

From: Karen Florence <karenbflo@gmail.com>
Sent: Monday, May 4, 2026 10:29 AM
To: Cameron W. Welch <Cameron.Welch@edcgov.us>
Subject: Proposed Serrano expansion

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I am in full support of a 4 way stop at the intersection of Sangiovese and Appian Way. I understand that this is proposed along with the development of the parcel across the street. However, I would support a 4 way stop there even if the parcel is never developed. People drive way too fast along Appian Way and with the slope, it is often difficult to see them coming, and they certainly never slow down!

Thank you.
Karen Florence
3435 Greenview Drive
EDH
Sent from my iPad



RE: TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Villageone M5 submitted by Serrano Associates.

From Ann Roomel <amroomel@yahoo.com>

Date Mon 5/4/2026 9:48 AM

To Cameron W. Welch <Cameron.Welch@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>; Planning Department <planning@edcgov.us>

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I live in the Highland View development. We have already been adversely affected by the Sangiovese gate Serrano installed a few years ago at Appian Way. Adding another gate on the opposite side of Appian for Serrano's additional homes would create a possible evacuation nightmare during an emergency as well as escalated traffic issues we are already experiencing.

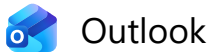
Currently, only three cars can wait in line to go pass the Sangiovese gate into Serrano. It is not uncommon to see a dozen or more cars and trucks lined up on Appian, blocking traffic, waiting to get up to the gate. This means, Highland View residents are blocked trying to get to their homes because they cannot pass the waiting cars; there is a double yellow line and no clear visibility to see vehicles coming down the hill.

If I am attending an event in Serrano and am leaving my Highland View home and want to go into the Sangiovese gate, I literally back up traffic behind me in Highland View as I wait for someone to allow me to pass in front of them so I can get across the street and squeeze into the line at the gate.

To have another gate directly opposite would compound all these traffic problems with the additional problem of poor site issues due to the hill coming out of Highland View. Adding a stop sign and intersection there would not help either because everyone would be backed up waiting to try and get in line to go through the gates. In an emergency, there would be chaos and a true bottleneck. This is truly a disaster waiting to happen.

The only reasonable solution would be for Serrano to add long turnout lanes on both sides of Appian so other cars would not be impeded by the traffic caused by their gates. It would be expensive for Serrano but they have created this traffic hazard by not planning correctly in the first place.

Ann Roomel
4050 Morningview Way
El Dorado Hills, CA 95762



**Public hearing on TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT
TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates, LLC**

From md.hoffmanmd@gmail.com <md.hoffmanmd@gmail.com>

Date Sun 5/3/2026 10:17 AM

To Planning Department <planning@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>

 1 attachment (110 KB)

Letter re TM25-0003 PD25-0005 Serrano Village M5.pdf;

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Please see the attached letter to be considered at the public hearing on May 14, 2026.

Martin D. Hoffman, MD FACSM

Martin D. Hoffman, MD, FACSM
El Dorado Hills, CA
md.hoffmanmd@gmail.com

May 3, 2026

County of El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
e-mail: PLANNING@EDCGOV.US

County Planner Cameron Welch
Email: CWelch@edcgov.us

Subject: Public hearing on TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates, LLC

I am writing to express my concerns regarding traffic and safety issues associated with the proposed project referenced above. I am a homeowner in the Highland View community.

First, the legal and regulatory aspects of the project should be carefully reviewed and fully addressed.

If the project is approved, any increase in traffic along Appian Way will further compromise safety at the intersection of Appian Way and Sangiovese Drive.

Under current conditions, it is common for vehicles exiting Sangiovese Drive to enter Appian Way without adequate gaps in traffic, creating a hazardous situation. In addition, during morning hours, vehicles queue on Appian Way while waiting to turn into Serrano at Sangiovese Drive. The absence of a dedicated right-turn lane, combined with a shoulder of insufficient width, prevents these vehicles from clearing the travel lane. As a result, through traffic is forced into the opposing lane while traveling uphill with limited visibility—an inherently dangerous condition.

Any increase in traffic volume will only exacerbate these existing hazards.

A comprehensive Traffic Circulation Study should be conducted to properly evaluate these conditions. While I am not a traffic engineering professional, it is

my opinion that potential mitigation measures could include the addition of a right-turn lane into Sangiovese Drive when traveling from Silva Valley Parkway, restrictions on construction access via Sangiovese Drive into Serrano, and the addition of a left-turn lane into the proposed subdivision when traveling from Silva Valley Parkway. If such measures prove insufficient to address the identified hazards, the installation of additional traffic controls, such as stop signs, should be considered as a last resort. The potential secondary impacts of such measures—including increased traffic burdens on surrounding streets and possible delays to evacuation in the event of a wildfire—should also be carefully evaluated.

Given these concerns, I respectfully request that any approval of the project be conditioned upon the implementation of effective traffic safety mitigation measures identified through the study.

Thank you for your attention to these important safety concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin D. Hoffman". The signature is stylized and cursive.

Martin D. Hoffman, MD, FASCM