



Re: Comments on Serrano Village A14

1 message

marty abell <abellmarty@gmail.com>
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, Jul 21, 2021 at 3:01 PM

Hello Julie,

Thank you for acknowledging receipt of my comments on TM08-1464/Serrano Village A14, dated July 19, 2020. I would like to add the following comments, which are specific to the 0.74-acre Remainder Lot D.

From the tentative map it appears that no improvements are proposed for this awkwardly configured lot, and that it is intended simply to remain in its current vacant and unimproved condition, fronting on Village Green Drive. This would represent a lost opportunity to better integrate the lot with the visual character and community of Village Green Drive and Serrano Village A. I would therefore like to suggest that, at a minimum, the Planning Commission adopt an additional condition of project approval that would require the developer to install and maintain an appropriate planted landscape buffer along this currently unimproved frontage on Village Green. A similar condition would also seem to be appropriate for the project frontage on Russi Ranch Drive, in order to visually buffer the eventual rear fences of the proposed Lots 1,2, and 3, and Lots 30, 31, 32, and 33 from Russi Ranch Drive.

Ideally, however, the western property line of Lot D would be realigned to connect the rear corners of the existing residential lots at 4894 Village Green (AP122-100-038) and 4924 Village Green (AP122-580-001), and the resulting portion of the remainder lot could be configured to form three (or four?) new residential lots fronting on, and perpendicular to, Village Green Drive. This would enable the transformation of the remainder lot, and what is now a commercially useless 0.24-acre corner of the adjacent currently unimproved 40-acre commercially zoned property, into three or four marketable residential lots that would fill the existing visual gap on Village Green. The resulting sloping lots could be developed with split-level homes, or could be developed on level lots on imported fill, supported by a retaining wall along the new lots' new rear property line. This result would seem to offer a beneficial outcome for all involved parties, and, unlike the current proposal, would make constructive use of the remainder lot.

Thank you for your consideration of these comments. Unfortunately, I will be unable to attend the July 22 hearing.

Herbert Abell
4894 Village Green Drive
El Dorado Hills, CA 95762
abellmarty@gmail.com

P.S. I hope somebody will more creative name the proposed "A" and "B" streets using actual words.

On Tue, Jul 20, 2021 at 10:35 AM Julie Saylor <julie.saylor@edcgov.us> wrote:

Your public comment sent on July 19, 2021 at 5:26 PM has been received for the Serrano Village A14 project (PD08-0004/TM08-1464) that is on the agenda for the Planning Commission's July 22, 2021 meeting. Thank you.

Julie Saylor
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351
julie.saylor@edcgov.us

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From: **Planning Department** <planning@edcgov.us>
Date: Tue, Jul 20, 2021 at 7:22 AM
Subject: Fwd: Comments on Serrano Village A14
To: Julie Saylor <julie.saylor@edcgov.us>

7/21/2021

Edcgov.us Mail - Re: Comments on Serrano Village A14

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From: **marty abell** <abellmarty@gmail.com>
Date: Mon, Jul 19, 2021 at 5:26 PM
Subject: Comments on Serrano Village A14
To: <planning@edcgov.us>

Dear Sir or Madam,

Please see the attached comments.

Thank you,

Herbert Abell
4894 Village Green Drive
El Dorado Hills, Ca 95762

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