

May 20, 2026

## **For Sale Property Proposed Agenda Item #1**

Following our telephone conversation of May 19, the information below may serve as an agenda item for our future phone call scheduled for May 29.

The “For Sale Property” is **not raw land**. Rather, it is a **long-entitled, development-ready opportunity positioned for execution**.

The property is governed by the 1985 and 1989 Development Agreements, together with a related Financial Agreement entered into between the County of El Dorado and El Dorado Hills Investors Limited, covering an overall project area of approximately 4,000 acres.

Copies of the two Development Agreements are enclosed for easy reference.

### **Main Features of the Property**

- The property benefits from established **entitlements and vested rights** that run with the land for the benefit of present and future owners.
- These rights were processed and approved through public hearings before the County of El Dorado Planning Commission and Board of Supervisors.
- The property may be developed, in whole or in part, by any owner at any present or future date, subject to compliance with the applicable Development Agreements and related governing documents.

### **Prior Development Activity**

- Two phases of the project were previously completed, creating a total of 27 lots.
- Those lots were sold and improved with homes valued in the millions of dollars.
- Final subdivision maps were recorded with the County as:
  - H-125 Silva Valley Road
  - H-126 Silva Valley Road

### **Third Phase – Current “For Sale Property”**

- A third phase, consisting of approximately 11+ acres, was processed through the tentative map stage.
- At that time, ownership elected not to proceed further with development.
- As a result, the property retained its original entitlements and vested rights intact.

## **Reference Materials**

Please refer to the Staff Report dated November 9, 2000, which outlines:

- the property's entitlements and vested rights,
- subdivision maps,
- the procedures for addressing significant changes in conformity with the Development Agreements and related documents, and
- maps showing the location of the remaining three lots, including the "For Sale Property."

This Staff Report was prepared pursuant to the provisions of the applicable Development Agreements.

Best Regards,  
Amin