

Public Comment #41 BOS RCVD 6/16/2026

From: Rachelle Young <rachelle.ungaretti@gmail.com>

Sent: Monday, June 15, 2026 6:15 PM

To: 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>

Cc: Cameron W. Welch <Cameron.Welch@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; 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>

Subject: Formal Opposition to Serrano Village M5 (TM25-0003 / PD25-0005)

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Dear El Dorado County Board of Supervisors, This letter constitutes my formal opposition to the proposed Serrano Village M5 project and my full support for the

community appeals. Regional traffic configurations along the Silva Valley Parkway and Appian Way corridors, along with cumulative density patterns, have changed in ways that the 1988 plan could not anticipate. Under CEQA § 15162, we have substantial evidence of changed circumstances showing that traffic impacts will cause a significant, unavoidable drop in the Level of Service at the Appian/Sangiovese intersection. The County cannot rely on an obsolete EIR. I demand a Supplemental EIR (SEIR) under CEQA Guidelines § 15163 to evaluate modern traffic infrastructure, updated VMT, and current cumulative density before any approvals are considered.

Rachelle and David Young
650.743.3216

Public Comment #41 BOS RCVD 6/16/2026

From: Tasnim Khan <tkhandactor@gmail.com>

Sent: Tuesday, June 16, 2026 7:10 AM

To: BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bostthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>

Cc: Cameron W. Welch <Cameron.Welch@edcgov.us>; Kim Dawson <kim.dawson@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; Planning Department <planning@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>; Tim Costello <Tim.Costello@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; David Spaur <David.Spaur@edcgov.us>

Subject: : Formal Opposition to Serrano Village M5 (TM25-0003 / PD25-0005)

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Dear El Dorado County Board of Supervisors, This letter constitutes my formal opposition to the proposed Serrano Village M5 project and my full support for the community appeals. Regional traffic configurations along the Silva Valley Parkway and Appian Way corridors, along with cumulative density patterns, have changed in ways that the 1988 plan could not anticipate. Under CEQA § 15162, we have substantial evidence of changed circumstances showing that traffic impacts will cause a significant, unavoidable drop in the Level of Service at the Appian/Sangiovese intersection. The County cannot rely on an obsolete EIR. I demand a Supplemental EIR (SEIR) under CEQA Guidelines § 15163 to evaluate modern traffic infrastructure, updated VMT, and current cumulative density before any approvals are considered.

Dear Kim Dawson, Clerk of the Board of Supervisors, Sue Phillips, Chief Administrative Officer, David Livingston, County Counsel, All 5 Board of Supervisors,

**CC: Auditor Controller Harn, All 5 Planning Commissioners, Planning Director, DOT Director, Planner Cameron Welch,
(Bcc numerous others),**

Subject: FORMAL SUBMISSION FOR THE RECORD:

Serrano Village M5 Appeal

May 14, 2026 approval of Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 subdivision - Hearing Date: June 16, 2026

Attachments:

1. Support of Appeals - Community members dropped these off to me in support of Appeal.

I am respectfully requesting that these Support of Appeals be distributed to the Board of Supervisors, the Planning Commission, Clerk of the Board, County Planning Director, DOT Director, County Administrative Officer, and County Counsel now, and that it be permanently entered into the formal administrative record for this project today so that it can be received and read prior to the public hearing Tue June 16th at 1pm. When the affected stakeholders and the community demonstrate tangible support, their active involvement amplifies the message, representing the consensus of a much broader, unvoiced population.

Appellant,

Tara Mccann

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Michael Webb

Address: 4106 Morningview Way

Date: 6/14/20

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: *Craig & Karen Robertson*

Address: *4138 Morningview Way
El Dorado Hills, California*

Date: *6/14/2024*

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: *Mina Askari / Mont Aglio*

Address: *4146 Morning View Way
El Dorado Hills -*

Date: *06/14/2026*

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Simon Shang

Address: 4076 Morningview Way
El Dorado Hills, CA 95

Date: 6/13/2026

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name:

Yvonne Haberer
former member

Address:

4085 Morningview WAY
El Dorado Hills, CA 95762

Date:

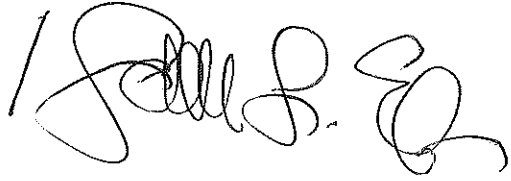
June 13, 2024

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: TAMBOUR ELLER / 

Address: 4085 Morningview Way
El Dorado Hills, CA 95762

Date: 6/13/26

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Jacqueline VFoss

Address: 41068 Morningview Way
El Dorado Hills, CA
95762

Date: 6/12/26

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name:

PHILIP & JILL SIMPSON

Address:

4040 MORNINGVIEW WAY
EL DORADO HILLS
CA 95762

Date: 06/12/2026

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: 

Address: 4050 Morningview Wy
EDH

Date: 6-14-20

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: CARLOS & RENEE OCHOA

Address: 4060 MORNING VIEW WAY
EPH, CA 95762

Date: 6/13/26

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Sergio & Rita Sanchez-Chapita

Address: 4021 Morningview Way
El Dorado Hills, CA 95762

Date: 6/13/2026

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Michael Nelson — Michael T. Nelson

Address: 4028 MORNINGVIEW WAY
EDH, CA.

Date: 6-15-2026

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Armin Groess

Address:

4067 Morningview way
EDH, CA 95762

Date:

6/14/2026

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: Thomas, Nancy Jurd

Address: 4093 Morning View Way

Date: 6/9/2026

Thomas A. Jurd

Nancy Jurd

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: DAVID RUBENSTEIN

Address: 4094 Morningview Way
EDH, 95762

Date: June 14, 2020

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: EDDRIS MALIKYAK

Address: 4147 Morningview way
El Dorado Hills, CA 95762

Date: 6/14/26.

To: edc.cob@edcgov.us

Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name:

Cynda Mc Mahon

Address:

*3230 Appian Way
EDH 95762*

Date:

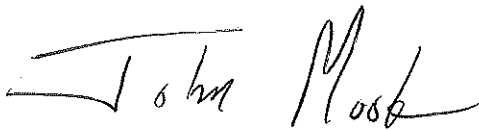
6/14/26

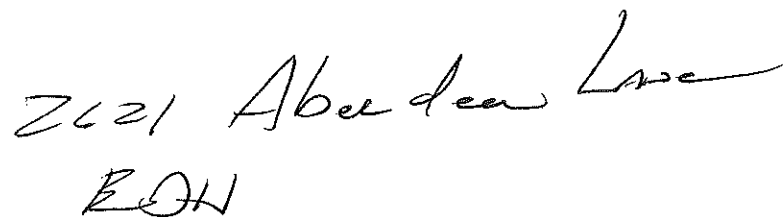
To: edc.cob@edcgov.us

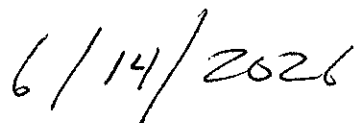
Subject: Serrano Village M5 Appeal

I support the appeal of the Serrano Village M5 Project and request that this correspondence be forwarded to all members of the Board of Supervisors.

Highland View HOA Member / Concerned Neighbor

Name: 

Address: 

Date: 

From: Susan Spaur <Tripletsx3@comcast.net>
Sent: Monday, June 15, 2026 4:11 PM
To: Kim Dawson <kim.dawson@edcgov.us>
Cc: BOS-District I <bosone@edcgov.us>
Subject: Support of Appeal M-5 Project

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Dear Clerk of the Board:

Please accept this letter of opposition to the M-5 project as approved by the planning commission and in support of the appeal that has been filed.

Sincerely,

Sue Spaur

Letter to the El Dorado County Board of Supervisors

June 15, 2026

Kim Dawson, Clerk of the Board of Supervisors
El Dorado County Board of Supervisors
330 Fair Lane, Building A
Placerville, CA 95667

RE: Serrano Village M5 Project Appeal - File Nos. TM25-0003 / PD25-0005 / Z25-0006

Chair and Members of the Board:

My name is Sue Spaur, and I am President of the Highland View Homeowners Association. I am submitting this letter regarding the appeal of the Serrano Village M5 Project because this project directly affects Highland View residents, nearby homeowners, and the safety of those who use Appian Way and Sangiovese Drive.

Our concern is not simply about whether a four-way stop should or should not be installed. The larger issue is whether the proposed Village M5 private access road and its connection at Appian Way and Sangiovese Drive can safely function given the existing roadway conditions, grades, curves, visibility limitations, evacuation needs, and traffic patterns in this area.

This location already presents challenges for drivers. Adding a new project access point without a complete and transparent transportation and safety review raises serious concerns for our neighborhood. Highland View residents are particularly concerned about traffic safety, emergency access, wildfire evacuation, vehicle backup, and the ability of this intersection to safely serve both existing residents and the proposed development.

We respectfully request that the Board not rely on assumptions or an incomplete review when the consequences affect public safety. Before final approval is granted, the project should be remanded for proper review by the Department of Transportation and any other appropriate County departments. That review should specifically evaluate the proposed access design, traffic operations, sight distance, evacuation impacts, fire access, and whether the proposed configuration complies with County transportation and fire-safety policies.

We also ask that the Board consider whether the CEQA exemption remains appropriate in light of the project changes and the potential impacts that have not been fully evaluated. A project that changes access, traffic circulation, evacuation conditions, stormwater patterns, and neighborhood safety should receive the level of review necessary to protect the public and ensure the County's decision is supported by the record.

Highland View is not asking the Board to ignore the property owner's interests. We are asking the Board to ensure that the project is reviewed carefully, transparently, and with public safety as the priority. Once access is approved and built, the impacts will be permanent for the residents who live with the intersection every day.

For these reasons, I respectfully ask the Board to support the appeal, require a complete review of the proposed access and related impacts, and remand the matter for proper evaluation before any final approval is granted.

Sincerely,

Sue Spaur
President, Highland View Homeowners Association
Highland View Resident