

(Distributed at hearing by
Hal Alter)
Hal and Ruth Alter
2340 Beckett Drive
Eldorado Hills, CA 95762

PC 8-10-17
Item # 2
(8 pages)

El Dorado County
Community Development Agency 2850 Fairlane CT,
Placerville, CA 95667

RE: TM00 1371 Hawk View

Gentlemen:

We urge the Community Development Agency to disapprove the requested extension for the subject subdivision. The original approval of this subdivision was more than 11 years ago and it appears that approvals have lapsed due to inactivity and the owner / applicant should be resubmitting a design for review with updates that would address the obvious short comings and economic issues associated with the subject as not to have negative safety economic impact on the adjacent properties. Given the lapse of time, the subdivision design should be updated and submitted with the grading and other design and association issues updated to reduce the negative impact on surrounding existing homes and to better assure that the quality of the community will be maintained similar to that of the adjacent homes over time.

1. The design of this subdivision demonstrates excessive and severe grading without concern for either the environment or the neighboring existing Serrano neighborhood and specifically homes on Beckett Drive where I live.
2. Severe / extreme grades will result in difficult and expensive maintenance sloped areas and these likely will not be appropriately maintained by the average homeowner, particularly where these slopes are out of view by the homeowner, but likely well within the view of the Beckett Drive neighbors. Lack of maintenance of these areas, will result in increased fire danger, homes for rattlesnakes and other pests, and the potential for unsightly disposal and backyard storage, screened to the homeowner but visible to neighbors.
3. What was once a a sloping hillside has been formed into lots that are graded like like a mesas. Many of these lots and specifically the ones located to the rear of our property are significantly higher in elevation than our lot. Despite the general grade of the area be downslope, the unnatural increase in elevation will result in any home constructed on the subject lots towering over and providing an unreasonable imposition on our home. These lots also have severely sloping grades on all four sides of the lot. (These lots are **significantly higher** - upwards of 15 feet from the access road and also upwards of 15 feet higher than the adjoining lots on Beckett Drive.) These lots would be significantly improved, if the grading of these lots were updated to take into accounts issues of maintenance, impact of surrounding property and ease of maintenance – and or establishment of a homeowners association with specific responsibility to maintain these difficult to maintain areas.

Recommended requirements in the event an extension is granted.

1. Require that the grading plan be revised, lowering elevations of those adjacent to Beckett Drive homes such that new Hawk view homes do not tower above the adjacent Beckett Drive homes and that other noted issues are mitigated.

Recvd 8/10/17

2. Have Hawk View establish an open space buffer zone for those areas adjacent to Beckett Drive lots and other undevelopable steep areas requiring ongoing maintenance. This buffer zone can be either by lands deeded to the Hawk View Association or by easement, but a specific requirement should be included requiring that these areas be maintained by the Hawk View Association (require the establishment of an HOA with specific responsibilities if not already proposed). With the new buffer zone, require that rear fences for the homes be at the back of the developed lot with the maintenance / open space easement being a non development area. (IE the Beckett Drive homes and the Hawk View homes would each have their own rear fences with a buffer area in between). If not appropriately maintained by the Association, the County should have the right to enforce this requirement.
3. Establish a neighborhood buffer zone. For locations adjacent to Beckett Drive, require that any house constructed on these lots not exceed one story in height. Also require a minimum three car garage. Disallow RV storage, additional storage buildings, height of play equipment, invasive outdoor plants etc., similar to the covenants and restrictions in place at Serrano to establish a level of continuity of conditions for contiguous lots.
4. Require that any exterior lighting on homes or streetlights be such that bulb light sources are screened and not directly visible outside of the Hawk View subdivision.
5. Assure that Hawk View subdivision has a program to utilize recycled water for watering to assure that area is appropriately landscaped in a sustainable fashion.
6. Assure that Hawk View has secured appropriate water, sewer, natural gas, and electric utility capacity requirements and that such utilities are being installed below grade..

Unless appropriate updates are made the proposed Hawkview development will unnecessarily interfere with the quiet enjoyment, safety, and value of my and other homes contiguous to the proposed development. We urge the County and the developer to correct deficiencies and otherwise update the design as to not adversely impact the existing adjacent homes.

Sincerely


Hal and Ruth Alter

H2W-View

View from 23 to Beckett

Lots tower above adjacent property, yet also significantly higher than access road.

Steep slopes and ditches at rear property line will likely not be properly maintained, creating safety hazard



August 9, 2017

Community Development Services
Planning and Building Department

RE Hawkview , 40 acre development

Gentlemen:

I am requesting that the applicant's petition for a ten year extension to the approval be denied. Further consideration of the application should consider impact to the adjoining Serrano Beckett Drive Homes, including revisions to grading, restriction of contiguous homes to single story, creation of buffer zones, and provisions for maintaining the steep sloped buffer areas by the HOA.

Sincerely,

JEFF KATAYAMA
2344 BECKETT DR
EL DORADO HILLS CA 95762



— DID NOT RECEIVE NOTICE.

August 9, 2017

Community Development Services
Planning and Building Department

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Sincerely,

 Monika

Monika Balcekovs

706 Stanfel Pl
EDH, 95762

August 9, 2017

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Planning and Building Department

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Sincerely,

STANLEY Lucia
2269 Beckett DR



August 9, 2017

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Planning and Building Department

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Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Wong', with a large, sweeping flourish extending to the right.

Jeffrey Wong
2320 Beckett Dr.
El Dorado Hills, CA 95762

August 9, 2017

Community Development Services
Planning and Building Department

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Sincerely,

 David Stadden 2334 Beckett Dr