

PC 8-10-17
Item # 4

August 8, 2017

El Dorado County
Planning Commission

RE: August 10, 2017 hearing
DA 16-003/Bell Ranch

Commissioners:

As a resident property owner on Hollow Oak Drive, I have some concerns regarding the proposed 10 year extension and the July 3, 2017 Draft.

1. I would like clarification as to why it is necessary for Morrison Road to connect to Hollow Oak Drive when the subdivision has a primary entrance off Country Club. Most subdivisions in the area, like Laurel Oaks, Bridlewood, Bell Woods, and many Serrano subdivisions all have one way in and one way out. I can see possibly having an emergency exit like Laurel Oaks has, if necessary, but I don't see the necessity to impact the current residents of Hollow Oak Drive and Laurel Oaks.

2. I feel the lengthy extension of time is unfair to the residents of Hollow Oak, with the proposed right-of-ways on some parcels, it jeopardizes the value of land, and impacts owners wanting to sell their property.

3. In the Draft of 7/3/2017, Section 1 - General Provisions, 1.13 - Choice of Law; Venue, which states that any litigation shall be heard in the Superior Court of El Dorado County. Since El Dorado County has involvement in the project development process with BL Road, LLC, I feel any litigation that may arise would be a conflict of interest with El Dorado County and a change of venue, out of El Dorado County, would be necessary.

Sincerely,

Carl Gassaway
3565 Hollow Oak Drive
(530) 677-4397

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To: Planning Commission - August 10, 2017 Agenda/Bell Ranch, Bell Woods and Hawk View

If Country Club Drive and Bass Lake Road is one of the most congested and dangerous intersections why are these projects being extended for 10 years? The County could have eliminated the dangerous intersection before now using the TIM fees collected for road improvements.

The County needs to require a 2017 Bass Lake Hills Financing Plan BEFORE the 2017 development agreement approval. The 2004 Bass Lake Hills financing plan is no longer valid for the following reasons:

1. Development agreements have expired.
2. Critical Mass threshold has changed.
3. Cost estimates need to be revised.
4. Update to the number of dwelling units.
5. Phasing plan was not followed (Bass Lake North approved when only one parcel had a development agreement).
6. Fee programs need updating.

The property owners with expired development agreements should be aware of any requirements the county is planning to impose on the remaining properties in the Bass Lake Hills Specific Plan should they choose to development.

The plan to construct the offsite Morrison Road between existing homes that will end up crossing in front of a neighbors home. This is shameful and not needed especially since giving up property for Hollow Oak. This action will affect his view of the valley, create more traffic noise and lower property values on his home and the surrounding homes.

I requested a copy of the analysis documenting the need for the offsite Morrison Road connecting to Hollow Oak. To date I have not received a response that addresses the question. The County has approved much larger subdivisions in the surrounding area with only one access and an emergency exit. The build out of Bell Woods will only increase speeding traffic and noise on Hollow Oak.

The developer reached an agreement with the El Dorado Irrigation District recently. A copy of the settlement agreement along with a Facility Plan Report should be included with the conditions of approval.

Patrick and Cynthia Morrison

3521 Hollow Oak Dr.

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