



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **November 14, 2019, at 8:30 a.m.**, to consider **General Plan Amendment A14-0003/Specific Plan Amendment 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) consisting of the development of Serrano Westside planning (234 acres) and Pedregal planning areas (102 acres). The project is based on 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, Multifamily Residential, Commercial, Open Space, 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, Village Residential–High, Village Residential Medium–High, Village Residential Medium–Low, Civic–Limited Commercial, Open Space, and Community Park; and (2) An amendment to the County General Plan Land Use Map designation of transferred lands approximately 136 acres in AP-EDHSP as Open Space in CEDHSP; **(B) El Dorado Hills Specific Plan (EDHSP) Amendments:** (1) An amendment to the EDHSP to transfer approximately 142 approximately acres (currently within Serrano Village D-1, Lots C and D and a portion of open space by Village D2) affecting portions of Assessor’s Parcel Numbers 121-040-20, 121-040-29, 121-040-31, and 121-120-24 from the EDHSP area to the CEDHSP area; and (2) An amendment to the EDHSP to transfer a total of approximately 0.50 acre affecting a portion of Assessor’s Parcel Number 121-160-05 from the former Executive Golf Course area to the EDHSP area; **(C) Specific Plan Adoption:** Adoption and implementation of a comprehensive plan (CDEHSP) 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, one acre of neighborhood park, and approximately 174 acres of natural open space. The CDEHSP adoption includes adoption of its Public Facilities Financing Plan; **(D) Rezone:** (1) Rezone existing zoning districts from Single Unit Residential, Single Unit Residential-Planned Development, Multi Residential, Recreational Facility, High Intensity, and Open Space to CEDHSP zone districts Multi-family Residential-Planned Development Medium Density and High Density, Single-Family Residential-Planned Development, Civic–Limited Commercial-Planned Development, Community Park, and Open Space-Planned Development; and (2) Rezone existing zoning district of transferred lands in AP-EDHSP as Open Space-Planned Development; **(E) Large Lot Tentative Subdivision Map:** Division of the CEDHSP plan area into six 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 if age-restricted housing is provided, up to 50,000 square foot of limited commercial or civic uses, and establishment of approximately 51 percent of the site for open space area and park uses; and **(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, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 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: Mel Pabalinas, 530-621-5363) (Environmental Impact Report prepared; State Clearinghouse No. 2013022044)

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

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. 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 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.

To ensure delivery to the 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 Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
TIFFANY SCHMID, Executive Secretary
October 25, 2019