

# Central El Dorado Hills Specific Plan Project Fact Sheet



**Partial Recirculated  
Draft EIR Released  
April 22, 2016  
for 45-day public  
review period.  
Comment Deadline:  
5:00 p.m. Monday,  
June 6, 2016**

Comments may be submitted by

Email: [cedhsp@edcgov.us](mailto:cedhsp@edcgov.us)

Fax: (530) 642-0508 or

Mail: El Dorado County  
Community Development  
Agency, Attn: Mel Pabalinas,  
2850 Fairlane Court,  
Placerville, CA 95667

The original Draft EIR was released on November 20, 2015 for a 90-day public review period closing on February 19, 2016. The Draft EIR, Partial Recirculated Draft EIR and other project information is available on the project webpage ([see weblink below](#)).

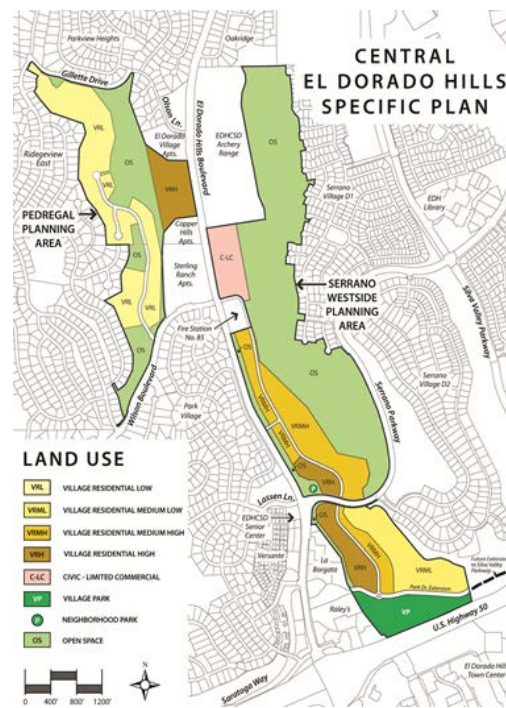
## Questions ?

Email or Call: **Mel Pabalinas**  
[rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)  
(530) 621-5363 Direct  
(530) 621-4650 Main

Updated: 4/19/16

## Project Overview

The Central El Dorado Hills Specific Plan is a development project proposed by Serrano Associates, LLC. The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic-limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1-acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres in the vicinity of El Dorado Hills Boulevard between Olson Lane and U.S. Hwy 50. The proposed project consists of two planning areas: Serrano Westside and Pedregal. For a more detailed project description, please see the Draft EIR on the project website ([see weblink at bottom of this sheet](#)).



## Project Environmental Impact Report (EIR)

The project requires the completion of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA). The Partial Recirculated Draft EIR includes revisions to Section 3.6 (Greenhouse Gas Emissions), Chapter 4 (Alternatives Analysis), and Chapter 5 (Other CEQA Considerations), which included information pertaining to GHGs. The remainder of the previously released Draft EIR is not part of this recirculation. The Partial Recirculated Draft EIR is posted on the project website ([see weblink below](#)) and is available for viewing at the County Community Development Agency Public Counter, 2850 Fairlane Court, Bldg. C, Placerville; County Main Library, 345 Fair Lane, Placerville; and County Branch Library-El Dorado Hills, 7455 Silva Valley Parkway. The Draft EIR discusses the potential significant environmental impacts that may result from the Project, including: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazardous Materials, Hydrology and Water Quality, Noise, Public Utilities, and Transportation.

## Anticipated Project EIR Schedule

Draft EIR Public Review Period (90 days)	11/20/15 – 2/19/16
Partial Recirculated DEIR Public Review Period (45 days)	4/22/16 – 6/6/16
Planning Commission Hearing on Final EIR	Summer-Fall 2016
Board of Supervisors Hearing/Adoption of Final EIR	Fall 2016