

PC 3/11/10
#10

Pierre Rivas/PV/EDC
03/08/2010 08:19 AM

To Charlene M Tim/PV/EDC@TCP
cc Rommel Pabalinas/PV/EDC@TCP
bcc
Subject Fw: Comments to the Planning Commission regarding the
March 11, 2010 meeting.

Char: FYI. -Pierre

----- Forwarded by Pierre Rivas/PV/EDC on 03/08/2010 08:18 AM -----

Planning/PV/EDC
Sent by: Thomas R
Purciel/PV/EDC
03/03/2010 04:27 PM

To Pierre Rivas/PV/EDC@TCP
cc
Subject Fw: Comments to the Planning Commission regarding the
March 11, 2010 meeting.

Pierre:

See forwarded comments regarding this project.

Thanks!

Tom

----- Forwarded by Thomas R Purciel/PV/EDC on 03/03/2010 04:26 PM -----



"Filip C."
<fcbg25@yahoo.com>
03/03/2010 04:00 PM

To planning@edcgov.us
cc p c <fcbg25@yahoo.com>
Subject Comments to the Planning Commission regarding the March
11, 2010 meeting.

To: County of El Dorado Planning Services
2850 Fairlane Court
Placerville, CA 95667

From: Filip Colfescu
Serrano Resident
(916) 416-2421
J4 Village
Email fcbg25@yahoo.com

Re: Concerns regarding Rezone Z08-0031/Planned Development
PD08-0019/Tentative Map TM08-1479/Serrano Village J5 & J6.

Dear Planning Commission Members,

First, I would like to thank you for your time and consideration in this matter. I hope that these concerns are shared by other residents, and I hope they will be adequately addressed by this Commission.

As a resident of J4 Village, my property and my personal life will significantly be affected by the new development near my home. My property backs into Bass Lake Road, just south of the intersection of Serrano Parkway and Bass Lake Road. Therefore, I believe that the new development, directly across the street will impact me directly.

Issue #1.

After reviewing Exhibit F, of the Planned Development, which shows Proposed J5, J6, J7, Lot H and Lot I, it appears that Bass Lake Road will only have one lane of traffic in each direction. If that is correct, I believe that one lane of traffic would be inadequate to handle all current and future traffic in the area.

Currently, during rush hour Bass Lake Road backs up with traffic and more significantly the traffic is stopped when individuals merge onto or turn on Bass Lake Road. Even if a traffic light is installed at the intersection, I believe that all traffic from the future residences, the fast food restaurants, the gas stations, from the commercial buildings, and specifically from the High Density proposed Village J7, will be too much for a two lane road to handle.

Another safety issue, which will develop is the number of vehicles turning toward the freeway from the Proposed Commercial site J5. It appears that two fast food restaurants will be built just South of the intersection. A large number of vehicles will then turn left from between the restaurants to head back to the freeway. They would have to go across the road to turn Left, which would create serious hazard problems if heavy traffic is backed up on Bass Lake Road. If only one lane exists, the traffic will continually flow toward the freeway, creating a higher propensity for accidents in the area.

Therefore, I would like this Commission to review the number of residence and businesses and request that Bass Lake Road have a minimum of two lanes going each direction, in addition to the turn pockets.

Issue #2.

I believe that Serrano Village J7 should be changed to single family residences with each lot being over 5000 square feet. Serrano is well known as a Suburb, where each property

enjoys the privacy and the standard enforced by the association. All residences confirm to a higher standard of quality and land openness.

By including small town homes in the Serrano Village, the quality of the entire Village will suffer. That will potentially drop the values of many residences, and will affect the overall reputation of the Village.

Serrano is well known for rolling hills, sporadic residences, hiking trails, open golf course, and other suburbia type environments. By placing a condominium complex in the Serrano Village, will forever change the beauty of our village, and the high density residences are a serious deviation from the normal constructions in Serrano Villages.

Therefore, I respectfully request that Village J7 be redesigned as a single home family residence with at least 5000 square feet per lot.

Thank you in advance for your help and consideration.