



# PLANNING AND BUILDING DEPARTMENT

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

**Date:** April 30, 2021  
**To:** Interested Agencies and Individuals  
**From:** Planning and Building Department - Planning Division

The County of El Dorado Planning and Building Department - Planning Division, as the Lead Agency, has prepared a Second Recirculated Draft Environmental Impact Report (RDEIR) for the proposed specific plan identified as Central El Dorado Hills Specific Plan (CEDHSP). The Second 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.). Specifically, in accordance with the CEQA Guidelines (14 CCR Section 15088.5), the transportation analysis based on Vehicle Miles Travelled (VMT) and two alternatives proposing alternative land uses for the former executive golf course have been added. The Second RDEIR is being recirculated to provide analysis consistent with recent changes in CEQA since the DEIR was originally circulated in November 2015 and in response to comments on the Final EIR, which was published in November 2019 but not certified. The Second RDEIR further makes minor revisions to the project description, including updated proposed construction dates. The remainder of the DEIR previously released for public review is not a part of this recirculation.

**DOCUMENT AVAILABILITY AND REVIEW PERIOD:** This Second RDEIR is available for public and agency review for a 45-day period **beginning April 30, 2021 and ending June 14, 2021**. Please limit your comments to the issues addressed in the Second RDEIR and the potential environmental impacts that may result from project implementation related to those issues. Keep in mind that comments should focus on the potential environmental impacts of the Project based on this Second RDEIR not the positive or negative attributes of the Project itself or issues addressed in the November 2015 DEIR or the April 2016 RDEIR. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Second RDEIR will be considered by the County during preparation of a Revised Final EIR (FEIR). The Revised FEIR will include copies of the comments received on the Second RDEIR, the April 2016 RDEIR and the DEIR, and the County's responses to those comments.

The RDEIR may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department</b> 2850 Fairlane Court, Building C Placerville, CA 95667	<b>El Dorado County Library</b> 345 Fair Lane Placerville, California 95667	<b>El Dorado County Library</b> 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762	<b>Cameron Park Library</b> 2500 Country Club Dr. Cameron Park, CA 95682
<b>Planning Department Website</b> <a href="https://www.edcgov.us/Planning/">https://www.edcgov.us/Planning/</a>			

All written public and agency comments on the Second RDEIR must be received by 5:00 PM on **June 14, 2021** and should be directed to: County of El Dorado Planning and Building Department-Planning Services, **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 or delivered in person.

**PUBLIC WORKSHOP:** The Second RDEIR is scheduled for a public workshop before the Planning Commission on May 27, 2021. The purpose of this workshop is to present information on the RDEIR and receive public input; **no formal action will be taken**. To subscribe to Planning Commission agendas and minutes visit: [https://www.edcgov.us/Government/planning/Pages/planning\\_commission.aspx](https://www.edcgov.us/Government/planning/Pages/planning_commission.aspx) and register your email address with the County’s free email subscription service. When registering, please select “Planning Commission agenda” from the list of topics provided. Planning Commission agendas are posted online no less than 72 hours prior to the meeting at: <https://eldorado.legistar.com/Calendar.aspx>.

All persons interested are invited to attend the workshop, which will be held via zoom at the date and time specified above. It is recommended that the County’s website be consulted to confirm the workshop date and time, or by contacting Mr. Rommel (Mel) Pabalinas.

**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 Parkway  
El Dorado Hills, CA 95762

**PROJECT DESCRIPTION:** The proposed project site covers 336 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. 121-160-005, 121-120-024 (portion); 121-040-020, -029, -031; 120-050-001, -005).

The proposed project would provide for development of up to 1,000 dwelling units (a maximum of 737 which would be non-age-restricted), 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 Second RDEIR discusses the potential environmental impacts that may result from the Project related to vehicle miles travelled, updates the cumulative scenario, and analyzes two additional alternatives. It further makes minor revisions to the project description, including updated proposed construction date. There are no new significant impacts associated with the Second RDEIR. Significant impacts from the November 2015 DEIR and the April 2016 RDEIR include:

**Air Quality**

- Impact AQ-1 and AQ-1 CUM: Conflict with or obstruct implementation of the applicable air quality plan
- Impact AQ-2b and AQ-2b CUM: Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operation
- Impact AQ-2c and AQ-2c CUM: Violate any air quality standard or contribute substantially to an existing or projected air quality violation during combined construction and operation
- Impact AQ-3 and AQ-3 CUM: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)

**Cultural Resources**

- Impact CUL-1 CUM: Cause a substantial adverse change in the significance of an archaeological resource that is a historical resource as defined in Section 15064.5

**Greenhouse Gas Emissions**

- Impact GHG-1b and GHG-1b CUM: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment during operation
- Impact GHG-2 and GHG-2 CUM: Conflict with applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases

**Noise and Vibration**

- Impact NOI-1a: Expose persons to or generate noise levels in excess of standards established in the General Plan as a result of construction activities
- Impact NOI-4: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction
- Impact NOI-5: Be located within an airport land use plan area, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels