

PC 2/27/14
#4

To: County of El Dorado Planning Services
Community Development Agency
Development Services Division
Planning@edcgov.us

14 FEB 25 PM 4: 52

RECEIVED
PLANNING DEPARTMENT



From: Filip and Brandy Colfescu
412 Andri Ct.
El Dorado Hills, CA 95762
Serrano Village J4

Re: **Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-00001/Tentative Map TM13-1511/Serrano Villages J5 & J6**

Serrano Associates LLC is submitting a request to change their already submitted plans to the Planning Commission, in which they are asking for a number of changes. Those changes requested by Serrano LLC constitute a significant deviation from the promises made to Serrano Residents. Specifically, the request to decrease commercial land from 45 acres to approximately 12 acres. This is a decrease of approximately 74% from the promised commercial development.

Serrano Residents have been waiting for a long time to have other options available for grocery shopping, eating out and other commercial businesses. The closest grocery store to Serrano Residents residing in the East Area of the Serrano Development is Raley's on El Dorado Hills Blvd. Raley's is approximately 3 miles away via established roads. To the East of Serrano, is Food for Less located in Cameron Park. An anchor grocery store and other shopping options will be a welcomed site for Serrano Residents. Not only will Serrano Residents go out more often, they will also be more likely to go to the new location due to the proximity to their residence.

A new store will allow Serrano Residents, residents from the Laurel Oaks development, to the East of the site, and already established neighborhoods from the North on Bass Lake Rd., to shop near their home and to have access to a number of businesses.

Putting more homes on the site instead of businesses, will only crowd the surrounding streets and freeway with residents going outside our neighborhood in search of shopping options. If you draw a circle from the site, it will revealed that it is at **least 3 Miles in each direction to get to the closest grocery store.**

Therefore, I respectfully request that Serrano LLC. Request for a change in the proposed plan be denied. The Planning Commission should take a good look at this proposal and do the right thing for the community, which is to provide the established community with local neighborhood commercial access.

Thank you very much for your time and consideration.

PC 2/27/14
#4

3521 Hollow Oak Drive
El Dorado Hills, CA 95762

14 FEB 26 AM 10: 27

February 24, 2014

RECEIVED
PLANNING DEPARTMENT

County of El Dorado Planning Commission
2850 Fairlane Court
Placerville, CA 95667

RE: El Dorado Hills Specific Plan Amendment –Serrano Village J5 & J6.

The amendment to the El Dorado Hills Specific Plan submitted by SERRANO ASSOCIATES, LLC should be denied for the following reasons:

1. Bass Lake Road from Serrano Parkway to Highway 50 NEEDS to be improved before any more homes are built. Currently there are over 10,000 cars travelling Bass Lake Road to Highway 50, with 5000+ from Serrano Parkway to Highway 50. The residents on Hollow Oak Drive and Old Bass Lake Road should be able to access Bass Lake Road without endangering their lives and others. The traffic lights at Bass Lake Road and Sienna Ridge have made access to Bass Lake Road worse. Serrano Associates should have some responsibility to improve the roads their resident's travel impacts.
2. The El Dorado Irrigation District declared a Stage 3 water supply warning. Any zoning changes to approved specific plans should be postponed until the State is no longer under a drought.
3. The project site across the road from Bass Lake is currently undeveloped and should be preserved for the wildlife and the natural habitat.
4. There is an estimated 7000+ approved lots in El Dorado Hills. Rezoning commercial property to create an additional 119 lots is not needed.
5. The residents of Serrano utilize Bass Lake Road, yet Serrano Associates is not held responsible for improving Bass Lake Road from Serrano Parkway to Highway 50. The improvements needed are expected to come from the Bass Lake Hills Specific Plan, which must bear the costs based on 300 homes.
6. The Board of Supervisors denied changes made to the Bass Lake Hills Specific Plan, therefore the Planning Commission should deny any changes to the El Dorado Hills Specific Plan.

Respectfully,

Patrick and Cynthia Morrison

