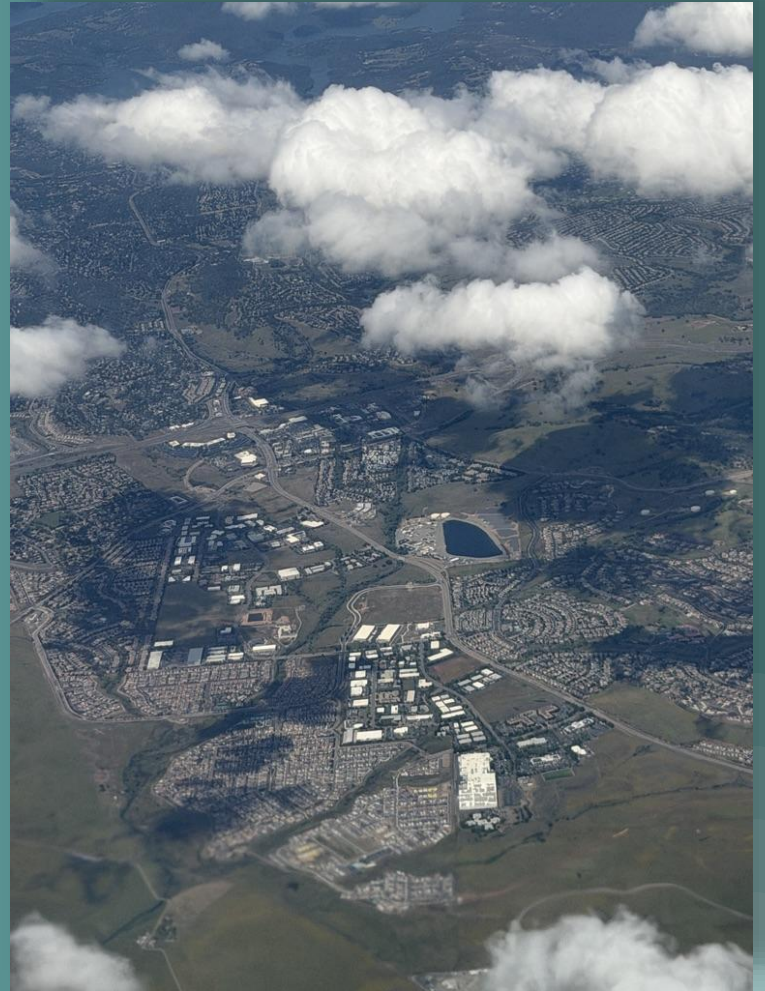


APAC Update: *M5 Appeal and County Requests*

Gary Kinghorn
August 12, 2026





Serrano M5 Appeal Situation

- Originally focused on planning commission approval of 10 homes in very northwest corner of Serrano
- Appeal issues
 - CEQA process issues based on 40-year old EIR
 - Density changes from original specific plan in this area once designated as more rural
 - Traffic considerations and flawed traffic engineering report
 - Procedural issues with PC removing 4-way stop without engineering analysis
 - Serrano Associates obligations to mitigate park impact needs called into question
 - Focus on Bass Lake completion
 - Park impact fee discounts/credits for Serrano Assoc.
 - No additional LLAD funding for CSD
- County BOS agreed to defer until end of Sept. and consider traffic engineering study and CSD response on Bass Lake park construction as a key mitigation effort.



What are the real issues?

- 10 Homes are not the issue. Lack of compliance with specific plan and developer obligations in continued build out.
- Same concerns for M5 apply to upcoming subdivisions C2 and D1 (and close to completion A14).
- C2 and A14 add about 100 homes to southern edge of Serrano Village A with additional traffic congestion far from egress to SVP.
- County does not have a tracking mechanism for adherence to the specific plan(s) or developer obligations.
- Same specific plan requirements review lacking for Carson Creek completion and Valley View Estates, and likely Bass Lake Hills.
- The appeal (or some other process) requires the County to review procedures to ensure specific plan requirements as we approach build out across EDH



A New Report/Analysis for County Consideration

Towards Responsible Completion of the El Dorado Hills Specific Plan

*A Governance Review of Long-Term Plan Implementation, Public
Infrastructure, and Remaining Development Obligations*

Discussion Draft — August 1, 2026

*Prepared by residents of El Dorado Hills for public review and discussion.
Submitted for consideration by the El Dorado County Board of Supervisors*

Abstract

This report is intended to support collaborative planning among El Dorado County, the El Dorado Hills Community Services District (CSD), Serrano Associates and residents of El Dorado Hills as the El Dorado Hills Specific Plan approaches completion. The need for this report arose out of a multi-party appeal of the Serrano M5 subdivision and concerns over impact mitigation that are increasingly applicable to follow-on developer proposals coming later this year, Serrano C2 and D1.

The report is offered as guidance to the County, which is directly responsible for ensuring compliance with the Specific Plan and the Developer Agreement. The actions proposed will improve transparency, strengthen public confidence and help ensure that remaining development proceeds with appropriate infrastructure, park funding and sustainable long-term maintenance.



<https://bit.ly/45nplWn>



What am I asking for?

1. Prepare a Comprehensive Specific Plan Implementation Review.
2. Adopt a Serrano Completion Plan for the remaining major phases.
3. Establish and implement a binding Village J Lot H Community Park schedule.
4. Reconcile and, where warranted, revise Serrano Park Impact Fee credits.
5. Annex remaining developments into CFD 2019-1 or an equivalent active maintenance mechanism, rather than an inactive LLAD.
6. Create an annual Specific Plan Completion Report and public dashboard.

Recommendation	Lead Agency	Supporting Agency	Target
Completion Review	County	CSD	Before C2
Village J Plan	CSD	County	Before D1
PIF Review	County	CSD	Before permits
Maintenance CFD	CSD	County	Before final map
Annual Dashboard	County	CSD	Annual

Questions?

