



# County of El Dorado

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## Legislation Details (With Text)

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**Title:** Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan (SP12-0002) to adopt the Central El Dorado Hills Specific Plan; Specific Plan Amendment (SP86-0002-R) to amend the El Dorado Hills Specific Plan and; Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; Planned Development (PD14-0004) to establish a Development Plan for the proposed development; Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on 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, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Revised Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project.  
(Supervisory District 1) (cont. 04/28/22, Item #3)

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**Code sections:**

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Date	Ver.	Action By	Action	Result
6/9/2022	10	Planning Commission	Approved	Pass
6/9/2022	10	Planning Commission	Approved	Pass
4/28/2022	9	Planning Commission	Approve and Continue	Pass
9/24/2020	8	Planning Commission	Continued	Pass
6/11/2020	7	Planning Commission	Continued	Pass
4/23/2020	6	Planning Commission	Continued	Pass
3/26/2020	5	Planning Commission	Continued	Pass
2/13/2020	4	Planning Commission	Continued	Pass
1/13/2020	3	Planning Commission	Continued	Pass
12/12/2019	2	Planning Commission	Continued	Pass
11/14/2019	1	Planning Commission	Continued	Pass

Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan (SP12-0002) to adopt the Central El Dorado Hills Specific Plan; Specific Plan Amendment (SP86-0002-R) to amend the El Dorado Hills Specific Plan and; Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; Planned Development (PD14-0004) to establish a Development Plan for the proposed development; Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on 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, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Revised Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project.  
(Supervisory District 1) (cont. 04/28/22, Item #3)

## DISCUSSION / BACKGROUND

Request to consider General Plan Amendment A14-0003/Specific Plan 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 the CEDHSP;

(B) El Dorado Hills Specific Plan (EDHSP) Amendments:

(1) An amendment to the EDHSP to transfer approximately 136 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 121-040-020, 121-040-029, 121-040-031, and 121-120-024 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 121-160-005 from the former Executive Golf Course area to the EDHSP area;

(C) Specific Plan Adoption:

Adoption and implementation of a comprehensive plan (CEDHSP) 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 CEDHSP 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 five 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: Gina Hamilton) (Environmental Impact Report prepared; State Clearinghouse No. 2013022044)

This item was considered by the Planning Commission on April 28, 2022 and was continued to the June 9, 2022 meeting (5-0).

**CONTACT**

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Planning Division