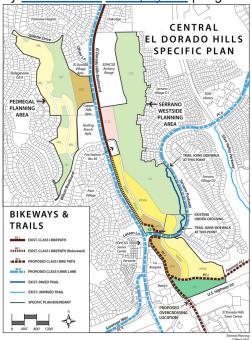


News

Planning commission previews Central EDH Specific Plan

By Dawn Hodson From page A1 | August 29, 2016



The Bikeways and Trails map for the Central El Dorado Hills Specific Plan shows proposed usage for the Serrano Westside Planning area. Courtesy graphic

The El Dorado County Planning Commission got a preview of the Central El Dorado Hills Specific Plan at its Aug. 25 meeting.

A Parker Development Company project, in the audience were mainly Parker employees, consultants and lawyers along with consultants and employees with El Dorado County.

Andrea Howard, principal planner for Parker Development, provided an overview of the project along with Kirk Bone, director of government relations for the company.

Bone began by saying Parker staff had already given 400 presentations about the project to different groups.

He noted the project design was influenced by the state which had "inserted itself into the land use process in a variety of ways."

The most obvious example of that is AB32 and its mandate to reduce greenhouse gases.

The follow-up bill, SB375 is how the land use side of AB32 is to be implemented to create what the state believes is a "sustainable land use strategy," he added.

The project also addresses many of the goals in the county General Plan, Bone said, such as curtailing urban sprawl, enhancing community identity, meeting the housing needs of special groups including seniors and promoting pedestrian facilities.

Between the state legislation and the goals of the county General Plan, developers are being pushed to build higher density and more in-fill projects and Bone stated that is the kind of project the Central El Dorado Hills Specific Plan will produce. Howard then described the plan in more detail, noting the project site consists of 341 acres along El Dorado Hills Boulevard.

Two planning areas

Composed of two planning areas, the Serrano Westside Planning Area is approximately 239 acres north and south of Serrano Parkway and east of El Dorado Hills Boulevard at the entrance to the Serrano community. The Pedregal Planning Area consists of approximately 102 acres adjacent to Ridgeview Village, west of El Dorado Hills Boulevard, north of Wilson Boulevard and south of Gillette Way.

A total of 1,000 residential units will be built on 134 acres. In addition, there will be 11 acres of commercial uses, 15 acres of parks, 169 acres of open space and 12 acres used for circulation.

Of the 1,000 residential units, 37 will be low density (less than one unit per acre), 123 will be medium low density (5-8 units per acre), 310 will be medium high density (8-14 units per acre) and 530 will be high density (14-24 units per acre). Residences will include small and large detached units and pre-designed homes and higher-density units such as townhomes, condominiums and apartments.

The project comes with amenities such as a 15-acre public park near Highway 50, a civic/municipal parcel next to the El Dorado Hills Fire Station and a network of pedestrian/biking trails that will connect to a planned Highway 50 pedestrian overcrossing to Town Center.

The commercial section of the project will include different civic or public service uses such as a sheriff substation, senior facility or public park and recreation activities. Other potential uses are office space for public-sector or private-sector enterprises.

Parker is predicting the build out of the specific plan will take 10 to 15 years or as much as 20 years.

Changes made to the original plans were also discussed including increasing the density of land uses to achieve "a more walkable community." In particular, some of the residential units were transferred from one area to another to free up about 50 acres of planned residential uses for permanent public open space.

Most of the homes in the Pedregal Planning Area that were designated for high-density residential will now be single-family and will serve as a transitional zone to the Ridgeview neighborhood.

In closing, the planning commissioners were told the final Environmental Impact Report on the site plan is being prepared and should be out in a month.