

PC 8/27/14
#1
16 pages



Fwd: EID Bass Lake Property Zoning, EDHSP Village R, parcel number 115-400-12

Shawna Purvines <shawna.purvines@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Aug 25, 2014 at 11:22 AM

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

From: <blacinfo@aol.com>

Date: Fri, Aug 22, 2014 at 4:26 PM

Subject: re: EID Bass Lake Property Zoning, EDHSP Village R, parcel number 115-400-12

To: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, shawna.purvines@edcgov.us, jim.mitrisin@edcgov.us

To the El Dorado County Planning Commission and the Board of Supervisors:

RE: LUPPU Proposed rezoning of APN 115-400-12, 3240 Bass Lake Road

From RF - Adopted Plan Land Use - Open Space (EDH Specific Plan) to RFH - High Use Recreational

El Dorado Irrigation District (EID) property containing Bass Lake

I am writing to express my deepest concerns regarding the lack of recognition or discussion of a proposed property rezone of APN 115-400-12, EID Bass Lake through LUPPU. Both the Bass Lake Action Committee and myself have called this proposed rezoning to the attention of the Long Range Planning (LRP) Division and the Board of Supervisors (BOS) on at least two or more occasions (9/23/13 and 1/25/14, letter attached) in this past year. Additionally, this concern was submitted to LRP in response to the El Dorado County TGPA/ZOU DEIR request for public comments.

Our response to the EDC TGPA/ZOU DEIR document is a six page letter with 15 pages of explanatory attachments and may be found in the public comments for the DEIR beginning on page 96 should you wish to review it.

To the best of my knowledge, this subject has not been discussed in any of the on going Planning Commission meetings. This is very puzzling to us because we were specifically directed by Shawna Purvines, Senior Planner, to address this proposed rezone through the TGPA/ZOU DEIR process. According to the TGPA/ZOU DEIR since this property is in a Rural Region the proper zoning should be Recreational Low - Intensity (RFL) not Recreational Facilities High - Intensity as proposed through the LUPPU process.

I explain the many reasons we feel this zoning change is ill-advised and could lead to an inappropriate use of this property in my comment letter to the Long Range Planning Division which is attached without the detail. Our earlier letter to the BOS is also attached.

The EID Bass Lake property is designated as Village R in the EDHSP and constitutes 157 acres of the EID Bass Lake water reservoir and water treatment facility. We believe this proposed zoning change would be in direct contravention to the EDHSP which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low impact recreation (*natural open space preserved in perpetuity in an essentially unaltered condition*). *The lake and the surrounding properties also constitute an additional area of permanent open space (EDHSP, page 35).*

This site provides a visual water amenity which is much enjoyed by the residents of the Bass Lake area as well as being a significant environmental and historical asset for the area and El Dorado Hills as a whole. It is a valuable historical site having served the residents of the Bass Lake area and the town of Clarksville with water when it was the Bass Lake ditch fed predecessor American Reservoir as early as the 1850's. The US Fish and Wildlife National Wetlands Inventory considers this area as wetlands with historic wetlands on the site.

The lake, which is in the Carson Creek watershed, and the surrounding property have been the documented 50 year plus home for Bald Eagles and in recent years a pair of Swans and American White Pelicans have taken residence. The Pelicans are experiencing a declining habitat and are protected by the Migratory Bird Act of 1918. Many other water fowl make this lake their home along with a varied wildlife community, all of which would be threatened if this property was rezoned to RFH.

In a letter dated, June 12, 2003, Larry L. Eng, PHD, Deputy Regional Manager, the Department of Fish and Game to Mr. Gary Hyden, EDC Park Department regarding the May 16, 2003 Notice of Preparation of an EIR for the proposed 41 acre Bass Lake Regional Park property which is adjacent to the EID Bass Lake property, the following comments were made.

"Bass Lake and the surrounding shoreline, including lands within the proposed park site, are valuable habitat areas for resident and migratory birds.

Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities as well as the human use, can be expected to greatly reduce resident and migratory bird use of the area.

Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from the operation of a park. For example, the development and use of a perimeter trail has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of water fowl."

The EID Bass Lake property should be protected with a parcel zoning of RFL and an open space (conservation/EDHSP DEIR Area Place Designations map) land use as shown in the EDHSP. I believe the information we have provided supports this conclusion.

Kathy Prevost
Vice President
Bass Lake Action Committee

-

Shawna L. Purvines
Principal Planner


County of El Dorado
Community Development Agency
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
Phone:(530) 621-5362/Fax: (530) 642-0508
shawna.purvines@edcgov.us
www.edcgov.us

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.

3 attachments

 **Bass_lake.pdf**
81K

 **EID_Bass_Lake_LUPPU_Comment_letter.doc**
66K

 **Concern_Letter_-_EID_Bass_Lake_property.doc**
33K

(Bass_lake.pdf)

To the El Dorado County Planning Commission and the Board of Supervisors:

RE: LUPPU Proposed rezoning of APN 115-400-12, 3240 Bass Lake Road

From RF - Adopted Plan Land Use - Open Space (EDH Specific Plan) to RFH - High Use Recreational

El Dorado Irrigation District (EID) property containing Bass Lake

I am writing to express my deepest concerns regarding the lack of recognition or discussion of a proposed property rezone of APN 115-400-12, EID Bass Lake through LUPPU. Both the Bass Lake Action Committee and myself have called this proposed rezoning to the attention of the Long Range Planning (LRP) Division and the Board of Supervisors (BOS) on at least two or more occasions (9/23/13 and 1/25/14, letter attached) in this past year. Additionally, this concern was submitted to LRP in response to the El Dorado County TGPA/ZOU DEIR request for public comments.

Our response to the EDC TGPA/ZOU DEIR document is a six page letter with 15 pages of explanatory attachments and may be found in the public comments for the DEIR beginning on page 96 should you wish to review it.

To the best of my knowledge, this subject has not been discussed in any of the ongoing Planning Commission meetings. This is very puzzling to us because we were specifically directed by Shawna Purvines, Senior Planner, to address this proposed rezone through the TGPA/ZOU DEIR process. According to the TGPA/ZOU DEIR since this property is in a Rural Region the proper zoning should be Recreational Low - Intensity (RFL) not Recreational Facilities High - Intensity as proposed through the LUPPU process.

I explain the many reasons we feel this zoning change is ill-advised and could lead to an inappropriate use of this property in my comment letter to the Long Range Planning Division which is

attached without the detail. Our earlier letter to the BOS is also attached.

The EID Bass Lake property is designated as Village R in the EDHSP and constitutes 157 acres of the EID Bass Lake water reservoir and water treatment facility. We believe this proposed zoning change would be in direct contravention to the EDHSP which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low impact recreation (*natural open space preserved in perpetuity in an essentially unaltered condition*). *The lake and the surrounding properties also constitute an additional area of permanent open space (EDHSP, page 35).*

This site provides a visual water amenity which is much enjoyed by the residents of the Bass Lake area as well as being a significant environmental and historical asset for the area and El Dorado Hills as a whole. It is a valuable historical site having served the residents of the Bass Lake area and the town of Clarksville with water when it was the Bass Lake ditch fed predecessor American Reservoir as early as the 1850's. The US Fish and Wildlife National Wetlands Inventory consider this area as wetlands with historic wetlands on the site.

The lake, which is in the Carson Creek watershed, and the surrounding property have been the documented 50 year plus home for Bald Eagles and in recent years a pair of Swans and American White Pelicans have taken residence. The Pelicans are experiencing a declining habitat and are protected by the Migratory Bird Act of 1918. Many other water fowl make this lake their home along with a varied wildlife community, all of which would be threatened if this property was rezoned to RFH.

In a letter dated, June 12, 2003, Larry L. Eng, PHD, Deputy Regional Manager, the Department of Fish and Game to Mr. Gary Hyden, EDC Park Department regarding the May 16, 2003 Notice of Preparation of an EIR for the proposed 41 acre Bass Lake Regional Park property which is adjacent to the EID Bass Lake property, the following comments were made.

"Bass Lake and the surrounding shoreline, including lands within the proposed park site, is valuable habitat areas for resident and migratory birds.

Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities as well as the human use, can be expected to greatly reduce resident and migratory bird use of the area.

Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from the operation of a park. For example, the development and use of a perimeter trail has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of water fowl."

The EID Bass Lake property should be protected with a parcel zoning of RFL and an open space (conservation/EDHSP DEIR Area Place Designations map) land use as shown in the EDHSP. I believe the information we have provided supports this conclusion.

Kathy Prevost
Vice President
Bass Lake Action Committee

July 21, 2014

El Dorado County Development Agency
Long Range Planning
2850 Fairlane Drive, Bldg. C
Placerville, CA 95667

Attn: Shawna Purvines, Senior Planner

RE: LUPPU Proposed Rezoning of APN 115-400-12, 3240 Bass Lake Road
From RF – Adopted Plan to RFH – High Use Recreation
El Dorado Irrigation District (EID) property containing Bass Lake

EID owned APN 115-400-12 is proposed to be rezoned under the El Dorado County Land Use Policy Programmatic Update (LUPPU – now LRP) from its current status as Recreational Facilities (RF) – Recreation with a land use of Adopted Plan (AP) to Recreational Facilities high-intensity (RFH) – Recreation, High Usage zoning which would allow the property to be used for recreational activities with high concentrations of people, such as sports fields, sports complexes, recreational parks and amusement parks. See attached map. **(Attachment 1)**

We believe this proposed zoning change would be in direct contravention to the El Dorado Hills Specific Plan (EDHSP), which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low impact recreation. Additionally, this property is in a Rural Region where Recreational Facilities low-intensity (RFL) zoning would be allowed but not RFH according to the El Dorado County TGPA/ZOU Draft EIR Project Description.

According to Chapter 17.25 – Special Purpose Zones 17.25.010, C 1. “Recreational Facilities, Low-Intensity (RFL) is applied to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County where such uses are compatible with adjacent or nearby rural residential, agricultural or resource development. Uses include but are not limited to camping, picnicking, equestrian staging and river put-in take-out.”

Designated Village “R” in the EDHSP the lake and surrounding 157 acres of the EID Bass Lake reservoir and water treatment facility were once used as a low impact recreation area for fishing and boating while under private ownership. At one time called the American Reservoir, the lake has been in use since the 1850’s. EID has owned this property since 1969 and it is no longer available for public use.

The US Fish and Wildlife Service National Wetlands Inventory considers this area as wetlands with historic wetlands on the site. It is also part of the Carson Creek watershed with the north

branch of Carson Creek draining the lake. The area supports a wide variety of wildlife including but not limited to Bald Eagles who have inhabited the site for well over 40 years and American White Pelicans who visit all year round.

Following are the reasons we believe it would be a mistake to rezone this valuable environmental and historical resource which should be preserved for future generations and will one day be the only open space between Cameron Park and El Dorado Hills.

1. El Dorado Hills Specific Plan and Environmental Impact Report

- A. *"Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan."*

EDHSP December 23, 1987 Section 1. Introduction 1.1.1 Implementation of Policies
(Attachment 2)

California Government Code section 65455 states that, "No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan."

- B. *"Village "R" constitutes 157 acres of El Dorado Irrigations District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surroundings properties are no longer available for public use".*

"In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R".

EDHSP Draft EIR Area Place Designations Map Figure 4-1 refers to Village "R" as open space conservation.

EDHSP Draft EIR October 1987 - Area Plan Designations Map Figure 4-1

EDHSP Residential Land Use Element, Section 2, Village R, page 35

EDHSP Draft EIR, October 1987-Open Space Map Figure 2.10/Proposed Zoning Map 1a Figure 4-3

(Attachments 3-6)

- C. *"Natural Open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except for maintenance, fire protection, trails and permitted uses. Use*

will be restricted to such activities as jogging, hiking, and horseback riding, where the impact will be minimal."

EDHSP Design Guidelines, Appendix B, Section 5.0 Open Space, Parks and Recreation, Trails and Paths, 5.2, Natural Open Space, page B-12 **(Attachment 7)**

D. *"The north branch of Carson Creek that drains Bass Lake has considerably less riparian dependent vegetation than the main branch."*

EDHSP Draft EIR, October 1987/Chapter 12, Vegetation, Wildlife and Aquatic Resources, page 12-8 **(Attachment 8)**

E. *"Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes the Bass Lake Road and the Bass Lake water reservoir which is designated as open space."*

EDHSP, Section 2. Residential Land Use Element, page 33 **(Attachment 9)**

F. *"Bass Lake – (approximately 154 acres) A large year round lake at the east edge of the Plan Area has special value as wildlife habitat."*

EDHSP Draft EIR, October 1987, page 12-11/Chapter 12, Vegetation, Wildlife and Aquatic **(Attachment 10)**

2. 2004 General Plan Conservation and Open Space Element

A. *Preservation of Open Space*

"Goal 7.6 Open Space Conservation

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat."

a. *Policy 7.6.1*

"Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;"

El Dorado County General Plan – Conservation and Open Space Element
July 2004 Page 157 **(Attachment 11)**

3. General Plan Plan Use Designation and Zone Consistency/Draft TGPA/ZOU EIR

A. *El Dorado County Impact Analysis Biological Resources El Dorado County TGPA/ZOU Draft Program EIRSCH# 20120520743.4-24March 2014ICF 00103.12*

λ Section 17.25.010 and 17.25.020

"Recreational Facilities, Low-intensity [RFL] and Recreational Facilities, High-intensity [RFH]) RFL zoning would be allowable in Rural Regions and Rural

Centers; RFH zoning would be “primarily located in Community Regions and Rural Centers.””

- B. *“Table 2.2 El Dorado County Project Description Draft EIR attached shows RFH in OS Open Space only when located within a Community Region and the Bass Lake parcel is outside the Community Region.”*
See attached map and table. **(Attachment 12)**

4. Environmental Background

- A. *The EID Bass Lake property is listed in the US Fish and Wildlife Service National Wetlands Inventory. There are two historic wetlands on the East side of the lake. This area is deemed to be Waters of the United States.*
See attached map and the decoding documentation for the map.
(Attachment 13)
- B. *In a letter dated, June 12, 2003 from Larry L. Eng, PHD, Deputy Regional Manager, the Department of Fish and Game, to Mr. Gary Hyden, EDC Park Department, regarding the May 16, 2003 Notice of Preparation of an EIR for the proposed 41 acre Bass Lake Regional Park property which is adjacent to the EID Bass Lake property, the following comments were made.*
- a. *“Bass Lake and the surrounding shoreline, including lands within the proposed park site, are valuable habitat areas for resident and migratory bird. At least one bald eagle (*haliaeetus leucocephalus*) has been a frequently observed winter visitor there in recent years, and has often been observed along the shoreline near or inside of the boundaries of the proposed park. Also, Bass Lake is a valuable feeding and resting area for wintering waterfowl, including ring-necked ducks, etc.”*
- b. *“Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities, as well as the human use, can be expected to greatly reduce resident and migratory bird use of the area.*
- c. *Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from operation of the park. For example, the development and use of a perimeter trail has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of water fowl.”*
(Attachment 14) Complete Letter attached.
- C. *Bass Lake Road Realignment Draft EIR, 1992, Appendix B, NOP Comments (now called Silver Springs Parkway) has two comment letters regarding the Bald Eagles at Bass Lake.*

- a. *From D. Bruce Swinehart, Jr., Biology Professor, American River College to Kris Payne, EDC DOT, stating "I have been aware of the wintering eagles at Bass Lake for the last forty years." "I take my ornithology field classes to Bass Lake at least twice a year to see the eagles, waterfowl and other birds." "I hope your county will realize the tremendous resource a place like Bass Lake is."*
(Attachment 15) Letter dated 12/27/1991.
- b. *From Roger E. Johnson, resident of the area to Kris Payne, EDC DOT, stating "My family and I have enjoyed watching the bald eagles at Bass Lake for the past four winters since moving to Rescue."*
(Attachment 16) Letter dated December 30, 1991
- D. *SMUD stated the California Natural Diversity Data Base reported eagles have wintered at Bass Lake for over forty years in 2002-2003. Residential development was identified as a major concern to wintering Eagles at Bass Lake.*
- E. *The Audubon Society states during their December 2012 bird count finding waterfowl species including Mallard, American Widgeon, Ring Necked Duck, Bufflehead, Canada Goose, and Greater Whitefronted Goose. Other species seen were Turkey Vultures, Wild Turkey, Great Blue Heron, Great Egret, Double-crested Cormorant, Killdeer, and Lark Sparrow. They also reported eagles at Bass Lake in their December 2011 bird count.*
- F. *Over the years, the residents of the Bass Lake Area have seen Bald Eagles, Ospreys and several different kinds of hawks as well as American White Pelicans who have been arriving for at least ten years. American White Pelicans are experiencing a declining habitat and are protected by the Migratory Bird Treaty Act of 1918. It has the California Department of Fish and Game protective status and the California Species of Special Concern (CSC).*
(Attachment 17) Picture attached.
- A pair of swans remained at Bass Lake over the Summer of 2013 and returned in the Fall. Recently a Golden Eagle was spotted around the EID Bass Lake property sitting on a pole and a Bald Eagle was seen by a nearby Serrano resident. A photo of a Bald Eagle was taken by Joe D'Amico at 2180 Summer Drive (WoodRidge) near the intersection of Basil Court and Summer Drive, December 2012 . The bird had been recently eating a fish in the tree.*
(Attachment 18) A copy of this photo is attached and a document Environmental Impacts, Eagles/Pelicans at EID Bass Lake, Bass Lake Wetlands and Historic Wetlands
- G. *This is a valuable historical site having served the residents of the Bass Lake area with water and the town of Clarksville when it was the Bass Lake predecessor*

American Reservoir as early as the 1850's. The attached map is a General Land Office Plat of the Township.

(Attachment 19) Historic Map Attached

In conclusion, we understand from an email from Shawna Purvines (email of September 24, 2013 to Ellen Van Dyke attached), the EDC Long Range Planning staff felt this property should be rezoned because when the EDC Parks and Trails Master Plan was approved it included a previous master plan for the proposed Bass Lake Regional Park (BLRP) including the EID property APN 115-400-12. The proposed BLRP, APN 115-400-02 has a proposed LUPPU zoning of RE-5 and was identified to potentially include intensive uses and amenities such as a community center, ball fields, etc. It is also in a Rural Region and parts of it adjoin Green Springs Ranch. **(Attachment 20 with map of park)**

An Environmental Impact Report was never completed for the proposed BLRP property and previously quoted information in this letter from the Department of Fish and Game to EDC is listed under Number 4, Environmental Background, B, and states there would have been potentially significant environmental impacts if the project had moved forward as proposed.

Additionally, the 2012 EDC Parks and Trails Master Plan states the proposed BLRP plans need "to be revisited taking into consideration new residential developments, local parks and road projects in the area." "More passive uses such as trails and nature may have greater value as the El Dorado Hills and Cameron Park communities are becoming more densely developed." "These types of uses would also have fewer environmental impacts and cost less to develop and maintain." (RP4) **(Attachment 21)**

Page 57 of the EDC Parks Master Plan states "The master plan will need to be revisited before improvements for this site are implemented to reflect changes in community needs and recreation trends."

Bass Lake and the surrounding wetlands are much enjoyed by the residents of our area and it is a visual water amenity for us which supports a varied wildlife community as well. The EID Bass Lake property is a significant environmental and historical asset for the Bass Lake and El Dorado Hills area and should be protected with a parcel zoning of Recreational Facilities –Low Intensity (RFL) and an open space (conservation) land usage as shown in the EDHSP. I believe the facts stated in this letter support this conclusion.

Sincerely,

Kathleen M. Prevost
1080 Jasmine Circle
El Dorado Hills, CA 95762
530 672-6836

(Concern Letter - EID -
Bass Lake property.doc)

To the El Dorado County Planning Commission and the Board of Supervisors:

RE: LUPPU Proposed rezoning of APN 115-400-12, 3240 Bass Lake Road

From RF - Adopted Plan Land Use - Open Space (EDH Specific Plan) to RFH - High Use Recreational

El Dorado Irrigation District (EID) property containing Bass Lake

I am writing to express my deepest concerns regarding the lack of recognition or discussion of a proposed property rezone of APN 115-400-12, EID Bass Lake through LUPPU. Both the Bass Lake Action Committee and myself have called this proposed rezoning to the attention of the Long Range Planning (LRP) Division and the Board of Supervisors (BOS) on at least two or more occasions (9/23/13 and 1/25/14, letter attached) in this past year. Additionally, this concern was submitted to LRP in response to the El Dorado County TGPA/ZOU DEIR request for public comments.

Our response to the EDC TGPA/ZOU DEIR document is a six page letter with 15 pages of explanatory attachments and may be found in the public comments for the DEIR beginning on page 96 should you wish to review it.

To the best of my knowledge, this subject has not been discussed in any of the ongoing Planning Commission meetings. This is very puzzling to us because we were specifically directed by Shawna Purvines, Senior Planner, to address this proposed rezone through the TGPA/ZOU DEIR process. According to the TGPA/ZOU DEIR since this property is in a Rural Region the proper zoning should be Recreational Low - Intensity (RFL) not Recreational Facilities High - Intensity as proposed through the LUPPU process.

I explain the many reasons we feel this zoning change is ill-advised and could lead to an inappropriate use of this property in my comment letter to the Long Range Planning Division which is

attached without the detail. Our earlier letter to the BOS is also attached.

The EID Bass Lake property is designated as Village R in the EDHSP and constitutes 157 acres of the EID Bass Lake water reservoir and water treatment facility. We believe this proposed zoning change would be in direct contravention to the EDHSP which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low impact recreation (*natural open space preserved in perpetuity in an essentially unaltered condition*). *The lake and the surrounding properties also constitute an additional area of permanent open space (EDHSP, page 35).*

This site provides a visual water amenity which is much enjoyed by the residents of the Bass Lake area as well as being a significant environmental and historical asset for the area and El Dorado Hills as a whole. It is a valuable historical site having served the residents of the Bass Lake area and the town of Clarksville with water when it was the Bass Lake ditch fed predecessor American Reservoir as early as the 1850's. The US Fish and Wildlife National Wetlands Inventory consider this area as wetlands with historic wetlands on the site.

The lake, which is in the Carson Creek watershed, and the surrounding property have been the documented 50 year plus home for Bald Eagles and in recent years a pair of Swans and American White Pelicans have taken residence. The Pelicans are experiencing a declining habitat and are protected by the Migratory Bird Act of 1918. Many other water fowl make this lake their home along with a varied wildlife community, all of which would be threatened if this property was rezoned to RFH.

In a letter dated, June 12, 2003, Larry L. Eng, PHD, Deputy Regional Manager, the Department of Fish and Game to Mr. Gary Hyden, EDC Park Department regarding the May 16, 2003 Notice of Preparation of an EIR for the proposed 41 acre Bass Lake Regional Park property which is adjacent to the EID Bass Lake property, the following comments were made.

"Bass Lake and the surrounding shoreline, including lands within the proposed park site, is valuable habitat areas for resident and migratory birds.

Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities as well as the human use, can be expected to greatly reduce resident and migratory bird use of the area.

Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from the operation of a park. For example, the development and use of a perimeter trail has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of water fowl."

The EID Bass Lake property should be protected with a parcel zoning of RFL and an open space (conservation/EDHSP DEIR Area Place Designations map) land use as shown in the EDHSP. I believe the information we have provided supports this conclusion.

Kathy Prevost
Vice President
Bass Lake Action Committee

PC 8/27/14
#1

Update to General Plan and Zoning Ordinance

Mary Lou Giles <mlgiles18@yahoo.com>

Sat, Aug 23, 2014 at 2:37 PM

Reply-To: Mary Lou Giles <mlgiles18@yahoo.com>

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>
Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

To: El Dorado County Planning Commission

I understand that next Wednesday, Aug. 27, is the last in a series of hearings you will hold on the County-wide update to the General Plan and Zoning Ordinance. I have read the draft EIR. It is a seriously flawed document. It lacks a full analysis of the impacts of the changes being proposed, and is, in my opinion, intentionally vague about what some of those changes actually are. Moreover, murky as it is, it is obvious to anyone who reads it that the changes being proposed will benefit only developers, increase density, and expand allowed uses. All of those outcomes are unacceptable to a large and growing number of El Dorado County residents.

You should not recommend approval of this document until responses to the draft EIR comments have been completed, and a fully comprehensive list of ALL the proposed changes has been provided. To do otherwise would be a clear dereliction of duty on your part.

Yours truly,
Mary Lou Giles
Cameron Park

PC 8/27/14
#1

recommendations regarding the TGPA

Charlene Hensley <hensleycharlene@gmail.com>

Mon, Aug 25, 2014 at 12:19 PM

To: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, charlene.tim@edcgov.us

Cc: bosone@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Dear Commissioners,

I am puzzled to hear that you are planning to give the Board of Supervisors "tentative" recommendations on the Targeted General Plan Amendment and Zoning Ordinance Update. I don't understand the point of this. Surely, the BOS cannot act on any "tentative" recommendations, so why is there a rush to get recommendations to the Board before all aspects of the proposed project have been reviewed?

Making any recommendations, tentative or not, without being fully informed about, in particular, possible mitigation changes to the TGPA/ZOU seems premature, and is not in the best interest of the County and its citizens.

Thank you.

Charlene Hensley
2764 Ponderosa Road
Shingle Springs, CA 95682