

#41

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,

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: *Miner Askari / Mont Aglin*

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
of ornishen

Address:

4085 Morningview WAY
El Dorado Hills, CA 95762

Date:

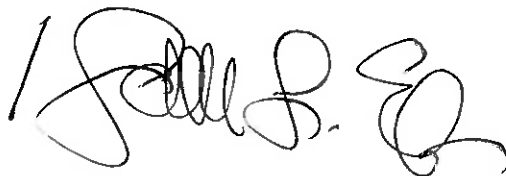
June 13, 2024

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:

 Dan Roome

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-Chopita

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 H

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, 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: 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:

Tom Mosby

Address:

2621 Aberdeen Lane
EDH

Date:

6/14/2026

S. Taylor

#41

Regarding June 16, 2026 Agenda Item #41, Legistar #26-0960

Dear Board of Supervisors,

I asked that you approve the appeals to reverse the approval of the Tentative Subdivision Map/Planned Development Permit TM25-0003/PD25-0005/Serrano Village M5 subdivision of an existing 8.42-acre lot into 10 residential lots.

The approval of this division is inconsistent with the approved Specific Plan. The County needs to stop eroding the agreements that were made by developers in a way that only benefits the developer while impacting county services, creating infrastructure deficiencies and eroding faith in the County's ability to abide by developer-governmental agreements. There was an expectation of life style, transitions from high density to low density by the county residents and property owners when they signed onto being a part of living within this specific plan. This is the justification given by the Planning Department for approving this project: "Approval of the project would allow for construction of 10 single-unit residential dwelling units, resulting in additional property tax revenue for the County." Is this the role of the Planning Department? To approve all developer projects based on the County receiving more property tax? Or should they be adhering to the General Plan, Zoning codes, capacity, health and safety codes? Please stop allowing developers to run the county and start supporting the citizens you signed on to represent. Reverse the Planning Commission's approval, refer this back to the Planning Commission in order to include DOT's review of the easement and traffic design, and stop eliminating the buffers expected between high and low density.

Reverse the finding that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines. Even a ministerial project is subject to CEQA. Also CEQA does not allow the county to analyze a project and then mitigate an impact, without public and County oversight, and/or sometime in the future.

The CEQA documents you are relying on to disregard CEQA are outdated. The impact analyses completed in 1987 for the El Dorado Hills Specific Plan relies on data that does not comply even with the updated 2004 General Plan. The 2004 General Plan sits atop the land use hierarchy as the constitution for local land use.

We ask that you return this project to the Planning Commission and Department of Transportation to fully analyze the impact the project will have on the road system, especially due to all the cumulative development in this area.

Thank you,

Sue Taylor

Sue Taylor for Save Our County