

NOTICE OF PUBLIC HEARING

PROJECT: TM25-0003/PD25-0005/Serrano Village M5 submitted Serrano Associates, LLC

REQUEST: to Tentative Subdivision Map for subdivision of an existing 8.42 -acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing, Planned Development Permit to ensure consistency with the existing El Dorado Hills Specific Plan, and Design Waivers.

LOCATION: The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is at the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area. Supervisorial District 1.

COUNTY PLANNER: Cameron Welch, email: CWelch@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
APRIL 24, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. 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:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

126470004

MAY 14, 2026 at 8:30 AM

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/trakit/>
Login or create an E-Trakit account

26-0785 E Page 2 of 5



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **May 14, 2026**, at **8:30 a.m.**, to consider the following: **TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5** submitted by Serrano Associates, LLC for:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots and four (4) landscaping lots with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
 - a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map;
 - b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Cameron Welch, email: CWelch@edcgov.us)

(Statutorily Exempt pursuant to Section 15182, Projects Pursuant to a Specific Plan, of the California Environmental Quality Act (CEQA) Guidelines)**

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

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. 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

Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to

individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

****This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.**

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 24, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

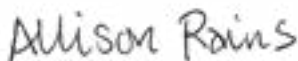
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/24

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 24th day of APRIL, 2026



Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING

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COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 24, 2026
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