

Re: Conditions of Approval Deficiencies: Planning Commission Comments Regarding Agenda Item 25-0387 (Serrano Village M5)

From Dean Getz <dean@deangetz.com>

Date Mon 3/10/2025 11:29 PM

To Planning Department <planning@edcgov.us>

Cc Karen L. Garner <Karen.L.Garner@edcgov.us>; Christopher J. Perry <Christopher.Perry@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Kathleen Markham <kathleen.markham@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Jarren A. Brady <Jarren.Brady@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Lela J. Shelley <Lela.Shelley@edcgov.us>

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Dear EDC County/Planning Commission Staff:

In connection with my comments acknowledged below regarding [County of El Dorado - File #: 25-0387](#), the developer-controlled Serrano HOA sought to (at its own expense) slurry and stripe the County's Serrano and Silva Valley Parkways--County roads, linked ([Click here](#)) around 2007. To that end, I have previously identified the original County "condition of approval" imposed upon the approvals of the project known as Serrano which required the establishment of a Lighting and Landscape Assessment District (LLAD No. 17) which was completed by EDHCS D through its Resolution 95-17 linked ([Click here](#)) in 1995 encompassing all 'public areas' throughout the Serrano project.

The California Department of Real Estate (DRE) continues to report (to the present day) with each and every public report that development within Serrano is subject to EDHCS D's LLAD No. 17 in which "all members share" in the expense. Pursuant to Gov't Code 7920 et seq., I am seeking the following records in the County's possession:

- Any/all records whereby the Serrano Lighting and Landscape Assessment District No. 17 originally met the County's condition of approval as reported by the DRE to this day (see pic) reported in EDHCS D through its Resolution 95-17 linked ([Click here](#))
- The last (or most recent) County approval for development in Serrano in which this Lighting and Landscape Assessment District (LLAD No. 17) was identified as a condition of approval as continues to be reported (as applicable) like this by the DRE excerpted here:

*Department of Real Estate
of the
State of California*

**FINAL SUBDIVISION PUBLIC REPORT
PLANNED DEVELOPMENT**

In the matter of the application of
CALATLANTIC GROUP, INC.,
a Delaware Corporation

FILE NO.: 161228SA-F00
ISSUED: **FEBRUARY 19, 2020**
EXPIRES: FEBRUARY 18, 2025

**Special Taxes & Assesmer
Special Taxes and Districts ar
thereof.**

**This subdivision lies within the
District Landscaping and Ligh
any taxes, assessments and c
maintenance and improvemer
sports facilities and recreation
year will be based upon the ar
services. This means assessn
As of the date of this Public R**

- Any/all records (including public meeting minutes) whereby, "Association has prepared Plans, Special Provisions and cost estimates for the Maintenance Work that have been approved by Director" (including approved costs) as specified in County agreement # 07-1462 linked ([Click here](#)) including the County sign off of the completed work.

If any part of this request is unclear, please assist in identifying the requested information per Government Code §7922.600, especially §7922.600(A)(1).

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

Sincerely,

Dean Getz

DEANGETZ.COM

P: (916) 807-0876

F: (916) 853-6050

4935 Hillside Circle | El Dorado Hills | CA 95762 USA | www.deangetz.com



From: Planning Department <planning@edcgov.us>

Sent: Monday, March 10, 2025 08:47 AM

To: dean@deangetz.com <dean@deangetz.com>

Cc: Karen L. Garner <Karen.L.Garner@edcgov.us>; Christopher J. Perry <Christopher.Perry@edcgov.us>; Robert J. Peters <Robert.Peters@edcgov.us>; Aaron D. Mount <aaron.mount@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>; Angelic M. Madson <Angelic.Madson@edcgov.us>; Kathleen Markham <kathleen.markham@edcgov.us>; Debra R. Ercolini <debra.ercolini@edcgov.us>; Patricia M. Soto <Patricia.Soto@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Christopher A. Smith <Christopher.Smith@edcgov.us>; David A. Livingston <david.livingston@edcgov.us>; Jefferson B. Billingsley <Jefferson.Billingsley@edcgov.us>; Adam J. Bane <adam.bane@edcgov.us>; Zachary S. Oates <Zach.Oates@edcgov.us>; Jarren A. Brady <Jarren.Brady@edcgov.us>; Renee I. Jensen <Renee.Jensen@edcgov.us>; Cameron W. Welch <Cameron.Welch@edcgov.us>; Lela J. Shelley <Lela.Shelley@edcgov.us>; Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>

Subject: Fw: Conditions of Approval Deficiencies: Planning Commission Comments Regarding Agenda Item 25-0387 (Serrano Village M5)

Your public comment sent on 03/09/25 at 07:38 PM that was forwarded by the Office of the District 1 Supervisor on 03/10/25 at 08:05 AM has been received for the Serrano M5 (Tentative Subdivision Map, Rezone, and Planned Development TM24-0001, Z24-0001, PD24-0001) that is on the agenda for the Planning Commission's March 13, 2025, Meeting. Thank you.

County of El Dorado

Planning and Building Department (Planning Services)

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5355



Elevate to El Dorado
A Great Place to Live, Work & Play

From: BOS-District I <bosone@edcgov.us>

Sent: Monday, March 10, 2025 8:05 AM

To: Planning Department <planning@edcgov.us>

Cc: Greg P. Ferrero <Greg.Ferrero@edcgov.us>; David Spaur <David.Spaur@edcgov.us>

Subject: FW: Conditions of Approval Deficiencies: Planning Commission Comments Regarding Agenda Item 25-0387 (Serrano Village M5)

Cindy Munt

Assistant to Supervisor Greg Ferrero, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

[Supervisor Ferrero Facebook](#)

[Supervisor Ferrero Nextdoor](#)



From: Dean Getz <dean@deangetz.com>

Sent: Sunday, March 9, 2025 7:38 PM

To: David Spaur <David.Spaur@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>; Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>; Stephen Ferry <stephenferry@edhcsd.org>

Cc: heidihannaman@edhcsd.org; michaelmartinelli@edhcsd.org; noellemattock@edhcsd.org; Teri Gotro <tgotro@edhcsd.org>; Stephanie McGann Jantzen <smjantzen@edhcsd.org>; David A. Livingston <david.livingston@edcgov.us>; Joe H. Harn <joe.harn@edcgov.us>; Tiffany Schmid <Tiffany.Schmid@edcgov.us>; Vern R. Pierson <vern.pierson@edcda.us>; Simon Brown <simon.brown@edcda.us>; James A. Clinchard <james.clinchard@edcda.us>; contact@edcgrandjury.com; 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>

Subject: Conditions of Approval Deficiencies: Planning Commission Comments Regarding Agenda Item 25-0387 (Serrano Village M5)

Dear Clerk of the Planning Commission/Commissioners, EDHCS D President Ferry (Cc: EDHCS D Directors & Team, EDC BoS/Leadership, EDC D.A. & Grand Jurors; Bcc: Numerous Others),

[Clerk of the Board, please incorporate these comments into the Commission's official record for the February 13, 2025, Planning Commission's regular meeting Agenda Item # 25-0387]

The County's Conditions of Approval for Serrano Village M5 lack the standard requirements typically identified by the El Dorado Hills Community Services District (EDHCS D) for new development. These EDHCS D conditions as partially demonstrated linked ([Click here](#)) include:

- Payment of park impact fees with each building permit
- Cable television service hookup provisions
- Mandatory waste management services
- Construction debris disposal provisions
- Compliance with the District's Streetscape Master Plan regarding wall and/or fence materials, irrigation components, sidewalk connectivity, etc.
- (CSD) Ownership and operation of public pedestrian pathway and trails pursuant to El Dorado Hills Specific Plan provision 9.5.4 linked ([Click here](#))

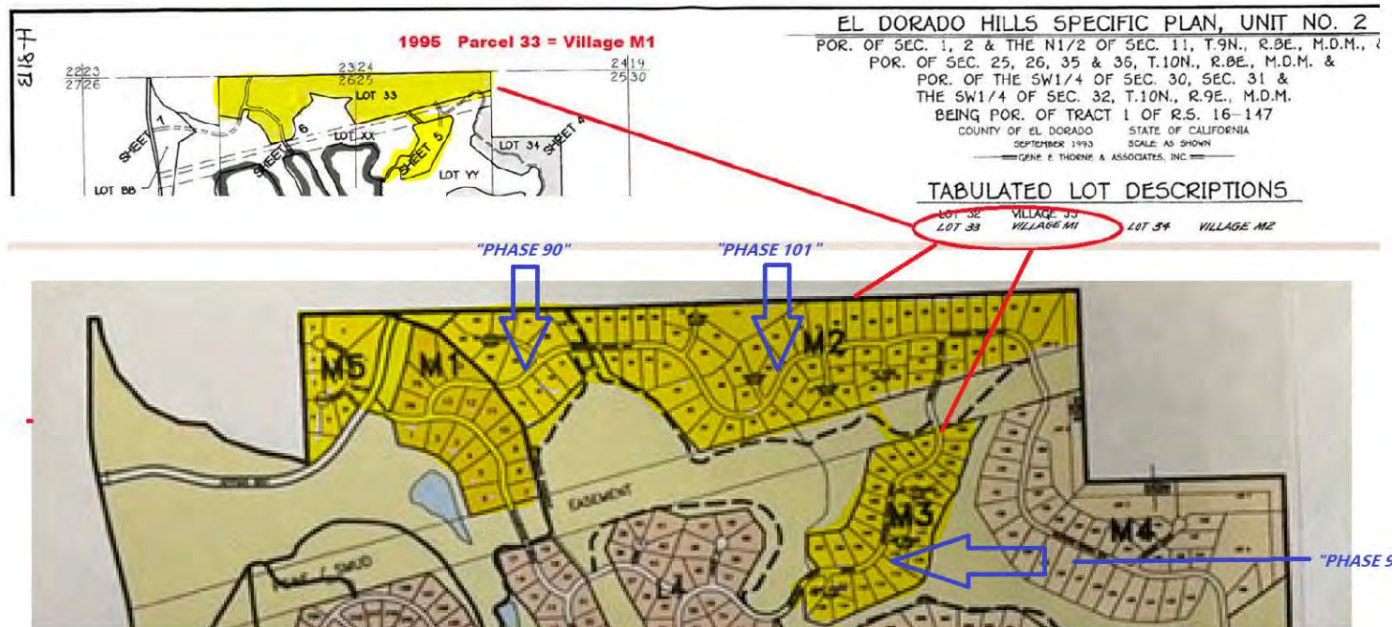
In fact, in 2008, EDHCS D even asserted, **"The District recommends that an Irrevocable Offer of Dedication to the EDH CSD for the open space parcels be a condition of the final map"** linked ([Click here](#)).

Instead, the County and EDHCS D have systematically lost sight of their fiduciary obligations with regard to administering this sort of development. For example, EDC's Auditor-Controller, Mr. Joe Harn has recently acknowledged that ***"The County screwed up"*** by reimbursing this developer more than \$1 million for public trails that were not properly deeded to the EDHCS D linked ([Click here](#)). The County has vowed to correct this error. To that end, it's clear that the County and EDHCS D have lost sight of their (respective) California Constitutional obligations to ensure that property 'benefiting' from public improvements (e.g., those improvements funded by the County's CFD 1992-01, Serrano) must contribute its fair share to their maintenance costs (Streets & Highways Code § 22573).

This requirement on what's being referred to as 'Serrano Village M5' or El Dorado Hills Specific Plan Parcel 33 can be traced back to formation of the Serrano project. EDHCS D acknowledged this original County "condition of approval" imposed upon the approvals of the project known as Serrano which required the establishment of a Lighting and Landscape Assessment District (LLAD No. 17) through its Resolution 95-17 linked ([Click here](#)) in 1995 encompassing all 'public areas' throughout the Serrano project.

The 1995-96 LLAD No. 17 tax engineer's report, prepared (albeit improperly) by the same Serrano project developer, plainly identifies EDHSP Parcel 33 on the LLAD No. 17 assessment roll linked ([Click here](#)).

EDHSP Parcel 33 is visually depicted linked ([Click here](#)) and shown here:



While the EDHCSD has permitted (to date) the maintenance of much of its Serrano public improvements to be handled by the Serrano El Dorado Owners Association, this HOA subcontractor must bill (in lieu of the CSD or County) all properties that benefit from the public improvements' maintenance (including all lots and parcels throughout this single residential subdivision) for their proportionate share of the maintenance costs (Streets & Highways Code § 22573), consistent with the California Constitution and with the Serrano CC&Rs.

As an aside, Serrano's budgets have always stated:

2017 Operating Budget, Reserve Summary and Statement of Significant Policies

Cost Center Descriptions

Master Basic – All members share in the Master Basic cost center. The Master Basic budget covers the maintenance of the landscape and lighting on Serrano Parkway, Silva Valley Parkway, our community trails and the Village Green Park. The Master Basic budget includes 24-hour per day roving community patrol and all of the administrative costs of the Association.

To be clear, CC&R 6.06 linked ([Click here](#)), **requires the initiation of Common Assessments be applicable to all Property** (that's all Lots and Parcels including Parcel "Serrano Village M5" subject to CC&Rs) within the one Residential Subdivision (there's only one Serrano El Dorado HOA) "as annexed" for maintenance of the EDHCSD's public property, which began with the first sale of a Class A Lot (homeowner) in the (Serrano HOA) subdivision (1995).

El Dorado Hills Specific Plan Parcel 33 has been a part of the Serrano project since its inception (per the CC&Rs and the CSD engineer's report), in which the CC&Rs explicitly require all member properties to pay assessments 'as annexed' for the general assessment (also referred to as its 'Master Basic' pursuant to CC&R Exhibit D). Assessments commenced throughout the property, as annexed, in accordance with CC&R 6.06

upon the first Class A member sale, which occurred in 1995. I have linked the relevant passage from Exhibit D (click here) and excerpted it for your reference below:



Compliance with this original condition of approval "imposed upon the approvals" of the project known as Serrano includes **Village M5 being contemplated today** as the 'benefitting' property's obligation to pay its proportionate share of the maintenance of Serrano's public improvements is rooted in the California Constitution (Article XIID) and this task is better described in Streets & Highways Code § 22573. Specifically, the section allows for any formula or method that fairly allocates the net amount among **all** assessable lots or parcels--including Village M5, proportionate to the estimated benefits. This original condition of approval and constitutional obligation continue to this day and must be listed in the County's final conditions of approval.

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

Sincerely,

Dean Getz

DEANGETZ.COM

P: (916) 807-0876

F: (916) 853-6050

4935 Hillside Circle | El Dorado Hills | CA 95762 USA | www.deangetz.com



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SERRANO VILLAGE M-5 PROJ24-0001

From brilliantmeals@gmail.com <brilliantmeals@gmail.com>

Date Tue 3/11/2025 11:53 AM

To Planning Department <planning@edcgov.us>; David Spaur <David.Spaur@edcgov.us>; Bob Williams <Bob.Williams@edcgov.us>; Jeff Hansen <Jeff.Hansen@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>; Patrick Frega <Patrick.Frega@edcgov.us>

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I am writing regarding the requested rezoning of Serrano Village M-5. The proposed high-density project does not fit with the existing homes and will have a detrimental effect on the values of all existing properties in the area. In addition, this is not a logical place to put high density housing which typically is to ensure those that live there have quick and easy access to their jobs. There are no companies in this location. High density projects belong where other high-density projects are located. This property needs to retain its current zoning and something that aligns with that zoning is what should be put into the location. I stand with other neighbors against this project.

Kelley Meyer

2430 Highland Hills Drive
El Dorado Hills, CA 95762