



PC 2-25-21
 Julie Saylor <julie.saylor@edcgov.us>
 Item #2

Fwd: Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson.

1 message

Planning Department <planning@edcgov.us>
 To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Feb 25, 2021 at 7:23 AM

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

From: **Brian St. Martin** <bstmartin34@yahoo.com>

Date: Wed, Feb 24, 2021 at 5:45 PM

Subject: Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson.

To: planning@edcgov.us <planning@edcgov.us>

Cc: bianca.dinkler@edcgov.us <bianca.dinkler@edcgov.us>, RONALD PEEK <ronaldpeek@sbcglobal.net>

Planning Commission:

Per the Public Hearing for Project Scheduled for Building C Hearing Room on February 25, 2021 at 8:30 am:
 Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson.

We live at 1776 Dormity Road, Rescue (Green Springs Ranch) and are responding to the notice for the project listed above. After discussing with our neighbors, including Ron Peek who lives closest to Lot 66, and reviewing all the information on the county website, we have a few questions/comments:

- We're appreciative of the county doing it's due diligence and notifying us with respect to the 250' setback revision in question.
- If the revision in question is approved, does that mean additional permanent structures can be built up to the 50' setback on Lot 66? In speaking with the Mr. and Mrs. Peek, they expressed concern that additional structures could be built. Mr. Peek is under the impression he was agreeing to the pool/spa easement only. I would propose someone in an official capacity explain the revision in more detail to both Mr. and Mrs. Peek.
- With respect to setting a potential precedent. Our western property line is shared with two four acre lots within the Serrano Development. The setback on the Serrano side is 100' from our shared property line and we want it to be on record that this 100' setback be enforced for future development. We recognize that the revision project in question has a 50' setback on the property line border with the Peeks property. We also recognize that the project in question is addressing the 250' setback from a residence which should not be an issue with our Serrano shared property line due to our house location and the 100' setback mentioned above. It was noted in the Planning Commission Staff Report that the revision in question is specific to Lot 66, however, we're concerned this could set a precedent for future development along all Green Springs Ranch borders?

In closing, we assume the homeowners on Lot 66 will build a beautiful home and it sounds like they have a long history with El Dorado Hills. However, we are concerned with the following: the Peeks might not fully understand the revision request; and this could end up setting a precedent for future development.

Thank you.

Brian and Margot St. Martin



PC 2-25-21
Julie Saylor <julie.saylor@edcgov.us>

Hum#2

Fwd: Tentative Subdivision Map Revision TM-R29-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Feb 25, 2021 at 7:23 AM

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

From: **Wendy** <mwsedlak@sbcglobal.net>

Date: Thu, Feb 25, 2021 at 6:54 AM

Subject: Tentative Subdivision Map Revision TM-R29-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson

To: <planning@edcgov.us>, <bianca.dinkler@edcgov.us>

We live at 1800 Dormity Rd, Rescue, and we were recently notified of a setback exception at the end of our cul-de-sac. This notification concerned the landscaping and pool construction.

As we researched further in the public records, we discovered that the original Serrano home construction encroaches within 250 feet of the Green Springs Ranch dwelling at the end of Dormity Rd (Peek residence). We were not notified (nor were any of our neighbors within 1000 feet) of this violation.

We also discovered a pre-drafted letter by the Serrano home owner and signed by Green Springs Ranch resident, Ron Peek. When we discussed this in person with Mr. Peek, he was extremely confused about what he signed and didn't realize what he was agreeing to. After the discussion, he called us again and left a message on our answering machine questioning what he signed and asking if there is anything else he needs to do.

Had we been properly notified, we would have opposed the dwelling to dwelling setback request for deviation. We would like to know why we didn't get notified of the original setback exception.

Please understand that we are adamantly opposed to any future setback exceptions that are within 1,000 feet of our residence and we do not want this incident to set any precedent for future construction.

Wendy and Michael Sedlak
1800 Dormity Road
Rescue, CA 95672