



# PLANNING AND BUILDING DEPARTMENT

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

**Date:** November 27, 2023  
**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 Third Partial Recirculated Draft Environmental Impact Report (RDEIR) for the proposed specific plan identified as Central El Dorado Hills Specific Plan (CEDHSP). The Third 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 (State Clearinghouse #2013022044) has been partially revised to address adoption of the statewide 2045 GHG-reduction goal per Assembly Bill 1279, release of the California Air Resources Board's 2022 Scoping Plan, and project-level implications of California Association of Restaurants vs. City of Berkeley. Therefore, the changes to the DEIR contained in this Third RDEIR are focused on updating the Air Quality and GHG sections, remodeling emissions (using an updated version of CalEEMOD), and 2022 Scoping Plan consistency analysis. There are no changes to the CEDHSP project itself. The remainder of the DEIR previously released for public review is not a part of this recirculation.

**DOCUMENT AVAILABILITY AND REVIEW PERIOD:** This Third RDEIR is available for public and agency review for a 60-day period **beginning November 28, 2023 and ending January 26, 2024**. Please limit your comments to the issues addressed in the Third 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 Third RDEIR not the positive or negative attributes of the project itself or issues addressed in the November 2015 DEIR, the April 2016 RDEIR, and the June 2021 Second Partial RDEIR. Comments pertaining to the impact analysis, criteria and thresholds, and mitigation measures in the Third 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 Third RDEIR, 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:

**Planning and Building  
Department  
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**

**Cameron Park Library  
2500 Country Club Dr,  
Cameron Park, CA 95682**

**Planning Department Website  
<https://www.edcgov.us/Planning/>**

All written public and agency comments on the Third RDEIR must be received by 5:00 PM on **January 26, 2024** and should be directed to: County of El Dorado Planning and Building Department-Planning Services, **Attention: Robert Peters, 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.

## 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:**

**Air Quality**

- **Impact AQ-1 and AQ-1 CUM:** Conflict with or obstruct implementation of the applicable air quality plan
- **Impact AQ-3a and AQ-3a CUM:** Expose sensitive receptors to substantial toxic air contaminant concentrations and health risks during construction

**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 (added as part of the 2016 Recirculated DEIR)**

- **Impact GHG-1 and GHG-1 CUM:** Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment

- **Impact GHG-2 and GHG-2 CUM:** Conflict with applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHGs

### **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