

1/27/2021

Edcgov.us Mail - Finding of General Plan Consistency for the Bass Lake Road Vacation item (GOV20-0001)



PC 1-28-21
Item # 2
Julie Saylor <julie.saylor@edcgov.us>
3 pages

Finding of General Plan Consistency for the Bass Lake Road Vacation item (GOV20-0001)

1 message

hpkp@aol.com <hpkp@aol.com>

Wed, Jan 27, 2021 at 11:21 AM

Reply-To: hpkp@aol.com

To: julie.saylor@edcgov.us, planning@edcgov.us

Cc: matthew.aselage@edcgov.us, jdavey@daveygroup.net, hpkp@aol.com, bosone@edcgov.us, tiffany.schmid@edcgov.us

Good Morning:


The Bass Lake Action Committee would like to submit the attached public comments in regard to GOV20-0001 for staff and Planning Commissioners' consideration at the scheduled Planning Commission Meeting on January 28, 2021.

Thank you for your consideration,

Kathy Prevost

President

Bass Lake Action Committee

 PC Meeting-1-28-2021-J7 ROW- A.docx
13K

January 26, 2021

RE: Finding of General Plan Consistency for the Bass Lake Road Vacation item (GOV20-0001)

Planning Commissioners,

The Bass Lake Action Committee would like to submit the following comments and questions regarding GOV20-0001 for your meeting on Thursday, January 28, 2021.

Since 2004, we have been aware that El Dorado County held a right of way for the future widening of Bass Lake Road which will be much needed with the planned development of the Bass Lake Regional Park by the El Dorado Hills Community Services District (EDHCSD). We understood the easement included part of the frontage area for Serrano J7 and Bridlewood Canyon.

Although the most current EDHCSD plans presented to the Board of Supervisors are to locate their entrance and exit for the north side of the Bass Lake Regional Park across from the Woodridge entrance/exit at Madera, we understand it may be located at the Bass Lake Road-Silver Springs Parkway intersection from EDC records.

As the park is further built out, there will be an increasing pressure and need for both pedestrian and bicycle facilities on Bass Lake Road as well as a warranted left-turn pocket at Bridlewood Drive or a roundabout.

What will be the possible ramifications of granting a Finding of General Plan Consistency on the proposed 10 foot vacation of the right of way on the proposed roundabout or the installation of a warranted left hand turn pocket at the Bridlewood Canyon development entrance?

Additionally, how will the future transportation and circulation development of the much needed pedestrian and bicycle facilities in this area of Bass Lake Road be affected?

With the continued growth in the Bass Lake area as well as the addition of our own Bass Lake Shopping Center, our concern is this right of way might be needed in the future to accommodate both future transportation and circulation needs.

Thank you for the opportunity to comment on this project which may affect our local Bass Lake neighborhoods.

Respectfully,

Kathy Prevost
President
Bass Lake Action Committee

1/27/2021

Edcgov.us Mail - Fwd: January 28, 2021 Planning Commission Item 21-035

PC 1-28-21
Item #2
3 pages



Julie Saylor <julie.saylor@edcgov.us>

Fwd: January 28, 2021 Planning Commission Item 21-035

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, Jan 27, 2021 at 1:14 PM

----- Forwarded message -----

From: **Gillick Family** <wogillick@att.net>
Date: Wed, Jan 27, 2021 at 1:12 PM
Subject: January 28, 2021 Planning Commission Item 21-035
To: Planning Department <planning@edcgov.us>
Cc: Andrew Gaber <andrew.gaber@edcgov.us>, Bill Gillick <wogillick@att.net>

Please provide the attached letter as a public comment on Item 21-035 at tomorrow's January 28, 2021 planning commission meeting related to the vacation of a portion of the Bass Lake Road right of way. I can be reached at 209-481-8625 if there are any questions.

Thank you.

Bill Gillick

 **Planning Commission Item 21-0035 Gillick Letter .pdf**
92K

January 27, 2021

El Dorado County Planning Commission
County of El Dorado Planning and Building Dept.
Attn: Matthew Aselage
2850 Fairlane Court
Placerville, CA 95667

Sent via email to planning@edcgov.us

Re: January 28, 2021 Planning Commission Item 21-0035 - Bass Lake Road Right of Way

Dear Honorable Planning Commissioners and El Dorado County Planning Staff:

I am a resident of Bridlewood Canyon and am on the Homeowners Association Board. The Bridlewood Homeowners Association Board has not taken any formal position related to the proposed right of way abandonment, but I would like to express a couple of comments related to the right of way abandonment.

I am aware there is current uncertainty related to roadway improvements along Bass Lake Road to allow turning access at Bridlewood Canyon as well as access to the proposed El Dorado Hills Community Services District regional park. Various proposals have been discussed including a roundabout, turning pockets, and improved intersections in this vicinity. Any vacation of the right-of-way width in this vicinity should be consistent with the long term roadway improvements.

In addition, we have raised an issue with County staff and Serrano Village J7 and have requested additional information related to potential impacts to Bridlewood Canyon's entryway landscaping and access rights. The portion of the right of way adjacent to J7 that is proposed for vacation by the County includes a small portion of Bridlewood's existing landscaping area. I anticipate that these potential issues can be easily addressed and respectfully request that the County reserve Bridlewood Canyon's access rights along the vacated right of way. Bridlewood enjoys an exclusive landscape easement over a portion of this area pursuant to the Grant of Easement recorded on January 17, 1990 at Book 3277 Page 703 of the El Dorado County Recorder's Office. It is my understanding from the planning commission staff report that the right of way was dedicated to the County in 1994; therefore, the landscaping easement was granted to Bridlewood before the dedication, and the easement should remain on any portion of the easement area which is within the right of way. However, we are uncertain if the Bridlewood Landscape easement extends to the right of way to be abandoned. It is important that if the County vacates the right of way strip and it is quit claimed to Serrano, Bridlewood

does not become cut off from access to the County roadway or prohibited from landscaping and accessing the strip between Bridlewood and the roadway.

We have raised this concern with both County staff and Serrano in order that this issue can be addressed prior to the right of way vacation hearing before the Board of Supervisors. If Bridlewood's existing easement does not extend to the proposed new right of way boundary, I respectfully request that any vacation by the County be conditioned upon granting Bridlewood access and landscaping across this abandoned strip within the existing Bridlewood entryway landscaping.

Thank you for your assistance in addressing this matter related to Bridlewood Canyon and I look forward to working with the County and Serrano J7 to address these concerns.

Very Truly Yours,

Bill Gillick

Cc: Andrew Gaber, Deputy Director Department of Transportation