
| Open Space (including Neighborhood Park) ¹ | | | | | |
| Serrano Westside | OS | OS1-PD | 133 | — | — |
| Pedregal | OS | OS1-PD | 42 | — | — |
| Subtotal | | | 175 | — | — |
| Road Right-of-Way and Landscape Lots | | | | | |
| Serrano Westside | | | 6 | — | |
| Pedregal | | | 5 | | |
| Subtotal | | | 11 | | |
| Total | | | 336² | 1,000 dwelling units 50,000 sq. ft. commercial | |

¹ This open space includes the 1-acre neighborhood park.

² Mapping adjustments were made by the applicant that reduced project acreage.



Current Land use / maximum units allowed by zoning

Table 1. Existing General Plan Land Use Designations and Zoning Districts

| Assessor's Parcel No. | Land Use | Zoning | Max No. Units |
|---------------------------------------|----------------------------|---------------|---|
| Serrano Westside Planning Area | | | |
| 121-160-005 | OS | RFH | 0 |
| 121-040-020 | AP | R1-PD | 65 |
| 121-040-029 | AP | R1-PD | 70 |
| 121-040-031 | AP | OS | 0 |
| 121-120-024 (portion) | AP | OS | 0 |
| Subtotal | | | 135 |
| Pedregal Planning Area | | | |
| 120-050-001 | HDR | R1 | 345 |
| | MFR | RM | 144 |
| 120-050-005 | HDR | R1 | 135 |
| Subtotal | | | 624 |
| Total | | | 759 |
| General Plan Land Use | | Zoning | |
| OS | = Open Space | RFH | = Recreational Facilities High |
| AP | = Adopted Plan | R1-PD | = Single Unit Residential-Planned Development |
| HDR | = High-Density Residential | OS | = Open Space |
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4.3.1 Alternative 1 – No Project

Section 15126.6(e)(2) of the State CEQA Guidelines requires an EIR to include an analysis of the No-Project Alternative. Evaluation of the No-Project Alternative allows decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The No Project Alternative assumes that the proposed project would not be implemented but does not necessarily preclude use or development of the project site. Rather, the No Project Alternative evaluated in this Draft EIR considers “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (State CEQA Guidelines Section 15126.6 [e][2]).¹

For this Draft EIR, the No-Project Alternative assumes that the land uses within the project area would remain as currently entitled (Serrano Village D1, Lots C and D) and as current General Plan land use designations allow (Pedregal and the former El Dorado Hills Executive Golf Course). A General Plan amendment, El Dorado Hills Specific Plan amendment, or rezoning would not be required. However, the No-Project Alternative would require a tentative subdivision map, which would be subject to environmental review under CEQA.

Buildout of existing plans and/or entitlements under the theoretic maximum density for the project area would allow development under the No-Project Alternative of up to 759 dwelling units on 181 acres. However, in order to be feasible in the Pedregal planning area in consideration of slope and oak canopy restrictions, the No-Project Alternative development density and dwelling unit count was modified to be consistent with County development requirements, which would limit allowable development to a total of 312 dwelling units on the 341-acre project site (93 developed acres). Figure 4-1 shows the land use assumptions for this alternative.

Under this scenario, the No-Project Alternative would consist of the development of 168 detached, single-family residential units at a density of <1–5 dwelling units per acre (du/ac) and 144 multifamily residential units at a density of 14–24 du/ac. The Serrano Westside planning area encompasses Serrano Village D1, Lots C and D, which would be developed with residential uses consistent with the 1988 *El Dorado Hills Specific Plan* (EDHSP). Within the Serrano Westside planning area, 41.2 acres would be developed with detached, single-family residential units at a density of <1–5 du/ac (135 dwelling units). The Pedregal planning area would be developed with 45.3 acres of detached, single-family residential units at a density of <1–5 du/ac (33 units), and 6.3 acres of multifamily residential unit at a density of 14–24 du/ac (144 units). No public or private parks would be dedicated. This alternative would not include the civic-limited commercial land use. The former El Dorado Hills Executive Golf Course property would remain in its existing state as maintained vacant land. Table 4-1 summarizes the development assumptions for this alternative.

Circulation improvements associated with the proposed project, including those associated with vehicular connectivity, pedestrian amenities, and the public trail system, would not be constructed under the No-Project Alternative.

¹ As provided by State CEQA Guidelines Section 15126(e)(3)(A), a discussion of the No-Project Alternative will usually proceed along one of two lines: a “plan-to-plan” comparison when the project is the revision of an existing land use plan, such as the proposed project; or—if the project is other than a land use plan (e.g., a development project on identifiable property)—a comparison of the environmental effects of the property remaining in its existing state against the environmental effects if the proposed project is approved. The plan-to-plan comparison is the appropriate analysis for this EIR, and a No-Project Alternative under which the project site remains in its existing state does not require evaluation in this Draft EIR.



For this Draft EIR, the No-Project Alternative assumes that the land uses within the project area would remain as currently entitled (Serrano Village D1, Lots C and D) and as current General Plan land use designations allow (Pedregal and the former El Dorado Hills Executive Golf Course). A General Plan amendment, El Dorado Hills Specific Plan amendment, or rezoning would not be required. However, the No-Project Alternative would require a tentative subdivision map, which would be subject to environmental review under CEQA.

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CEDHSP

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Map Features



Specific Plan Boundary

No Project Alternative



General Plan HDR - 45.3 ac.



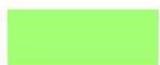
General Plan MFR - 6.3 ac.



Adopted Plan EDHSP SFD - 41.2 ac.



Road - 13.1 ac.



Open Space - 235.0 ac.

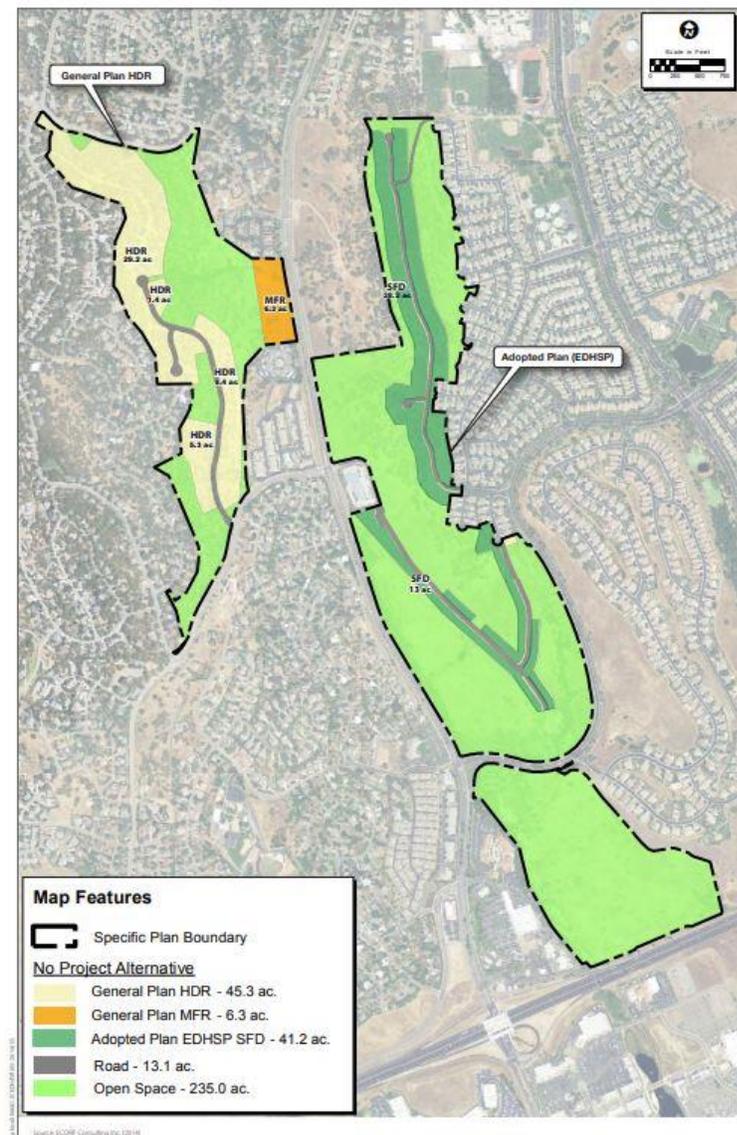


Figure 4-1
Alternative 1
No Project Alternative



Existing Development Potential

| Assessor's Parcel No. | Land Use | Zoning | Max No. Units |
|---------------------------------------|----------------------------|---------------|---|
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2022 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to edhapac.comment@gmail.com by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



8. Adjournment

Next EDH APAC Meeting

Wednesday
June 8, 2022
6:30PM

