



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
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NOTICE OF AVAILABILITY OF A PARTIAL RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CENTRAL EL DORADO HILLS SPECIFIC PLAN (State Clearinghouse No. 2013022044)

Date: April 22, 2016
To: Interested Agencies and Individuals
From: Community Development Agency

The County of El Dorado Community Development Agency, as the Lead Agency, has prepared a Partial Recirculated Draft Environmental Impact Report (RDEIR) for the proposed specific plan identified as Central El Dorado Hills Specific Plan (CEDHSP). The Partial RDEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.).

The CEDHSP DEIR was released for public review on November 20, 2015. On November 30, 2015, the California Supreme Court decided *Center for Biodiversity et al. v. California Department of Fish and Wildlife, the Newhall Land and Farming Company* (62 Cal. 4th 204) (also referred to as “Newhall Ranch”). This case addressed the issue of how a greenhouse gas (GHG) analysis is to be conducted in a CEQA environmental document. The review period for the CEDHSP DEIR closed on February 19, 2016.

As a result of the Court’s decision, the County determined that the GHG analysis in the CEDHSP DEIR (Section 3.6, Greenhouse Gas Emissions) should be revised to reflect the direction of the Court regarding the Newhall Ranch case. In addition to a revised Section 3.6, Greenhouse Gas Emissions, the Partial RDEIR also contains revisions to Chapter 4, Alternatives Analysis, and Chapter 5, Other CEQA Considerations, which included information pertaining to GHGs. The remainder of the CEDHSP DEIR previously released for public review is not a part of this recirculation.

DOCUMENT AVAILABILITY AND REVIEW PERIOD: The RDEIR is available for public and agency review for a 45-day period **beginning April 22, 2016 and ending June 6, 2016**. CEQA Guidelines Section 15088.5(f)(2) states that: When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. In keeping with this provision, the County requests that commenters limit their comments to the revisions and new material presented in the Partial Recirculated DEIR. The Final EIR (FEIR) will include written responses to the comments submitted on the previously circulated DEIR, as well as the comments received on the Partial RDEIR.

The Partial RDEIR 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 Partial RDEIR must be received by 5:00 PM on **June 6, 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.

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 RDEIR discusses the potential significant environmental impacts that may result from the Project related to greenhouse gas emissions.

COMMUNITY DEVELOPMENT AGENCY - LONG RANGE PLANNING DIVISION

DAVID DEFANTI, Assistant Director

Date: April 22, 2016