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**Bell Ranch DA-16-0003**

1 message

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To: edc.cob@edcgov.us

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DATE 9/18/2017

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El Dorado County Board of Supervisors

Re: September 19, 2017 hearing Bell Ranch (DA-16-0003)

We have the following concerns:

Not all of the adjacent homeowners received notification of the hearing.

1. Does the approved stamped map approved by Roger Trout 04/28/2016 and engineer certified by Olga Sciorelli of CTA 02/02/2016 show the correct location of the off-site Morrison Road?

2. We disagree with the following sections of the Development Agreement Ordinance:

Section 1 (2): It WILL have a detrimental effect to the persons residing in the immediate area. The additional vehicle traffic entering Hollow Oak from Morrison Road and then accessing Bass Lake Road will result in traffic accidents at both intersections, as the traffic speed on both Hollow Oak and Bass Lake Road are 50+ MPH.

Section 1(3): It WILL affect the property values of the homes in the area with increased traffic and noise. A major road with car lights shining in homes and running through the front of a home will definitely decrease property values.

Section 1(5): Since there is an adequate water supply for this subdivision, why is the developer obtaining an out of district agreement with EID in exchange for a road easement through the resident homeowner's property for the off-site Morrison Road?

The County, EID, and LAFCO have continued to take advantage of the seniors residing in the Bass Lake Hills Specific Plan by allowing developers to coerce homeowners into giving up their property for developer access roads and utilities.

Cynthia and Patrick Morrison

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