



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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## NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 28, 2022, at 8:30 a.m.**, to consider the following: **General Plan Amendment 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/Central El Dorado Hills Specific Plan** submitted by Serrano Associates, LLC for the proposed Central El Dorado Hills Specific Plan (CEDHSP), comprised of the development of the Serrano Westside (234 acres) and Pedregal (102 acres) planning areas (Exhibit A), consists of the following entitlement requests: **(A) General Plan Amendments:** (1) An amendment to the County General Plan Land Use Map designation of subject lands in the CEDHSP from High-Density Residential (HDR) (1–5 du/ac), Multifamily Residential (MFR) (5–24 du/ac), Open Space (OS), and Adopted Plan–El Dorado Hills Specific Plan (AP-EDHSP) to Adopted Plan–Central El Dorado Hills Specific Plan (AP-CEDHSP) and CEDHSP land use designations Village Residential Low (VRL) (1.0 du/ac), Village Residential High (VRH) (14–24 du/ac), Village Residential Medium High (VRM-H) (8–14 du/ac), Village Residential Medium Low (VRM-L) (5–8 du/ac), Civic–Limited Commercial (C-LC), Open Space (OS), and Community Park (CP); and (2) An amendment to the County General Plan Land Use Map designation of transferred lands of approximately 136 acres in AP-EDHSP as Open Space (OS) in the CEDHSP; **(B) El Dorado Hills Specific Plan (EDHSP) Amendments:** (1) An amendment to the EDHSP to transfer approximately 136 acres (currently within Serrano Village D1, Lots C and D, and a portion of open space by Village D2) affecting portions of APN 121-040-020, 121-040-029, 121-040-031, and 121-120-024 from the EDHSP area to the CEDHSP area; **(C) Specific Plan Adoption:** (1) Adoption and implementation of a comprehensive plan (CEDHSP) regulating the development and management of up to 1,000 dwelling units, 11 acres of civic-limited commercial use, approximately 15 acres of public community park, 1 acre of neighborhood park, and approximately 174 acres of natural open space. The CEDHSP adoption includes adoption of its Public Facilities Financing Plan (PFFP); **(D) Rezone:** (1) Rezone existing zoning districts from Single-Unit Residential (R1), Single-Unit Residential–Planned Development (R1-PD), Multi-Unit Residential (RM), Recreational Facilities High (RFH), and Open Space (OS) to CEDHSP zoning districts Multi-family Residential–Planned Development Medium Density (8–14 du/ac) and High Density (14–24 du/ac) (RM1-PD, RM2-PD), Single-Family Residential–Planned Development (R20-PD [20,000-square-foot minimum lot] and R4-PD [4,000-square-foot minimum lot]), Civic–Limited Commercial–Planned Development (CL1-PD), Community Park (RFH1-PD), and Open Space–Planned Development (OS1-PD); and (2) Rezone existing zoning district of transferred lands in AP-EDHSP as OS1-PD; **(E) Large Lot Tentative Subdivision Map:** Division of the CEDHSP plan area into five large lots for purposes of sale, lease, or financing of the development within the specific plan area; **(F) Planned Development Permit:** Establishment of a Development Plan for the proposed CEDHSP development that includes construction of up to 1,000 dwelling units, up to 50,000 square feet of limited commercial or civic uses, and establishment of approximately 56 percent of the site for open space area and park uses; **(G) Development Agreement:** Enter and execute a Development Agreement between the County of El Dorado and Serrano Associates, LLC, for the CEDHSP. The property, identified by Assessor’s

Parcel Numbers 121-160-005, 120-040-020, 120-040-029, 120-040-031, 121-050-001, 121-050-005, and 121-120-024 (portion), consisting of 336 acres, is located in the El Dorado Hills Community Region and is adjacent to El Dorado Hills Boulevard north of US 50. The proposed Serrano Westside planning area is east of the El Dorado Hills Boulevard and Serrano Parkway intersection. The proposed Pedregal planning area is west of El Dorado Hills Boulevard between Wilson Boulevard and Olson Lane, adjacent to the Ridgeview subdivision, Supervisorial District 1. (County Planner: Gina Hamilton, 530-621-5980) (Environmental Impact Report prepared; State Clearinghouse No. 2013022044)

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project information is available online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

**To ensure delivery to the Planning Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Planning Commission meeting will be delivered to the Planning Commission prior to any action.**

COUNTY OF EL DORADO PLANNING COMMISSION  
KAREN L. GARNER, Executive Secretary  
April 15, 2022