

## El Dorado Hills – Cameron Park Area Projects.

E.D.Co. Planning Department: “projects in your area” – 8 June 2024

Compiled by Alastair Dunn, for EDH - APAC

Please note that all the project information in this document was taken verbatim from the County’s Website.

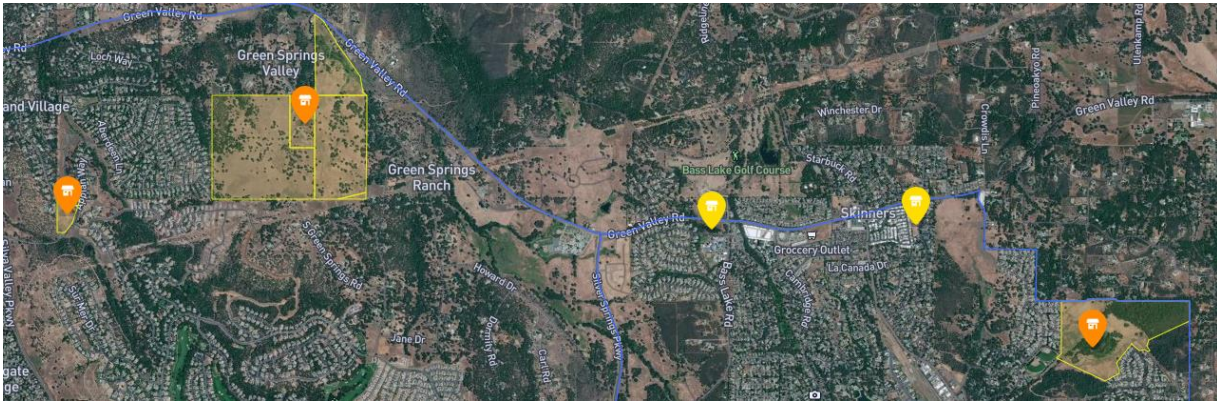
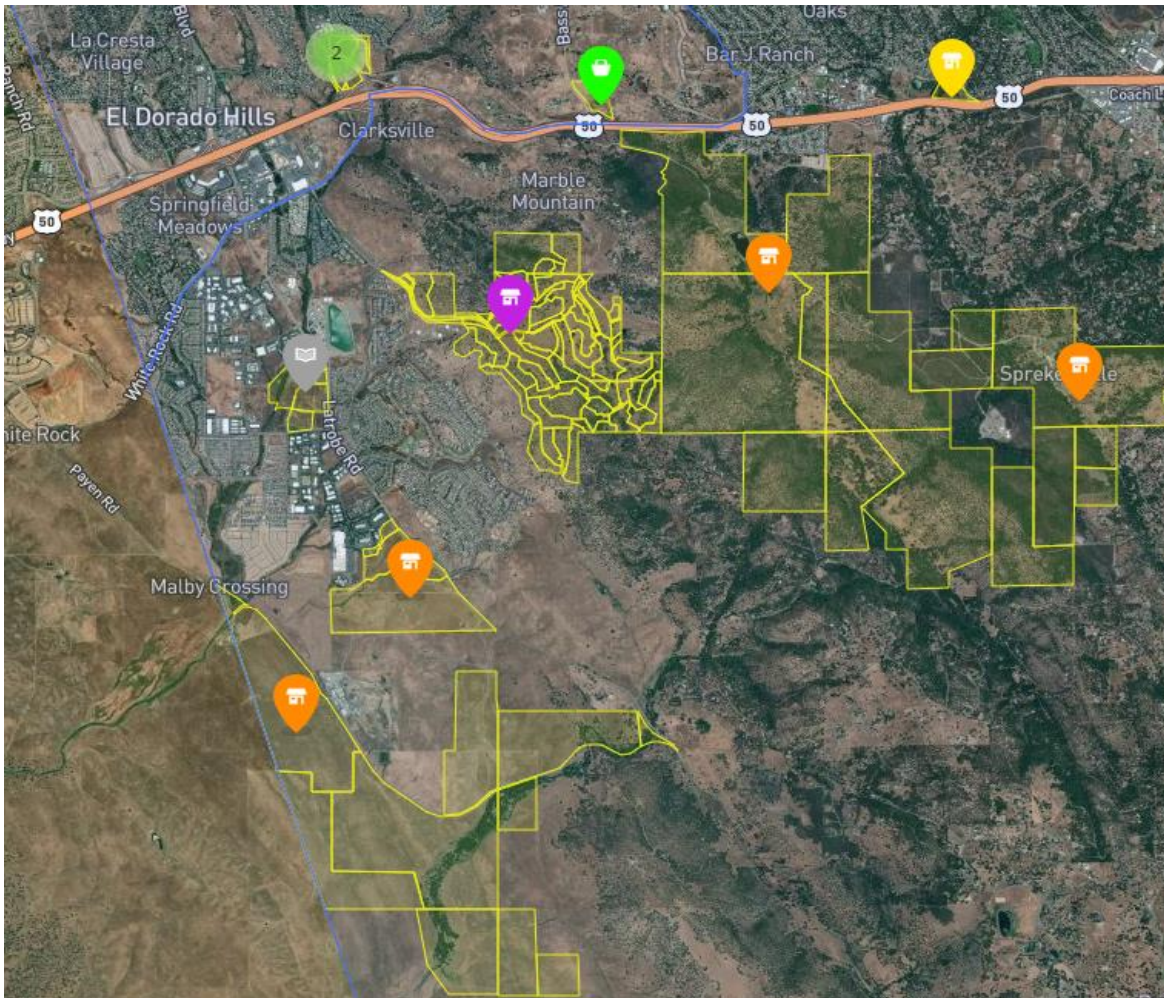


Table 4: Currently approved projects in the EDH Area	Total Units Entitled	Built	Remaining in 2015	Additional units sold 2020>2025	EDH: Current Inventory
TOTAL Existing Projects	9,251	5,739	3,512	1,756	1,756
TOTAL Future projects					15,270
<b>TOTAL PROJECTS IN PIPELINE</b>	<b>9,251</b>	<b>5,739</b>	<b>3,512</b>	<b>1,756</b>	<b>17,026</b>
<b>TOTAL PROJECTS IN PIPELINE (Cumulative)</b>					



## EL DORADO HILLS AREA: CURRENT AND FUTURE RESIDENTIAL UNITS

	Carson Creek SP	1,700	1,160	540	200	340
	Valley View SP	2,840	2,139	701	200	501
	Project	Total Units Entitled	Built	EDH: Current Inventory	Additional units sold 2020>2025	Estimated Absorption 2020/25
	EDH-SP (Serrano)	6,162	4,614	1,548	774	774
	Saratoga Estates	317	317	-	-	-
	El Dorado Town Center	214	-	214	107	107
	Promontory SP	1,100	709	391	196	196
	Bass Lake SP	1,458	99	1,359	680	680
	<b>TOTAL Existing Projects</b>	<b>9,251</b>	<b>5,739</b>	<b>3,512</b>	<b>1,756</b>	<b>1,756</b>
<b>Acres</b>	<b>Project name</b>	<b>SFD</b>	<b>MF</b>	<b>Other</b>	<b>Additional units sold 2020&gt;2025</b>	<b>Total Units</b>
638	East Ridge/ Valley View SP					701
2,342	Village of Marble Valley (SP)	1,209		64		3236
740	Lime Rock Valley SP		250			800
208	Creekside Village- SP	668	250			918
43	EDH 52 - Mixed Use Center		304			304
1,416	Health and Independence SP	3,481	108	921		4510
208	Town & Country Village SP			918		918
98	Carson Creek SP	311	315	124		750
116	Town Center West (total 2340 Ac)		940			940
14	Monsanto Manor		320			320
280	Generations at Green Valley	165	214	60		439
104	Cameron Meadows	161				161
143	Dorado Oaks TM Subdiv	156	225			381
25	Green Valley Road					54
8	Serrano Village M5					20
5	Bass Lake Fly Apts		124	2		126
40	EDH - Golf Course (estimate remaining)					500
5	Country Club Apts		192			192
6,434	<b>TOTAL Future projects</b>	<b>6,151</b>	<b>3,242</b>	<b>2,089</b>	<b>1,756</b>	<b>15,270</b>
1614	Texas Hill Reservoir					
?	Heritage at Carson Creek					
	<b>PROJECTS IN PIPELINE</b>	<b>6,151</b>	<b>3,242</b>	<b>2,089</b>	<b>1,756</b>	<b>17,026</b>

**Note: This tabulation of projects assumes that as of 2020, about 1756 units remain to be sold.**

**This assumption IS NOT one made by the EDC Planning Department.**

**It is a crude estimate of the inventory to sell from approved and currently selling projects in the area.**

To be clear, projects in the EDH area currently undergoing CEQA total to 15,270 residential units.

The total EDUs were not calculated due to the complexity of the proposed and existing commercial zoning in the area.

However, for estimating total water needs, as a coarse rule of thumb to estimate the total EDUs for the area, one should add at least 30% to the 15,270 units identified, or 19,851 EDUs



## East Ridge (Valley View)

On December 8, 1998, the Board adopted Ordinance No. 4517 approving the VVSP and certified the Environmental Impact Report (EIR) (State Clearing House No. 97082008) for the VVSP. The VVSP is a master planned community consisting of approximately 2,037 acres and including approximately 2,840 dwelling units. On that same date, the Board approved the 1998 VVSP Development Agreement (VVSP DA) (Exhibit H).

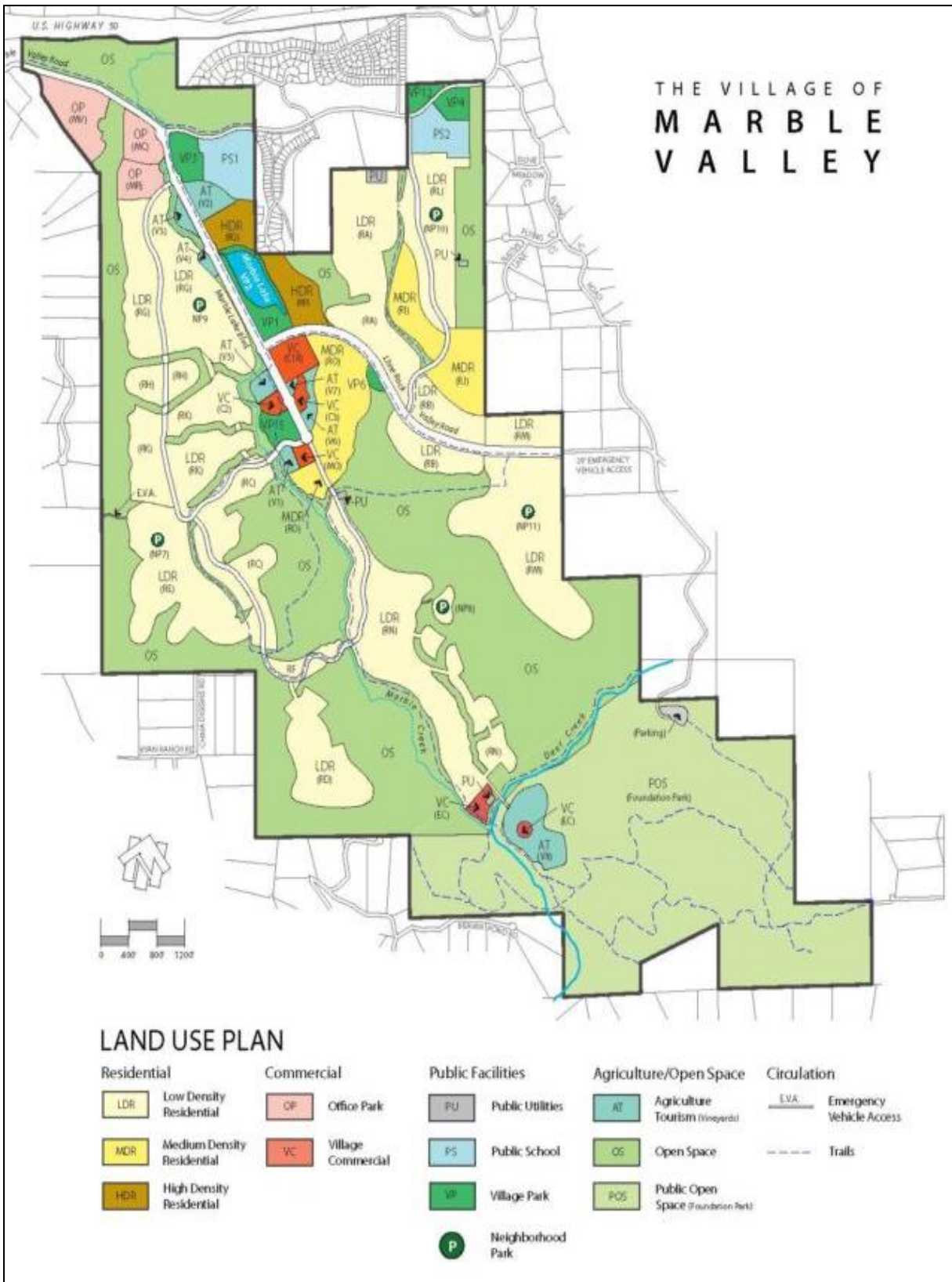
The East Ridge Village Tentative Subdivision Map (TM14-1521) (Exhibit E) would create approximately 759 lots consisting of 701 residential lots, 41 landscape lots, 12 roadway lots, 2 recreational park lots, a sewer lift station lot, a water tank lot, and a pump station lot

**East Ridge Village is within the Valley View Specific Plan** and has an approved Tentative Subdivision Map (TM14-1521), approved by the Planning Commission on June 11, 2015, that would create approximately 759 lots **consisting of 701 residential lots**, 41 landscape lots, 12 roadway lots, 2 recreational park lots, a sewer lift station lot, a water tank lot, and a pump station lot. The project has an approved and executed Development Agreement (DA22-0001) which was approved by the Board of Supervisors on July 25, 2023.



**MARBLE VALLEY: Project Overview**

Village of Marble Valley Specific Plan proposes for the development of 2,342 acres of land consisting of approximately **3,236 dwelling units and 475,000 square feet of commercial land**. The project is located in between El Dorado Hills and Cameron Park area south of Highway 50.



Land use	Parcels #	Zoning	Area (Ac)	Units	Gross Density
		*sq.ft.'000			
Village Resid. Low	1A+1B+1C+1D+1F	R15-PD	197.0	193	0.98
Village Resid. Low	1E	R10-PD	63.0	125	1.98
Village Resid. Low	2a+2b+2c+2d+2e+2f	R6-PD	305.0	1085	3.56
Village Resid. Low	2G	R4-PD	120.0	560	4.67
<b>Village Resid. Low</b>		<b>R4&gt;15-PD</b>	<b>685.0</b>	<b>1963</b>	<b>2.87</b>
Medium Resid.	3a+3b+3c	RM1-PD	84.0	708	8.43
Medium Resid.	4a+4b+	RM2-PD	28.0	501	17.89
<b>Medium Resid.</b>			<b>112.0</b>	<b>1209</b>	<b>10.79</b>
<b>TOTAL RESIDENTIAL</b>			<b>797.0</b>	<b>3,172</b>	<b>3.98</b>
Office Park	4a+4b	C1-PD	41.0		9,146
Village Comm.	6b+6c+6d+6e	C2-PD	7.0		3,571
Village Comm.	6a	C1-PD	9.0	50	833
<b>Commercial</b>			<b>57.0</b>	<b>50</b>	<b>7,149</b>
AG.TOUR -Viyd	7a+b+c+d+e+f+g+h+i-	AT1-PD	55.0	14	0.25
<b>TOTAL RESIDENTIAL PLANNED</b>			<b>909.0</b>	<b>3,236</b>	
Public Schools	8a	RM2-PD	19.0		
Public Schools	8b	R4-PD	16.0	75	4.67
<b>SCHOOLS</b>			<b>35</b>	<b>75</b>	
<b>VILLAGE PARK</b>			<b>47.0</b>	<b>261</b>	<b>40.5</b>
Public Utilities	10a	R15-PD	5.0	5	0.98
<b>PUBLIC UTILITY</b>			<b>5.0</b>	<b>4.9</b>	<b>0.98</b>
<b>PUBLIC FACILITIES</b>			<b>87.0</b>	<b>340.2</b>	
Commu.Open Sp.	11-a (N.Deer Crk)	OS1-PD	743.0		
	11b-Hy 50 Scenc	OS1-PD	75.0		
Private Op.Sp.	11c- Foundation	OS2-PD	466.0		
<b>TOTAL OPEN SPACE</b>			<b>1,284.0</b>		
<b>ROAD IMPACT AREA</b>	<b>Right of Way</b>	<b>ROW</b>	<b>61.0</b>		
			<b>2,341.0</b>	<b>3,576.2</b>	

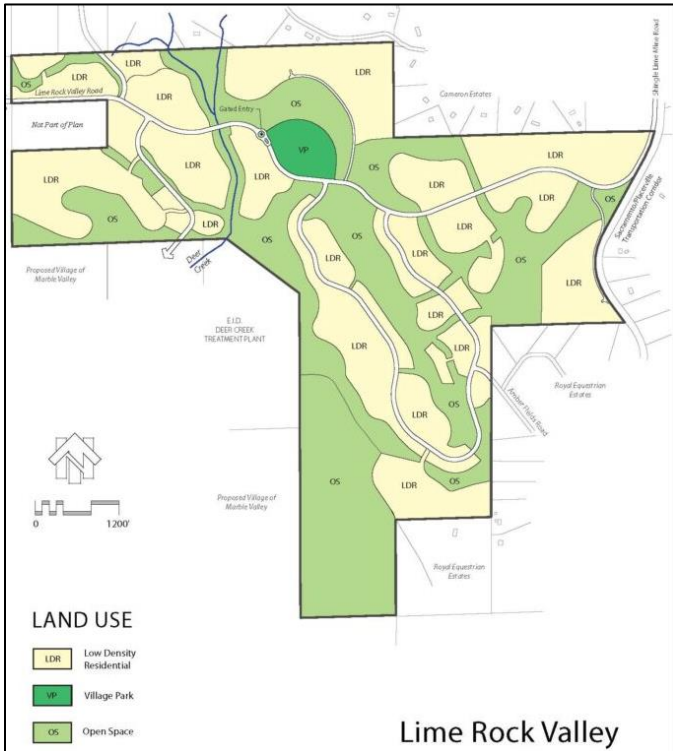
Table prepared by Alastair Dunn from Marble Valley from the DEIR. The proponent sites 3236 units, to which an additional 340 units are added due to zoning request to total 3576 units.



**Lime Rock Valley Specific Plan**

APNs: 109-010-013, 109-010-014, 109-020-001, 109-020-004, 109-020-005, 109-020-006, 119-030-013

The County of El Dorado will host an open house to present a general overview and environmental information of both the Village of Marble Valley and Lime Rock Valley projects. The meeting will be held in-person on **Tuesday, June 11, 2024, from 5:30 p.m. to 7:30 p.m. in the Assembly Hall at the Cameron Park Community Services District Community Center**, 2502 Country Club Drive, Cameron Park, CA 95682. For more information please click here: [Lime Rock Valley Specific Plan Notice of Availability of the DEIR - El Dorado County \(ca.gov\)\(External link\)](#)



Land Use Designation	Zoning	Area (Ac)	% Plan Area	Units
<b>Residential</b>				
<b>LRL</b> Lime Rock Residential Low (0.2 - 5.0 Du/Ac)				
Parcels 15, 37, 40, 43, 46	R5A-PD	121	16%	22
Parcels 4, 31, 32	R2.5A-PD	11	2%	3
Parcels 9, 10, 12, 33, 34	R1A-PD	34	5%	30
Parcels 19, 20, 21, 22, 23, 24, 35, 39, 41, 45	R15-PD	81	11%	180
Parcels 1, 28, 29, 30	R10-PD	27	4%	84
Parcels 17, 18, 25, 26	R6-PD	48	6%	231
<b>LRM</b> Lime Rock Residential Medium (5.0 to 8.0 Du/Ac)				
Parcel 7	R4-PD	36	5%	250
<b>Subtotal Residential</b>		<b>358</b>	<b>49%</b>	<b>800</b>
<b>Public Facilities</b>				
<b>VP</b> Village Park				
Parcel 5	R15-PD	8	1%	
<b>Subtotal Public Facilities</b>		<b>8</b>	<b>1%</b>	
<b>Open Space</b>				
<b>OS</b> Community Open Space				
Parcels 2, 3, 6, 8, 11, 13, 14, 27, 36, 38, 42, 44, 47	OS1-PD	211	29%	
<b>OS</b> Foundation or Private Open Space				
Parcel 14	OS2-PD	124	17%	
<b>Subtotal Open Space</b>		<b>335</b>	<b>45%</b>	
<b>Road Right-of-Way</b>		<b>39</b>	<b>5%</b>	
<b>Total</b>		<b>740</b>	<b>100%</b>	<b>800</b>

**Proposed development of 800 dwelling units, 15 acres of public facility/recreational park use, and 335 acres of open space on an approximately 740-acre site.** The current zoning is Estate Residential Ten Acre-Planned Development (RE-10-PD), Residential Agricultural-20 and Residential Agricultural-40 Districts, and Open Space (OS). The current General Plan land use designation for the project site is Rural Residential (RR) and Open Space (OS). The project would require a general plan amendment to Adopted Plan-Lime Rock Valley Specific Plan (AP-LRVSP) and LRVSP land use designations Low Density Residential (LDR), Village Park (VP), and Open Space (OS) and a rezone to LRVSP zone districts One-Acre Lot Residential-Planned Development (R1A-PD), 15K SF Lot Residential-Planned Development (R15-PD), 10K SF Lot Residential-Planned Development (R10-PD), 6K SF Lot Residential-Planned Development (R6-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD). The project would establish a Development Agreement and Specific Plan for Lime Rock Valley.

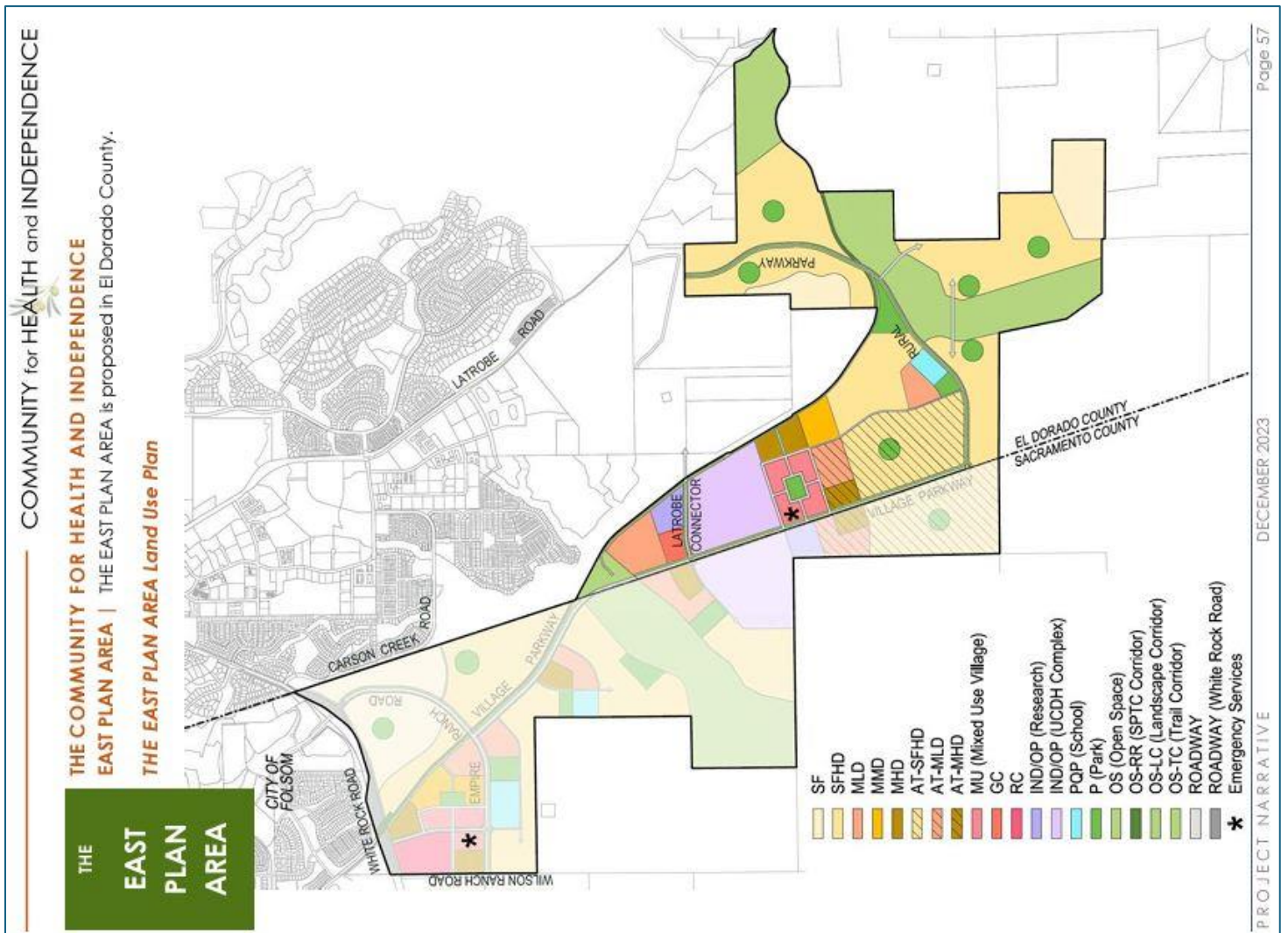
**COMMUNITY HEALTH INDEPENDENCE**

AKT Development and UC Davis Health submitted a proposal to both El Dorado County and the City of Folsom on Friday December 22, 2023 for a project described as a “Community for Health and Independence” that would provide a residential development for healthy senior communities, and residential housing for disabled residents. **The project proposes 4000 residential housing units in Sacramento County, and 4000 residential housing units in El Dorado Hills.**

**Pre-Application for Community for Health and Independence Specific Plan**

APNs: 117-020-005, 087-010-018, 117-020-012, 117-020-017, 117-020-010, 087-070-007, 117-020-018, 087-010-021

Pre-Application and BOS Policy J-6 Conceptual Review for a General Plan Amendment request to change multiple parcels from Agricultural Lands (AL) and Rural Region (RR) to Approved Plan through Specific Plan adoption to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space. Guided by UC Davis research, the project is designed to promote healthy living through project design and includes a 200-acre research complex. **The property consists of 8 parcels totaling approximately 1,460 acres and is located approximately 3 miles south of State Highway 50,** along the eastern County border with Sacramento County, in the El Dorado Hills area, Supervisorial District 1.



**THE EAST PLAN AREA Land Use Summary Table**

EAST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
<b>Residential</b>		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
<b>Subtotal Traditional Residential</b>	<b>681.1</b>	<b>3,332</b>
<b>Age-Targeted Residential</b>		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	119.5	526
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	20.0	144
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
<b>Subtotal Age-Targeted Residential</b>	<b>149.5</b>	<b>830</b>
<b>Mixed-Use</b>		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential / 75% Commercial)</i>	32.0	144
<b>Subtotal Mixed-Use</b>	<b>32.0</b>	<b>144</b>
<b>Commercial, Employment &amp; Civic</b>		
GC (0.5 FAR) General Commercial	10.0	
IND/OP Complex (1.0 FAR) Industrial/Office Park UCDH Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	10.0	
<b>Subtotal Commercial &amp; Employment</b>	<b>135.1</b>	
<b>Parks &amp; Open Space</b>		
P Parks	53.4	
OS Open Space	306.6	
OS-RR Open Spoce Rail Road Parcels	4.5	
OS Open Space Landscape/Trail Corridor	51.4	
<b>Subtotal Parks &amp; Open Space</b>	<b>416.0</b>	
<b>Circulation</b>		
Major Circulation	46.2	
<b>Subtotal Circulation &amp; Misc</b>	<b>46.2</b>	
<b>EAST PLAN AREA TOTAL</b>	<b>1,459.9</b>	<b>4,306</b>
Land Use Designations and Park & Population Generation Factors are based on the El Dorado County General Plan.		

**THE WEST PLAN AREA Land Use Summary Table**

WEST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
<b>Residential</b>		
SF (1-4du/ac) Single Family	131.9	369
SFHD (4-7du/ac) Single Family High Density	379.3	1669
MLD (7-12du/ac) Multi-Family Low Density	66.9	481
MMD (13-20du/ac) Multi-Family Medium Density	25.9	311
MHD (20-30du/ac) Multi-Family High Density	40.7	651
<b>Subtotal Traditional Residential</b>	<b>644.7</b>	<b>3,481</b>
<b>Age-Targeted Residential</b>		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	136.3	600
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	22.4	161
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
<b>Subtotal Age-Targeted Residential</b>	<b>168.7</b>	<b>921</b>
<b>Mixed-Use</b>		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential / 75% Commercial)</i>	24.1	108
<b>Subtotal Mixed-Use Village Residential</b>	<b>24.1</b>	<b>108</b>
<b>Commercial, Employment &amp; Civic</b>		
RC (0.5 FAR) Regional Commercial Lifestyle Center	30.1	
IND/OP Complex (1.0 FAR) Industrial/Office Park UCDH Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	30.0	
<b>Subtotal Commercial &amp; Employment</b>	<b>175.1</b>	
<b>Parks &amp; Open Space</b>		
P Parks	56.6	
OS Open Space	233.2	
OS-RR Open Spoce Rail Road Parcels	13.0	
OS Open Space Landscape/Trai Corridor	36.8	
<b>Subtotal Parks &amp; Open Space</b>	<b>339.6</b>	
<b>Circulation</b>		
Major Circulation	41.8	
SEC R.O.W. (White Rock Road)	22.5	
<b>Subtotal Circulation &amp; Misc</b>	<b>64.2</b>	
<b>WEST PLAN AREA TOTAL</b>	<b>1,416.32</b>	<b>4,511</b>
Land Use Designations and Park & Population Generation Factors are based on the Folsom Plan Area Specific Plan.		



## Creekside (Winn Communities)

APNs: 117-720-012 & 117-010-032

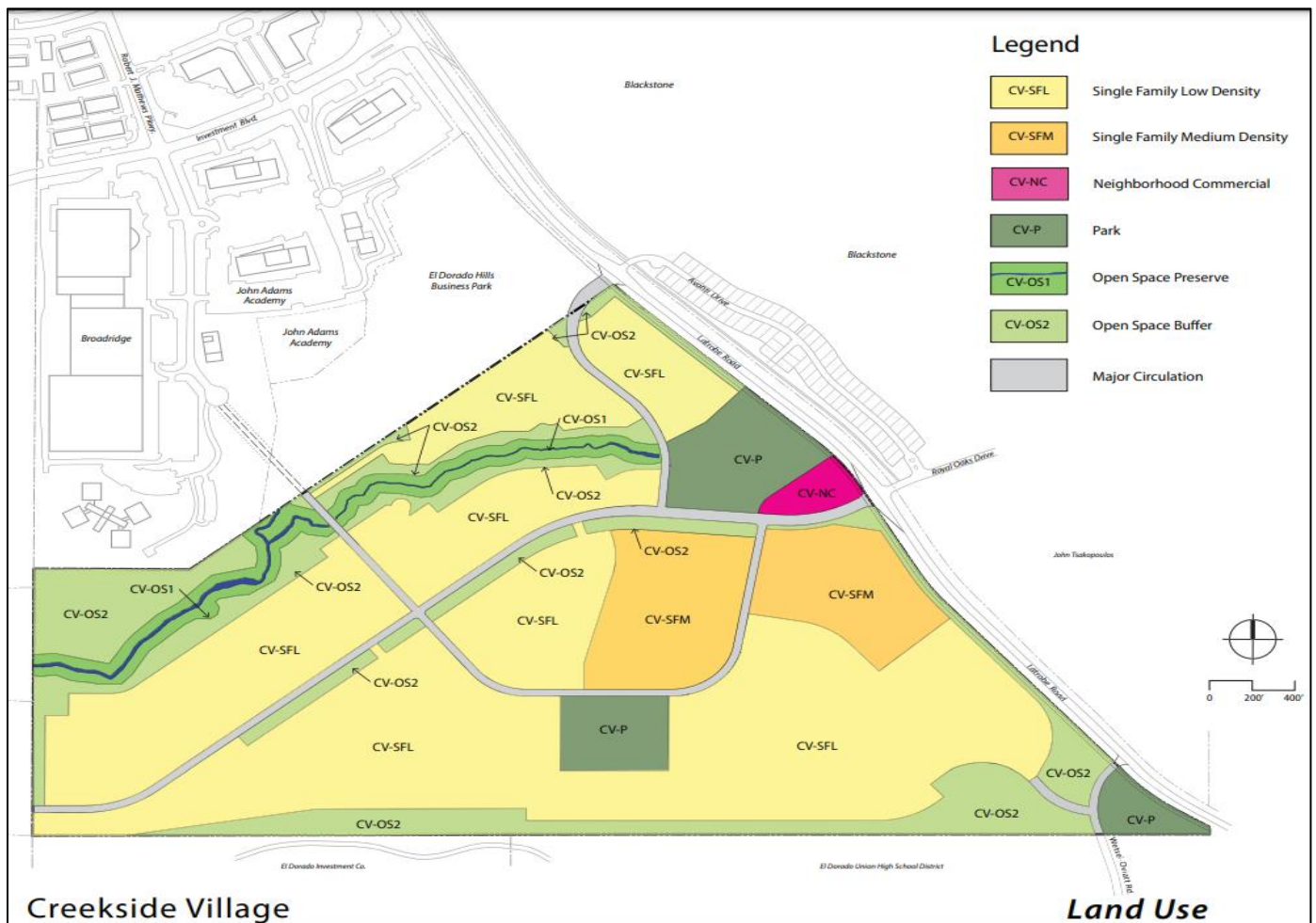
### Proposed development of a new 918-unit residential community located on an approximately 208-acre site.

The project would include **115.8 acres of approximately 668 Single-Family Low-Density residential development**, **20.8 acres of approximately 250 Single-Family Medium-Density residential development**, 1.8 acres of Neighborhood Commercial, 13.6 acres of parks, 44.8 acres of open space preserves and buffers, and 10.4 acres of roadways. The proposed land use map is provided in the linked PDF. The current zoning and General Plan land use designation for the project site is Research & Development (R&D). The project would require a general plan amendment from R&D to AP - Adopted Plan, a rezone from R&D to SP - Creekside Village Specific Plan, a subdivision map, and establish a Development Agreement and Specific Plan for Creekside Village.

**Creekside Village submitted by WINN COMMUNITIES** for an Initiation Hearing (Conceptual Review) of a proposed new Specific Plan that would require amending the General Plan land use designation of a de-annexed portion of the El Dorado Hills Business Park from the current Research and Development to residential land uses to allow medium- and low-density single family residential development at a density of 5-24 units per acre with an expected range of 700 to 900 dwelling units. The property, identified by Assessor's Parcel Number 117-010-012, consisting of 208 acres, is located on the west side of Latrobe Road, approximately 1,600 feet south of the intersection with Investment Boulevard, within the El Dorado Hills Business Park, in the El Dorado County Planning and Building Department issues Notice of Second Scoping meeting and early consultation with public for Draft EIR

The El Dorado County Planning Department has provided a Notice of a second Public Scoping Meeting for the proposed Creekside Village development located along Latrobe Road in El Dorado Hills. The first Public Scoping meeting was held virtually on November 19, 2020 regarding the proposed 208 acre site that would feature up to 918 units of low and medium density single family residential development. Following that November 2020 Scoping meeting, the County held a 30 day public comment period, with the expectation that the Draft Environmental Impact Report analysis would begin. However in October 2021 the applicants requested that the project application be placed on hold. Following this, Dermody Development sought to purchase the project site for the proposed Project Frontier 4-plus million square foot distribution center. With the withdrawal of the Project Frontier application, the property owner has engaged in discussions with multiple area Homeowners Associations to gather feedback regarding their previous residential project. Those discussions have led the property owner to reactivate their Creekside Village residential project.

**The project applicant proposes to develop a 918-unit residential community located on an approximately 208-acre site.** The Project remains consistent with the description in the Notice of Preparation with minor revisions, including the addition of an approximately 1.8-acre neighborhood commercial area in response to requests from the community to add a small neighborhood commercial component and the removal of 8 proposed units. The project would include 115.8 acres of single-family low-density residential development, 20.8 acres of single-family medium-density residential development, 13.6 acres of parks, 44.8 acres of open space preserves and buffers, 1.8 acre of neighborhood commercial, and 11.1 acres of roadways.



## Carson Creek

This proposed Specific Plan would allow **medium and high-density attached and detached residential development with a potential build-out of 600 to 800 dwelling units, approximately 110,000 square feet of new commercial floor area**, approximately 8.5 acres for a park and paseo site, and approximately 26.5 acres of open space. **The property consists of 98 acres and is located within the existing El Dorado Hills Business Park (EDHBP) in the El Dorado Hills area. S**

Executive Summary Pursuant to Board Policy J-6, this Initial Hearing is for the conceptual review of a proposed new Specific Plan in the El Dorado Hills Area that **would increase the allowable residential density by more than 500 dwelling units**. The proposed Specific Plan (Carson Creek Village) would amend a de-annexed portion of the El Dorado Hills Business Park (EDHBP) from the current General Plan land use designation of Research and Development to a combination of residential, commercial, and park/open space land uses. **The proposed future project would include approximately 47 acres of medium and high-density residential development, including both single-unit and multi-unit housing types, 10 acres of commercial uses, 8.5 acres of park lands and 26.5 acres of passive open space on a 98-acre parcel, with a potential residential build-out of approximately 600-800 attached and detached dwelling units. Approximately 1.5 acres of existing Research and Development designated land along the southwest project boundary would remain, and these areas of land are included in the proposed Specific Plan.**

**PA20-0002**  
**PROPOSED CARSON CREEK VILLAGE SPECIFIC PLAN**  
**EXHIBIT E - APPLICANT PROJECT DESCRIPTION/CONSISTENCY REVIEW**



Figure 4-1: Carson Creek Village Land Use Concept

MAY 2020

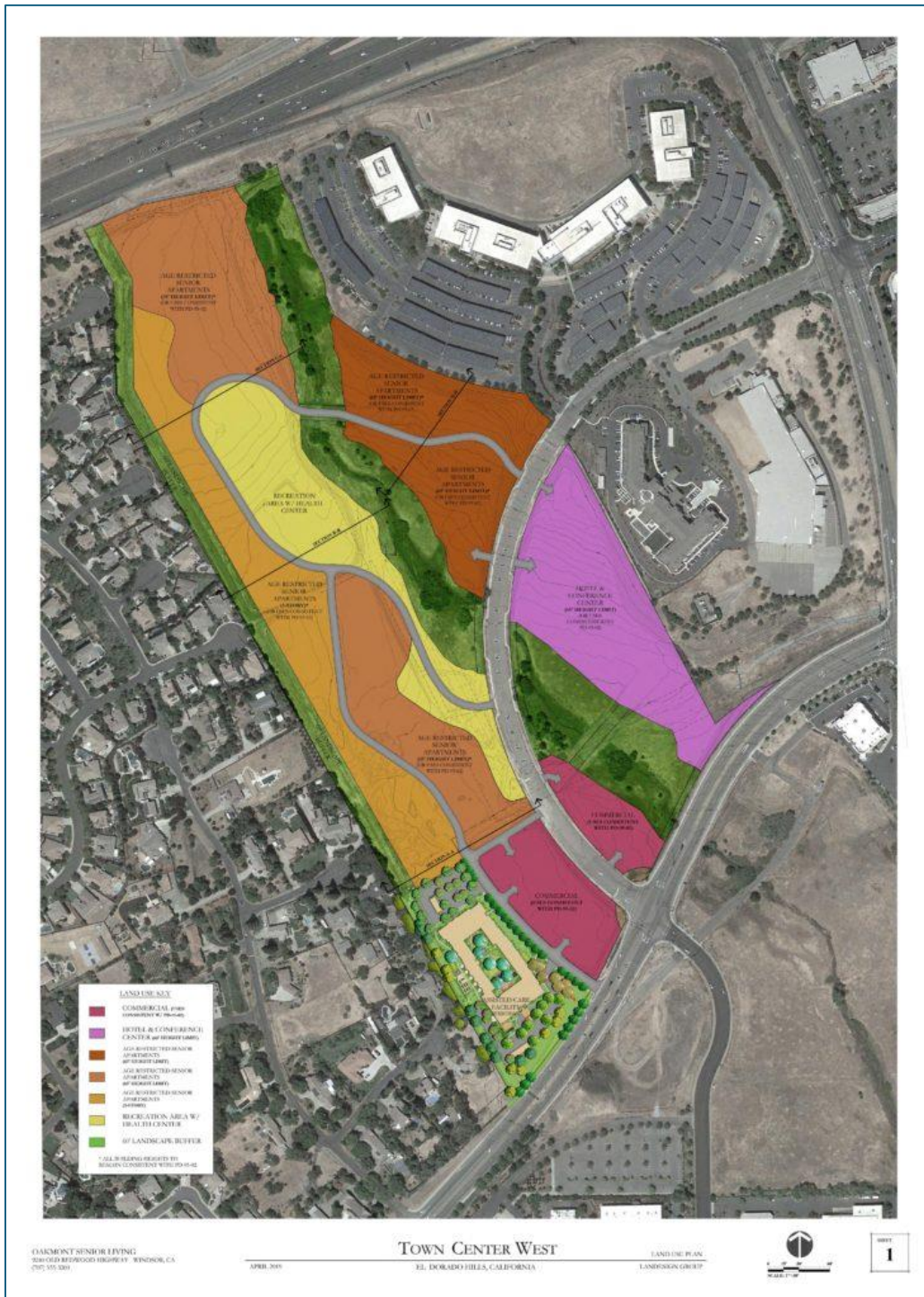
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### Town Center West- Mixed Use Project

Requires the Initiation Hearing because it proposes a Specific Plan amendment to allow Mixed Use Development to occur in the Specific Plan area, which would result in a proposed density increase of over 50 units. The existing El Dorado Hills Specific Plan and Development Plan for El Dorado Hills Town Center West allow commercial uses only.

The proposed Town Center West Mixed Use Project contemplates a potential addition of 20 residential units per acre over 116 acres, for a maximum of 2,340 residential units, consistent with the density allowed in Zoning Ordinance Section 130.40.180, Mixed Use Development. The Applicant intends to develop approximately 47 acres of Town Center West which would have a potential maximum of 940 residential units.





**MONSANTO MANOR**

TOTAL 320 MULTI FAMILY UNITS

From the Pre-Application Supplemental Letter

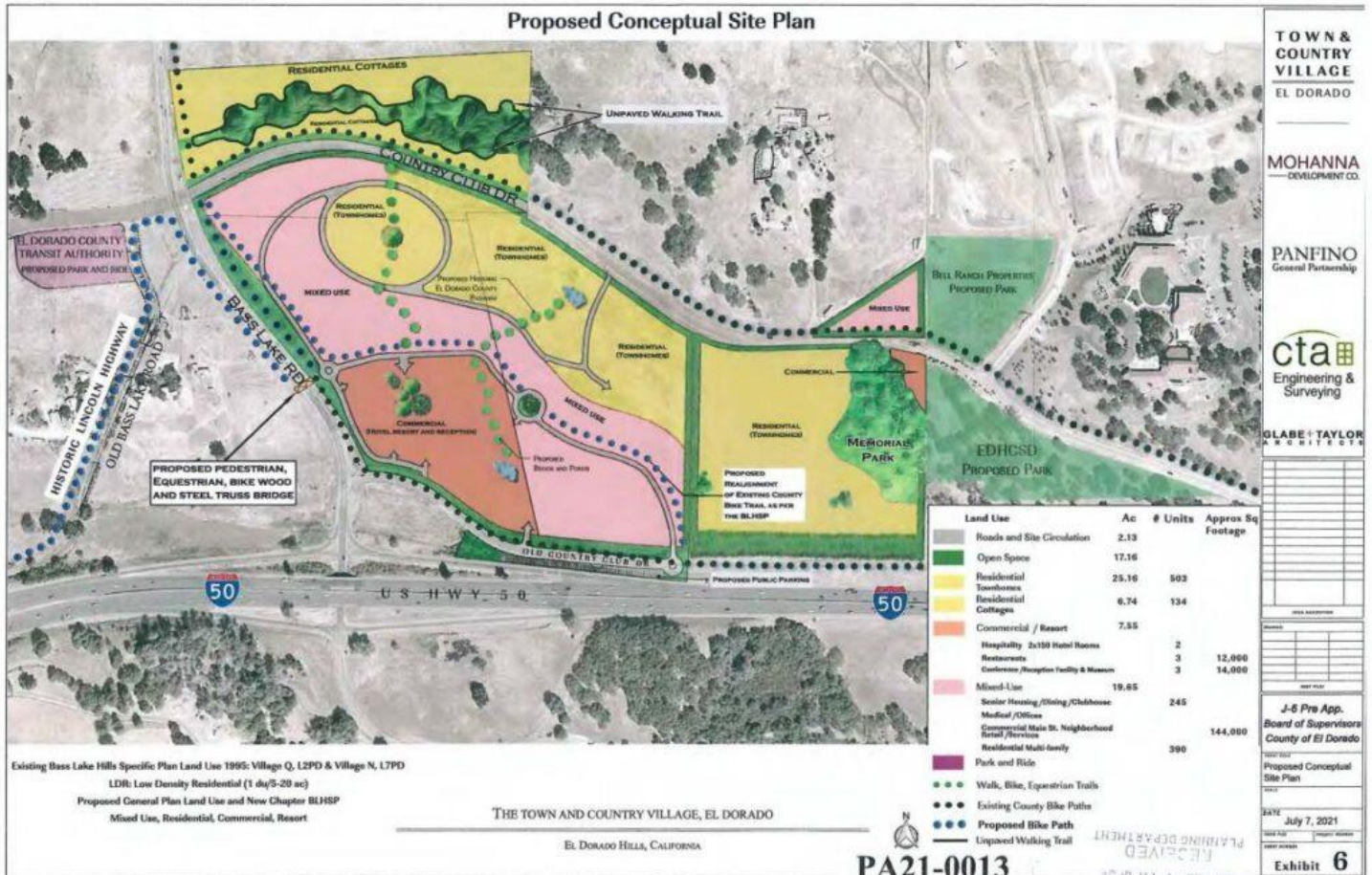
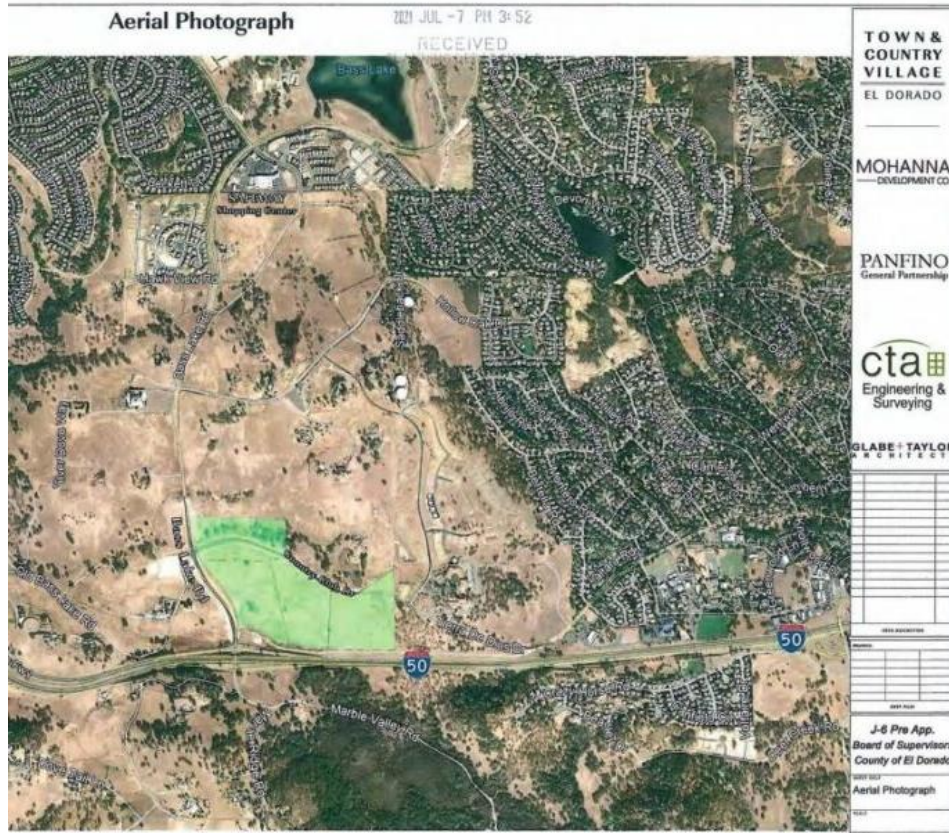
We believe Montano De El Dorado is the prime “Mixed Use” project for this new trend and the future of El Dorado Hills living at this key area where EDH Town Center & Montano meet. This project will lend itself to the encouragement of the walkable path to goods and services directly from the residential front door in a horizontally Mixed-Use environment. Montano currently offers restaurants, banking, spa services, boutiques, morning coffee, and Pilates/fitness services. We are strategically located just one crosswalk away from EDH Town Center where the walkable path continues to movies, shopping, community events and much more.

In closing, while the El Dorado County “Mixed-Use” code and its (Mixed-Use Handbook) primarily focusses on historical revitalization -we ask that you consider the modern definition of “mixed-use” in a well-thought-out setting where the interaction of residential and commercial components can thrive as “a combined use” in an environment where driving can be the choice and a secondary thought. We ask that within the ministerial capacity of the Planning Administrator -Mixed-Use may be added to our Masterplan Entitlements of August 10, 2021.











# Town & Country Village (Mohanna)



**Exhibit B: Conceptual Land Use Matrix - Town & Country Village Pre-Application (PA21-0013)**

	Ac.	Unit/Ac.	# Units	Approx. Sq Footage	Present Zoning 1995 Land Use BLHSP
 Roads and Site Circulation	2.13				
 Open Spaces	17.16				L7PD* / L2PD**
 Residential Townhomes	25.16	20	503		L2PD
 Residential Cottages	6.74	20	134		L7PD
 Commercial / Resort	Commercial / Resort	7.55			L2PD
	Hospitality 2X150 Hotel Rooms 300				
	Restaurants 3			12,000	
	Conference/Reception Facility & Museum			14,000	
 Mixed-Use	Mixed-Use	19.65			L2PD / L7PD
	Senior Housing/Dining/Clubhouse		-	245	
	Medical/Offices				
	Commercial Main St. Neighborhood Retail/Services			144,000	
	Residential Multi-Family		24	390	
<b>Total</b>	<b>78.39</b>		<b>1,272</b>	<b>170,000</b>	

\* L7PD : Low Density Residential Planned Development Maximum 0.7 Units Per Acre (1.42 Acres Per Unit) Average Density

\*\* L2PD : Low Density Residential Planned Development Maximum 0.2 Units Per Acre (5 Acres Per Unit) Average Density

- Townhomes = 503 Un.
- Cottages= 134 Un.
- Senior Housing= 245
- Residen. Mul.Fly.= 390
- **TORAL= 1272 Units**



**Generations at Green Valley**

**Generations at Green Valley Project**

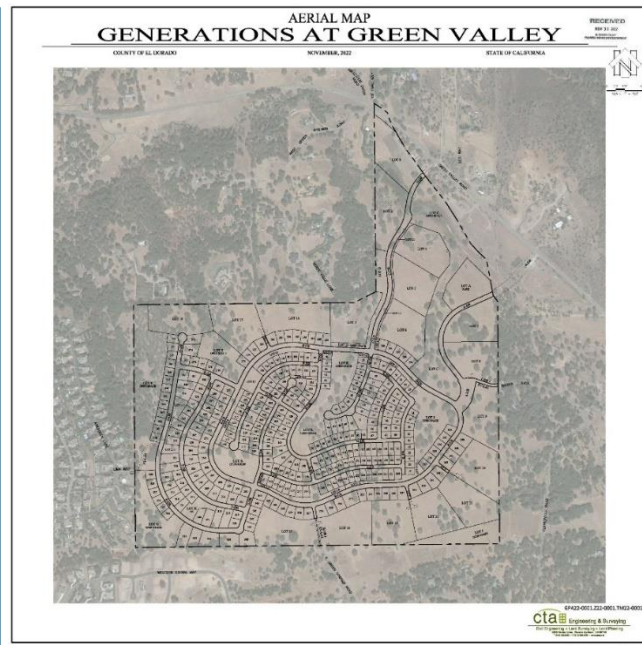
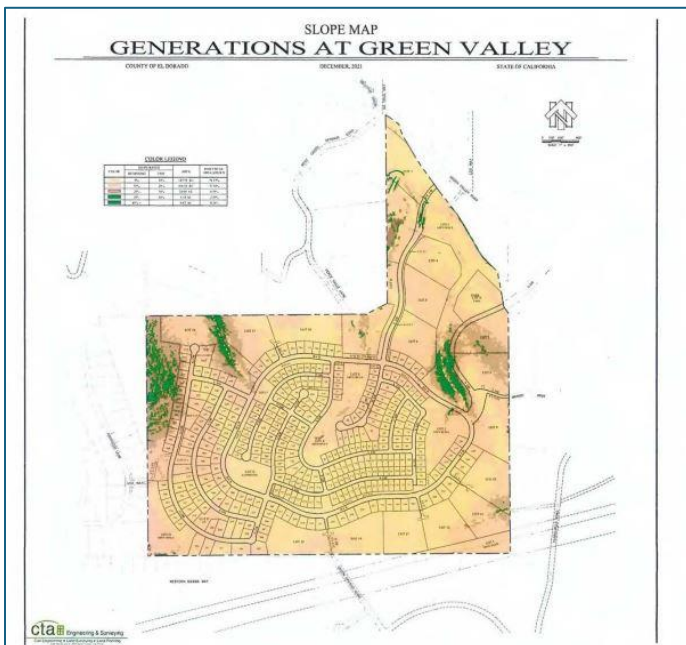
APNs: 126-020-001, 126-020-002, 126-020-003, 126-020-004, and 126-150-023

**Generations @ GV; Submitted** by True Life Companies for an Initiation Hearing (Conceptual Review) for a General Plan Amendment from Low-Density Residential to Medium- and High-Density residential consistent with General Plan Policy 2.2.1.2 for Low-Density Residential. The Project would require future rezone and 439 residential lot tentative subdivision map discretionary approvals

The Generations at Green Valley project proposes a General Plan Amendment GPA22-0001, Rezone Z22-0001, and Tentative Subdivision Map TM22-0001, to amend the General Plan land use designations from Low Density Residential (LDR), with approximately 1.4 acres designated Open Space (OS) associated with an existing Sacramento Municipal Utility District (SMUD) utility easement, to High Density Residential (HDR), Low Density Residential (LDR), and Public Facilities (PF); and a Rezone from Residential Estate, Ten-acre (RE-10), with the SMUD easement zoned as Recreational Facilities, Low Intensity (RF-L), the proposed C-Drive extension area is zoned Residential Estate, Five-acre (RE-5), and the proposed A-Drive Extension is RE-10, to Residential, Single-unit (R1), Open Space (OS), Recreational Facilities, High Intensity (RF-H), and Residential Estate, Five-Acre (RE-5); and a Tentative Subdivision Map to subdivide the -acre project site into 379 residential lots, clubhouse lot, park site lot, thirteen landscape lots, nine (9) open space lots, and three (3) lots for project roadways.

**Age restrictions would apply to 214 of the residential lots.**

**The project encompasses approximately 280-acres** located on five current parcels, Assessor’s Parcel Numbers (APNs) 126-020-001, 126-020-002, 126-020-003, 126-020-004, and 126-150-023, and is located on the south side of Green Valley Road approximately 100 feet southeast of the intersection with Malcom Dixon Road, in the El Dorado Hills area, in Supervisorial District 1. The proposed project includes a Development Agreement, DA24-0001. This project has been identified as a project requiring an Environmental Impact Report (EIR). There will be additional review and comment periods throughout the CEQA process.

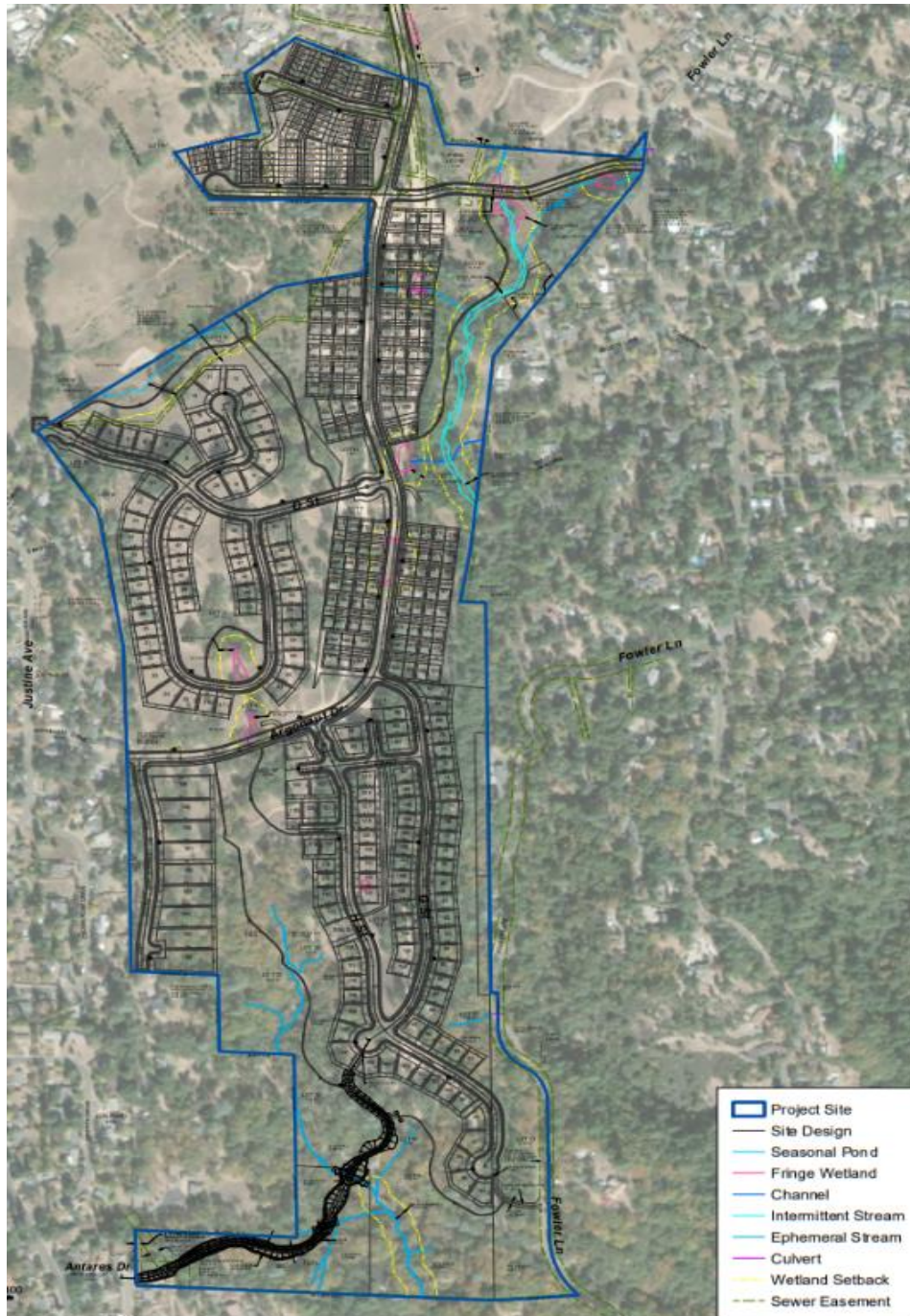


### **Dorado Oaks Tentative Subdivision Map**

A Rezone (Application # Z19-0005) of an approximately 18.1-acre portion of the approximately 142.5-acre project site from Residential, Multi-Unit (RM) to Residential, Multi-Unit - Planned Development (RM-PD), in accordance with the El Dorado County Zoning Code;

A Phased Tentative Subdivision Map (Application # TM18-1538), to subdivide the property into 14 Large Lots for financing and phasing purposes, **156 single-family lots ranging in size from 6,000 square feet to approximately 24,000 square feet, 225 multi-family lots ranging in size from approximately 2,000 square feet to 7,170 square feet** ; one single-family lot of approximately 6.4 acres; seven roadway lots; and 18 open space/landscape lots open space/landscape lots in accordance with the El Dorado County Subdivision Ordinance;

- SFD lots = 156 units
- MFLy Units= 225
- **Total= 381 units**





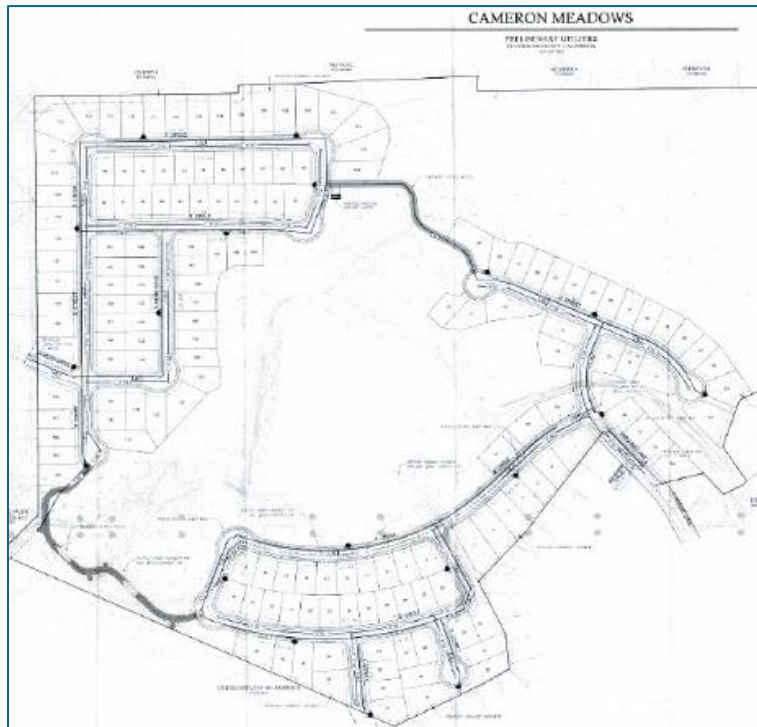
## **Cameron Meadows**

APN: 070-011-051

A Tentative Subdivision Map that seeks to utilize the Housing Accountability Act, the Housing Crisis Act (also known as Senate Bill 330 [SB 330]), and the State Density Bonus Law.

The proposed project would **create 161 single-family residential lots ranging in size from 6,300 square feet (sf) to 16,668 sf.**

Sixteen of the lots would include an attached Accessory Dwelling Unit (ADU). The ADUs, which represent ten (10) percent of the total dwelling units, are proposed to be deed-restricted to low-income households, thereby qualifying the project to utilize the State Density Bonus Law. The proposed project would result in a density of 1.55 dwelling units per acre, which is within the 1-5 units per acre allowed in the High Density Residential (HDR) land use designation of the General Plan. Rasmussen Pond is located on the property. The property, identified by Assessor's Parcel Number (APN) 070-011-051, **consists of 104-acres**, and located adjacent to Rasmussen Park, east of Mira Loma Drive and north of Carousel Lane, in the Cameron Park area, Supervisorial District 2. This project has been identified as a project requiring an Environmental Impact Report (EIR). There will be additional review and comment periods throughout the CEQA process.









## **EDH 52 Mixed-Use Center**

APNs: 122-720-002, 122-720-018, 122-720-019, 122-720-020, and 122-720-021

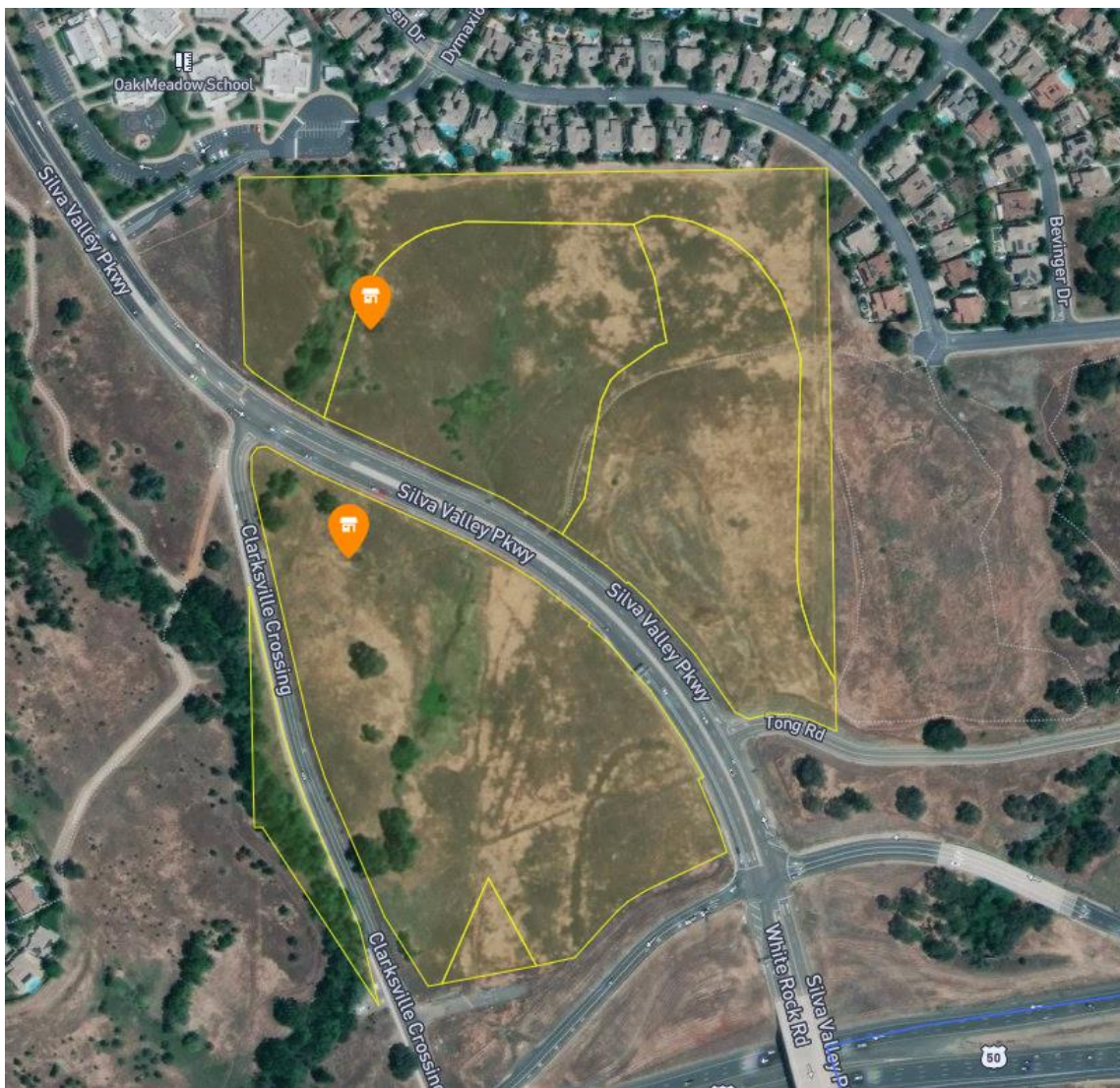
Proposed development of a new mixed-use development located on both sides of Silva Valley Parkway on approximately **43.26 acres**.

**The project would include 304 multi-family residences provided within five 4-story buildings and 14,000 square feet (sf) of retail building space contained within two buildings on the north side of Silva Valley Parkway (North Site) on 24.83 acres,**

**and an approximately 165,000 sf warehouse retail center on the south side of Silva Valley Parkway (South Site) on 18.43 acres.**

The current zoning on the project site is predominantly Commercial, Regional – Planned Development (CR-PD), with small portions on the South Site zoned Commercial, Limited (CL), and Transportation Corridor (TC), and the General Plan land use designation for the project site is Commercial (C).

The project would require: Rezones from CR-PD to Multi-unit Residential – Planned Development (RM-PD) on the North Site and from CL and TC to CR-PD on the South Site; **a planned development for 304 multi-family residences**, 14,000 square feet (sf) of general commercial retail, and 165,000 sf of warehouse commercial retail; a conditional use permit for the establishment of an on-site master sign program; a variance for an increase in sign height and signage area from what is currently allowed in the Zoning Code; a parcel map to subdivide the three existing parcels on the North Site into five parcels ranging in size from approximately 0.94 acres to 9.3 acres in size.



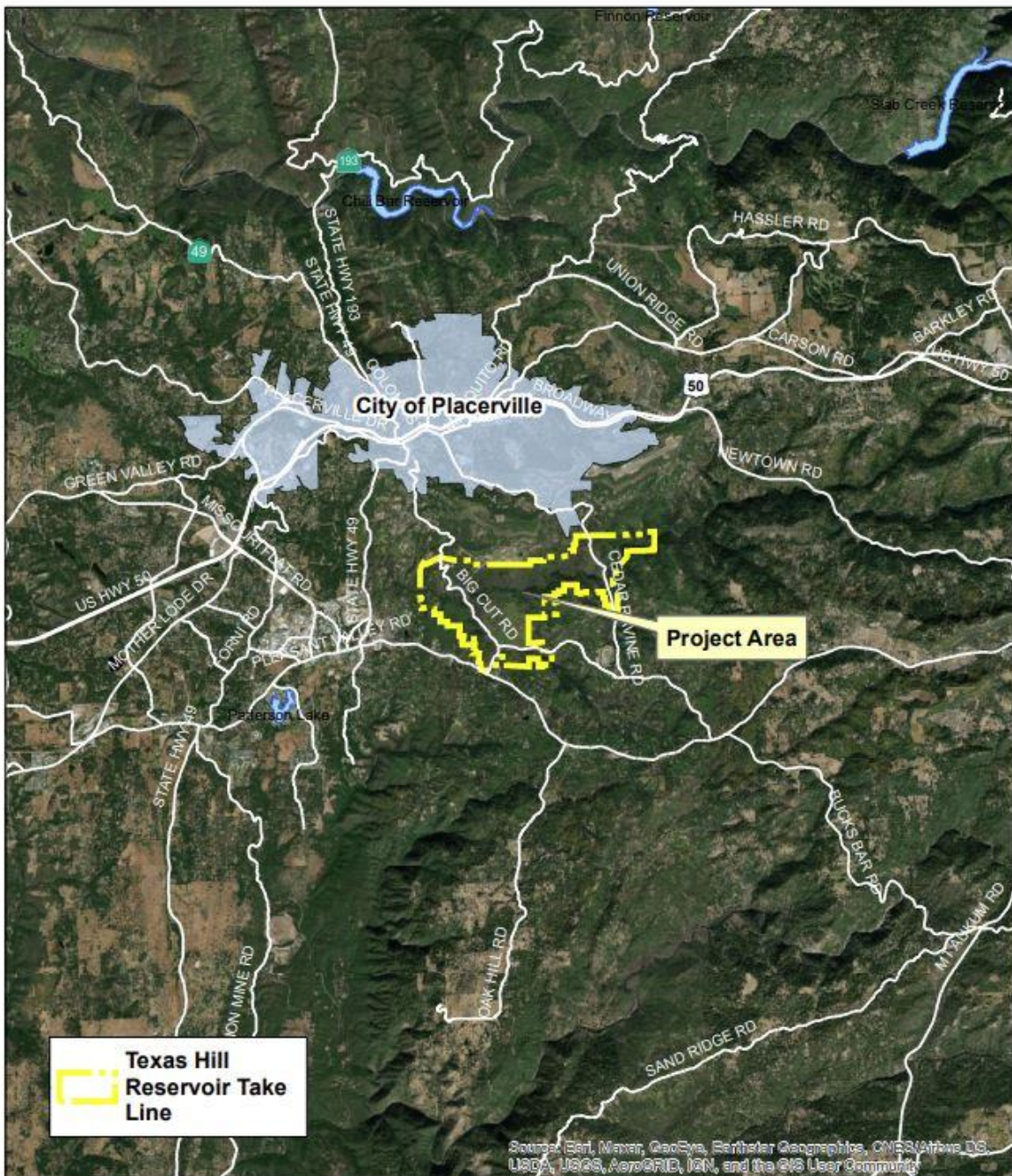


## Share Texas Hill Reservoir

Parcel Rezone and General Plan Amendment Project Z24-0002/ GPA 24- 0001

Consists of a County-initiated General Plan Amendment and Rezone for 120 parcels within the site of the formerly proposed Texas Hill Reservoir including: The project site, consisting of approximately 1,614 acres, is located on the north side of Pleasant Valley Road at the intersection with Big Cut Road, approximately 1.7 miles south of the City of Placerville,

### TEXAS HILL PARCEL REZONES AND GENERAL PLAN AMENDMENT PROJECT LOCATION MAP





### **Bass Lake Family Apartments**

A Pre-Application for Bass Lake Family Apartments, an affordable housing project that seeks to utilize SB 330 and AB 2011 to provide 100% **affordable housing project comprised of 126 apartments with 124 of the apartments reserved for low-income households and two (2) manager's units**. The project includes five (5) buildings totaling 122,508 sq. ft. The proposed project is 100% affordable and eligible for Density Bonus Concessions. The Applicant requests a concession to allow 0% commercial floor area (GFA), whereas a minimum of 30% GFA is typically required as a commercial use in the Commercial Zones. The proposed project would be eligible for up to an 80% Density Bonus. The Applicant requests a +/- 25% Density Bonus. The project includes landscaping and 170 parking spaces. The property, identified by Assessor's Parcel Number 115-410-011, **consists of 5.27 acres**, and is located on the southwest side of Green Valley Road & Bass Lake Road.

### **Country Club Apartments**

Approval of this Parcel Map would result in the creation of four parcels as follows: 4.52 acres (Parcel One), 4.45 acres (Parcel Two), 1.95 acres (Parcel 3), and 4.5 acres (Parcel Four). The resultant parcels meet the required development standards in the RM zone including minimum parcel size and parcel width. Approval of the Design Review would allow the construction and ongoing occupancy of a 192-unit residential apartment complex to include parking lot, landscaping, and accessory residential amenities. The proposed parcel map and design review would result in the creation of parcels for development of a multi-family residential apartment complex To be leased at affordable housing rates.



### **Share Serrano Village M5 Project**

APNs: 123-020-023

Proposed development of a **new 20-unit residential subdivision on 20 lots, ranging in size from 7,000 to 19,763 square feet, located on an 8.42-acre site**. The project would include single-family attached residential development and open space, in addition to roadway improvements and new utility hook-ups. The proposed map is provided in the linked PDF. The current zoning of the project site is Single-unit Residential, minimum lot size 20,000 square feet (R20K) and the General Plan land use designation for the project site is AP (Adopted Plan). The project would require a Subdivision to 20 lots ranging in size from 7,000 sf to 19,763 sf, a Zone Change from R20K to R1-PD (Single-unit Residential, Planned Development Combining Zone) and OS (Open Space), and a Planned Development to add the PD overlay to the Zone Change.

**Green Valley Road**

PA22-0018 2525

December 14, 2022 in [GENERAL PLAN AMMENDMENT, PA22-0018, RESIDENTIAL DEVELOPMENT, REZONE](#)

**25.43 acres** Green Valley Rd at Silver Springs Pkwy

Rezone from RL-20 (rural lands) to R1 (residential single unit)

General Plan Amendment from Rural Residential (RR) to High Density Residential (HDR)

**54 Lots** from 0.25 acres to 0.51 acres

LOT A – Preservation of 4.25-acre pond

LOT B – Donation of 0.87 acres (Pleasant Grove House)