

4/18/2018

Edcgov.us Mail - Fwd: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

PC 4-26-18



Serena Carter <serena.carter@edcgov.us>

#5

19 pages

Fwd: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

3 messages

Char Tim <charlene.tim@edcgov.us>

Wed, Apr 11, 2018 at 7:41 AM

To: Serena Carter <serena.carter@edcgov.us>

Cc: Dean Getz <dgetz@axiomanalytix.com>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Serena,

Please prep this email and attachments for being received today and upload this afternoon. This is 1 of 2 emails from Mr. Getz and both emails should be combined as 1 public comment, with this email being put first. The 2nd email appears to have 2 duplicate attachments that were sent in the 1st email (attachments 1 and 3). Thank you.

----- Forwarded message -----

From: **Dean Getz** <DGetz@axiomanalytix.com>

Date: Tue, Apr 10, 2018 at 10:15 PM

Subject: RE: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

To: Char Tim <charlene.tim@edcgov.us>

Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Hi Char,

Sorry... I'd gotten busy and forgotten. Thanks for the reminder. Here's the first half... with the balance coming in a second email.

Let me know if you need anything else.

Thanks,

Dean

From: Char Tim [mailto:charlene.tim@edcgov.us]

Sent: Tuesday, April 10, 2018 7:50 AM

To: Dean Getz <DGetz@Axiomanalytix.com>

Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Subject: Re: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

Mr. Getz,

<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=4NkEmp68DEc.en.&view=pt&search=inbox&th=162d933a46290f62&siml=162b527e19b4d660&siml=16>

18-0480 Public Comment
PC Rcvd 04-17-18

I just wanted to follow-up with you as I have not yet received the new printable attachments that you were going to send on April 4, 2018 for the Serrano Village J-Lot H item being considered on April 12, 2018. Thank you.

On Wed, Apr 4, 2018 at 10:07 AM, Dean Getz <DGetz@axiomanalytix.com> wrote:

Hi Char,

I will get these attachments over to you by email later today.

Thanks,

Dean

From: Char Tim [mailto:charlene.tim@edcgov.us]
Sent: Tuesday, April 03, 2018 10:34 AM
To: Dean Getz <DGetz@Axiomanalytix.com>
Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Subject: Fwd: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

Mr. Getz,

I was just provided your public comment on the Serrano Village J-Lot H item that is scheduled for the Planning Commission's April 12, 2018 meeting. I am unable to print the attachments so that I can include them in the project file and also upload them online for the Planning Commission and public viewing for this item.

The majority of the files you attached, state they are "shared in drive". When I open the drive, it will allow me to view it, but states the "printing is disabled for this file". Please provide me attachments that I can print or hard copies of the documents. Thank you.

----- Forwarded message -----

From: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Date: Mon, Apr 2, 2018 at 3:20 PM
Subject: Fwd: Serrano Village J-Lot H Tentative Subdivision Map Deficiency
To: Charlene Tim <charlene.tim@edcgov.us>

Here is the email from Mr. Getz. Its a public comment.

----- Forwarded message -----

From: **Dean Getz** <DGetz@axiomanalytix.com>

Date: Thu, Mar 15, 2018 at 7:40 PM

Subject: Serrano Village J-Lot H Tentative Subdivision Map Deficiency

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "tjwhitejd@gmail.com" <tjwhitejd@gmail.com>, "jjrazzpub@sbcglobal.net" <jjrazzpub@sbcglobal.net>, John Davey <jdavey@daveygroup.net>, "hpkp@aol.com" <hpkp@aol.com>, Jeff Baker - HOA Board <JBaker.Board@serranohoa.org>, Mike Mellow - HOA Board <MMellow.Board@serranohoa.org>, "DSacco.Board" <Dsacco.Board@serranohoa.org>, Dick Callahan - HOA Board <Dcallahan.Board@serranohoa.org>, George Triano <GTriano.Board@serranohoa.org>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosone at edcgov.us" <bosone@edcgov.us>
Cc: Julia Souza <Julia.Souza@fsresidential.com>, Peter Marino <Peter.Marino@fsresidential.com>

Dear Mr. Pabalinas, County Supervisors, APAC, SOA Directors et al. (bcc'd to numerous others):

As a follow up to my email to you last week (shown far below) regarding Serrano Associates, LLC's need to obtain the Serrano Owners' Association's (HOA's) consent related to the proposed changes within its jurisdiction—the proposed J lot H tentative map changes also require the HOA's consent, as well. I will explain.

Proposed Change

Serrano Associates, LLC proposes to remove a 12.53 acre lot from the HOA's jurisdiction and (ostensibly) transfer it to the El Dorado Hills Community Services District (EDHCSD) for a future recreational park site pursuant to their proposed map (Linked here: M14-1524/Planned Development PD14-008).

J Lot H Annexation

However, Serrano Associates, LLC previously annexed J Lot H in 2013—in its **entirety**—into the HOA (Linked here "2013 Declaration of Annexation").

Deannexation

Dear Mr. Pabalinas, County Supervisors, APAC, SOA Directors et al. (with copy and bcc to numerous others):

I am writing regarding Serrano Associates, LLC's pending development application that seeks to, "convert 135 planned dwelling units at Village D-1, Lots C and D to permanent, natural open space" as a part of their proposed, "Central El Dorado Hills Specific Plan" (Linked as "CEDHSP Pg. 2-12, August 2015"). To be absolutely clear, **Serrano Associates, LLC doesn't have authority** to suggest it may unilaterally eliminate or "convert" **22-year-old member undeveloped lots** within the Serrano El Dorado Owners Association (HOA)—without the consent to the HOA. I will explain.

Future Changes

The HOA's CC&R §1.04 entitled, 'Future Changes' (Linked as "CC&R §1.04") plainly state:

*"Nothing contained herein shall obligate Declarant (i.e. Serrano Associates, LLC) to refrain from the further subdivision, resubdivision, or reversion to acreage of portions of the Overall Property **not theretofore annexed**, and Declarant shall be free so further subdivide or resubdivide, or revert.*

In other words, Serrano Associates, LLC is free to subdivide or resubdivide residential property along with making lot line or lot merger adjustments here-n-there after its been annexed into the HOA—but, pursuant to the HOA's CC&Rs... Serrano Associates, LLC doesn't have the unilateral authority to "convert" 135, member lots to (open space) acreage without the consent of the HOA as they've proposed to El Dorado County.

Initial Property

In fact, Village D-1, Lots C and D are part of the HOA's CC&R-defined "Initial Property" and have been **voting members of the HOA for about 22 years now**. To be clear, Village D1 lot D is all of Parcel 6 (Linked as "GIS 121-040-29") and Village D1 lot C the undeveloped portion of Parcel 5 (Linked as: "GIS 121-040-20")... both of which are shown on the subdivision map El Dorado Hills Specific Plan Unit No. 1. As an aside, Serrano Associates, LLC reconfirmed its pursuit of the development of these 135 Village D-1, Lots C and D member in its correspondence the HOA's members in 2008 (Linked as: "D1-C & D Correspondence").

While the cessation of these and other undeveloped member lots' assessment is currently being litigated—there's no dispute that these members have previously been assessed (Linked here, "2000's Assessments"). More importantly, Village D-1, Lots C and D continue to be recognized by the HOA as 135 voting members—to date—in connection with the HOA's director elections pursuant to CC&R §4.01 which states that these members' voting rights "vest" with their annexation since they immediately (i.e. "thereupon") become subject to assessment pursuant to CC&R §14.11 (Linked here, "CC&R §4.01").

2013 Annexation

In addition, Serrano Associates, LLC recorded a 2013 Declaration of Annexation pursuant to Serrano's CC&R Article 14 effectively reconfirming its understanding, expectation and intent that Village D-1, Lots C and D have been annexed into the Serrano El Dorado Owners Serrano El Dorado Owners Association (Linked here "2013 Declaration of Annexation"). Furthermore, this 2013 Declaration of Annexation plainly states, "Declarant's intent is to annex all of the Overall Property owned by Declarant that has not previously been annexed."

Annexation Effect

CC&R §14.11 entitled, 'Effect of Annexation' states, "The Recordation of a Declaration of Annexation shall constitute and effectuate the annexation of annexable property..." Further, "Lots and Parcels within the annexed property shall thereupon become subject to Assessment by the Master Serrano El Dorado Owners Association... and the Owners of Lots and Parcels within the annexed real property shall automatically become Members of Master Serrano El Dorado Owners Association" (Linked here, "CC&R §14.11").

The 2013 Declaration of Annexation explicitly sought to annex all property not previously annexed thereby making it subject to the functions, powers **and jurisdiction of the HOA**. Therefore, Serrano Associates, LLC doesn't have the unilateral authority to propose that, "141.67 acres of lands within the existing El Dorado Hills Specific Plan transfer to the Central El Dorado Hills" to El Dorado County **without obtaining the consent of the HOA first** (Linked as "CEDHSP Pg. 2-12, August 2015").

Deannexation

Finally, it's clear that annexed property—whether part of the "Initial Property" or part of a subsequent annexation—is subject to all the functions, powers **and jurisdiction of the HOA**. In other words, Serrano Associates, LLC must follow CC&R §14.12 entitled, 'Deannexation' in order to pursue its desire to, "convert 135 planned dwelling units at Village D-1, Lots C and D to permanent, natural open space" or "141.67 acres of lands within the existing El Dorado Hills Specific Plan transfer to the Central El Dorado Hills".

That said, I suspect that Serrano Associates, LLC has tried to ignore this requirement because among other obligations, "at least two-thirds of the voting power of the Members other than the

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Declarant (i.e. Serrano Associates, LLC) to approve by vote or written consent to the deannexation” is quite possibly an insurmountable obstacle (Linked as, “Deannexation”).

Nevertheless, it is for these afore-mentioned reasons that El Dorado County must require Serrano Associates, LLC to rework its pending application or it must be denied as submitted (Linked as, “Application Status”).

Sincerely,



Dean Getz
Serrano Homeowner
Lot 106-H

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=====

Rommel (Mel) Pabalinas, Principal Planner
El Dorado County Community Development Services
Planning and Building Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667

<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=4NkEmp68DEc.en.&view=pt&search=inbox&th=162d933a46290f62&siml=162b527e19b4d660&siml=16>

18-0480 Public Comment
PC Rcvd 04-17-18

4/18/2018

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Main Line 530-621-5355

Direct line 530-621-5363

Fax 530-642-0508

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Char Tim

Clerk of the Planning Commission

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351 / FAX (530) 642-0508

charlene.tim@edcgov.us

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Char Tim

Clerk of the Planning Commission

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2850 Fairlane Court

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<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=4NkEmp68DEc.en.&view=pt&search=inbox&th=162d933a46290f62&siml=162b527e19b4d660&siml=16>

18-0480 Public Comment
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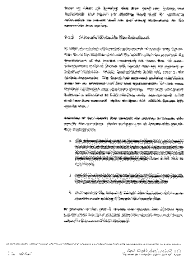
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--

Char Tim
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

4 attachments



1) Excerpt 2-12 CEDHSP (Aug. 2015).JPG
96K

1.04. **Future Changes.** Nothing contained herein shall obligate Declarant or obligee from the further subdivision or redevelopment of the Parcel Property, and Declarant shall be free to further subdivide or redevelop. Nothing contained herein shall obligate Declarant to submit any further subdivision, redevelopment or conversion to a change of zoning of the Parcel Property or subdivision approval, and Declarant shall be free to further subdivide or redevelop or convert. Notwithstanding the anticipated development of the Parcel Property, nothing in this Master Declaration shall be construed or interpreted to prevent Declarant from the development of any portion of the Parcel Property in accordance with any present planning, or to the acquisition of all or any part of the Parcel Property in the future Declaration of the Property, whether or not it is so developed. See also Subdiv Art.

2) CC&R 1.04.JPG
134K



GIS 121-040-029.png
2676K

3) 2013 Annexation Declaration .pdf
1070K

Char Tim <charlene.tim@edcgov.us> Wed, Apr 11, 2018 at 7:42 AM
To: Serena Carter <serena.carter@edcgov.us>
Cc: Dean Getz <dgetz@axiomanalytix.com>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

This is 2 of 2 emails from Mr. Getz. Please refer to 1st email for instructions. Thank you.




<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=4NkEmp68DEc.en.&view=pt&search=inbox&th=162d933a46290f62&siml=162b527e19b4d660&siml=1f>

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NOTE: Declaration
A. In addition to declarations pursuant to Section 1436, portions of the property may be deleted from the coverage of the Declaration and the jurisdiction of the Master Association as long as the Declarant approves the determination; (1) a Notice of Deletion of Territory, and (2) a Declaration of Deletion of Territory, both of which shall be recorded in the County of El Dorado.

It is understood that the Declarant remains responsible to the Master Association for any obligations provided for by a written instrument, including any obligations, and that the Master Association is not responsible for the obligations of the Declarant. To document a portion of the property, the Declarant and the Declarant should acknowledge and record a Notice of Deletion of Territory, containing a legal description of the portion and remain existing to satisfaction of the requirements of this subparagraph.

-  **4) D1-C & D Correspondence.pdf**
344K
-  **3) 2013 Annexation Declaration (1).pdf**
1070K
-  **7) Application Status.pdf**
60K

Char Tim <charlene.tim@edcgov.us>
To: Serena Carter <serena.carter@edcgov.us>
Cc: Debra Ercolini <debra.ercolini@edcgov.us>

Wed, Apr 18, 2018 at 7:40 AM

Serena,

Please prep this email and its 3 attachments for the Serrano Village J, Lot H project that was received yesterday and is to be posted online today. Thank you.

Char Tim
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

----- Forwarded message -----

From: **Dean Getz** <DGetz@axiomanalytix.com>
Date: Tue, Apr 17, 2018 at 4:21 PM
Subject: RE: Serrano Village J-Lot H Tentative Subdivision Map Deficiency
To: Char Tim <charlene.tim@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>
Cc: Jeff Baker - HOA Board <JBaker.Board@serranohoa.org>, "DSacco.Board" <Dsacco.Board@serranohoa.org>, Dick Callahan - HOA Board <Dcallahan.Board@serranohoa.org>, Mike Mellow - HOA Board <MMellow.Board@serranohoa.org>, George Triano <GTriano.Board@serranohoa.org>, Julia Souza <Julia.Souza@fsresidential.com>, Peter Marino <Peter.Marino@fsresidential.com>, "tjwhitejd@gmail.com" <tjwhitejd@gmail.com>, "jrazzpub@sbcglobal.net" <jrazzpub@sbcglobal.net>, John Davey <jdavey@daveygroup.net>, "hpkp@aol.com" <hpkp@aol.com>

Dear Planning Commissioners, Mr. Trout, Mr. Pabalinas, Ms. Tim, Serrano Directors & APAC et al. (bcc'd to numerous others):

<https://mail.google.com/mail/?ui=2&ik=baf0d8fdbd&jsver=4NkEmp68DEc.en.&view=pt&search=inbox&th=162d933a46290f62&siml=162b527e19b4d660&siml=11>

18-0480 Public Comment
PC Rcvd 04-17-18

Since Serrano Associates, LLC has voluntarily postponed their hearing in order to respond to public comments prior to the County's reconsideration of the (re)shuffling of their Village J lot H's subdivision map—I'm also calling your attention to the following:

Capital Improvement Assessment

-

Serrano Associates, LLC now seeks to include 41 Village J lot H member lots within the parameter (or "service area") of the HOA's manned gatehouses. Yet, all the members (developed and undeveloped) within the manned gatehouses' service area are currently being assessed a one-time \$500 capital improvement contribution in order to fund the construction of this third "Sangiovese Gatehouse" as linked here. Of course, these 41 "proposed" Village J lot H members lots haven't participated in this capital assessment—because, the HOA recognizes that these members will enter and exit their lots from outside the HOA's gatehouses. In other words, any subdivision mapping changes to the contrary—for exactly these sorts of reasons—require consent of the HOA. I will further explain.

Annexation and Amendment

-

I recently reminded the HOA that pursuant to its CC&R §14.06... the Declarant's right "**at its sole option**" (i.e. "unilaterally") to amend a Supplemental Declaration which includes amending their 2013 Declaration of Annexation that created the Village J lot H HOA members—extends, so long as, these members haven't been assessed. However, **once annexed and assessed**... the Declarant's "unilateral" rights are undoubtedly extinguished with regard to any lot in the annexed property as detailed here. As an aside, the proper assessment of members like... Village J lot H's member lots, by the HOA is currently being litigated—but, it's quite clear that these members have been "subject to assessment" since their annexation 5 years ago (2013).

Annexation Motivation

Today, the Declarant contends, albeit erroneously, that they've effectively "tentatively" annexed these lots or parcels into the HOA in order to elude their time-constrained CC&R-provided "unilateral" development rights. In other words, Serrano's Kirk Bone stated to the Village Life in 2008, "Our development

agreement expires in 2009... Getting these two projects (tentatively) approved will enable us to develop them consistent with our specific plan” effectively enabling them to extend their development/redevelopment proposal(s) for nearly a decade beyond the development agreement’s expiration linked here. Here again, Serrano Associates, LLC’s CC&R-afforded “unilateral” rights were expiring—so, they hastily annexed the balance of the property expecting that no one would notice that their CC&Rs-provided ‘**entitlement**’ to “unilaterally” divide and subdivide had long ceased.

HOA’s Approval

I continue to suggest that the County seek the HOA’s approval on Serrano Associates, LLC proposed changes in order ensure that these proposed changes conform to the terms of the HOA’s governing documents in which the HOA has a **fiduciary responsibly** to its members to properly administer.

Should you have any questions—I can be reached at (800) 818-3010 ext. 33.

Sincerely,



[Quoted text hidden]



SERRANO
EL DORADO

OWNERS' ASSOCIATION



Notice to Members
Capital Improvement Assessment

On December 23, 2017, owners in the "Custom Area" of the Serrano El Dorado Owners' Association approved the passage of a Capital Improvement Assessment in the amount of \$500.00 per lot to provide for the Sangiovese Gate Entry Enhancement Project. The Capital Improvement Assessment is due on March 1, 2018.

In this member vote a total of 790 ballot envelopes were received, which constituted a quorum. Of the votes cast, 491 members voted yes and 290 members voted no on the Capital Improvement Assessment. There were nine invalid ballots.

Payment Plans:

To assist those owners who require additional time to pay the Capital Improvement Assessment, the Board has authorized payment plans to be paid over five months, beginning March 1, 2018. Payments are due on the first of the month, and per the Association's delinquency policy deemed late if not received by the 15th of the month.

Acceleration Provision:

Capital Improvement Assessments not paid in full by July 15, 2018, will be subject to collection proceedings per the Association's approved Delinquency Policy. The Capital Improvement Assessment is the obligation of the owner of record as of March 1, 2018, to pay. The sale or transfer of any of the residences will cause the full amount of the Capital Improvement Assessment owed to become due and payable prior to the close of escrow.

Payment Information:

Owners who are currently enrolled in the ACH program will not have the Capital Improvement Assessment automatically debited.

By the end of February you will receive a coupon book specific to this Capital Improvement Assessment: please submit a check for the Capital Improvement Assessment with a coupon to:

Serrano El Dorado Owners' Association
15241 Laguna Canyon Road
Irvine, CA 92618
Attn: Accounts Receivable

Please reference your 12-digit payment account number on your check.

Please note that we are unable to accept your payment in the Association office.

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-4231
916.939.1728 FAX 916.939.3401
www.SerranoHOA.org

From: [Dean Getz](#)
To: ["dchristensen@pcclip.com"](#); ["bill at hoa-cpa.com"](#); ["Dsacco.Board@serranohoa.org"](#);
["GTriano.Board@serranohoa.org"](#); ["Dick Callahan - HOA Board"](#); ["jbaker.board@serranohoa.org"](#); ["Mike Mellow - HOA Board"](#)
Cc: ["James.Dunifon@fsresidential.com"](#); ["Julia Plummer"](#); ["Peter Marino"](#)
Bcc:

Subject: Your 2017 Audit Report AND Newly Acknowledged MEMBERS
Date: Tuesday, March 27, 2018 3:54:00 PM
Attachments: [image003.png](#)
Importance: High

Dear Mr. Erlanger, Ms. Christensen, SOA Directors et al. (bcc'd to numerous SOA Owners):

I suspect that the Serrano Owners' Association (HOA) is putting the finishing touches on its 2017 audit report which is due to its membership by April 30, 2018 pursuant to Civil Code §5305.

With that in mind, I want to be certain that the audit report includes the HOA's "entire" membership ([Linked here](#)) as it has recently been acknowledged that, "Owners of Lots and Parcels within the annexed real property... **automatically** become Members of Master Association" pursuant to CC&R §14.11 ([Linked here](#)). In other words, the HOA's recent acknowledgement results in an additional 423 members omitted from previous audit reports.

Now, sitting HOA Directors have repeatedly assured the members that they'd objectively resolve these concerns ([Linked here](#)), so... the HOA and its **independent** auditor must clearly recognize that the same CC&R passage plainly states, "Lots and Parcels within the annexed property shall **thereupon** become subject to Assessment by the Master Association **AND automatically become Members** of Master Association". ([Linked here](#))

Future Changes

To that end, the HOA's CC&R §1.04 entitled, 'Future Changes' states:

*"Nothing contained herein shall obligate Declarant (i.e. Serrano Associates, LLC) to refrain from the further subdivision, resubdivision, or reversion to acreage of portions of the Overall Property **not theretofore annexed...**"* ([Linked here](#)).

CC&R §1.04 interrelates with Bylaw Article 12 ([Linked here](#)) which states, "...each member is obligated to pay... assessments... secured by a continuing lien on property which the assessment is made."

Annexation and Amendment

Pursuant to CC&R §14.06... the Declarant's right "**at its sole option**" (i.e. "unilaterally") to amend a Supplemental Declaration which includes amending its 2013 Declaration of Annexation is seemingly **extinguished** once assessments have been commenced for any Lot in the annexed property" ([Linked here](#)).

And, a "Lot" is defined in the HOA's CC&Rs to include undeveloped lots as identified by the HOA in its production of its "complete" membership list ([Linked here](#)).

Pending Changes

Finally, the Declarant—the owner of all newly annexed property—is actively seeking to unilaterally alter its development plans with respect to a portion of this annexed property. As a result, I am doing my very best to identify that any failure to properly assess these new members—or failure to identify the deficiency, will likely be irreparable.

Should you have any questions, I can be reached at (916) 807-0876.

Sincerely,

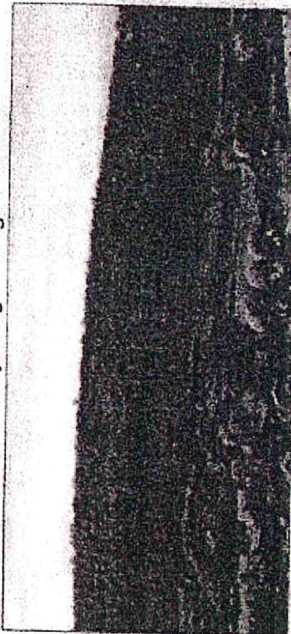


Dean Getz

Serrano Homeowner
Lot 106-H

Serrano plans westward expansion

135 homes planned above archery range and golf course



Village Life photo by Mike Roberts
SERRANO'S Village D1 was one of the earliest projects in the development which, more than any other, defines El Dorado Hills. This view, looking west from a high point in Serrano, shows the Ridgeview neighborhood in the distance, Village D1 in the foreground and a pristine Oak Ridge line along Oak Ridge, retaining a green horizon, similar to Ridgeview.

Mike Roberts
Village Life staff writer

Tucked away to the west of Silva Valley Parkway and north of Serrano Parkway, Serrano's model named "Village D1" adds Silva Valley Elementary School on the south and west, and the southwest corner of Oak Ridge High School.

In early November residents received a letter from Rick Bone, Serrano's vector of Governmental relations, informing them plans to expand their neighborhood onto two newly humbly named "lots," "Lot C" and "Lot D" to the west and south of their village.

The letter included a map

SERRANO

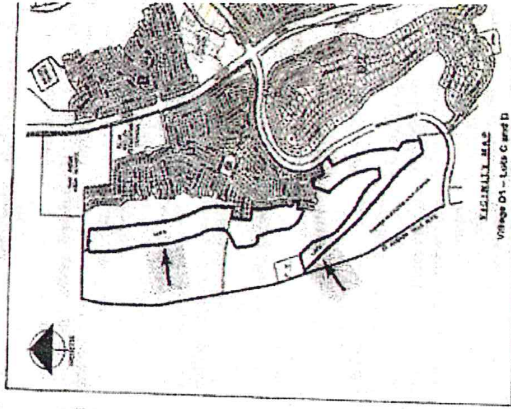
Drive, a gated entrance eighth-tenths of a mile up Serrano Parkway from El Dorado Hills Boulevard. The neighborhood will extend north along Oak Ridge on an extension of Boundary Oaks Drive, tying back into Village D1 at the northern end of Meadow Wound Drive, where a gravel fire road currently provides access to the eastern portion of the ridge.

The wishbone-shaped Lot D parcel begins at Estero Way, a cul-de-sac off Boundary Oaks Drive, and continues south along a descending ridge line, paralleling Serrano Parkway for roughly 1,500 feet before veering sharply right along the eastern boundary of the former golf course. It connects with Olson Lane behind El Dorado Hills Fire Station 85.

Both lots are included in Serrano's specific plan. A tentative subdivision map was approved by the county in 1997. Both have been resubmitted to the county.

The projects were put on hold after naturally occur-

continued from front



A designated air-monitoring officer will oversee the plan and collect samples. A geologist will also be on hand during all earthmoving activities, if he spots any naturally occurring asbestos, all work stops until it can be fully mitigated.

To ensure that no unsafe levels of asbestos-laden dust blow off the construction site, two air-monitoring stations will be placed at Lot C's downwind fence line, with a third at the upwind fence.

The air monitoring plots also calls for selective workers in the dusty areas to wear butter

By Rick SERRANO, D222

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personal air monitors.

All earth moving activities will be stopped if winds get over 25-MPH twice within 30 minutes. The combined costs of air monitoring and the geologist is estimated at \$3,000 per day.

Viewscape concerns

Lot C's 65 homes will be situated in the trees beneath the ridge line on either side of Boundary Oaks Drive, with wooded open space buffers beneath them on both sides of the ridge.

Although many of the homes will likely be visible from Silva Valley Parkway to the east and El Dorado Hills Boulevard to the west, Bone insists that the project will not disrupt the integrity of the

viewscape.

"The ridge is heavily wooded, with a fairly well defined peak," he said. "The homes will be nestled in the oaks beneath the ridge line. What you'll see on the ridge line will be oak trees, just like today."

Previous Serrano view homes were built on flatter-topped hills with little or no oak canopy, he said, making the homes much more pronounced on the horizon.

Plans for Lot D's 70 homes are progressing more slowly. No geologic testing has been conducted yet, but Bone said Serrano is proceeding as if full asbestos mitigation will be required.

Because the Lot D ridge line is much less wooded, the homes will be more

visible, especially from Serrano Parkway.

Bone defended Serrano's view lots. "Our specific plan talks all about putting homes up high where there's a view," he said. "We do our best to ensure that the design of the homes complements the terrain in this often challenging topography."

Lot C's topography includes a lot of oak trees, Serrano's specific plan allows removal of 477 acres of oak canopy, said Bone.

By carefully siting home sites to save as many trees as possible, Serrano will be well under the maximum allowed in the specific plan, even after Lots C and D are constructed, said Bone. "So we're in pretty good

shape."

shape."

Lot D will be mass graded, with home size consistent with adjacent homes in Village D1. Lot C will feature individually graded lots with larger custom homes.

The new neighborhoods will be included in the Serrano El Dorado Owners Association, with custom home designs controlled by Serrano's Architectural Committee.

Why proceed with development now when the real estate industry is moribund? "Our development agreement expires in 2009," said Bone. "Getting these two projects approved will enable us to develop them consistent with our specific plan,"

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