

Saddle Creek Community Services District

Regular Meeting of November 21, 2017

AGENDA SUPPORTING DATA

7. DISCUSSION AND ACTION ITEMS

- e. Approval of a letter to Calaveras County declaring a concern for public safety related to the lack of a second community entrance, requesting meetings and diligent county action toward resolution.

Recommended Motion

I move to approve a letter to Calaveras County declaring a concern for public safety related to the lack of a second community entrance, requesting meetings and diligent county action toward resolution as drafted (or amended).

Background

The Board and members of the public have voiced concern about the lack of a second exit from the Saddle Creek community. Castle and Cooke has placed funding into an account in the form of a bond, as required by the county, to ensure that the second community entrance was constructed as required in the original development agreement and tentative subdivision map. Castle and Cooke intended to complete development of the community by 2008, including construction of the second entrance. However, the housing market slump caused the development to stall. In addition, Castle & Cooke has proposed to the county an alternate configuration and location for the second entrance; which more suitably meets their current development proposal.

At the current time, Castle & Cooke does not have an approved development plan, nor is it planning to actively proceed with development of further phases of the community. The agreement between Castle & Cooke and the county does not specify a completion date for the second entrance, so they are under no deadline or major obligation to proceed with construction of the second entrance in the current approved location, that they do not desire.

The CSD has no agreement in place with Castle & Cooke regarding construction of the second entrance or its timing. The CSD no roads or easements to the second entrance location under its ownership or control. It is doubtful that Castle & Cooke would construct the entrance upon the request of the CSD. Therefore, to force the issue of entrance construction, the CSD must work with the appropriate land use authority which is Calaveras County. Staff recommends that a letter be prepared to the appropriate county department head, requesting meetings among the CSD, Castle & Cooke and the county be convened to address this matter out of a concern for public safety.