

The BOSONE/PV/EDC
Sent by: Loretta M
Featherston/PV/EDC
04/28/2008 08:33 AM

To: Cynthia C Johnson/PV/EDC@TCP
cc: AHoward@parkerdevco.com
bcc:
Subject: Fw: Serrano Village M/Phase 4/Lot J

CJ,

Can you make sure all these documents are included in the packet for the May 6th agenda when this Serrano Village M 4 comes back before the board.
Thank you.

Loretta Featherston
Assistant to Supervisor Dupray
District 1
Phone: (530) 621-5650
Fax: (530) 622-3645
E-Mail bosone@co.el-dorado.ca.us

— Forwarded by Loretta M Featherston/PV/EDC on 04/28/2008 08:32 AM —



"Andrea Howard"
<AHoward@parkerdevco.com>
>
04/28/2008 08:03 AM

To: <bosone@co.el-dorado.ca.us>
cc:
Subject: FW: Serrano Village M/Phase 4/Lot J

Hi Loretta,

Stephanie Smith sent me the following and it reminded me that the Green Springs Ranch Landowner's Association submitted a comment letter electronically on April 11th. It didn't get posted to the public record / agenda for the 4/22 BOS, but hopefully it will for the 5/6 agenda when the Board is scheduled to take action on the project. I've attached the e-mail from Green Springs here to you have it handy.

Hope all is well with you!!

Andrea

From: Stephanie Smith [<mailto:bean.smith@comcast.net>]
Sent: Thursday, April 24, 2008 8:51 AM
To: Kirk Bone; Andrea Howard
Subject: Fw: Serrano Village M/Phase 4/Lot J

FYI...

----- Original Message -----

From: bosone@co.el-dorado.ca.us
To: [Stephanie Smith](mailto:Stephanie.Smith)
Cc: johnsonc@co.el-dorado.ca.us
Sent: Thursday, April 24, 2008 8:41 AM

Subject: Re: Serrano Village M/Phase 4/Lot J

Dear Mr. & Mrs. Smith,

Thank you for your comments regarding this project in Serrano. I will see that Supervisor Dupray receives your email as well as the Clerk to make it part of the record.

Loretta Featherston
Assistant to Supervisor Dupray
District 1
Phone: (530) 621-5650
Fax: (530) 622-3645
E-Mail bosone@co.el-dorado.ca.us

"Stephanie Smith" <bean.smith@comcast.net>

04/23/2008 07:07 PM

To <bosone@co.el-dorado.ca.us>
cc "Shad Smith" <shad.smith@ipaper.com>, <mmellow@niello.com>, "Andrea Howard" <Ahoward@parkerdevco.com>, "Kirk Bone" <KBone@parkerdevco.com>
Subj Serrano Village M/Phase 4/Lot J
ect

Dear Mr. Dupray,

On February 20th we wrote to you regarding our concern on a proposed change in the Serrano Village M/Phase 4 specifically Lot J. Our letter to you was finally posted and made available to Serrano on April 16th. That same day, we received an email from Andrea Howard at Serrano regarding the proposed changes. At our request, we met with Andrea and Kirk Bone this evening to discuss the "2008 Alternative" to the above mentioned area of concern.

They were very gracious in answering all of our questions and showing us the original map and layout and the new alternative plan. At this time we are very pleased with Serrano's plan for this area and the fact that they are maintaining more open space than originally anticipated. We withdraw any objections and are happy with this alternative. They have supplied us with a map of the changes and they have our support as well as our thanks for listening to our concerns, addressing them and including us in the solution.

Thank you for your time and for your attention to this matter. We appreciate what you have done on our behalf.

Sincerely,

Shad Smith
Stephanie Smith 3760 Greenview Drive.

----- Message from "Kirk Bone" <KBone@parkerdevco.com> on Fri, 11 Apr 2008 10:59:18 -0700 -----

To: <larry.appel@edcgov.us>, <ghunter@co.el-dorado.ca.us>, "Rommel Pabalinas" <rommel.pabalinas@rommel.pabalinas.com>, "Andrea Howard" <Ahoward@parkerdevco.com>, <pfrantz@co.el-dorado.ca.us>, "Michael J. Cook" <mcook@hsmlaw.com>

Subject: FW: Green Springs Ranch Conditions of Approval regarding Serrano Village M4

Here you go. I understand that the Van Dyke's will withdraw their objections once they receive this letter. If you have any questions, please call Andrea or me.

Andrea will send Mel a separate E-Mail with all the information he should need.

From: Kirsten Klinghammer [mailto:gsrla.pres@gmail.com]

Sent: Friday, April 11, 2008 10:48 AM

To: bosone@co.el-dorado.ca.us

Cc: bostwo@co.el-dorado.ca.us; bosthree@co.el-dorado.ca.us; bosfour@co.el-dorado.ca.us; bosfive@co.el-dorado.ca.us; 'Hoisington, Susan P'; 'Ellen S Van Dyke'; cffreynd@pacbell.net; wildbillannis@aol.com; kenthallmeyer@sbcglobal.net; 'Johnny R. Ribeiro'; llr30@sbcglobal.net; Kirk Bone; Andrea Howard

Subject: Green Springs Ranch Conditions of Approval regarding Serrano Village M4

Dear Mr. Dupray,

On behalf of Green Springs Ranch Landowners Association, please find attached the following documents:

1. Letter from Green Springs Ranch Landowners Association Board of Directors and Border Committee to El Dorado County Board of Supervisors regarding Serrano Village M4 Development Conditions of Approval
2. Memorandum from Serrano Associates, LLC dated April 10, 2008, entitled "Serrano Village M4 Tentative Map - TM 05-1393, GSRLA Conditions of Approval"
3. Serrano Village M, Phase 4, Tree Canopy Analysis Map

If you have any questions or I may be of any further assistance, please let me know.

Sincerely yours,

Kirsten

Kirsten Klinghammer, President
Green Springs Ranch Landowners Association
www.gsrla.org



GSRLA Letter to El Dorado County Board of Supervisors RE revised Village M4_April 10 2008.doc



M4_GSRLA Condition letter_4-10-08.pdf Canopy_analysis_v3b_2008-04-01.pdf



April 10, 2008

El Dorado County Board of Supervisors:

The Green Springs Ranch Land Owners Association's (GSRLA) Board of Directors and Border Committee would like to inform you that we have no objections to the Serrano Village M4 Alternative Map, provided the conditions of approval for the Serrano Village M4 development detailed in the attached April 10, 2008 memorandum from Serrano Associates, LLC to the GSRLA President and Border Committee are formally included in the El Dorado County Board of Supervisor's approval of the Serrano Village M4 development plan.

To ensure clarity of the additional conditions agreed upon between Serrano Associates, LLC and the GSRLA Border Committee, we have included a list of these conditions below for your reference.

- 1F. The maximum building height for all lots shall not exceed 35 feet from natural grade.
7. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet. Ancillary structures such as gazebos, pools, cabanas, barns and the like are prohibited in this area. No oak tree removal shall occur within the 100 foot building setback area unless determined by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting this criteria.
8. Lot D of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be prominently indicated on the lot.
9. The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch that are developed with a single family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch will be required to install the open fence at the time of construction of a home on the Serrano lot.
10. A potable water line shall be extended easterly of Court A to the common boundary line with Green Springs Ranch. The terminus of the line shall be fire department approved

hydrant. The hydrant location shall be accessible either side of Green Springs Ranch/Serrano boundary.

11. The applicant shall install an emergency access gate providing a connection between the Village M map and Green Springs Ranch at the midpoint (approximately) of the PG&E / SMUD powerline easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a "Knox Lock" or similar locking mechanism acceptable to the District.

50. All development, including grading and construction of buildings, will be limited to daytime hours from 7 am to 7 pm or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.

New Condition (as yet un-numbered):

Regarding the minimum 4-acre lots adjacent to Green Springs Ranch (Lots D, E, F, and G), the location of all structures shall be confined to the building envelope. Ancillary structures such as gazebos, pools, cabanas, barns and the like may be located outside of the building envelope only to the extent that they do not result in removal of oak trees 8 inches in diameter or greater measured at 4.5 feet above ground. Oak tree removal outside of the building envelope may occur for ancillary structures only upon a determination by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting this criteria. Under no circumstance shall an ancillary structure be allowed within the 100 foot setback as described in Condition #7.

Thank you for your time.

Sincerely,

Kirsten Klinghammer, GSRLA President
Kent Hallmeyer, GSRLA Vice President
GSRLA Border Committee



SERRANO

April 10, 2008

Kirsten Klinghammer, President
Green Springs Ranch Landowners' Association
P.O. Box 825
Folsom, CA 95763

GSRLA Border Committee
c/o Susan Hoisington, Secretary
P.O. Box 825
Folsom, CA 95763

Re: Serrano Village M4 Tentative Map -- TM 05-1393
GSRLA Conditions of Approval

Dear Kirsten and Susan,

Andrea and I appreciate the efforts you and your Board and the general members of Green Springs Ranch have spent in the previous weeks to respond to our proposed development.

You have asked that I follow up our conversations with formal correspondence to memorialize the various Conditions of Approval that Serrano and members of the Green Springs Ranch Landowner's Association have come to agreement on. The following numbers correspond to the Conditions contained in the December 13, 2007 Staff Report prepared by the El Dorado County Planning Services Department. Deleted text is shown in ~~strike through~~ and new text is shown in underline.

- 1F. The maximum building height for all lots shall not exceed 35 feet from natural grade.**
7. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet. Ancillary structures such as gazebos, pools, cabanas, barns and the like are prohibited in this area. No oak tree removal shall occur within the 100 foot building setback area unless determined by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting this criteria.
8. Lot D of the tentative map shall be required to have a maximum building height of 1,170 feet above sea level. The height limitation shall be recorded with the final map and shall be prominently indicated on the lot.

SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916/939-4060 FAX 916/939-4116

9. ~~Fencing of the common border between lots in Green Springs Ranch occupied as of September 30, 2001, and Lots A through G of this tentative map shall be fenced with the Serrano standard wrought iron fence at the time construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or wire fence of design approved by the Serrano Association Architectural Review Committee.~~
9. The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch that are developed with a single family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch will be required to install the open fence at the time of construction of a home on the Serrano lot.
10. A potable water line shall be extended easterly of Court A to the common boundary line with Green Springs Ranch. The terminus of the line shall be fire department approved hydrant. The hydrant location shall be accessible either side of Green Springs Ranch/Serrano boundary.
11. The applicant shall install an emergency access gate providing a connection between the Village M map and Green Springs Ranch at the midpoint (approximately) of the PG&E / SMUD powerline easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a "Knox Lock" or similar locking mechanism acceptable to the District.

New Condition:

Regarding the minimum 4-acre lots adjacent to Green Springs Ranch (Lots D, E, F, and G), the location of all structures shall be confined to the building envelope. Ancillary structures such as gazebos, pools, cabanas, barns and the like may be located outside of the building envelope only to the extent that they do not result in removal of oak trees 8 inches in diameter or greater measured at 4.5 feet above ground. Oak tree removal outside of the building envelope may occur for ancillary structures only upon a determination by a certified arborist to be in poor or failing health. The arborist's determination must be submitted to the Serrano Architectural Control Committee (ACC) for approval prior to any removal action meeting this criteria. Under no circumstance shall an ancillary structure be allowed within the 100 foot setback as described in Condition #7.

GSRLA Landowners' Association and Border Committee
Re: Serrano Village M4
April 10, 2008
Page 3

In response to a concern raised by Don and Ellen Van Dyke, we agreed to modify Condition #50 regarding construction hours and thought it would be helpful to memorialize that agreement as well.

~~50. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7 am to 7 pm, Monday through Friday, and 8 am to 5 pm on weekends, and on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.~~

50. All development, including grading and construction of buildings, will be limited to daytime hours from 7 am to 7 pm or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.

Andrea will see to it that the conditional language contained in this letter is immediately provided to Planning Services staff and incorporated into the action on April 22nd.

Also, for your files, enclosed with this letter is a full size copy of the Tree Canopy Analysis map dated April 1, 2008 that was previously provided in pdf format.

Once again, we appreciate your efforts and your willingness to send a "no objection" letter to the Board of Supervisors.

Sincerely,

SERRANO ASSOCIATES, LLC



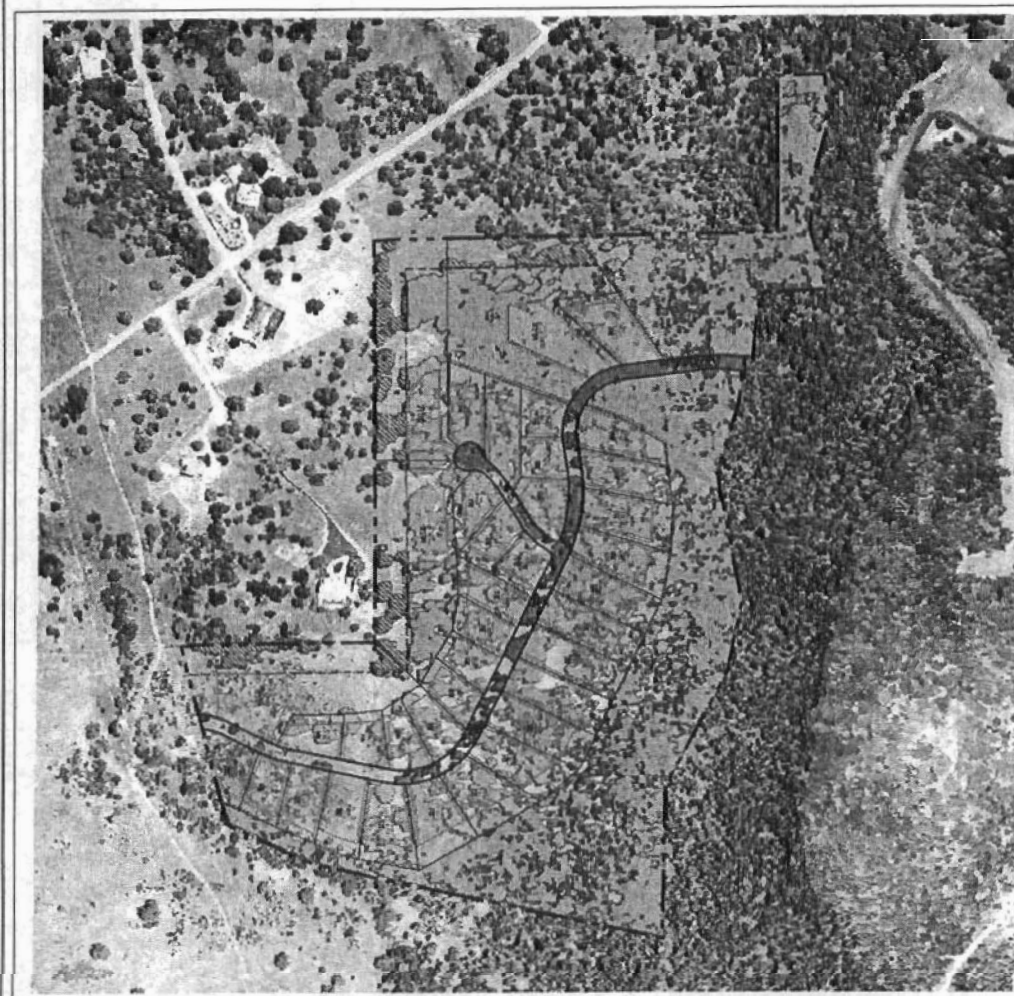
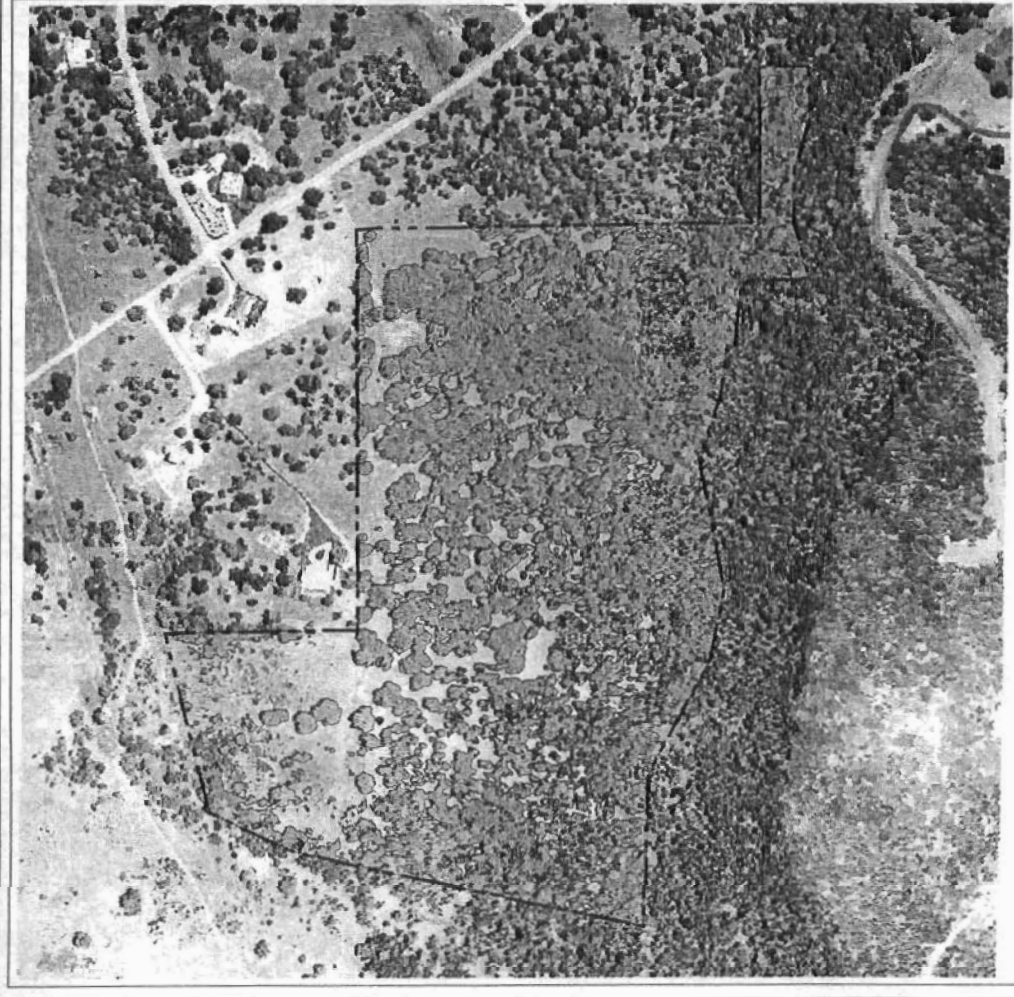
Kirk Bone
Director of Governmental Relations

KB:ah

cc (via e-mail):

Charlie Frey, GSRLA
Bill Annis, GSRLA
Kent Hallmeyer, GSRLA
Don and Ellen Van Dyke, GSRLA
Johnny Ribeiro, GSRLA
Loralce Ribeiro, GSRLA

Andrea Howard, Serrano Associates
Larry Appel, County of El Dorado



Canopy Map Features

	Canopy Boundary - 40,226 ac
	Tree Canopy Events - 45,176 ac (81.21%)

Project: Serrano Village M. Phase 4
 Date: 10/15/2014
 Scale: 1" = 100'

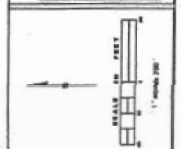
Impact Map Features

	Right of Way - 1.36 Ac
	Canopy In-Born - 1.87 Ac (0.17%)
	Lot Boundary - 48.89 Ac
	Canopy on Lot - 1.02 Ac (0.14%)
	Building Footprint - 20.17 Ac
	Canopy on Building Footprint - 13.29 Ac (0.64%)
	Setback From Green Space Buffer - 6.14 Ac
	Canopy Avoided - 25.38 Ac
	Canopy Within 100' Setback
	Total Impacted Canopy - 18.48 Ac (0.17%)

Project: Serrano Village M. Phase 4
 Date: 10/15/2014
 Scale: 1" = 100'

NOTES

1. This map was prepared using the following data:
 - Aerial Imagery: 2014
 - Vector Data: 2014
 - Topographic Data: 2014
 - Other Data: 2014



SERRANO VILLAGE M. PHASE 4

Tree Canopy Analysis

ECORP Consulting, Inc.
 ENVIRONMENTAL CONSULTANTS

2700 West 10th Street, Suite 200
 Brea, CA 92621
 Phone: (949) 450-1234
 Fax: (949) 450-1235
 Email: info@ecorp.com