



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE CENTRAL EL DORADO HILLS SPECIFIC PLAN
(State Clearinghouse No. 2013022044)**

Date: November 20, 2015
To: Interested Agencies and Individuals
From: Community Development Agency

The Community Development Agency-Long Range Planning Division, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed specific plan identified as Central El Dorado Hills Specific Plan (CEDHSP). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq.).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This DEIR is available for public and agency review for a 60-day period **beginning Friday, November 20, 2015 and ending Tuesday, January 19, 2016**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Community Development Agency 2850 Fairlane Court, Building C Placerville, CA 95667	El Dorado County Library 345 Fair Lane Placerville, California 95667	El Dorado County Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762
Community Development Agency Long Range Planning Website http://www.edcgov.us/LongRangePlanning/ProposedSpecificPlans/Proposed_Specific_Plans.aspx		

All written public and agency comments on the DEIR must be received by 5:00 PM on **Tuesday, January 19, 2016** and should be directed to: County of El Dorado Community Development Agency Long Range Planning Division, **Attention: Rommel (Mel) Pabalinas, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to cedhsp@edcgov.us. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be submitted via fax to (530) 642-0508.

Although not required by CEQA, the County will be hosting an informational open house about the Project and the DEIR. There will be no formal presentation or discussion, but County staff and its consultants will be available to provide information about the Project, the environmental review process, and to answer questions of a general nature. Comment cards will be available for those wishing to submit written comments on the DEIR during the open house.

All persons interested are invited to attend the open house, which will be held at the following location at the date and time specified. It is recommended that the County's website be consulted to confirm the open house date and time, or by contacting Mr. Rommel (Mel) Pabalinas.

Wednesday, December 2, 2015
6:00PM – 8:00PM
Oak Meadow Elementary School - Gymnasium
7701 Silva Valley Pkwy El Dorado Hills, CA 95762

PUBLIC MEETINGS AND HEARINGS: For more information on the meeting schedule or to sign-up for email notification on this project, please visit http://www.edcgov.us/LongRangePlanning/ProposedSpecificPlans/Proposed_Specific_Plans.aspx

PROJECT INFORMATION

PROJECT TITLE/ APPLICATIONS: Central El Dorado Hills Specific Plan
Project File Nos. A14-0003, SP12-0002, SP86-0002-R-2, Z14-0005, PD14-0004, TM14-1516, DA14-0003

PROJECT APPLICANT: Serrano Associates, LLC
4525 Serrano Pkwy,
El Dorado Hills, CA 95762

PROJECT DESCRIPTION: The proposed project site covers 341 acres north of U.S. Highway 50, south of Green Valley Road and Folsom Lake, along El Dorado Hills Boulevard approximately 0.72 miles east of the Sacramento–El Dorado County line, 1.5 miles west of Bass Lake Road and north of U.S. Highway 50 in the El Dorado Hills Area (Assessor’s Parcel Nos. 121-160-05, 121-120-24 (portion); 121-040-20, -29, -31; 120-050-01, -05).

PROJECT DESCRIPTION: 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 in the center of the El Dorado Hills community. The proposed project consists of two planning areas: Serrano Westside and Pedregal. The Serrano Westside planning area would complement the existing Serrano development with gated residential neighborhoods and would include civic or commercial development and a public village park. The Pedregal planning area would have residential neighborhoods, which may or may not be gated. The CEHSP also includes infrastructure and roadway improvements. (Please refer to the DEIR document for more detailed project description and associated figures.)

To implement the proposed development, the applicant is requesting amendments to the El Dorado County General Plan Land Use Diagram and the existing El Dorado Hills Specific Plan Land Use Map and rezoning, approval of a large-lot tentative map, in addition to adoption of the CEDHSP.

ENVIRONMENTAL IMPACTS: This DEIR discusses the potential significant environmental impacts that may result from the Project, including but not limited to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazardous Materials, Hydrology and Water Quality, Noise, Public Utilities, and Transportation.

COMMUNITY DEVELOPMENT AGENCY - LONG RANGE PLANNING DIVISION
DAVID DEFANTI, Assistant Director
Date: November 20, 2015