



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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August 3, 2023

Kirk Bone
Parker Development Company
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

**Re: Determination of Application Completeness
El Dorado Hills Specific Plan Amendment and Planned Development Revision
Project Number: SP-R23-0001 PD-R23-0002
APN: 121-210-20, 21, & TBD (see Authorization Letter section)**

Mr. Bone:

Planning Services has reviewed the above-referenced application, which was received on July 5, 2023, and found it to be incomplete. The following information is needed to complete the application:

Authorization Letter

The received Agent Authorization letter is noted. However, the Agent Authorization letter only references APNs 121-210-20 and 21. The provided Serrano Village Green Parcel Summary references 12 other parcels (with separate APNs). Please verify if the provided Agent Authorization letter is to include the 12 other parcels and revise the existing Agent Authorization letter as necessary. If a separate Agent Authorization letter will be sent for the other parcels, please provide.

Department of Transportation (DOT)

Please see comments from DOT, e-mailed July 24, 2023 (enclosed), and respond to DOT as necessary. For responses sent via e-mail to DOT, please cc me/the Planning Division.

General

1. Please provide all project materials including, and not necessarily limited to, reports, site plans and photo simulations in PDF files directly from a CAD program.

2. As previously discussed, please identify/show the current proposed revisions to PD 95-13 (Conditions of Approval to be revised and Exhibit O of PD 95-13). As also previously discussed, unless the site design and layout will remain the same as approved by PD 95-13, please note that subsequent PD revisions, submitted to the Planning Division for discretionary review and consideration, will be required.
3. Submitted lot and acreage comparison table of the El Dorado Hills Specific Plan received, thank you. As a follow-up, please verify if which, if any, of the Villages in North Uplands, South Uplands, and/or Valley are to have additional residences constructed and be further built out.
4. Please see suggested revisions to the EDHSP text, found handwritten in on pages 2 and 4 of the provided text, enclosed.

This application will be held incomplete until the requested information is submitted. Please submit new hardcopy materials and/or digital file storage devices to: Cameron Welch, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Electronic materials may be submitted to cameron.welch@edcgov.us. Be sure to refer to the specific application number(s). You may contact me at (530) 621-5816 or email me at cameron.welch@edcgov.us if you have any questions regarding the requested items.

As indicated on Page 15 of the Planned Development application:

Planning reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.

Once it has been determined that we have enough information to go forward for Technical Advisory Committee (TAC) review, the application will be distributed to affected departments and agencies for a 30-day review and comment period. In addition, a TAC meeting will be scheduled to discuss the comments received and any project issues. TAC meetings are for agency discussion, and it is recommended that you or your agent be present at the TAC meeting to discuss the progress of your application.

Best Regards,



Cameron Welch, Senior Planner
Planning Division

Attachments: Suggested revisions to EDHSP text, pages 1-4 only; DOT comments

CC: Andrea Howard

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Section 4: Special Land Uses Element

2023 JUL -5 PM 4: 01

Section 4.1 Village Green/Community Center

The Village Green/Community Center site contains approximately 27 acres. The proposed land use as shown on the Conceptual Illustration of Village Green/Community Center (Figure 12) is summarized as follows:

- a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).
- b. Community Center: approximately 16 acres including:
 - "The Green": approximately 2.0 acres
 - Buildings: approximately 120,000 – 150,000 square feet or as allowed by an approved Planned Development Permit
 - Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

The Village Green/Community Center is intended to provide a focal point for the community. Uses to be included are recreation and leisure services, public services, and some retail commercial enterprise, including mixed use development that meets the requirements of Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit. Building floor space will be devoted primarily to community, public and leisure services. Commercial space will be used by providers of goods and services. A general description of the range of activities and lands uses envisioned within the Center appears on the subsections that follow.

4.1.1 Recreation Use

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities.

4.1.2 Community Services

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. Space for an amphitheater and arts/cultural auditorium also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge High School, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park will create a pattern of activity that will reinforce this area as the focal point of community life for El Dorado Hills residents.

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4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

- a. Residential development may occur within the Village Green as contemplated by the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit. *pursuant to*

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4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.

Appendix B: Design Guidelines

The design focal point for the El Dorado Hills Specific Plan area is the Village Green/Community Center. Located at the intersection of Silva Valley Parkway and Serrano Parkway ~~Country Club Drive~~, this 27-acre site is highly visible as the entry to the golf course neighborhoods and visible from residences located along the ridges as well. Site planning and architectural style are extremely important considerations in gaining community acceptance for the Village Green/Community Center. The following guidelines are established to accomplish this objective.

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4.1 Permitted Land Uses

Three primary land uses are anticipated in the Village Green/Community Center. These are public facilities, limited commercial/retail facilities, and recreation and park uses. Approximately 16.2 acres are reserved for the public facilities and commercial/retail components, and 10.8 acres are reserved for the recreation and parkland uses.

4.1.1 Public Facilities, Recreation and Parkland (reserved land uses)

- a. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.
- b. Area is reserved for public services, facilities, and gatherings.
- c. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.
- d. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Community Center. Acceptable uses include:

- Accountant
- Attorney
- Bakery
- Bed and breakfast inn
- Butcher
- Cafe
- Day care
- Delicatessen
- Dry cleaner
- Financial institution
- Florist
- Gift shop
- Hair stylist/barber
- Medical/dental office
- Real estate office
- Restaurant
- Small movie theater
- Stockbroker
- Travel agency

- a. Residential development may occur within the Village Green pursuant to the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development or an approved Planned Development Permit.
- b. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space, or as otherwise provided ~~by~~ per an approved Planned Development Permit ~~approved~~ by the County.
- c. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Commercial Center.

Cameron W. Welch

Subject: RE: Serrano Village Green TIS

From: Zachary S. Oates
Sent: Monday, July 24, 2023 11:25 AM
To: Andrea Howard <ahoward@parkerdevco.com>
Cc: Kirk Bone <kbone@parkerdevco.com>
Subject: RE: Serrano Village Green TIS

Good morning Andrea,

I met with Rob Peters and Cameron Welch in Planning this morning to discuss this project. He shared the attached parcel summary. Before determining if a traffic study will be required, we'll need to see a comparative trip generation analysis between the current approval and the proposed mixed-use revisions. Since there aren't any plans prepared yet, the analysis should assume the maximum residential density allowed by the Zoning Ordinance (20 units/acre in the EDH Community Region). We'd also like to setup time to discuss the analysis with your traffic consultant before they begin working on it to make sure we have the scope ironed out.

Happy to chat or setup time if you have any questions.

Thanks,

Zach Oates
Senior Civil Engineer

El Dorado County
Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7580
zach.oates@edcgov.us

From: Andrea Howard <ahoward@parkerdevco.com>
Sent: Wednesday, July 5, 2023 9:50 AM
To: Zachary S. Oates <Zach.Oates@edcgov.us>; Valerie M. Brady <Valerie.Brady@edcgov.us>
Cc: Kirk Bone <kbone@parkerdevco.com>
Subject: Serrano Village Green TIS

Good morning Zach and Valerie,

I am submitting an application to Planning today to amend the El Dorado Hills Specific Plan and PD 95-13 for the Village Green to add residential dwellings as part of a Mixed Use Development (MUD) as allowed by the Zoning Ordinance. We do not have any specific development plans at this time; just seeking from a programmatic perspective to bring our specific plan into alignment with the County's CC-PD Zone district as it relates to MUD and residential dwellings.

Please see attached and let me know if you have any questions.

Andrea Howard

PRINCIPAL PLANNER



OVER 60 YEARS OF PRIDE IN THE COMMUNITIES WE BUILD

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