

PC 2/25/10
#7



Kuhlmike@aol.com
02/24/2010 08:15 AM

To tom.dougherty@edcgov.us
cc JMJohnson94941@aol.com, bassi45@sbcglobal.net,
tsms.angulo@earthlink.net,
mkuhl@cooperativecommunityenergy.com
bcc
Subject COC09-0022

Tom,

Wanted to let update you in advance of Thursday's Planning Commission meeting.

We have some concerns about the conditions related to access and setbacks. We feel we need more time to work these issues out with you and the staff. We plan to ask that the Planning Commission to give us 30 days.

Thanks for all your assistance with this process.

Michael J. Kuhl
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PC 4/8/10
#8

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March 29, 2010

Mr. Tom Dougherty
Associate Planner
Planning Services
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

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RECEIVED
PLANNING DEPARTMENT

Re: COC 09-0022; Kuhl, et.al., Agenda for April 8, 2010

Dear Tom:

On behalf of the applicants for the above-referenced Certificates of Compliance, I must respectfully offer my continuing objections to Condition 8 which would require the dedication of a public roadway through my client's private property.

Your revised Condition 8 will read,

"Road & Public Utility Easements: The applicant shall dedicate a 50-foot wide road and public utility easement for the roadways crossing Parcels 1,2 and 3 as shown in Exhibit F prior to COC clearance."

Perhaps I am misreading the verbiage however a dedication implies a public roadway. I must question both the authority for such demand as well as the purpose of turning private access into public roadways on private property. If you simply want to ensure access for all owners of the subject parcels then a condition can be imposed requiring the granting of non-exclusive easements for that purpose to be shown on the recorded map. Of course, you can also require a deed restriction regarding continuing maintenance obligations.

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Thank you for your consideration.

Very truly yours,


ROBERT A. LAURIE