



5/15/24

Ann Rappoport and John Riley, RCCC Co Chairs
Email: johnr.rccc@gmail.com annr.rccc@gmail.com
Subject: Presentation regarding proposed subdivision of Shangri La West

Dear Ms. Rappoport and Mr. Riley

This letter will serve as the written summary of the of our presentation to the local residents regarding the subdivision of Tract A, Shangri La East Subdivision, into 11 lots.

We made an online presentation on the zoom platform on Thursday, May 9th. Representing the developer was Grant Mathews with Triad Engineering. Approx. 20 members of the public were in attendance Questions and concerns voiced by the attendee included:

Q: What is the proposed access?

A: Access is from the existing Mountain Air Drive.

Q: Will the proposed Mountain Air Drive connection have a pedestrian path.

A: Yes there is a separated pathway proposed as part of that project.

Q: Will this development have a community water system and fire hydrants like Spruce Terraces?

A: No it will not. The future Mountain Air Drive will provide secondary access and a short response time from the Bear Valley station.

Q: How is Mountain Air Drive maintained?

A: It is maintained by the LRSA. These lots will likely petition to join the LRSA.

Q: Will there be an HOA?

A: TBD. The lots may join the existing Shangri-La HOA.

Q: Consider shared driveways to limit disturbance to streams and wetlands.

A: Shared driveways will likely be an economical option for some of the lots and also would limit disturbance of sensitive areas.

Q: Consider a trail connection along the north side of Lot 11 to Spruce Terraces.

A: We will look into that to see if there is a viable connection.

Please do not hesitate to contact me if you have any questions.

Sincerely
Tony Hoffman, PLS
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