



SERRANO
EL DORADO

OWNERS' ASSOCIATION

January 10, 2020

Supervisor John Hidahl
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: CEDHSP – Serrano Comments on Central El Dorado Hills Specific Plan Application

Dear Supervisor Hidahl:

The Serrano El Dorado Owners Association Board of Directors is submitting its position on the CEDHSP application before the Planning Commission, and to eventually come before the Board of Supervisors.

The Serrano Board of Directors understands the pressure by the State for local governments, Cities and Counties, to provide for greater housing units and is aware of points and counter-points of the proposed application for meeting some of the moderate affordable housing needs.

The Association is providing the following comments on the application:

1. As the County reviews the application as submitted, the Association would prefer to see lower density in the number of housing units to minimize traffic congestion in and around Serrano.
2. The Association is not opposed to the applicants request to amend the EDHSP and transfer temporarily mapped lots in Village D1, Lots C & D into Open Space of the CEDHSP. The Association believes the creation of a greater Open Space buffer zone between the two communities is beneficial, and anticipates a maintenance funding agreement for a proportionate share of costs relative to Serrano's Public Natural Open Space maintenance obligations.
3. Serrano Parkway from El Dorado Hills Boulevard to Bass Lake Road is a thread running through all of Serrano. Whatever is developed on both sides of Serrano Parkway, it should have a Serrano look and feel as part of the Development Agreement.
4. Serrano Association views this application for residential development differently from the proposed EDH52 commercial "big box" development adjacent to the residential neighborhood.
5. Due to the proximity of the proposed property to the Serrano El Dorado Owners' Association, the Association believes the applicant has a unique opportunity to ensure continuity with architectural design consistent with neighboring communities.
6. The current undeveloped condition of the property is not attractive, and has the potential to remain in an undeveloped state.

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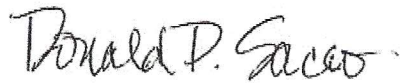
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The Association appreciates the opportunity to submit these written comments on this important application and County decision.

Sincerely,

ON BEHALF OF THE SERRANO EL DORADO BOARD OF DIRECTORS



Donald P. Sacco, President

cc: Donald Ashton, CAO, El Dorado County
El Dorado County Planning Commission
El Dorado County Board of Supervisors