

From: Bianca L. Dinkler
Sent: Thursday, September 19, 2024 10:05 AM
To: BOS-Clerk of the Board
Cc: Robert J. Peters; Ande Flower
Subject: Fw: Bass Lake Family Apartments Project

Good morning Clerk of the Board,

We received this public comment for Bass Lake Family Apartments.

Please upload to the Legistar for the 9/24/24 BOS Agenda Item 34.

Thank you,

Bianca

Bianca Dinkler
Senior Planner

County of El Dorado

Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

Bianca.Dinkler@edcgov.us

(530) 621-5355 Main | (530) 621-5875 Direct



From: Planning Department <planning@edcgov.us>
Sent: Tuesday, September 17, 2024 10:43 AM
To: Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>
Cc: PB-Bass Lake Family Apartments <basslakefamilyapartments@edcgov.us>
Subject: Fw: Bass Lake Family Apartments Project

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



Elevate to El Dorado

A Great Place to Live, Work & Play

From: Maureen <dionperry@att.net>
Sent: Tuesday, September 17, 2024 10:11 AM
To: Planning Department <planning@edcgov.us>
Cc: Frank Porter <fspsm520@gmail.com>
Subject: Bass Lake Family Apartments Project

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

September 17, 2024

TO: EDC Planning and Building Department

FROM: Maureen Dion-Perry
Housing El Dorado, Board President

=====
Greetings to Planning and Building Department.

I am writing you in support of the [Bass Lake Family Apartment](#) Project. Our County has not built enough affordable housing to meet our mandate and our needs.

The Bass Lake Family Apartments provide critically needed affordable housing for families making 50 to 80% of median income.

It is quite amazing to note that 51% of those who work in EDC, live outside of the county, largely because the housing is too expensive &/or is unavailable. I have spoken with Department Managers who have lived out of County who would have liked to live in County but said they couldn't afford to live in EDC.

Bass Lake Family Apartments will provide an affordable housing option for school district staff and local workforce employees, along with families of students who attend our local schools.

The economic prosperity of El Dorado County is being adversely affected by the severe lack of affordable/workforce housing.

Local El Dorado County businesses, school districts, county agencies have job openings that are unfilled due to the lack of affordable, workforce housing.

The apartments are close to schools and will limit travel and traffic in the area. In addition, the Apartments are within easy walking distance to jobs, grocery stores, shopping, & services, and public transportation, which reduces vehicle trips, traffic and air pollution.

The parcel split issue is a non-issue. This has already been addressed by the affordable housing developer, [Affirmed Housing](#) who provided consultant reports that addressed these issues, as well as many other required reports.

I sincerely encourage you to approve the Bass Lake Family Apartment Project.
Thank you.

*Maureen Dion-Perry
Housing El Dorado,
President of the Board*

[Click here for Latest HED Newsletter](#)

From: Jim Wassner <jimwassner@gmail.com>
Sent: Thursday, September 19, 2024 2:41 PM
To: BOS-Clerk of the Board; Bianca L. Dinkler
Subject: Fwd: Sept 24, 2024 Appeal of P24-0009 Bass Lake Family Apartments ZA approval

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Clerk of the Board,

Please add the following to the comments on Item 24-1585 on 9.24.24 at 3:30 pm.

Thank you,

Jim Wassner
Affordable Housing Advocate

Board of Supervisors Item 24-1585 September 24, 2024, at 3:30 pm

Re: Appeal of Zoning Administrator's August 21, 2024 approval

Board of Supervisors.

As a local, affordable housing advocate, I must ask you to deny the appeal of the Zoning Administrator's August 21, 2024 approval of Tentative Parcel Map P24-0009 Bass Lake Family Apartments. I understand why some residents are against this project, as it will take away a vacant parcel that they have enjoyed for many years and it will turn it into an apartment complex. The upside is that these apartments will be 100% affordable housing units, which are sorely lacking in our county.

The Board and county staff are well aware that our economic prosperity is being adversely affected by the severe lack of affordable, workforce housing. 51% of those who work here have to live outside the county, largely because the housing is too expensive or is unavailable. Local El Dorado County businesses, school districts, and even county agencies have job openings that are unfilled due to the lack of affordable, workforce housing. The Board must show the political will to make the decisions required to fight this trend.

This project is located at Bass Lake and Green Valley Roads, within easy walking distance to schools, jobs, grocery stores, shopping, services, and public transportation, which will help reduce vehicle trips, traffic and air pollution. The appeal states that there are traffic concerns regarding parents dropping off and picking up their children on Foxmore Lane. This happens at all of our schools now, twice a day for a half an hour, and it will continue because of the society we live in. The parents in the apartments will not add to this problem, as they can walk their children across the street to school.

Some are afraid that applying SB 330 and AB 2011 would somehow remove all local review of the project. A Biological Resources Evaluation and Wetlands Delineation is required when submitting the building permit application. Also, all applications are subject to the El Dorado County Oak Resource policies, including the requirement for an Arborist Report and Oak Resources Code Compliance Certificate to be submitted with the building permit application.

I am not surprised by the opposition to this affordable housing project, as this too is a product of the society that we now live in. Unfortunately, we are all too aware of what the letters in the acronym NIMBY stand for. The Board must show the political will to make the decisions required to help our county residents find the local housing that they so desperately need.

Thank you for listening,

Jim Wassner

Affordable Housing Advocate

Diamond Springs Resident



Virus-free www.avast.com

From: Planning Department
Sent: Thursday, September 19, 2024 3:28 PM
To: BOS-Clerk of the Board
Subject: Fw: Bass Lake Family Apartments | Letter of Concern
Attachments: 2024_BOS_LOC_BLA.pdf

FYI.

Thank you,

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



Elevate to El Dorado
A Great Place to Live, Work & Play

From: Kaeli Tully <kaelitully@gmail.com>
Sent: Thursday, September 19, 2024 1:14 PM
To: BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District V <bosfive@edcgov.us>
Cc: Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; Ande Flower <Ande.Flower@edcgov.us>; Planning Department <planning@edcgov.us>; PB-Bass Lake Family Apartments <basslakefamilyapartments@edcgov.us>
Subject: Bass Lake Family Apartments | Letter of Concern

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear Members of the El Dorado County Board of Supervisors and Planning Department,
I hope this message finds you well. I'm writing as a member of a large group of concerned community members regarding the proposed Bass Lake Family Apartments development, which is scheduled for a public hearing on **September 24th at 3:30 PM.**

As you are aware, the zoning administrator approved a lot split for this project last month, despite strong opposition from 60-70 local residents, including parents, former Green Valley Elementary employees, civil engineers, and firefighters. Their testimonies highlighted the serious risks posed by increased traffic and environmental damage, particularly around Green Valley Elementary School.

This decision has left many of us deeply concerned. The parcel map will lead to a significant increase in traffic on Foxmore Lane, creating an even more dangerous situation for children walking or being dropped off at school. Additionally, the environmental impact of clear-cutting a 5-acre oak forest and building over creek beds has not been properly addressed in the parcel map.

We have since organized into the **Bass Lake Apartments Opposition Alliance (BLAOA)** and have submitted an appeal outlining these concerns. We believe the lot split has no legal standing due to its failure to comply with environmental regulations under CEQA, and we are deeply concerned about the developer's attempt to piecemeal their way around environmental regulations with this parcel map.

We kindly request your attention to this matter at the upcoming public hearing. We believe that responsible and sustainable development can only happen with thorough consideration of the safety of our community and the protection of our local environment.

I have attached a letter outlining my concerns regarding the tentative parcel map for your review.

Thank you for your time and consideration. We look forward to seeing you at the hearing and hope that you will take into account the significant concerns of the community.

Sincerely,

Kaeli Tully

Bass Lake Apartments Opposition Alliance

www.opposebla.com

Board of Supervisors
County of El Dorado
330 Fair Lane, Building A
Placerville, CA 95667

September 19, 2024

Re: Appeal of Tentative Parcel Map P24-0009

Dear Members of the Board of Supervisors,

I am writing to formally appeal the approval of Tentative Parcel Map P24-0009, granted on August 21, 2024. This decision raises significant concerns regarding the practice of "**piecemeal development**," where large projects are divided into smaller portions to bypass environmental review. This tactic has been deemed both *unacceptable and illegal* by numerous court rulings, and I respectfully urge the Board to overturn this approval.

As a **Qualified Stormwater Pollution Prevention Plan Developer (QSD)** and **Certified Professional in Erosion and Sediment Control (CPESC)**, I have identified several stormwater and environmental issues with this project that demand attention.

The developer's actions are an intentional effort to bypass the environmental protections mandated by the **California Environmental Quality Act (CEQA)**. By splitting the lot, they are positioning the project to qualify under SB330 and AB2011, which expedites affordable housing development with no concern for substantial environmental and public safety concerns. This strategy jeopardizes the local wetlands and the habitats of protected species such as raptors and amphibians, which are crucial to our ecosystem.

Furthermore, the aquatic delineation submitted by the developer *was not conducted by a qualified biologist* and is riddled with **inconsistencies and errors** that question its validity. For example, there is a creek bed on site which has been illegally stuffed with brush, and is not featured on the parcel map. This raises serious doubts about the integrity of the delineation process and suggests an attempt to both **misrepresent and undersize wetlands** in order to avoid environmental regulation and to qualify for expedited development under SB330 and AB2011, which specifically require that no wetlands be present on-site. **If a qualified biologist is not required for delineation, it leads one to wonder—could the developer conduct it themselves? Does this not represent a conflict of interest?**

Additionally, the applicant's report falsely claims that there are no nesting birds on-site. The evidence consists of just four pictures of tree understory. Without background markers or verifiable data, this report is insufficient to demonstrate compliance with environmental regulations. **Are we to believe that a 5-acre oak woodland contains no nesting birds?** A proper **Environmental Impact Report (EIR)** is necessary to accurately assess the presence of sensitive species and ensure that environmental standards are met. A simple site visit would reveal the reality—*there are indeed nesting birds on the property*. Developers must not be

allowed to avoid addressing environmental concerns like these by approving legally dubious parcel maps like this.

Beyond the environmental concerns, the approval of this parcel map presents serious **public safety hazards**. The fast-tracked development that this parcel map would enable will drastically increase traffic around Green Valley Elementary School, a site already plagued by traffic safety risks during peak hours. **With Sierra Crossing consisting of nearly 140 homes that rely on Foxmore and Lambeth roads, the additional 126 units and 170 parking spots from this development will at least double the expected traffic volume.** These roads were not designed to handle such traffic levels, and without the necessary traffic studies or mitigation measures, this parcel map will directly lead to a development which will exacerbate existing safety concerns for students, parents, and staff.

Moreover, this approval directly contradicts the El Dorado County General Plan, which designates this area for **commercial use**. Approving a map which will enable 100% high-density residential development not only deviates from the county's vision for sustainable growth but also *eliminates critical commercial zoning intended to serve our expanding community*. This piecemeal development threatens both the environmental and long-term infrastructural stability of the area, while undermining economic opportunities that commercial zoning provides.

I strongly urge the Board to take these critical issues into account and **overturn the approval** of Tentative Parcel Map P24-0009. The environmental, safety, and planning risks posed by this parcel map are too significant to ignore. Denying this parcel map will protect El Dorado County's commitment to responsible, sustainable development that benefits both current and future residents.

Thank you for your attention to this matter.

Sincerely,
Kaeli Tully, QSD, CPESC