

7/20/2021

Edcgov.us Mail - Fwd: Comments on Serrano Village A14

PC 7-22-21

Item #2

Julie Saylor <julie.saylor@edcgov.us>

2 pages



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## Fwd: Comments on Serrano Village A14

1 message

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

Tue, Jul 20, 2021 at 7:22 AM

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

From: **marty abell** <abellmarty@gmail.com>  
Date: Mon, Jul 19, 2021 at 5:26 PM  
Subject: Comments on Serrano Village A14  
To: <planning@edcgov.us>


Dear Sir or Madam,

Please see the attached comments.

Thank you,

Herbert Abell  
4894 Village Green Drive  
El Dorado Hills, Ca 95762

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 **New Microsoft Word Document (2).docx**  
16K

July 19, 2021

County of El Dorado Planning and Building Department

2580 Fairlane Court

Placerville, CA 95667

RE: Comments on TM08-1464/Serrano Village A14

Project-related documents publicly available on [edc-trk.aspgov.com/etrakit](http://edc-trk.aspgov.com/etrakit) and [eldorado.legistar.com/Calendar.aspx](http://eldorado.legistar.com/Calendar.aspx) are insufficient to provide complete and adequate information about the project for the following reasons:

1. No information is provided for the proposed project construction and occupancy schedules;
2. No information is provided for the proposed construction traffic routes and parking;
3. No information is provided for projected noise and air quality impacts from construction activities and construction traffic, particularly on existing residents (e.g., on Village Green Drive, Russi Ranch Road, and Bevinger Drive);
4. No documentation is provided to demonstrate the project consistency with a specific plan for which an EIR was previously certified (i.e., no demonstrable justification is provided for a statutory exemption under CEQA);
5. No justification is provided for exceptions to County development standards for minimum lot size, lot dimensions, lot frontage, and building setbacks; or for modification of Standard Plan B standards for roadway rights-of-way; roadway, sidewalk and curb widths; and reductions in roadway centerline curve radii.
6. No information is provided concerning any proposed landscape improvements or other visual treatments for the visually sensitive project frontages on Russi Ranch Road and the unimproved remainder lot on Village Green Drive.

Thank you for your consideration of these comments.

Herbert Abell

4894 Village Green Drive

El Dorado Hills, CA 95762

[abellmarty@gmail.com](mailto:abellmarty@gmail.com)