



Composed of two planning areas, the Serrano Westside Planning Area is approximately 239 acres north and south of Serrano Parkway and east of El Dorado Hills Boulevard at the entrance to the Serrano community. The Pedregal Planning Area consists of approximately 102 acres adjacent to Ridgeview Village, west of El Dorado Hills Boulevard, north of Wilson Boulevard and south of Gillette Way.

A total of 1,000 residential units will be built on 134 acres. In addition, there will be 11 acres of commercial uses, 15 acres of parks, 169 acres of open space and 12 acres used for circulation.

Of the 1,000 residential units, 37 will be low density (less than one unit per acre), 123 will be medium low density (5-8 units per acre), 310 will be medium high density (8-14 units per acre) and 530 will be high density (14-24 units per acre).

Residences will include small and large detached units and pre-designed homes and higher-density units such as townhomes, condominiums and apartments.

The project comes with amenities such as a 15-acre public park near Highway 50, a civic/municipal parcel next to the El Dorado Hills Fire Station and a network of pedestrian/biking trails that will connect to a planned Highway 50 pedestrian overcrossing to Town Center.

The commercial section of the project will include different civic or public service uses such as a sheriff substation, senior facility or public park and recreation activities. Other potential uses are office space for public-sector or private-sector enterprises.

Parker is predicting the build out of the specific plan will take 10 to 15 years or as much as 20 years.

Changes made to the original plans were also discussed including increasing the density of land uses to achieve "a more walkable community." In particular, some of the residential units were transferred from one area to another to free up about 50 acres of planned residential uses for permanent public open space.

Most of the homes in the Pedregal Planning Area that were designated for high-density residential will now be single-family and will serve as a transitional zone to the Ridgeview neighborhood.

In closing, the planning commissioners were told the final Environmental Impact Report on the site plan is being prepared and should be out in a month.