



County of El Dorado
Notice of Preparation of a Draft Environmental Impact Report
and Notice of Public Scoping Meeting for the
Central El Dorado Hills Specific Plan

Date: February 20, 2013

To: Interested Parties

From: Rommel (Mel) Pabalinas, Senior Planner, County of El Dorado

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Central El Dorado Hills Specific Plan (File No. SP12-0002)

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Central El Dorado Hills Specific Plan in El Dorado County. The purpose of this 30-day Notice of Preparation (NOP) and notice of public scoping meeting is to solicit comments from public agencies and interested persons regarding the scope and content of the environmental information and analyses, including the significant environmental impacts, reasonable alternatives, and mitigation measures that should be included in the Draft EIR (pursuant to CEQA Guidelines Section 15082). The location, project description, proposed entitlement requests, and potential environmental effects of the proposed Central El Dorado Hills Specific Plan are summarized in the attached materials.

Please provide written comments to **Mr. Rommel (Mel) Pabalinas, Senior Planner, at the address shown, by 5:00 p.m. on March 22, 2013**. Keep in mind that there will be another opportunity to submit detailed comments when the draft EIR is released for public review. Please mail, email or fax your comments to:

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us
Fax: (530) 642-0508

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written comments.

Date: Thursday, March 14, 2013

Time: 6:30 p.m. to 8:30 p.m.

Where: Oak Meadow Elementary School, Multipurpose Room, 7701 Silva Valley Parkway, El Dorado Hills, CA 95762

The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide comments.

NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF PUBLIC SCOPING MEETING
FOR THE
CENTRAL EL DORADO HILLS SPECIFIC PLAN

Project Information

Location: The proposed project is located in El Dorado Hills, California, an unincorporated area of El Dorado County (County) that is approximately 23 miles east of Sacramento and 20 miles west of Placerville (Figure 1, Regional Location). The proposed Central El Dorado Hills Specific Plan (CEDHSP) (project) includes two planning areas, as shown in Figure 2, Project Location: the Serrano Westside planning area east of the intersection of El Dorado Hills Boulevard and Serrano Parkway, and the Pedregal planning area west of El Dorado Hills Boulevard between Wilson and Olson Way, adjacent to the Ridgeview subdivision.

Serrano Westside is immediately north of U.S. Highway 50 (US 50) and less than 2 miles south of Folsom Lake. Existing land uses adjacent to the Serrano Westside planning area include office and retail uses to the south and west (Raley's and La Borgata) and single-family residential uses at the Serrano Community to the east. The proposed Serrano Westside development would surround the El Dorado Hills Fire Station (located on Wilson Way east of El Dorado Hills Boulevard) to the north, east, and south. Undeveloped land, an archery range, and two schools (Oak Ridge High School and Silva Valley Elementary School) are located north of the project.

The Pedregal planning area is less than 1 mile north of US 50 and less than 2 miles south of Folsom Lake. The Pedregal planning area is immediately adjacent to low-density residential uses (the existing Ridgeview neighborhood) to the west and three existing multi-family developments (the Copper Hill Apartments, El Dorado Village Apartments, and Sterling Ranch Apartments) along El Dorado Hills Boulevard to the east.

Project Description: The proposed CEDHSP, which would occur in the Serrano Westside Planning Area and Pedregal Planning Area, includes the development of up to 1,028 dwelling units, 11 acres of public facility/recreational use or 50,000 square feet of commercial use, 15 acres of public village park, and 85 acres of public parks and open space in the center of the El Dorado Hills Community. The proposed project also includes implementation of the CEDHSP and an amendment to the existing El Dorado Hills Specific Plan (EDHSP) approved in 1987 to transfer the density at Serrano Village D-1, Lots C and D to the proposed project. The approximately 155-acre Serrano Westside planning area would be an extension of the existing Serrano development with gated residential neighborhoods and would include approximately 763 dwelling units, civic or commercial, and village park development. The approximately 102-acre Pedregal planning area would include residential neighborhoods of approximately 265 dwelling units, which may or may not be gated. Table 1 shows the proposed land use designations in the Serrano Westside and Pedregal planning areas. These designations are also shown in Figure 3, Proposed Land Use Designations.

Table 1. Proposed Land Use Summary (Acres)

Land Use	Serrano Westside (% of total area)	Pedregal (% of total area)
Residential		
LDR: Low-Density Residential (1.5 Du/Ac)	-	43 (17%)
MDR-L: Medium-Density Residential – Low (5 - 8 average Du/Ac)	23 (9%)	-
MDR-H: Medium-Density Residential – High (9 - 14 average Du/Ac)	36 (14%)	-
HDR: High-Density Residential (15 - 24 average Du/Ac)	16 (6%)	13 (5%)
Civic – Limited Commercial		
C-LC: Civic Limited Commercial	11 (4%)	-
Public Facilities		
VP: Village Park	15 (6%)	-
Open Space		
OS: Open Space	46 (18%)	39 (15%)
Roads and Landscaped Lots	8 (3%)	6 (2%)
Total	256 (100%)	
Du/Ac = dwelling units per acre - = no acres		

The proposed project includes onsite and offsite infrastructure to serve the development. The EIR will analyze any related offsite infrastructure. Buildout will likely occur over several years and ultimately the timeframe be determined by housing market conditions.

Proposed Entitlement Requests: The proposed project includes an amendment to the existing EDHSP to transfer the density at Serrano Village D-1, Lots C and D to the project. Specifically, the proposed entitlements that would be required to implement the CEDHSP include: amendments to the EDHSP and County general plan, adoption and implementation of the CEDHSP, and rezoning. In addition, the project would require the County’s approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Plan and Tentative Maps. The proposed CEDHSP consists of the following requests.

- Amendment to the El Dorado Hills Specific Plan (EDHSP) consisting of: A) Transfer a total of 58.53 acres and associated EDHSP-vested density affecting portions of APN 121-040-20, 121-040-29, 121-040-31 and 121-120-22 from EDHSP area to CEDHSP area; B) Transfer a total of 1.89 acres affecting portions of APN 121-160-03 from CEDHSP area to EDHSP area.
- General Plan Amendment to:
 - Amend the General Plan Land Use Map designation of subject lands within CEDHSP from High-Density Residential (HDR) (1 - 5 Du/Ac), Multi-Family Residential (MFR) (5 - 24 Du/Ac), Commercial (C), Open Space (OS) and AP-EDHSP to Adopted Plan-Central El

Dorado Hills Specific Plan (AP-CEDHSP) and CEDHSP land use designations Low-Density Residential (LDR) (1.5 average Du/Ac), Open Space (OS), High-Density Residential (HDR) (15 - 24 average Du/Ac), Medium-Density Residential-High (MDR-H) (9 - 14 average Du/Ac), Medium-Density Residential-Low (MDR-L) (5 - 8 Du/Ac), Civic-Limited Commercial (C-LC), and Village Park (VP).

- Amend General Plan Land Use Map designation of transferred lands within AP-EDHSP as Open Space (OS).
- Rezoning to:
 - Amend zone districts from One-Family Residential District (R1), One-Family Residential-Planned Development District (R1-PD), Limited-Multi-Family Residential District (R2), Recreational Facility (RF), and Open Space (OS) to CEDHSP zone districts Multi residential-Planned Development (RM1-PD, RM2-PD, RM3-PD), One-Family Residential-Planned Development District (R1-PD), Civic-Limited Commercial-Planned Development (C1-PD), Village Park-Planned Development (RF1-PD), Private Open Space- Planned Development (OS1-PD) and Corps Restricted-Planned Development (OS2-PD).
 - Amend zone designation of transferred lands within AP-EDHSP as Open Space (OS).
- Specific Plan for the proposed Central El Dorado Hills Specific Plan for the development of a 256-acre project site consisting of up to 1,028 dwelling units, 11 acres of public facility/recreational use or 50,000 square foot of commercial use, 15 acres of public village park, and 85 acres of private parks and open space.

Environmental Effects

Probable Environmental Effects: Based on a preliminary environmental analysis of the CEDHSP, the County has determined that the full range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the EIR.

- | | |
|---|--|
| ● Air Quality | ● Land Use Planning and Agricultural Resources |
| ● Biological Resources | ● Noise and Vibration |
| ● Cultural Resources | ● Population and Housing |
| ● Geology, Soils, Minerals, and Paleontology | ● Public Services and Utilities |
| ● Greenhouse Gas Emissions | ● Recreation |
| ● Hazards and Hazardous Materials | ● Traffic and Circulation |
| ● Hydrology, Water Quality, and Water Resources | ● Visual Resources |

In addition to the above areas, the Draft EIR will also evaluate the potential cumulative and growth-inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects will be considered in the Draft EIR, including, but not limited to, the proposed Village of Marble Valley Specific Plan, the proposed Lime Rock Valley Specific Plan, and the proposed Dixon Ranch Residential Project. Applications have been submitted to the County for these projects, and they are currently undergoing CEQA review.

Comments and suggestions are requested regarding the environmental issues that will be analyzed in the EIR during the 30-day public comment period for the NOP.

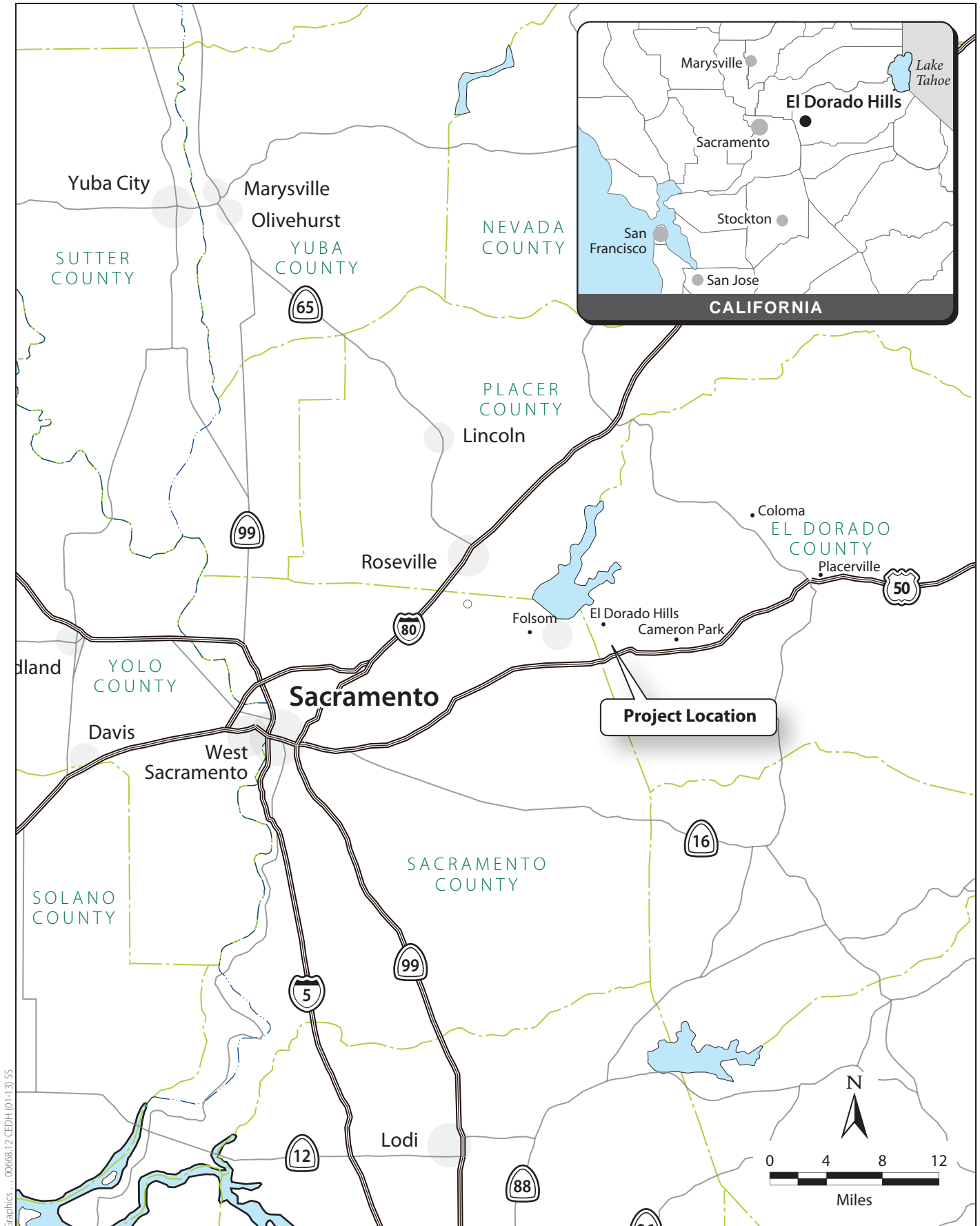
Potential Alternatives to be addressed in the EIR: In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative, which will assume development of the proposed project site under the currently adopted general plan and zoning designations. Aside from the no project alternative, the County has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

Public Scoping Meeting

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written input on Thursday, March 14, 2013 from 6:30 p.m. to 8:30 p.m. at Oak Meadow Elementary School, Multipurpose Room, 7701 Silva Valley Parkway, El Dorado Hills, CA 95762. The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide input.

Requests for Additional Information

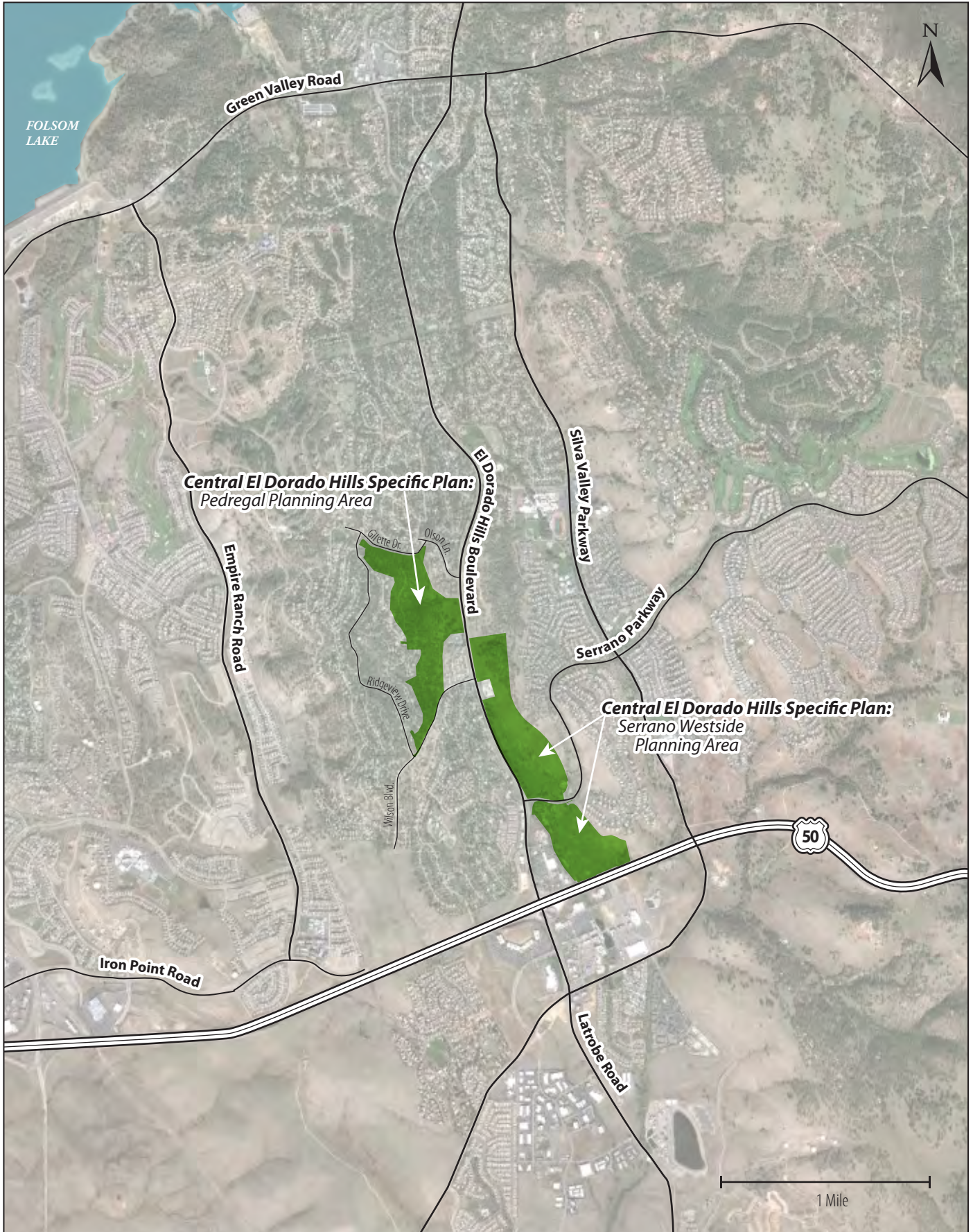
If you have any questions, please contact Rommel (Mel) Pabalinas at the County of El Dorado, Development Services Department, Planning Division, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5363, or by email to rommel.pabalinas@edcgov.us.



Graphics...00668.12 CEDH (01-13) SS



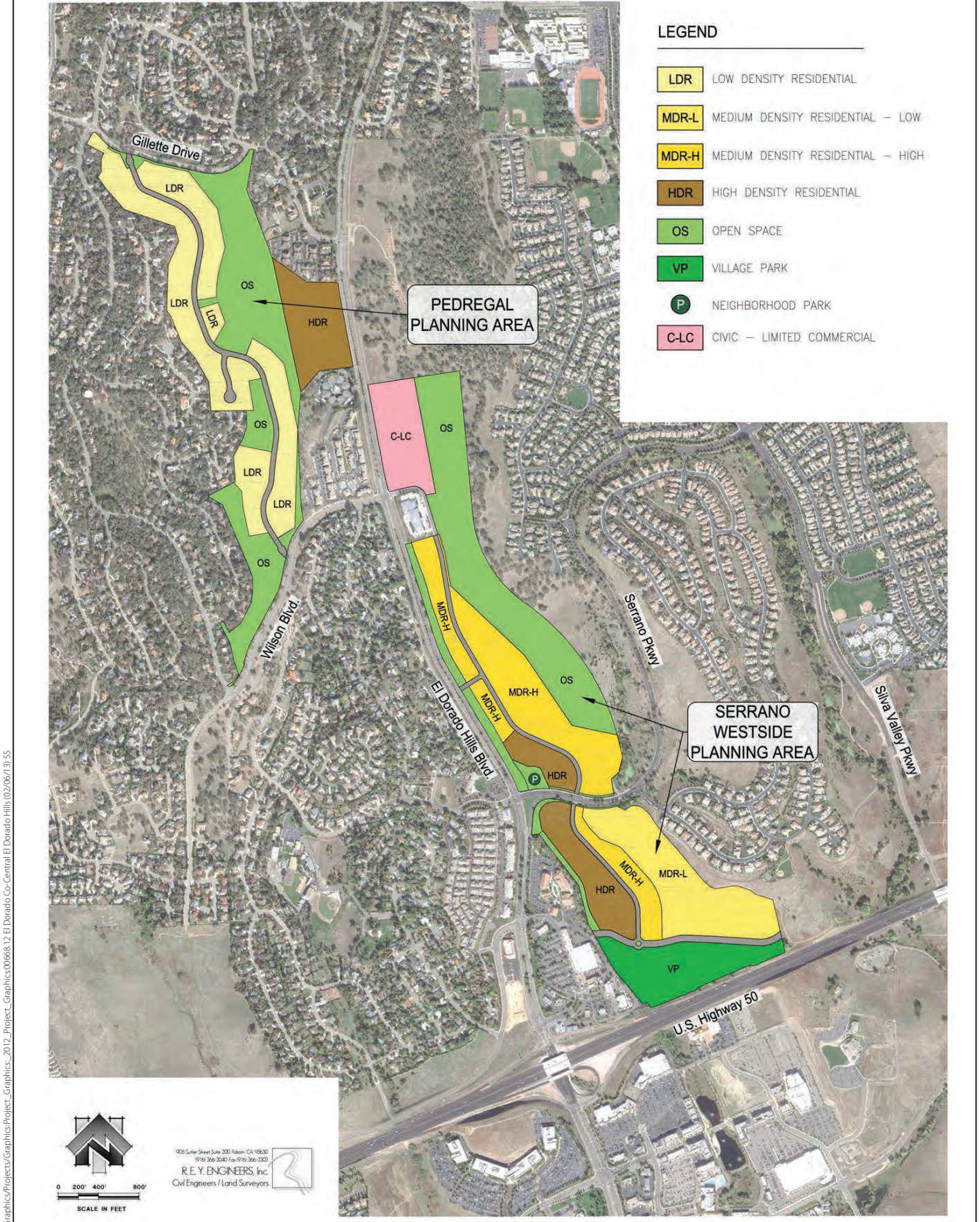
Figure 1
Regional Location



Graphics ... 0066812 El Dorado Co. - Central El Dorado Hills/ER (01-14-2012) SS



**Figure 2
Project Location**



Graphics\Projects\Graphics\Project_Graphics_2012_Project_Graphics\00668_12_El Dorado Co-Central El Dorado Hills (02/06/13)_S5



Figure 3
Proposed Land Use Designations