



TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5

From Ron Tilles <ronaldtilles@gmail.com>
Date Thu 5/14/2026 9:34 AM
To Cameron W. Welch <Cameron.Welch@edcgov.us>
Cc Planning Department <planning@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; David Spaur <David.Spaur@edcgov.us>

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To the Planning Commission and Planning Staff:

I am writing not in opposition to the development, but I am writing because of a significant concern about what is already happening at the intersection of Appian Way and Sangiovese Drive.

As you know, at the entrance into the custom area off of Appian Way, once three or more cars are waiting for the guard to let them enter Sangiovese Dr., because of the very short section of access road the cars cannot leave Appian way and traffic quickly coming up the hill going north can suddenly come across vehicles in the road because the top of this hill at the Sangiovese entrance is very close to a blind or crest Hill.

I have two concerns. First, this is already a somewhat dangerous situation with cars very quickly heading north up the hill on Appian and suddenly coming across cars basically parked in the lane, waiting for their turn to move forward in a line leading to the Sangiovese entrance guard. This in itself was a very poor design, with only a short distance of road between Appian Way and the guard on Sangiovese.

So my second concern is obviously if we put another gate on the west side of this intersection, cars going north may now want to turn West into the new development and will have to deal with traffic going the opposite direction on Appian, other cars waiting to get into the new entrance, and, at the busiest time of the day, also be dealing with the backup of traffic onto Appian way with cars that were heading north and now want to turn right onto Sangiovese.

I drive through this intersection to enter the custom area multiple times each day and, as it is, even without the additional M5 development, this is an intimidating intersection. When you are going west on Sangiovese to leave the custom area, so you can then go south on Appian, you have to be incredibly careful to very quickly make your turn because traffic coming from both

directions on Appian to the crest of this hill usually is moving very very quickly. If a four-way stop is installed, this will not solve the problem of traffic, heading north on Appian waiting to get into the customer area and blocking the lane. If the new development had a similar very short access road, that would exacerbate the problem.

Thank you for your time
Ron Tilles

Ronald B. Tilles, MD
3980 Errante Dr.
El Dorado Hills, CA 95762
916-365-3389 (c)



RE: TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates. Graded pads adjacent to Sangevese off Appian Way

From tara.mook@comcast.net <tara.mook@comcast.net>

Date Thu 5/14/2026 8:12 AM

To Cameron W. Welch <Cameron.Welch@edcgov.us>

Cc Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Thea A. Graybill <Thea.Graybill@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>; Planning Department <planning@edcgov.us>

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Cameron,

Again my inquiry yesterday was for the current Application, everything you sent was stamped TM25-0003/PD25-0005/Z25-0006. The TM page the check lists, the PD page and check lists and the Zoning and GP amendment page. So this is not the current application.

I have requested the current Application for the Project. As in all the project documents there is no current Application for the 10 lots after they expired in 2023 and the denial of TM24-0001/Z24-0001/PD24-0001.

Urgent Inquiry:

Please provide Serrano and Associates current and complete Application for this request only as is required for TM25-0003/PD25-0005 - Serrano Village M5.

This is what is listed in the documents for the Project on County Web Site:

STATUS OF PROPOSED PROJECT :

Tentative Subdivision Map/ Planned Development/ Serrano Village M5 - A Tentative Subdivision Map and Precise Development Plan Revision for Phase 5 of Village M (Village M5) was approved on July 12, 2007, resulting in a total of 10 residential lots. Subsequently, the applicant submitted a substantial compliance review for minor revisions to the approved tentative map to place the wetland protected area into a unique open space lot.

A small lot final map was never recorded, so the tentative subdivision map that was approved in 2007 (for these 10 residential lots) eventually expired in 2023 along with the precise development plan revision.

A separate application, TM24-0001/Z24-0001/PD24-0001, was made for 20 residential lots instead of the 10 lots now expired, the 20 residential lots was denied. March 13, 2025.

Current Status as of 5/13/2026 - There is no approval for 10 lots for this project, or any lots for this project at this time. The 10 lot approval expired, 20 lot request was denied, now Serrano Associates LLC is coming to the County May 14, 2026 to request approval for a project. Is this correct? Where is their Application? It is not in the exhibits on Legistar. Please Provide.

Sincerely,

Tara Mccann

On 05/14/2026 7:59 AM PDT tara.mook@comcast.net wrote:

Goodmorning Cameron,

Then why is it being sent in the documents for the project?

Am I correct to think that a project should not confuse or have documents that are not current or not applicable, yet in this Application for 10 lots and a new Easement off of Appian Way with a 4 Way Stop there are many documents that don't seem applicable and are stamped TM25-0003/PD25-0005/Z25-0006.

Has the development Agreement for Highland View been reviewed, When I was on the HOA Board I thought it has a restricted access up and down Appian. Can you send me the DA for Highland View with the maps.

Tara

Please enter my inquiry into record.

On 05/14/2026 6:40 AM PDT Cameron W. Welch <cameron.welch@edcgov.us> wrote:

Good morning, Tara Mccann,

I am re-sending an e-mail that was sent yesterday that might have reached you due to file size and being sent just a minute or two another e-mail was sent that also was large in size. Reiterating what it said, please note that during the review and processing of this application it was determined that a rezone would not be required for TM25-0003/PD25-0005, hence why the rezone is not part of the current project.

Sincerely,

Cameron Welch

Senior Planner

Planning Division

County of El Dorado Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct: (530) 621-5816

Main: (530) 621-5355

cameron.welch@edcgov.us

[Planning Division - El Dorado County](#)



From: tara.mook@comcast.net <tara.mook@comcast.net>

Sent: Wednesday, May 13, 2026 9:53 PM

To: Cameron W. Welch <Cameron.Welch@edcgov.us>

Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Thea A. Graybill <Thea.Graybill@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Renee I. Jensen

26-0785 Public Comment rcvd 05-14-26

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<Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>;
Planning Department <planning@edcgov.us>

Subject: RE: TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates. Graded pads adjacent to Sangevese off Appian Way

Cameron Welch, County Planner

Subject: Urgent Inquiry: Unexpected Zone Change/GPA in Serrano Village M5 (TM25-0003/PD25-0005/Z25-0006)

I am writing regarding the documents received at close of business on 5/13/2026.

This is the first time I have seen a **Zone Change/General Plan Amendment (Z25-0006)** listed for this project. Since the May 1st Legistar posting, all information only indicated a Tentative Map (TM25-0003) and Planned Development (PD25-0005).

Please clarify why this third application type was added only now. Furthermore, based on the zoning findings (3.1), it appears a zone change to 6,000 SF minimum lot sizes is being requested.

Please provide the official Application for the Zone Change/General Plan Amendment that was previously missing from Legistar, as this constitutes a significant change to the project scope

Tara Mccann

El Dorado County Resident

On 05/13/2026 8:35 PM PDT Cameron W. Welch
<cameron.welch@edcgov.us> wrote:

Good evening, Tara Mccann,

Both items (separately) attached.

Sincerely,

Cameron Welch
Senior Planner
Planning Division

County of El Dorado Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct: (530) 621-5816

Main: (530) 621-5355

cameron.welch@edcgov.us

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From: tara.mook@comcast.net <tara.mook@comcast.net>
Sent: Wednesday, May 13, 2026 6:46 PM
To: Cameron W. Welch <Cameron.Welch@edcgov.us>
Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Thea A. Graybill <Thea.Graybill@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>; Planning Department <planning@edcgov.us>
Subject: RE: ENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates. Graded pads adjacent to Sangevese off Appian Way

Cameron,

I received your 128 pages of documents at 4:26pm today. I don't see a current Application. Can you tell me what page this is on? Also your email states "please find attached a copy of the subdivision map being considered tomorrow". Out of there 128 pages I can not find anything labeled Subdivision Map, can you tell me what page that would be out of the 128?

Tara Mccann

On 05/13/2026 4:24 PM PDT Cameron W. Welch <cameron.welch@edcgov.us> wrote:

Good afternoon, Tara Mccann,

Please see attached for part 2 of 2 of the application packet received for TM25-0003/PD25-0005 - Serrano Village M5. In addition, please find attached a copy of the subdivision map being considered tomorrow. Thank you.

Sincerely,

Cameron Welch

Senior Planner

Planning Division

County of El Dorado Planning and Building
Department

2850 Fairlane Court

Placerville, CA 95667

Direct: (530) 621-5816

Main: (530) 621-5355

cameron.welch@edcgov.us

[Planning Division - El Dorado County](#)



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From: Cameron W. Welch
Sent: Wednesday, May 13, 2026 4:22 PM
To: 'tara.mook@comcast.net' <tara.mook@comcast.net>
Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Thea A. Graybill <Thea.Graybill@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; MaryJane E. Smith <Elizabeth.x.Smith@edcgov.us>; Planning Department <planning@edcgov.us>
Subject: RE: ENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano Village M5 submitted by Serrano Associates. Graded pads adjacent to Sangevese off Appian Way

Good afternoon, Tara Mccann,

As requested and inquired below, please find attached the current application being used (part 1 of 2 due to file size; part 2 will follow shortly) for TM25-0003/PD25-0005/Serrano Village M5 being heard by the Planning Commission tomorrow, 5/14. Please note that during the review and processing of this application it was determined that a rezone would not be required for TM25-0003/PD25-0005, hence why the rezone is not part of the current project.

The applicable Project in Your Area webpage is expected to be updated by the end of today.

Sincerely,

Cameron Welch

Senior Planner

Planning Division

County of El Dorado Planning and Building
Department

2850 Fairlane Court

Placerville, CA 95667

Direct: (530) 621-5816

Main: (530) 621-5355

cameron.welch@edcgov.us

[Planning Division - El Dorado County](#)



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From: tara.mook@comcast.net <tara.mook@comcast.net>

Sent: Wednesday, May 13, 2026 2:06 PM

To: Planning Department <planning@edcgov.us>

Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Robert J.

Peters <Robert.Peters@edcgov.us>; Aaron D. Mount

<aaron.mount@edcgov.us>; Ande Flower

<Ande.Flower@edcgov.us>; Brendan Ferry

<brendan.ferry@edcgov.us>; Thea A. Graybill

<Thea.Graybill@edcgov.us>; Angelic M. Madson

<Angelic.Madson@edcgov.us>; Debra R. Ercolini

26-0785 Public Comment rcvd 05-14-26

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<debra.ercolini@edcgov.us>; Patricia M. Soto
<Patricia.Soto@edcgov.us>; Rhiannon R. Guilford
<Rhiannon.Guilford@edcgov.us>; Christopher A. Smith
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<david.livingston@edcgov.us>; Jefferson B. Billingsley
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<Zach.Oates@edcgov.us>; Renee I. Jensen
<Renee.Jensen@edcgov.us>; MaryJane E. Smith
<Elizabeth.x.Smith@edcgov.us>; Cameron W. Welch
<Cameron.Welch@edcgov.us>

Subject: Re: ENTATIVE SUBDIVISION MAP/PLANNED
DEVELOPMENT PERMIT TM25-0003/PD25-0005/Serrano
Village M5 submitted by Serrano Associates. Graded pads
adjacent to Sangevese off Appian Way

Thank You for your response, What Application is
being used?

This is what is stated in the County documents for
this project:

STATUS OF PROPOSED PROJECT :

**Tentative Subdivision Map/ Planned
Development/ Serrano Village M5** - A Tentative
Subdivision Map and Precise Development Plan
Revision for Phase 5 of Village M (Village M5) was
approved on July 12, 2007, resulting in a total of
10 residential lots. Subsequently, the applicant
submitted a substantial compliance review for
minor revisions to the approved tentative map to
place the wetland protected area into a unique
open space lot.

A small lot final map was never recorded, so
the tentative subdivision map that was approved in
2007 (for these 10 residential lots) eventually

expired in 2023 along with the precise development plan revision.

A separate application, TM24-0001/Z24-0001/PD24-0001, was made for 20 residential lots instead of the 10 lots now expired, the 20 residential lots was denied. March 13, 2025.

Current Status as of 5/13/2026 - There is no approval for 10 lots for this project, or any lots for this project at this time. The 10 lot approval expired, 20 lot request was denied, now Serrano Associates LLC is coming to the County May 14, 2026 to request approval for a project. Is this correct? Where is their Application? It is not in the exhibits on Legistar. Please Provide.

Tara Mccann

El Dorado County Resident

On 05/13/2026 1:12 PM PDT Planning Department <planning@edcgov.us> wrote:

Good afternoon,

Your public comment sent on May 13, 2026, at 12:26 PM has been received for the Tentative Subdivision Map/Planned Development Permit, TM25-0003/PD25-0005/Serrano Village M5 project. This project is on

the agenda for the Planning
Commission's May 14, 2026, Meeting.

Thank you,

County of El Dorado

Planning Division

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5355

planning@edcgov.us



From: tara.mook@comcast.net

[<tara.mook@comcast.net>](mailto:tara.mook@comcast.net)

Sent: Wednesday, May 13, 2026 12:25 PM

To: Cameron W. Welch

[<Cameron.Welch@edcgov.us>](mailto:Cameron.Welch@edcgov.us)

Cc: Planning Department

[<planning@edcgov.us>](mailto:planning@edcgov.us); Bob Williams

[<Bob.Williams@edcgov.us>](mailto:Bob.Williams@edcgov.us); Patrick Frega

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[<David.Spaur@edcgov.us>](mailto:David.Spaur@edcgov.us); BOS-District I

[<bosone@edcgov.us>](mailto:bosone@edcgov.us); BOS-District II

[<bostwo@edcgov.us>](mailto:bostwo@edcgov.us); BOS-District III

[<bosthree@edcgov.us>](mailto:bosthree@edcgov.us); BOS-District IV

[<bosfour@edcgov.us>](mailto:bosfour@edcgov.us); BOS-District V

<bosfive@edcgov.us>

Subject: ENTATIVE SUBDIVISION
MAP/PLANNED DEVELOPMENT PERMIT TM25-
0003/PD25-0005/Serrano Village M5
submitted by Serrano Associates. Graded pads
adjacent to Sangevese off Appian Way

County Planner, Cameron Welch

cameron.welch@edcgov.us

Planning

Commission, planning@edcgov.us,

Bob Williams, District 2,
bob.williams@edcgov.us

Patrick J. Frega, Chair, District
5, patrick.frega@edcgov.us

Jeff Hansen, First Vice- Chair, District
3, jeff.hansen@edcgov.us

Tim Costello, Second Vice-Chair,
District 4, tim.costello@edcgov.us

David Spaur, District
1, david.spaur@edcgov.us

Clerk of the Planning Commission,
Rhiannon Guilford,

Planning Director, Karen L. Garner,
Executive Secretary

planning@edcgov.us,

Planning Director, Karen L. Garner,
Executive Secretary

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

TO: Cameron Welch, Planner

What is the application being used for tomorrow's item #2 before the Planning Commission? Please provide the current and updated Application from Serrano Associates LLC for tomorrow's Planning Commission hearing of

Tentative Subdivision Map/ Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5.

I am confused, as well as many others, on the El Dorado County Web Site under Projects in your Area, this project is coming up as the last submittal for the requested 20 lots that was denied. It is not consistent with what is now shown on Legistar that was updated 2 weeks ago on May 1, 2026. This project that is reflected on the El Dorado County Web Site under Projects in your Area left side is still showing as an active application and does not give anyone looking at it the accurate and updated information that this application was denied March 13, 2025.

This is what is showing current on County Web Site for the project

Serrano Village M5. This was the old application that was denied March 13, 2025 that was forward back to the Planning Commission for evaluation of a revised proposal and deny TM24-0001/Z24-0001/PD24-0001.

Application Date: 1/30/24

TM24-0001; Z24-0001; PD24-0001

Proposed development of a new 20-unit residential subdivision on 20 lots, ranging in size from 7,000 to 19,763 square feet, located on an 8.42-acre site. The project would include single-family attached residential development and open space, in addition to roadway improvements and new utility hook-ups. The proposed map is provided in the linked PDF. The current zoning of the project site is Single-unit Residential, minimum lot size 20,000 square feet (R20K) and the General Plan land use designation for the project site is AP (Adopted Plan). The project would require a Subdivision to 20 lots ranging in size from 7,000 sf to 19,763 sf, a Zone Change from R20K to R1-PD (Single-unit Residential, Planned Development Combining Zone) and OS (Open Space), and a Planned Development to add the PD overlay to the Zone Change.

This is not what is coming before the Planning Commission tomorrow.

Item #2 is:

*Hearing to consider TENTATIVE
SUBDIVISION MAP/PLANNED
DEVELOPMENT PERMIT, TM25-*

0003/PD25-0005/Serrano Village M5
request for the following:

1. *Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;*

2. *Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and*

3. *Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):*

a. *Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.*

b. *Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.*

The property, identified by Assessor's Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. *Find that the project is Statutorily*

Exempt pursuant to Section 15182 of the CEQA Guidelines; and

2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein.

Where is the Application for this?
Please provide in the Exhibits on Legistar and email me a copy of the Application that is being used and heard by the Planning Commission tomorrow 5/14/2026 item #2. The original application was for 10 lots expired 2023 here is the status El Dorado County shows to date:

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Tentative Subdivision Map/ Planned Development/ Serrano Village M5 -
A Tentative Subdivision Map and Precise Development Plan Revision for Phase 5 of Village M (Village M5) was approved on July 12, 2007, resulting in a total of 10 residential lots. Subsequently, the applicant submitted a substantial compliance review for minor revisions to the approved tentative map to place the wetland protected area into a unique open space lot.

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Current Status as of 5/13/2026 -

There is no approval for 10 lots for this project, or any lots for this project at this time. The 10 lot approval expired, 20 lot request was denied, now Serrano Associates LLC is coming to the County May 14, 2026 to ask for approval for a project. Where is their Application? It is not in the exhibits on Legistar. Please Provide.

Tara Mccann

El Dorado County Resident

Please include in my comments for the Planning Commission Meeting for 5/14/2026

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M5 project Four-way stop

From Susan Spaur <susanspaur@icloud.com>
Date Wed 5/13/2026 4:54 PM
To Planning Department <planning@edcgov.us>

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El Dorado County Planning Commission

2850 Fairlane Court
Placerville, CA 95667

Re: Concerns Regarding Proposed Four-Way Stop at Appian Way and Sangiovese Road

Dear Planning Commissioners,

On behalf of the Highland View Homeowners Association, we respectfully submit this letter to express our concerns regarding the proposed installation of a four-way stop at the intersection of Appian Way and Sangiovese Road.

Currently, this intersection functions with a stop sign controlling traffic exiting Serrano onto Appian Way. Based on our understanding of the proposal, converting this location into a four-way stop would significantly increase congestion and create additional safety concerns for residents of Highland View and the surrounding area.

Appian Way is a narrow, winding roadway with a posted speed limit of 25 miles per hour. Even under existing conditions, residents frequently experience delays entering and exiting the neighborhood due to contractor traffic, delivery vehicles, and non-resident vehicles requiring access through the Serrano security gate. Traffic backups already occur along Appian Way during peak periods, and we are concerned that the proposed traffic control changes, combined with anticipated impacts from future development projects such as the M5 development, will further worsen these conditions.

Our neighborhood includes many families with school-aged children who travel daily to nearby schools, including Rolling Hills Middle School and Oak Ridge High School. Increased stop-and-go traffic and congestion at this intersection would heighten risks for pedestrians, bicyclists, and students using bicycles and e-bikes throughout the corridor.

In addition to safety concerns, we believe the proposed four-way stop may unintentionally create longer vehicle queues, increased driver frustration, and additional cut-through traffic in nearby residential areas. We respectfully request that the Planning Commission carefully evaluate whether alternative traffic-calming or circulation measures may better address future traffic demands while preserving safe and efficient neighborhood access.

The Highland View HOA appreciates the opportunity to provide input on this matter and respectfully asks that our concerns be considered as part of the review process.

Thank you for your time and consideration.

Sincerely,

Highland View Homeowners Association Board of Directors

Sent from my iPhone