

COMMENTS

RESPONSES

Ehsan, Beth

From: William Masuen <wmasuen@sbcglobal.net>
Sent: Monday, June 15, 2015 1:39 PM
To: Ehsan, Beth
Cc: Sibbet, David; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com
Subject: Valiano EIR

Dear Ms Ehsan:

Thank you for taking the time to review our many concerns regarding the Valiano EIR.

My name is William Masuen and I have lived at 1460 Romance Rd in Eden Valley for the past 20 years

When we first moved into the area Eden Valley road was a dirt road that during heavy rains was difficult to drive. Subsequently it was paved as part of the county Private Road Development. The cost to improve this road was added to our semi-annual taxes for all residents having property adjacent to Eden Valley road and four residents on Romance road. In addition, a road maintenance fee is also applied to our taxes each year. Whereas Valiano is planning on using Eden Valley Road as a primary entrance, the traffic and cost of maintenance on Eden Valley road will increase significantly. My understanding is that Valiano will not have any property adjacent to Eden Valley Road. How is the cost of maintaining this road going to be applied to the current residents who currently pay for maintaining this road?

William Masuen

BM-1

Since Eden Valley Lane would serve as an entrance to the Project site, the Valiano Project is conditioned to improve the road from Country Club Drive west to the Valiano entrance to meet Private Road Standards. As noted in the comment, Eden Valley Lane is a Permanent Road Division (PRD) road, meaning that the Special Districts section of the County Department of Public Works collects money from each parcel belonging to the PRD and uses those funds to maintain the road. Several parcels within the Project site currently belong to the PRD for Eden Valley Lane. When those parcels are subdivided, each new parcel created within the boundaries of the PRD is added to the PRD at the same tax rate as the existing parcels. The subdivided parcels added to the PRD would increase the funds available for maintenance of Eden Valley Lane and improve the County's ability to adequately maintain Eden Valley Lane.