

#46



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DATE 12/9/2019
BOS 12/10/2019

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Bass Lake Road Traffic & Pedestrian Safety At The Lake NOW!

About this petition

Bass Lake Area residents insist that long promised Traffic and Pedestrian Safety improvements to Bass Lake Road between Serrano Parkway and Magnolia Hills Drive can no longer be delayed. The El Dorado County Transportation Department in their findings for the Serrano Village J7 residential project have indicated that the planned improvements to Bass Lake Road will not be necessary in the lifetime of the current El Dorado County General Plan, and have indicated that the condition of approval that Village J7 provide Bass Lake Road frontage improvements will not be required for the project, opting instead to collect frontage improvement fees for future use. Bass Lake Area residents have waited more than 25 years for these promised safety & capacity improvements from this project, as well as many others. Residents are not willing to wait for another 25 years.

Frontage Improvement fees collected now, likely cannot fund improvements in future years:

- Costs will continue to rise: 2019 dollars will be worth less in future years
- There are no guarantees that those funds will even be available
- There is not enough [remaining land for future projects](#) that could fund improvements

Village J7 is located on a dangerous blind curve on Bass Lake Road, between Bass Lake & the Bass Lake Overflow, within a few hundred feet of the already negatively impacted Bridlewood Drive.

Since DOT has determined that triggers will not be reached for Bass Lake Road improvements in the lifetime of the current County General Plan, despite the explicit intentions of the 1988 El Dorado Hills Specific Plan, & the 1996 Bass Lake Hills Specific Plan, residents believe that the County should keep the four lane alignment right of ways and easements, but abandon the four lane alignment goals for the next 25 years, and instead provide modest safety & capacity improvements along the existing two lane alignment.

Residents believe that Frontage Improvement fees, and other Capital Improvement Plan (CIP) funding, could be used to provide the following common sense, safety, and capacity improvements:

1. PROHIBIT left turn movements on Bass Lake Road at the Village J7 gate. Left turns can be made at the internally accessible Village J6 gate at Whistling Way and Bass Lake Road 1000 feet away- this is a NO COST SOLUTION
2. PROVIDE Right turn pockets on Bass Lake Road at Village J6, Village J7, Bridlewood Drive, and Madera Way
3. PROVIDE a left turn lane, and stacking area for left turn movements at Bass Lake Road and Bridlewood Drive
4. PROVIDE a combined pedestrian pathway and bicycle path along Bass Lake Road connecting Village J6, Village J7, Bridlewood Canyon, and Woodridge, to the future Silver Springs Parkway intersection. This would provide pedestrian connectivity to the proposed Bass Lake Regional Park, the sidewalks and bicycle lanes of the Silver Springs development, and the Sienna Ridge Shopping Center.

iPetitions is a FREE petition site - after signing our petition, the visitor may be prompted to offer a donation to support the iPetitions website: A donation is NOT REQUIRED when signing our petition.

Signatures

1. Name: John Davey on 2019-09-13 20:46:51
Comments:

2. Name: Sandra May on 2019-09-13 23:27:12
Comments:

3. Name: Igor Don-Doncow on 2019-09-14 00:06:49
Comments:

4. Name: Anna Kimak on 2019-09-14 00:08:22
Comments:

5. Name: Ronald Cassity on 2019-09-14 02:19:31
Comments:

6. Name: Stephen Baker on 2019-09-14 14:15:13
Comments:

7. Name: Georgina Garcia on 2019-09-14 14:22:35
Comments:

8. Name: Shauna Herman on 2019-09-14 14:43:44
Comments:

9. Name: Sherry Baker on 2019-09-14 14:47:15
Comments:

10. Name: Sally Buckley on 2019-09-14 16:02:19
Comments:

11. Name: Charles Buckley on 2019-09-14 16:03:14
Comments:

12. Name: Tasha Boutselis Camacho on 2019-09-14 16:23:14
Comments:

13. Name: Patricia Ebert on 2019-09-14 18:15:46
Comments: There should also be a right turn lane at Madera (Woodridge).

14. Name: Barbara Froehbeck on 2019-09-14 19:00:04

Comments:

15. Name: Helene Sulzberger on 2019-09-14 21:07:15
Comments:

16. Name: Frank Sulzberger on 2019-09-14 21:09:24
Comments:

17. Name: Kathleen Prevost on 2019-09-14 22:40:17
Comments:

18. Name: Lori Figgins on 2019-09-15 06:32:58
Comments:

19. Name: Dan Figgins on 2019-09-15 06:33:41
Comments:

20. Name: Stacy Iseminger on 2019-09-15 14:16:05
Comments:

21. Name: Melanie Petrosene on 2019-09-15 15:20:40
Comments:

22. Name: Jennifer Lewis on 2019-09-15 16:58:15
Comments: The walk/bike path should extend all the way down to Green Valley School so children can walk to school without getting hit.
Also, there should be stop lights all the way from the freeway to Green Valley Rd. This would slow people down a bit and enable residents to get in and out of the subdivisions and side roads like Gateway and Woodleigh without the threat of being hit.

23. Name: Stacey Koehler on 2019-09-15 17:35:46
Comments:

24. Name: Kathi Lucke on 2019-09-15 17:39:00
Comments:

25. Name: Jacqueline Obmann on 2019-09-15 18:27:46
Comments:

26. Name: John E Thomson PhD on 2019-09-15 18:43:10
Comments:

27. Name: Fran Thomson on 2019-09-15 18:52:16
Comments:

28. Name: Erica Maciel on 2019-09-15 19:02:22
Comments:

29. Name: DANIEL Joseph PETROSENE on 2019-09-15 20:47:38
Comments:

30. Name: Darin Lewis on 2019-09-15 23:11:40
Comments:

31. Name: Angi Steiner on 2019-09-16 01:47:56
Comments:

32. Name: Mike Steiner on 2019-09-16 01:49:18
Comments:

33. Name: Linsee Dauden on 2019-09-16 13:54:16
Comments:

34. Name: Mario Pagcaliuagan on 2019-09-16 21:00:42
Comments:

35. Name: Roy Hecteman on 2019-09-16 21:10:08
Comments:

36. Name: Theodore J Lee on 2019-09-16 21:16:42
Comments:

37. Name: John Dovey on 2019-09-16 21:23:53
Comments:

38. Name: Debra Simon on 2019-09-16 23:44:13
Comments: Let's send a message for our safety!

39. Name: Brooke Simmons on 2019-09-17 00:58:04
Comments:

40. Name: Blake Leyva on 2019-09-17 01:01:33
Comments:

41. Name: Jennifer Washburn on 2019-09-17 01:08:52
Comments:
-
42. Name: Kim Pagcaliuagan on 2019-09-17 01:10:06
Comments:
-
43. Name: Lynette Woodruff on 2019-09-17 01:16:40
Comments:
-
44. Name: Audrey Brandt on 2019-09-17 01:42:42
Comments:
-
45. Name: Lisa Johnson on 2019-09-17 01:50:23
Comments:
-
46. Name: Elizabeth Carlson on 2019-09-17 01:56:05
Comments:
-
47. Name: Coleen Thomas on 2019-09-17 01:58:56
Comments:
-
48. Name: Karin Wedworth on 2019-09-17 02:11:04
Comments:
-
49. Name: Sharon Kane on 2019-09-17 02:28:50
Comments: This is such a dangerous place to add a development entrance!!! Right before the narrow turn? Safety first.
-
50. Name: Kim Bourg on 2019-09-17 02:40:34
Comments:
-
51. Name: Mee-Wha Edgren on 2019-09-17 03:03:50
Comments: This is an extremely important issue of safety and quality of life for me and my family and all the present and future residents of this neighborhood all along Bass Lake Road. Please keep promises made years ago and be a responsible corporate citizen and government for the people.
-
52. Name: Alice Pedersen on 2019-09-17 03:05:16
Comments:
-
53. Name: Lorinda Barry on 2019-09-17 03:46:35
Comments:

54. Name: Scott Wilson on 2019-09-17 04:44:51
Comments:
-
55. Name: Jim Pridemore on 2019-09-17 05:06:09
Comments: Do the right thing.
-
56. Name: Brad Trimble on 2019-09-17 12:40:37
Comments:
-
57. Name: Jacqui Griffin on 2019-09-17 12:45:56
Comments:
-
58. Name: Griffin Ryan on 2019-09-17 13:16:16
Comments:
-
59. Name: Gayleen Pellicano on 2019-09-17 13:36:29
Comments:
-
60. Name: Karla Kamers on 2019-09-17 13:40:21
Comments: They continue to increase the population and businesses yet refuse to make road adjustments to accommodate. Completely unacceptable!!
-
61. Name: Sally Traub on 2019-09-17 13:55:59
Comments: I live on Woodleigh and the fact that these projects are allowed to so impact Bass Lake Road without requirement for traffic mitigation is ridiculous. It's already a nightmare. I can't imagine what will happen when all these projects are complete.
-
62. Name: Pamela Ryder on 2019-09-17 13:57:50
Comments:
-
63. Name: JoAnne Blount on 2019-09-17 14:00:02
Comments:
-
64. Name: Shannon Beretta on 2019-09-17 14:02:51
Comments:
-
65. Name: Jamie Anderson on 2019-09-17 14:10:27
Comments:
-
66. Name: Gordon Paterson on 2019-09-17 14:13:05
Comments: We need this changed ASAP. Dangerous now and will get worse.
-

67. Name: Kathleen Andrea on 2019-09-17 14:13:45
Comments:
-
68. Name: Carolyn Helgoth on 2019-09-17 14:27:43
Comments:
-
69. Name: Tracy Finato on 2019-09-17 14:31:19
Comments:
-
70. Name: Joe Homsy on 2019-09-17 14:49:59
Comments: Bass lake is too narrow for a 40-50mph speed limit. Many blind areas. Also no shoulder to pull into if one has car trouble! No area for bikes!
-
71. Name: Katie chisholm on 2019-09-17 14:50:44
Comments:
-
72. Name: Debra Kiersey on 2019-09-17 15:03:02
Comments:
-
73. Name: Norma Davey on 2019-09-17 15:28:39
Comments: Please consider the traffic as a whole. Once the stores are open the amount of traffic coming from Green Valley will significantly increase.
-
74. Name: Julie Suetta on 2019-09-17 15:32:47
Comments:
-
75. Name: Karen M Ligouri on 2019-09-17 15:38:33
Comments:
-
76. Name: Heidi Gabel on 2019-09-17 15:52:48
Comments:
-
77. Name: Carol Cox on 2019-09-17 16:14:57
Comments:
-
78. Name: Katie Nelson on 2019-09-17 16:28:30
Comments:
-
79. Name: Kelly Walsh on 2019-09-17 16:47:23
Comments:
-
80. Name: Katalin Walcott on 2019-09-17 16:49:09

Comments:

81. Name: Susanna Fong on 2019-09-17 16:54:41
Comments:

82. Name: Lesley Slattery on 2019-09-17 17:07:36
Comments: Bass lake rd is becoming so dangerous we live in Woodbridge , I was making a right turn into neighbourhood just yesterday put tight blinker on at Bridalwood because a car was so close I could not see her front bumper, I also started slowing down to make the turn she nearly caused an accident because there was another car coming from opposite direction , the person behind swerved in front of oncoming car then nearly into me
On top o& 5hat had the nerve to honk and flap her arm as at us

83. Name: Stephen Slattery on 2019-09-17 17:12:32
Comments: I urge I I call residents to support this.

84. Name: Phyllis Lee on 2019-09-17 17:36:05
Comments:

85. Name: Barbara L Hecteman on 2019-09-17 17:41:58
Comments:

86. Name: Justin chappell on 2019-09-17 18:04:05
Comments: Please get the builders to help with road improvements and the Offramp is already backed up. Address or halt the developing

87. Name: Janna weiss on 2019-09-17 18:40:54
Comments:

88. Name: Chris Simon on 2019-09-17 18:50:29
Comments:

89. Name: Ray Antar on 2019-09-17 19:09:37
Comments:

90. Name: Carolyn Wong on 2019-09-17 19:10:45
Comments: A right turn pocket on Bass Lake Road at Woodridge is also needed.

91. Name: Jennifer Scholz on 2019-09-17 19:15:12
Comments:

Comments:

93. Name: Frances franchi on 2019-09-17 19:26:21
Comments:

94. Name: Anne on 2019-09-17 19:31:02
Comments: This such a dangerous spot. Improvements are long overdue.

95. Name: Leeandra Archdeacon on 2019-09-17 20:09:31
Comments:

96. Name: Brock Simon on 2019-09-17 20:19:35
Comments: I live off Bass Lake road and the traffic is already horrendous. It will only become more dangerous is something isn't done soon.

97. Name: Francesca DuChamp on 2019-09-17 20:21:28
Comments:

98. Name: Travis Howard on 2019-09-17 20:48:42
Comments: I drive back and forth down Bass Lake from Highway 50 to Gateway Rd. everyday and I am concerned about the future traffic with the new shopping center, multiple housing developments and future park.

99. Name: TESSA J CORMACK on 2019-09-17 20:51:40
Comments:

100. Name: Teri Harness on 2019-09-17 20:57:52
Comments: We need to make Bass Lake Road safe for everyone! Currently it is not.

101. Name: Nancy Garafano on 2019-09-17 21:00:12
Comments:

102. Name: Dawn Wolfson on 2019-09-17 21:00:45
Comments:

103. Name: Catherine Geriak on 2019-09-17 21:02:12
Comments:

104. Name: Brandi on 2019-09-17 21:06:11
Comments:

105. Name: Brett Kenner on 2019-09-17 21:06:22

Comments: Long over due safety improvements that are much needed!

106. Name: Melanie Amatulli on 2019-09-17 21:16:10
Comments: As a resident of Woodridge, I would like to see a safe connection for pedestrian and bicyclists to the sienna ridge shopping center and new park on bass lake. Our neighborhood and surrounding neighborhoods would only benefit from this project.

107. Name: Mike Cendejas on 2019-09-17 21:18:09
Comments: Please make Bass Lake Road safer, improvements and widening is needed ASAP!

108. Name: Dawn Zillman on 2019-09-17 21:18:38
Comments:

109. Name: John Zillman on 2019-09-17 21:19:46
Comments:

110. Name: Shelley Baumgardner on 2019-09-17 21:26:38
Comments:

111. Name: Jessica Boldrini on 2019-09-17 21:44:10
Comments:

112. Name: kim tank on 2019-09-17 21:44:20
Comments:

113. Name: Scott Tank on 2019-09-17 21:52:26
Comments:

114. Name: Kim on 2019-09-17 21:55:17
Comments:

115. Name: Jeff Henning on 2019-09-17 21:57:08
Comments:

116. Name: Bernadette Bielert on 2019-09-17 21:57:36
Comments: Please fix the roads soon

117. Name: Christopher Filice on 2019-09-17 22:15:24
Comments:

118. Name: Michelle Chennell on 2019-09-17 22:22:17

Comments:

119. Name: Sherie Gallo on 2019-09-17 22:37:37
Comments: Bass Lake Road is dangerous!,period!

120. Name: Kris Schudy on 2019-09-17 22:40:06
Comments: The Hills

121. Name: Tammy Thompson on 2019-09-17 22:40:38
Comments:

122. Name: John Thompson on 2019-09-17 22:48:07
Comments:

123. Name: Janne Cooper on 2019-09-17 22:50:46
Comments:

124. Name: Brandon Fox on 2019-09-17 22:51:20
Comments:

125. Name: Phil coakley on 2019-09-17 22:51:47
Comments:

126. Name: Myron Cooper on 2019-09-17 22:51:52
Comments:

127. Name: Richard Iacovetta on 2019-09-17 22:57:31
Comments:

128. Name: Michael Kephart on 2019-09-17 23:11:42
Comments:

129. Name: LUIS CAMACHO on 2019-09-17 23:20:40
Comments:

130. Name: Augustino Carcione on 2019-09-17 23:23:52
Comments: Considering the areas growth and all the new construction and new retail area, the Bass Lake Road Expansion Project is well over due!!!

131. Name: Tracie Pritchett on 2019-09-17 23:25:07
Comments:

132. Name: Wifredo and Karen Brunet on 2019-09-17 23:26:05
Comments: Add a right turn pocket at Woodridge

133. Name: Jaime Van Der Wende on 2019-09-17 23:32:30
Comments:

134. Name: Kathleen Lee on 2019-09-17 23:34:04
Comments:

135. Name: Jacqueline Medina on 2019-09-17 23:40:20
Comments:

136. Name: Suzanne Shipler on 2019-09-17 23:41:34
Comments: I've already been dead ended trying to the. Left into Bridlewood Canyon

137. Name: Michelle Ashley on 2019-09-17 23:52:15
Comments:

138. Name: Ashley on 2019-09-18 00:13:07
Comments:

139. Name: Susan Field on 2019-09-18 00:25:24
Comments:

140. Name: Jeffrey Field on 2019-09-18 00:27:08
Comments:

141. Name: Larry Andrea on 2019-09-18 00:31:10
Comments:

142. Name: Dennis Michel on 2019-09-18 00:59:09
Comments:

143. Name: Megan Wood on 2019-09-18 01:27:53
Comments:

144. Name: Jesse Kegarise on 2019-09-18 01:54:15
Comments:

145. Name: Sharon Loris on 2019-09-18 02:05:49
Comments:

146. Name: Laura Burke on 2019-09-18 02:06:28
Comments:

147. Name: Tina Iacovetta on 2019-09-18 02:10:12
Comments:

148. Name: Melissa Todd on 2019-09-18 02:11:46
Comments: I approve this petition. Safety should come first!

149. Name: Mishelle Vetter on 2019-09-18 02:14:08
Comments:

150. Name: Gina Killingsworth on 2019-09-18 02:20:09
Comments: It's time to fix this dangerous road and get these improvements done.

151. Name: Trevor Todd on 2019-09-18 02:22:43
Comments:

152. Name: Paul Wong on 2019-09-18 02:24:22
Comments:

153. Name: Shellie Hendricks on 2019-09-18 02:28:04
Comments:

154. Name: Hymie Brandstetter on 2019-09-18 02:33:49
Comments:

155. Name: Eileen Brandstetter on 2019-09-18 02:35:26
Comments:

156. Name: Julie Raetz on 2019-09-18 02:47:22
Comments: Too many accidents and the new development isn't close to complete.

157. Name: Kristen Wallace on 2019-09-18 02:48:36
Comments:

158. Name: Lynda Stuart on 2019-09-18 02:56:34
Comments:

159. Name: Holly Collier on 2019-09-18 03:00:16
Comments:

160. Name: William Collier on 2019-09-18 03:01:54
Comments:

161. Name: Jackie Pabst on 2019-09-18 03:03:08
Comments:

162. Name: Nancy Courser on 2019-09-18 03:08:30
Comments:

163. Name: Ashley Cendejas on 2019-09-18 03:19:09
Comments:

164. Name: Brian Thompson on 2019-09-18 03:21:59
Comments:

165. Name: Molly silva on 2019-09-18 03:24:29
Comments:

166. Name: aubrey banaga on 2019-09-18 03:29:06
Comments:

167. Name: Alfredo Ortiz on 2019-09-18 03:32:12
Comments:

168. Name: Mary Evans on 2019-09-18 03:35:27
Comments: This road needs improvement to safely accommodate all the vehicles that will be driving on it now.

169. Name: Michael Taylor on 2019-09-18 03:36:15
Comments: The improvements need to extend all the way to Green Valley Road. We need a safety zone for any flat tire fixes, car issues, bicycles, walkers.

170. Name: Patricia Taylor on 2019-09-18 03:37:48
Comments:

171. Name: Karla Widegren on 2019-09-18 03:49:20
Comments:

172. Name: Roxanne Hollenbeck on 2019-09-18 03:50:12
Comments:

173. Name: Paul Heerde on 2019-09-18 03:50:16

Comments: The amount of building being done obviously merits road capacity changes.

174. Name: Bryan Cash on 2019-09-18 03:57:29
Comments:

175. Name: Neil Woods on 2019-09-18 04:20:12
Comments: Our local "representatives" just keep selling us out to the housing developers, and now it's become a deadly risk.
Narrow busy road, getting busier... with no safety improvements. How many more have to lose their lives, so Serrano can expand and our Supes get more kickbacks from the developers.

The residents and casualties are the forgotten voices.
-Neil

176. Name: Chris Herrman on 2019-09-18 04:20:56
Comments:

177. Name: Allison Trimble on 2019-09-18 04:30:17
Comments:

178. Name: Matt Hilliker on 2019-09-18 04:52:23
Comments:

179. Name: Andrea Korven on 2019-09-18 04:52:24
Comments:

180. Name: Jon Chu on 2019-09-18 05:13:40
Comments: Don't let greed drive you, do what is best for the community

181. Name: Steven Gerski-keller on 2019-09-18 05:27:05
Comments:

182. Name: Greg Violette on 2019-09-18 05:49:22
Comments: The improvement being made are modest and provide substantially more safety. Improvements also need to be kept in mind with the plans for a large park on the other side of the road.

183. Name: Terry Hall on 2019-09-18 06:09:50
Comments: We not only need traffic lanes, but bike lane and sidewalks.

184. Name: Margaret Zappen on 2019-09-18 06:47:04
Comments:

185. Name: Wendy on 2019-09-18 12:52:45
Comments:

186. Name: Karen Hart on 2019-09-18 13:33:17
Comments:

187. Name: Frankie Morino on 2019-09-18 13:45:21
Comments:

188. Name: Anna Elliott on 2019-09-18 14:04:49
Comments: PLEASE FIX THIS ROAD !!!
This road is way overdue for improvements.

189. Name: Craig Chester on 2019-09-18 14:11:48
Comments:

190. Name: Mark Bosch on 2019-09-18 14:24:27
Comments: We need to have these road improvements done to make it safer .

191. Name: Sharla on 2019-09-18 14:36:29
Comments: Bass Lake road needs to be widened with all the new housing being built and traffic doubling on this road. Why aren't the developers responsible for taking care of the roadway. They seem to have enough money to build new home tracts causing more traffic.

192. Name: Mike Livingston on 2019-09-18 14:39:43
Comments:

193. Name: Madalain Mackenzie on 2019-09-18 14:40:16
Comments:

194. Name: Janelle harris on 2019-09-18 14:54:55
Comments: Please fix bass lake properly! It's a dangerous road we all have to drive down daily..

195. Name: Aimee Jerez on 2019-09-18 15:21:51
Comments:

196. Name: Roel Olivares on 2019-09-18 15:23:06
Comments:

197. Name: Natalie Jerez on 2019-09-18 15:23:39
Comments:
-
198. Name: Anita Vanegas on 2019-09-18 15:27:07
Comments:
-
199. Name: todd stevens on 2019-09-18 15:47:39
Comments: cant put a store with no safe way for kids to ride their bikes to access it.....just stupid
-
200. Name: Tiffany Rolston on 2019-09-18 15:53:02
Comments: Please help us stay safe on this hazardous road!
-
201. Name: Sherri Pierce on 2019-09-18 16:54:52
Comments:
-
202. Name: Ernest Howard Wilson Jr on 2019-09-18 17:20:54
Comments:
-
203. Name: Roxanne Wimmer on 2019-09-18 18:42:04
Comments:
-
204. Name: Esther West on 2019-09-18 19:22:27
Comments: Bass Lake Rd. is a dangerous, narrow 2-lane road. Why was so many houses allowed to be built without improvements on Bass Lake Rd?
-
205. Name: Donna McKinley on 2019-09-18 19:36:21
Comments: First, the constant growth of housing and the elimination of all our open areas and wildlife (the things that brought us to EDH).
Now, ignoring our basic needs of safety on our overloaded roads.
It's clear the builders don't live here, or they wouldn't tolerate this madness.
Destroying EDH and our property values along with it.
- How will children get to the store? Ride their bikes along a curved road with no shoulder?
- Greed - plain and simple,
D
-
206. Name: Ruth Gilman on 2019-09-18 20:49:44
Comments: I've lived in the Bass Lake Hills area for 32 years. The two lane county road was sufficient back then, but now with the massive amount of vehicles added to the same road is, in my opinion, criminal. My neighbor was killed trying to get on to Bass Lake Road. The developers get the breaks, while we pay the price!

207. Name: David Araki on 2019-09-18 20:50:45
Comments: 3 way stops at Bridlewood and Madera or signals.
-
208. Name: Tracie Hilliker on 2019-09-18 21:04:17
Comments:
-
209. Name: Frank Hannig on 2019-09-18 21:51:27
Comments:
-
210. Name: Vera Rozok on 2019-09-18 22:05:49
Comments:
-
211. Name: Lee Ann Whitford on 2019-09-18 22:47:50
Comments: It can only get worse impacting the residents' safety which includes my daughter's family who must use Bass Lake Rd
-
212. Name: Wanda Binford on 2019-09-18 23:10:37
Comments:
-
213. Name: Stephanie Layton on 2019-09-19 01:01:22
Comments: Bass Lake Rd needs these safety improvements and should have been conditioned before being approved by EDC.
-
214. Name: Jessica Rizo on 2019-09-19 01:02:12
Comments:
-
215. Name: Denise Thomas on 2019-09-19 01:12:52
Comments:
-
216. Name: Beth Hopkins on 2019-09-19 01:38:40
Comments: The danger on this road will only be worse with all the new traffic.
-
217. Name: Lois Payne on 2019-09-19 01:52:22
Comments: The 25 mile per hour sharp turn corner is especially dangerous. It needs to be made safer. What is the plan there?
-
218. Name: Ryan Ogan on 2019-09-19 02:51:52
Comments:
-
219. Name: Russ Davis on 2019-09-19 02:59:11
Comments:

220. Name: Michelle McGuire on 2019-09-19 03:32:45
Comments:
-
221. Name: Heidi Stepp on 2019-09-19 03:49:03
Comments: Please provide infrastructure with the new home/shopping developments. So tired of people on my tail as I turn right on Madera.
-
222. Name: Joshua Button on 2019-09-19 03:58:12
Comments:
-
223. Name: Terese Rudfelt on 2019-09-19 04:00:23
Comments:
-
224. Name: Denise bowler on 2019-09-19 04:07:14
Comments:
-
225. Name: Barbara Webb on 2019-09-19 04:08:44
Comments: Residents' safety should be a priority
-
226. Name: Rob Kaspar on 2019-09-19 04:29:11
Comments: bike / walk path on Bass Lake Road would be safer for me to exercise on every night . THANK YOU IN ADVANCE!
-
227. Name: THOMAS RUDFELT on 2019-09-19 04:32:12
Comments:
-
228. Name: Linda Hinsz on 2019-09-19 04:47:55
Comments:
-
229. Name: Thomas Armstrong on 2019-09-19 04:55:40
Comments: Bass Lake Road needs safety improvements to prevent accidents.
-
230. Name: Karen Munoz on 2019-09-19 05:05:01
Comments: Please, fix the road.
-
231. Name: Lisa King on 2019-09-19 05:22:07
Comments:
-
232. Name: Rebecca Peters on 2019-09-19 05:25:10
Comments:
-
233. Name: Dan Thompson on 2019-09-19 05:31:54
Comments:

Comments:

234. Name: Nora Trengove on 2019-09-19 05:32:46
Comments:

235. Name: Anna Wyllie on 2019-09-19 09:50:10
Comments:

236. Name: Kelly Kantola on 2019-09-19 11:24:29
Comments:

237. Name: Aida Nela Singh on 2019-09-19 12:32:46
Comments:

238. Name: Darrell Wooton on 2019-09-19 12:38:11
Comments: There are far too many traffic accidents now to not improve Bass lake road. The future will be grim for drivers with the new Safeway center and proposed additional housing. I thought this was supposed to be a condition when the Safeway center was started

239. Name: Donna Bruch on 2019-09-19 13:09:13
Comments:

240. Name: John Wood on 2019-09-19 13:23:51
Comments:

241. Name: Tyler Generes on 2019-09-19 13:24:00
Comments:

242. Name: Wendy komulainen on 2019-09-19 14:06:49
Comments:

243. Name: Michael Shemes on 2019-09-19 14:45:27
Comments:

244. Name: Erin Kramer on 2019-09-19 15:03:00
Comments: I fully agree with BLAC suggestions for turn improvements into existing and new developments

245. Name: Randy Dysart on 2019-09-19 15:25:36
Comments:

246. Name: Karla Duarte on 2019-09-19 16:29:13
Comments:
-
247. Name: Shane McCall on 2019-09-19 16:35:31
Comments:
-
248. Name: Mishell barwis on 2019-09-19 17:07:49
Comments:
-
249. Name: Ginger on 2019-09-19 17:21:57
Comments: The bass lake curve is dangerous and the county know it! Fix BLR
-
250. Name: Bill Southard on 2019-09-19 17:23:35
Comments: Bridlewood Canyon resident
-
251. Name: Rebekah Bencomo on 2019-09-19 17:25:28
Comments:
-
252. Name: Jennifer Stome on 2019-09-19 17:52:30
Comments:
-
253. Name: Richard Fredeen on 2019-09-19 18:11:49
Comments: We need these
-
254. Name: Pamela K Millard on 2019-09-19 19:04:54
Comments: Want to know the timeline of when Silver Springs will go through to Green Valley Road
-
255. Name: Tami Denise Scowcroft on 2019-09-19 19:07:26
Comments:
-
256. Name: Ron Conley on 2019-09-19 19:33:55
Comments: I have lived in Bridlewood Canyon for 18 years and have seen the traffic increase on Bass lake road from just tolerable to Bad and Worse in the last few years getting out to and on the extremely dangerous road. Now with the new building this close I can't imagine tolerating or being safe at all. Ron conley
-
257. Name: Clara Conley on 2019-09-19 19:48:49
Comments:
-
258. Name: Ed on 2019-09-19 19:50:01
Comments:

259. Name: Angela Beliveau on 2019-09-19 20:18:03
Comments:
-
260. Name: Kim Roberts on 2019-09-19 21:09:14
Comments:
-
261. Name: Stephen Oldemeyer on 2019-09-19 22:13:32
Comments: None of these requests are outlandish and should be considered to protect the safety of existing and future residents.
-
262. Name: Deirdre smith on 2019-09-19 22:25:06
Comments:
-
263. Name: Bill Cronin on 2019-09-19 22:42:50
Comments:
-
264. Name: Denise Cronin on 2019-09-19 22:45:03
Comments:
-
265. Name: Debra S Schofield on 2019-09-19 23:30:06
Comments:
-
266. Name: Linda Sullivan on 2019-09-20 00:11:11
Comments: Improvements are more than needed for safety. It's long overdue!
-
267. Name: Kathryn Hamilton on 2019-09-20 00:59:25
Comments: Please realign bass lake road and widen it too
-
268. Name: Chris Gold on 2019-09-20 01:16:39
Comments:
-
269. Name: Timothy Cesario on 2019-09-20 02:00:16
Comments: These improvements are absolutely necessary with the new Safeway shopping center and neighborhoods being built in the area near bass lake!!
-
270. Name: Stacey Paul on 2019-09-20 02:06:46
Comments: More stops, signals, or roundabouts are absolutely necessary on Bass Lake Rd and reduced speed limits just like Serrano Parkway would help the situation
-
271. Name: Elizabeth Atencio on 2019-09-20 02:22:48
Comments:
-

272. Name: Jessica Smith on 2019-09-20 03:05:10
Comments:

273. Name: David Bowman on 2019-09-20 03:06:01
Comments:

274. Name: Lorraine Sebren on 2019-09-20 04:17:33
Comments:

275. Name: Christine Heitmeyer on 2019-09-20 04:22:59
Comments:

276. Name: David Garske on 2019-09-20 04:47:58
Comments: Bass lake rd desperately needs improved. Its heavily traveled and unsafe. Kids have no sidewalk, dangerous enter/exit, no shoulder.

277. Name: Kathy Shortt on 2019-09-20 04:57:41
Comments:

278. Name: Ryan Rothwell on 2019-09-20 13:41:10
Comments: Cameron Park Resident-daily Bass Lake Rd driver

279. Name: Denise Karlsson on 2019-09-20 15:28:59
Comments: Bass Lake Road is already being affected by all the traffic due to the new homes also putting the other houses so close to the lake over flowi believe is not good! We should really try to preserve the lake and its wildlife. Also I saw a three car accident and the first car was turning into Bridlewood. I've lived here 16 years and now there is more and more accidents on Bass Lake Road due to more traffic and more homes .

280. Name: Kelsey Anderson on 2019-09-20 16:01:04
Comments:

281. Name: Adam Thomas on 2019-09-20 18:23:29
Comments: Bass Lake road is deteriorating. Ridiculous to have built 3/4 of a bypass to Green Valley and take years to finish the last quarter mile let alone make the rest of Bass Lake safe for travel.

282. Name: Dawn maxinoski on 2019-09-20 18:54:02
Comments:

283. Name: Paul Sathis on 2019-09-20 19:30:44
Comments:

284. Name: Linda Stevens on 2019-09-20 21:01:26
Comments:

285. Name: Jean Jobe on 2019-09-20 22:50:10
Comments: The safety of the residents going in and out of their developments should be of utmost importance, whether they are driving or walking.

286. Name: Ed Bowman on 2019-09-21 00:37:34
Comments:

287. Name: Stacey Sathis on 2019-09-21 01:15:08
Comments:

288. Name: Ralph Alvarez on 2019-09-21 01:21:33
Comments: I travel Bass lake rd daily and have for the last 16 years and it definitely needs improvements, especially since all the new stores and homes going in,What happened to being Proactive instead of Reactive.

289. Name: John Foss on 2019-09-21 02:16:45
Comments:

290. Name: Clndi LeMaster on 2019-09-21 03:01:46
Comments:

291. Name: Leo Pacheco on 2019-09-21 03:29:03
Comments:

292. Name: Dan Anzini on 2019-09-21 14:18:02
Comments:

293. Name: Steve Henneman on 2019-09-21 17:41:37
Comments: Bass Lake Road was not built for the kinds of traffic and expanded neighborhoods it now has. These improvements are absolutely needed for safety reasons.

294. Name: Joseph Williams on 2019-09-21 21:44:41

-
295. Name: Heather Quintrall on 2019-09-21 22:39:12
Comments:
-
296. Name: Linda A Mathes on 2019-09-21 22:48:18
Comments:
-
297. Name: Craig Poulson on 2019-09-21 22:55:24
Comments:
-
298. Name: Ken Anderson on 2019-09-22 03:25:28
Comments: Please improve the road
-
299. Name: Kellee Sellwood on 2019-09-22 12:55:51
Comments:
-
300. Name: Brandon Corbett on 2019-09-22 15:10:23
Comments: I full support the proposals presented by the BLAC. Safe pedestrian facilities and the turn lanes are critical to the safe passage through the new development.
-
301. Name: Brandon Corbett on 2019-09-22 15:10:23
Comments: I full support the proposals presented by the BLAC. Safe pedestrian facilities and the turn lanes are critical to the safe passage through the new development.
-
302. Name: Ralph Raetz on 2019-09-22 17:58:02
Comments: Bass Lake road absolutely needs repair and expansion in the areas discussed.
-
303. Name: Robert Paauwe on 2019-09-22 18:17:26
Comments:
-
304. Name: HOLLY ARAKI on 2019-09-22 19:24:09
Comments: Need Sidewalks & Safety improvements at Bridlewood and Bass Lake Rd
-
305. Name: Linda MacLachlan on 2019-09-22 20:59:43
Comments: How many more fatalities on bass lake road before something is done ?
-
306. Name: Chris wyllie on 2019-09-22 21:25:59
Comments:
-
307. Name: Bill Borzone on 2019-09-22 21:43:43
Comments: Without improvements to this road it is a death trap. The road is too narrow and the turn lanes are too short. The road is in poor condition and needs to be widened and the turn lanes extended. The road is a safety hazard and needs to be improved.

driving situations created.

308. Name: Jolie Ann Hauck on 2019-09-22 22:32:55
Comments:

309. Name: Mark Dodds on 2019-09-22 23:08:22
Comments:

310. Name: Steven ross on 2019-09-23 00:15:54
Comments:

311. Name: Michele Cracraft on 2019-09-23 19:18:33
Comments:

312. Name: Sean Silva on 2019-09-24 00:01:45
Comments: Please update the road for the safety of our family. We have witnessed multiple accidents including a head on collision with our children. This road needs to be updated!

313. Name: Bridlewood Resident on 2019-09-24 03:52:02
Comments: Where is the Bridlewood Homeowner Association on this matter?

Lots of talk at one meeting, yet they're silent to the developers, planners, CHP and media.

Disappointed with the lack of action from HOA reps we "elected".

314. Name: Eleonore and Rodolfo Gerstenkorn on 2019-09-25 01:45:06
Comments:

315. Name: Jamie White on 2019-09-25 16:10:43
Comments: there is already significant issues trying to turn safely out of the subdivisions along Bass Lake Road due to increased traffic and speeding along the road way, Additional stop signs or some roundabouts would significantly decrease speed and allow for Improved traffic flow for residents in the area. The shopping center is only going to increase traffic and there have been no improvements to plan for that traffic on either side of that construction.

316. Name: Kelly Vargas on 2019-09-25 16:26:07
Comments:

317. Name: Chris Padilla on 2019-09-25 17:23:25

-
318. Name: Judith Wilson on 2019-09-25 17:29:41
Comments: More traffic means more accidents. We need more pocket turn lanes. Also reduced speed limit on Bass Lake Road.
-
319. Name: Paul Pabst on 2019-09-25 17:33:01
Comments: Fix the road.
-
320. Name: Marilyn Capewell on 2019-09-25 17:50:05
Comments:
-
321. Name: Karolina Gonzalez on 2019-09-25 18:10:33
Comments:
-
322. Name: Rick Cerkleski on 2019-09-25 19:32:02
Comments:
-
323. Name: Barbara Gross on 2019-09-25 20:02:26
Comments: Yes, PLEASE put in left turn lanes and pocket turn lanes on Bass Lake Road. They are a no brainer! I do not have school-aged children, but I am shocked and appalled that there are no sidewalks or paths or ANY safe means for kids to walk to school or even get from one neighborhood to the next. Bass Lake Road also NEEDS shoulders on the side of the road, the drop offs are dangerous! I have also lived here long enough to experience two deaths on the road. How many more will it take? The developments being built are high end, expensive homes. There is money there to make the roadways safe for all.
-
324. Name: Katherine Paterson on 2019-09-25 22:37:01
Comments:
-
325. Name: Diane Williams on 2019-09-25 23:54:00
Comments:
-
326. Name: Marnie Doyle Hoirup on 2019-09-26 02:59:52
Comments:
-
327. Name: Don Hoirup on 2019-09-26 03:01:04
Comments:
-
328. Name: James Masters on 2019-09-26 04:16:27
Comments:
-

Comments:

330. Name: Joan Anne Scoville on 2019-09-27 02:44:05
Comments:

331. Name: George Scoville on 2019-09-27 02:46:02
Comments:

332. Name: Tom Zarback on 2019-09-27 03:23:11
Comments: Let's get these improvements done for pedestrian safety.

333. Name: Erin Zarback on 2019-09-27 03:24:35
Comments:

334. Name: Andrew Adams on 2019-09-27 05:46:06
Comments:

335. Name: Heather Serpa on 2019-09-27 05:56:17
Comments:

336. Name: BRANDY KOLLENBORN on 2019-09-27 06:38:55
Comments:

337. Name: Bruce Williams on 2019-09-27 13:30:16
Comments: Public safety requires left turn lanes and a viable bike lane on Base Lake road.

338. Name: Patty Price on 2019-09-27 13:31:15
Comments:

339. Name: Bruce Forsterer on 2019-09-27 14:04:36
Comments:

340. Name: Heather Anderson on 2019-09-27 14:34:29
Comments:

341. Name: Randy Furman on 2019-09-27 16:21:03
Comments:

342. Name: Ryan Reilly on 2019-09-27 21:19:11
Comments: I live in The Hills of El dorado and drive Bass Lake road everyday and the amount of foot traffic and bicyclists is astounding for a road that's not really build for

pedestrian use. With the massive amount of construction going in between Serrano Pkwy and Magnolia Hills it only seems logical to construct pedestrian paths. It is safer for everyone.

343. Name: Anthony Bustamante on 2019-09-27 21:26:09
Comments: It needs to be 4 lanes from the lake to the 50 on ramps.

344. Name: Kelly Mullens on 2019-09-27 23:26:57
Comments:

345. Name: Rae Rankin on 2019-09-27 23:27:43
Comments:

346. Name: Angela on 2019-09-27 23:35:54
Comments: Please protect people traveling on Bass Lake - this is much overdo.

347. Name: Pitts William S on 2019-09-27 23:40:23
Comments:

348. Name: James H Noble Jr on 2019-09-27 23:44:10
Comments:

349. Name: Ingrid Wilson on 2019-09-28 00:49:23
Comments:

350. Name: Allan Binford on 2019-09-28 00:50:08
Comments: Fix the road please!

351. Name: Susan mata on 2019-09-28 01:33:11
Comments:

352. Name: Janice Ostrow on 2019-09-28 04:14:35
Comments: Glad to sign. Would like to see the road improved and safer.

353. Name: Amy Hopman on 2019-09-28 13:24:07
Comments: I drive.this daily.....these are absolutely needed.

354. Name: Jennifer Thalhamer on 2019-09-28 15:22:10
Comments: Improvements are simply common sense for safety of all those who use this roadway.

355. Name: G. H. Miller on 2019-09-28 15:53:05

Comments:

356. Name: Don Rush on 2019-09-28 17:29:31
Comments:

357. Name: Linda Fox on 2019-09-28 22:02:39
Comments:

358. Name: Pete Spector on 2019-09-29 19:35:47
Comments:

359. Name: Peter Spector on 2019-09-29 19:48:08
Comments: The worst part of Bass lake Rd is not even mentioned. Magnolia to the Green Valley Elementary School (GVES). Besides no paved shoulder, if you walk it has to be in a ditch, if you ride a bike uphill it is ridiculously unsafe. I am sure accident data on this road would support this. This petition appears to be put together by someone who never has to use this stretch of road. It's hard to believe the approved subdivision accessed off Magnolia didn't have to contribute to fixing this stretch of Bass lake, especially as most of the residents in that neighborhood also must drive to GVES.

360. Name: Michelle on 2019-09-30 13:25:03
Comments:

361. Name: Priscilla brenner on 2019-09-30 17:57:26
Comments:

362. Name: Christie Dew on 2019-09-30 19:33:15
Comments:

363. Name: Gabriel Fitzgerald on 2019-09-30 20:22:40
Comments:

364. Name: Elisa Baudrey on 2019-09-30 21:10:11
Comments:

365. Name: Tim Issertell on 2019-09-30 22:41:45
Comments: Get these improvements done!

366. Name: Larry Stuck on 2019-10-01 02:30:32
Comments:

367. Name: Kurt Keyser on 2019-10-01 13:46:18

-
368. Name: Rachel Keyser on 2019-10-01 13:47:13
Comments:
-
369. Name: Rebecca Hunter on 2019-10-01 14:22:46
Comments:
-
370. Name: Kristin M Dreisbach on 2019-10-02 03:54:24
Comments: As a resident of Bridlewood I feel these improvements are a must!,,
-
371. Name: Ehren Dreisbach on 2019-10-02 03:55:17
Comments:
-
372. Name: Kim Cameron on 2019-10-02 03:56:37
Comments:
-
373. Name: Darren Lamb on 2019-10-02 13:29:29
Comments: Our planners have failed us, the residents. They have caved to the developers for decades. This needs to stop, our safety is at stake.
-
374. Name: Jennifer Folsom on 2019-10-02 15:22:54
Comments:
-
375. Name: Douglas Olson on 2019-10-02 23:19:56
Comments: Bass Lake Rd north of Serrano Pkwy is dangerous with many speeding vehicles and it is often difficult to exit Bridlewood Canyon. Install roundabouts to improve traffic flow and safety!
-
376. Name: Patricia D Terry Olson on 2019-10-02 23:35:25
Comments:
-
377. Name: Lisa Garrett on 2019-10-03 00:58:48
Comments:
-
378. Name: Robert Shauger on 2019-10-03 01:34:46
Comments: Need improvements to Bass Lake Rd.
-
379. Name: Erin Vance on 2019-10-03 20:12:08
Comments:
-
380. Name: Laszlo S Gutai on 2019-10-05 18:40:59
Comments: These are definitely needed improvements!

381. Name: Luis Garcia on 2019-10-05 20:49:01
Comments:

382. Name: Larry Stovall on 2019-10-05 21:09:39
Comments: I avoid Bass Lake road at all costs. Using the Hwy 50 westbound exit puts anyone into a "suicide lane" when attempting merge with traffic from the eastbound 50 off ramp. There is no safe place to avoid cars speeding up onto Bass Lake road. This might have been a good solution even fifteen years ago, but terrible now.

383. Name: Sonya Imbsen on 2019-10-05 21:09:41
Comments:

384. Name: Kari Fregoso on 2019-10-05 23:19:53
Comments:

385. Name: Loretta Hall on 2019-10-05 23:37:40
Comments:

386. Name: Ryan Hall on 2019-10-05 23:38:29
Comments:

387. Name: Cailey Vishney on 2019-10-06 01:36:27
Comments:

388. Name: Cheryl Nadell on 2019-10-06 02:50:06
Comments:

389. Name: Rowland Gaal on 2019-10-06 20:51:04
Comments: Living in the Hills of El Dorado subdivision, we have no safe pedestrian, nor bicycle access out of our community utilizing Bass Lake Road. We have no turn pockets for right hand turns from Bass Lake Road onto Magnolia Hills Drive creating a dangerous situation for that 40 mph traffic at that intersection.

390. Name: Dean Getz on 2019-10-12 16:29:53
Comments:

391. Name: Emily Getz on 2019-10-12 16:33:40
Comments:

392. Name: Michael Higgins on 2019-10-12 16:36:37
Comments: With numerous housing projects along with a HUGE shopping center now

-
393. Name: Tara Hester on 2019-10-12 17:06:15
Comments:
-
394. Name: Tracy Rosenberg Roso on 2019-10-12 17:11:39
Comments: I drive this road all the time and it freaks me out when the weather is nice and clear and freaks me out even more so when it's raining. Something needs to be done to improve the road.
-
395. Name: Beverly Drysch on 2019-10-12 17:36:08
Comments: Safety improvements a must on this road!
-
396. Name: Margaret Miller on 2019-10-12 17:46:02
Comments:
-
397. Name: Chris Nicholson on 2019-10-12 19:44:30
Comments:
-
398. Name: Cathy Kerr on 2019-10-12 19:47:38
Comments: The developers need to be held accountable. And DOT
-
399. Name: Paul Kerr on 2019-10-12 19:49:14
Comments: The developers need to be held accountable. And DOT
-
400. Name: Ed Kurzenski on 2019-10-12 21:36:58
Comments:
-
401. Name: Bill Osgood on 2019-10-12 22:42:03
Comments:
-
402. Name: Lyle Cunningham on 2019-10-13 04:47:30
Comments: Please expand and improve Bass Lake Rd from Hwy 50 to Green Valley to make it safe for autos, bicyclists and pedestrians.
-
403. Name: Rosy on 2019-10-13 06:00:53
Comments:
-
404. Name: LORI LAWYER on 2019-10-13 16:05:20
Comments:
-
405. Name: Gary Margiotta on 2019-10-13 17:02:27
Comments:

-
406. Name: Jim lennon on 2019-10-13 17:58:25
Comments:
-
407. Name: Dolores Shemes on 2019-10-14 03:41:52
Comments:
-
408. Name: Randy LaFrom on 2019-10-14 05:55:44
Comments: We need safer roads. They are building homes, parks and stores. Kids should feel safer riding bikes or people safe driving around those narrow corners.
-
409. Name: Kathleen Hardy on 2019-10-14 17:34:01
Comments:
-
410. Name: Amanda B on 2019-10-15 00:18:24
Comments:
-
411. Name: Caleb B on 2019-10-15 00:19:02
Comments:
-
412. Name: Jeff Baker on 2019-10-15 02:11:40
Comments:
-
413. Name: jim kern on 2019-10-15 02:18:21
Comments:
-
414. Name: Noelle Fick on 2019-10-15 04:26:16
Comments:
-
415. Name: Jeff Fick on 2019-10-15 04:29:02
Comments:
-
416. Name: Jan D'Amico on 2019-10-15 22:55:40
Comments:
-
417. Name: Jan Buxton on 2019-10-16 16:05:13
Comments:
-
418. Name: Coleen Rogers on 2019-10-16 16:48:27
Comments:
-

Comments:

420. Name: Gordon Maclachlan on 2019-10-16 19:20:49
Comments: Traffic counts don't tell the story. Accident densities do. Use common sense please and make our roads safer.
-
421. Name: Jeremiah Ramirez on 2019-10-16 20:09:35
Comments: Widening the entirety of Bass Lake Rd, from US 50 to Green Valley Rd, is critical to our community's public safety. Anything short of 4 auto lanes, bicycle lanes, and sidewalks puts lives at risk. Regardless of EDC's position, Bass Lake Rd is a commuter thorough-way about to become heavily congested from development. FOR ONCE EDC BE PROACTIVE AND BUILD OUT BEFORE PROBLEMS ARISE
-
422. Name: DAVID H CARLISLE on 2019-10-16 21:50:06
Comments:
-
423. Name: Monika Whitfield on 2019-10-16 22:16:05
Comments:
-
424. Name: Robert Birgbauer on 2019-10-17 00:04:37
Comments:
-
425. Name: Sharon Hansen on 2019-10-17 01:01:39
Comments:
-
426. Name: Juliane Gilson on 2019-10-17 01:11:07
Comments:
-
427. Name: Gerald Gilson on 2019-10-17 01:13:12
Comments:
-
428. Name: Sonyong Lofton on 2019-10-17 01:16:01
Comments:
-
429. Name: Karen Hunton on 2019-10-17 01:19:06
Comments:
-
430. Name: Kenneth James Hansen on 2019-10-17 01:19:38
Comments: Please make the same improvements where Hallow Oak Rd. joins Bass Lake Rd. Specifically, a middle "stacking lane" for left turns from Hollow Oak onto South bound Bass Lake.
-

Comments: Improve it now while there is not as much traffic

432. Name: John Skeel on 2019-10-17 01:45:21
Comments:

433. Name: Eugene Soroka on 2019-10-17 01:50:55
Comments:

434. Name: Matt Hassey on 2019-10-17 01:59:39
Comments:

435. Name: Mark Kieling on 2019-10-17 02:37:28
Comments:

436. Name: Callie Joiner on 2019-10-17 03:07:38
Comments: Also need a light at bass lake and hollow oak intersection

437. Name: Tyler LeTellier on 2019-10-17 04:36:57
Comments: I live in Bridlewood canyon, this needs to happen.

438. Name: Kevin Osen on 2019-10-17 04:56:22
Comments:

439. Name: Ken Shortt on 2019-10-17 05:11:45
Comments:

440. Name: Tom Curry on 2019-10-17 15:47:04
Comments:

441. Name: Greg hanna on 2019-10-17 16:01:13
Comments: Get the road improvements done

442. Name: Lori Blank on 2019-10-17 17:06:43
Comments:

443. Name: Peggy Zappen on 2019-10-17 17:37:33
Comments: If it were not for the left turn lane for southbound traffic on Bass Lake at Madera, I would have been rear ended several times. Cars routinely just cross over the center line and go into the left turn lane. Right turn lanes should have been put at the Bridlewood & WoodRidge entrances. The pullover spaces for the school buses just needed to be extended another 50 feet or so and then right turning traffic could get out of the way of the cars going 50 mph. Improvements are way overdue all the way from the 50

444. Name: Penni Warford on 2019-10-17 19:34:42
Comments: With all of the additional homes and businesses, and new roads entering/exiting Bass Lake, and the long term additional expansion that is inevitable in the area, widening the road is common sense. This is also about thinking ahead and not trying to fix an expensive problem after the fact.

445. Name: Tammy Maher on 2019-10-17 20:14:24
Comments: Bridlewood resident

446. Name: Patricia Kenney on 2019-10-17 22:03:38
Comments:

447. Name: William Hunton on 2019-10-18 03:38:01
Comments:

448. Name: Roger Harness on 2019-10-18 03:57:47
Comments:

449. Name: David B Smith on 2019-10-18 17:36:06
Comments:

450. Name: Dottie Williams on 2019-10-18 19:34:43
Comments: We are trying to get ahold of someone with the BLAC, (John Davey was quoted in the Mt.Demo.) Joe (Williams) was one of the 1st organizers and trustee of the Bass Lake Hills Specific Plan...this includes Hawk View & Bell Woods. He built our home on Hollow Oak Dr., 40 years ago. We are trying to communicate with the County (Ha!). Joe's 1st wife was killed in an auto accident at the corner of Hollow Oak and Bass Lake. Our Specific Plans are intertwined & we need to band together & exchange information . Please call, message or email us! Joe & Dottie Williams; 530-672-2855. We have signed the petition under both names, and are asking for help from our neighbors.

451. Name: Addam Schwartz on 2019-10-19 14:31:32
Comments: Road improvements are needed now, since the conditions will not support current and especially future traffic flows.

452. Name: Bonnie Bacchi on 2019-10-19 20:50:06
Comments:

453. Name: Lane Bacchi on 2019-10-19 20:50:58
Comments:

454. Name: Forrest Bacchi on 2019-10-19 20:51:24

455. Name: doris elias on 2019-10-20 14:39:17
Comments:

456. Name: Carol Espinosa on 2019-10-20 22:54:02
Comments:

457. Name: Tony Elias on 2019-10-21 14:55:33
Comments:

458. Name: George little on 2019-10-21 15:48:31
Comments:

459. Name: Benjamin Bordenave on 2019-10-21 16:19:00
Comments:

460. Name: Jamie Bordenave on 2019-10-21 16:19:40
Comments: This is a serious safety issue! Please take preventative measures!

461. Name: Anna Coakley on 2019-10-21 16:34:19
Comments:

462. Name: Victoria McFarlin on 2019-10-21 16:48:24
Comments:

463. Name: Mike Dauden on 2019-10-21 16:50:06
Comments:

464. Name: Jenny Coleman on 2019-10-21 16:51:07
Comments:

465. Name: Ryan Pittman on 2019-10-21 16:59:33
Comments:

466. Name: Ray Fernandez on 2019-10-21 17:00:31
Comments:

467. Name: Michael and Susan Newman on 2019-10-21 17:47:23
Comments: I feel like I'm going to be rear ended every time I slow down to be able make a right turn into Woodridge . Things will only get worse with all the new homes, and the shopping center traffic!

468. Name: Tiffany Vispetto on 2019-10-21 17:53:27
Comments:

469. Name: Tony vispetto on 2019-10-21 17:55:43
Comments:

470. Name: mike stevens on 2019-10-21 23:51:04
Comments: put stop signs up at Bridlewood drive in the morning it takes 10 min sometimes to pull out on Bass Lake the developers don,t care just ridicules what is going on up here several times I have almost been rear ended and have seen several wrecks outside the gate

471. Name: Melvin D Wright on 2019-10-22 13:25:47
Comments:

472. Name: Janet S Wright on 2019-10-22 16:18:14
Comments:

473. Name: Michael Blank on 2019-10-22 19:41:46
Comments:

474. Name: Lori Osen on 2019-10-23 05:09:47
Comments:

475. Name: Isthair Witt on 2019-10-23 05:40:13
Comments: Fix this road now before it gets more expensive!! my family and all families living around it deserve to be safe.

476. Name: Debra Bailey on 2019-10-23 13:57:55
Comments:

477. Name: Gary HAMILTON on 2019-10-25 19:02:25
Comments: For one of the main arteries of EDH between Green Valley Rd and US50, it's amazing what little safety and pedestrian/bike lane access there is for this road. The lack of turn lanes as more and more development/cars on the road makes it harder and harder (and more dangerous) to turn on and off of Bass Lake.

478. Name: Rosie M Furman on 2019-10-25 19:38:57
Comments:

479. Name: Vera morris on 2019-10-26 22:08:36
Comments: This road is extremely dangerous right now let alone when more people are living off this road

480. Name: Elizabeth Gates on 2019-10-28 20:46:09
Comments:

481. Name: John M Barbieri on 2019-10-29 22:05:57
Comments:

482. Name: Jeanene Evans on 2019-10-30 04:40:27
Comments:

483. Name: Dean Prior on 2019-10-30 19:52:00
Comments: There needs to be sidewalks and bike lanes that permit safe access for children and adults from the Hills of El Dorado Village to the Bass Lake Park that will be constructed. It is absolutely absurd to build a park that children will be drawn to and not provide safe access to the park! Needless serious injuries and deaths are going to occur.

484. Name: Laura Obrochta on 2019-11-01 19:16:55
Comments: Please make Bass Lake Rd safer between Serrano Pkwy and Green Valley. We need neighborhood turning lanes, bike lanes, and sidewalks!



EDC COB <edc.cob@edcgov.us>

Fwd: Stop J7 Until Commitments and Safety Concerns are Addressed, Dec 10th Appeal Hearing

1 message

Char Tim <charlene.tim@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Dec 9, 2019 at 9:02 AM

Please upload this public comment received for agenda item 46 (BOS 12/10/19), Legistar #19-1714. Thank you.

Char Tim
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

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

From: **Debra Simon** <debjsimon@gmail.com>
Date: Sun, Dec 8, 2019 at 10:06 PM
Subject: Stop J7 Until Commitments and Safety Concerns are Addressed, Dec 10th Appeal Hearing
To: <joe.harn@edcgov.us>, The BOSONE <BOSONE@edcgov.us>, <BOSTWO@edcgov.us>, <BOSTHREE@edcgov.us>, <BOSFOUR@edcgov.us>, <BOSFIVE@edcgov.us>, <planning@edcgov.us>, <charlene.tim@edcgov.us>
Cc: John Davey <jdavey@daveygroup.net>, Ron Cassity <rcassity59@gmail.com>, Ken Clement <dodgerblue19@gmail.com>

December 7, 2019

The El Dorado County Auditor-Controller, Supervisors and Planning Services Division
2850 Fairlane Court, Building C
Placerville, CA 95667

Re: Serrano J7, J6 and Bass Lake Park - December 10th Appeal Hearing

Dear Mr. Harn, Supervisors and Planners

I am a 23 year resident of Bridlewood Canyon and have been following the J6 and J7 developments for many years. However, I never thought they made logical or environmental sense given the sensitivity and road restrictions of the area surrounding Bass Lake, but here we are. I also urge all Supervisors, Planners and Mr. Harn to take a drive on Bass Lake Road from Hwy 50 to Green Valley after dark and in the rain and see if you think it's safe with all the changes taking place.

1. I thought the mandate for California was to be a leader in preserving our natural beauty and build livable, walkable communities so we can "ditch our cars". I don't think the developers around the Bass Lake Road/Serrano area received the memo otherwise requirements would have been met before the buildout to include parks, sidewalks, bike paths and improved roads with turn lanes to create safe and connected communities. This is especially essential when you have a new shopping center that will attract kids and a restaurant that will be licensed to serve alcohol.

2. The J6 and J7 developments will not provide any playgrounds within their walls as the plans look now. As part of Serrano their recreation destination will be across Bass Lake Road into the yet unbuilt park on the northwest corner of Serrano Parkway. Also, the open space between these communities is a delicate wetland and overflow for Bass Lake

and should not be accessible to anyone, therefore, children and teens will be leaving these developments on Bass Lake Road to connect with their friends and the larger community for their activities. Both J6 and J7 exit onto the most dangerous part of Bass Lake Road on a blind curve and close to the causeway. There are no shoulders or any forgiveness on the curve and many times drivers have no choice but to hit ducks, raccoons, deer, and other wildlife. It's either the animal, another car or the guardrail. Improvements are urgent before the buildout.

3. The J7 development is planned to have 65 homes on a tiny strip of land which seems like a ridiculously high number for such an awkward lot in front of Bridlewood Canyon's emergency exit and beside the precious Bass Lake overflow. Sixty five homes means at least 130 cars in a walled neighborhood with only a few spare open lots for a little green space. This density in a delicate location seems absurd in such a large county. I don't even know how grading and building can occur without damaging the lake, wetland overflow and refuge for wildlife since we had so many problems with silt and water pouring in when J6 was being graded.

4. To my knowledge no-one has addressed the school situation. New residents in Serrano J6 and J7 and perhaps Hawk View are to attend Lakeview for Elementary School, Marina Village for Middle School and Oak Ridge or Ponderosa for High School as stated in the sales literature. Lakeview is 6.1 miles away if you take Serrano Parkway passing 3 other elementary schools, Oak Meadow, Silva Valley and Jackson. Or you could take Green Valley Road which is an 8.7 mile trip passing Green Valley and Lake Forest elementary schools. You'd also have to pass right by Pleasant Gove or Rolling Hills to get to Marina Middle School. What is the footprint for driving kids to schools so far away? Will we have school buses stopping in the middle of Bass Lake Road on a blind curve to let kids on and off or exiting and entering onto Bass Lake Road trying to make tight turns without designated turn lanes? Will we have double the amount of buses because Bass Lake Road services two different school districts?

5. I believe Parker Development claims they do not have to improve the road or provide sidewalks and bike lanes along J6 and J7 because the land that butts up to Bass Lake Road is county owned and is part of the original proposed expansion to a four lane road which has now been delayed or dropped. It appears collaboration is needed between the County, Parker Development and the CSD's New County Park to figure out how improvements get done and who's responsible. In the meantime J7 should be delayed indefinitely until this is resolved so there can be a seamless and safe connection along Bass Lake Road between the new Silver Springs Road and Serrano Parkway.

6. It's frustrating to hear we can't lower the speed limit on Bass Lake Road because of a law. Does this law take into account that the once rural road that was a thoroughfare for western slope county residents connecting with Hwy 50 has now become a suburban residential road with multiple driveways, housing developments and a shopping center? Also, the road is a construction zone south of Serrano Parkway in front of Hawk View with unstriped lanes that probably won't be completed until the rain stops. The realignment of Country Club Drive has caused concrete barriers to be placed right along the edge of Bass Lake Road on a curve and through a dip with a sign noting the potential for flooding and it still says the speed limit is 50 mph. Can the law be reinterpreted to allow for the lowering of the speed limit because of the construction and the change from a rural road to more residential?

Thank you for considering these details,

Debra Simon
3800 Carasco Court
El Dorado Hills, CA 95762

SENT TO ALL BOARD MEMBERS



El Dorado Hills
Community Services District

TO: El Dorado County Board of Supervisors
DATE: December 3, 2019
RE: TM18-1536/Serrano Village J7 Appeal
FROM: Board of Directors for El Dorado Hills Community Services District

EDC BOS RCVD
DEC 9 2019 AM 11:20

The recent appeal for TM18-1536/Serrano Village J7, submitted by Mr. Joe Harn, has prompted the EDH Community Services District's (District) Board of Directors to provide this memorandum to the El Dorado County Board of Supervisors (BOS). In short, the District supports the appeal, and seeks remedy by the BOS to direct County staff to work with the District and the Developer to dedicate the 12.5 acres of parkland (Village J Lot H park site) immediately for District-managed park construction.

Background:

As it relates to County Planning Staff's recommendation to establish a deed restriction on the J Lot H park site, this was a creative way to permit the Developer to move forward on another subdivision. Yet, it circumvents the clear and plain language requirements set forth in the El Dorado Hills Specific Plan Development Agreement (DA) and Public Improvements Financing Plan (PIFP), and it falls short of meeting the current unmet needs of the community. The District has submitted several written communications to the County on this matter (see attached), and the Developer has submitted written communications (attached), however, the following language of the DA and PIFP is not being adhered to.

DA Section 2.4.2. The DA states that there is a "Requirement of Adequate Public Improvements to Develop" (DA 2.4.2). This section clearly states, "*Developer and all successors understand that development of the Property may only continue as long as required public improvements and services are made available to serve the Property as set forth in the Development Plan. Some of these improvements and services are provided by public entities other than County. Developer and successor are responsible for working with such other public entities to ensure that such services are made available to serve the Property.*" As such, and because the Developer has been delinquent in satisfying the parkland development dedication requirement up to this point, the District contends development of the Property (Serrano Plan) should halt until they come into compliance.



DA 3.2.5, Park Land Obligation. *“The Specific Plan includes park sites, private and public open space, and sites for two 18-hole golf courses. In addition, the Financing Plan delineates commitments to the dedication and improvement of public park and open space areas and private park lands.”* Reference to the Financing Plan will assist in putting this all into perspective, and it should be noted here that there is not ‘two 18-hole golf courses’ in the Plan any longer. Without the remainder public park lands developed and dedicated, and without compliance for the two 18-hole golf courses, then how could the Developer be permitted to continue mapping and constructing?

PIFP E.1. Paragraph 3. This section of the PIFP speaks to the timing of construction of the parkland in question for J Lot H. Although the defined trigger for construction of the park was tied to a planned school (which all parties agree will not occur), there was also this defined schedule: *“The developer may improve the park sites earlier, at his discretion. The type and design of the improvements shall be determined by the CSD in consultation with the developer.”* This removes the argument of the Developer that park construction was entirely delayed due to Rescue School District’s school planning. Now, the Developer has levied that the District is delaying park design, when in fact approval for the J Lot H residential and park site has been little more than a year old. The EDH Specific Plan is 30 years old. In response to this issue and the potential for a long-awaited park for our residents, over the past 3 months, the District has been designing appropriate and high-quality park amenities for this site.

Community Facility District (CFD) Funds: The District further contends that the DA’s expectation(s) for Payment for Improvements (DA 2.4.1) extends to the District and the public parks because the County General Plan specifically speaks to the District/CSD providing certain public facilities and services on behalf of (and instead of) the County doing so. In reading this Section 2.4.1 of the DA, the expectation is that, *“Nothing in this Agreement shall be construed as obligating the County to construct any improvements for which adequate funds are not available. Under no circumstances shall County be obligated in any way or for any reason to expend monies from its general fund or from other sources not identified in the Financing Plan to pay for the improvement necessary for the development of the Property.”*

As such, Mr. Harn’s appeal identifies that there are additional impacts being unaddressed (e.g., automobile, bike, pedestrian traffic). This is especially concerning to the District, because County Planning Department has recently informed the District that it must submit a Findings of Consistency with the environmental review of the EDH Specific Plan, while also bringing current environmental impact review components that were not studied in the 1980’s. If the District must bring current the environmental impact review and mitigate in today’s lens – even though the park was part of the original specific plan – then why wouldn’t a private party, the Developer, also be held to the same standard?



Again, it has been over 30 years since the project was approved, and during this time the DA has actually sunset. However, this doesn't relinquish the Developer from the requirements set forth in that agreement. Further, if the park would initiate new mitigation(s), then per DA 2.4.1, the County, and ergo the District, should not be held responsible for such mitigation costs.

Summary:

To summarize, the District, Developer, and County have recently agreed that it is in the best interests of the Community and all parties to dedicate the subject parcel and all funds in the CFD (for future post construction reimbursement) to the CSD as soon as possible. As noted above, the design of park infrastructure and improvements is well underway and the District desires, and is prepared to deliver, a quality park to the community as soon as feasible. Again, our Board requests the BOS support and direction to make this a reality prior to approving any further development under the Specific Plan.

A handwritten signature in blue ink, appearing to read "Benjamin Paulsen", is written over a horizontal line.

X
Benjamin Paulsen
Board President, EDHCSD

Attachments:

- Appeal of TM18-1536/Serrano Village J7 submitted by Mr. Joe Harn
- Letter dated June 27, 2017 from Kirk Bone to Board of Supervisors, Re. Serrano Park Site Village J
- Letter dated August 17, 2018 from District to El Dorado County Chief Administration Officer, Re. J Lot H
- Letter dated August 31, 2017 from District to County Planning, Re. Serrano Village J Lot H
- Letter dated October 25, 2018 from District to County Planning, Re. Letter of Demand for Unsatisfied Parkland

(related file: PD18-0005/TM18-1536)

File Number: TM-A-19-0001

Receipt No.: 16544

Date Received: 11/4/19

Amount: \$239

APPEAL FORM

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Joe Harn

ADDRESS Mr. Joe Harn
3340 Rolls Dr.
Cameron Park, CA 95682 joehamathome@yahoo.com

DAYTIME TELEPHONE 530-556-0999

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT _____

ADDRESS _____

DAYTIME TELEPHONE _____

2019 NOV - 4 AM 9:16
RECEIVED
PLANNING DEPARTMENT

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

I am appealing the EDC Planning Commission's approval of TM18-1536/Serrano Village J7 on October 24, 2019. The map conditions approved by the Commission do not adequately ensure that the park mandated by the 1989 development agreement will be constructed by Serrano Associates, LLC. Further, this approval will increase automobile, bike, and pedestrian traffic that will create safety and circulation impacts that are not mitigated by the conditions approved by the Commission.

DATE OF ACTION BEING APPEALED Planning Commission 10-24-19

Signature Joe Harn

Date 11-4-19



Cash Register Receipt

County of El Dorado

Receipt Number
R16544

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$239.00
TM-A19-0001 Address: APN: 12304011			\$239.00
APPEALS FEES			\$239.00
ALL APPEALS	3720200 0240	0	\$239.00
TOTAL FEES PAID BY RECEIPT: R16544			\$239.00

Date Paid: Monday, November 04, 2019

Paid By: Joe Harn

Cashier: ADM2

Pay Method: CHK-PLACERVILLE 9723

Pursuant to Government Code section 66020, you are hereby notified that the 90-day protest period has begun. If you fail to file a timely protest within that period regarding any of the fees, dedication requirements, reservation requirements, or other exactions imposed on your project, complying with all the requirements of Government Code section 66020, you will have failed to exhaust your administrative remedies and will be legally barred from later challenging such exactions in court.





June 27, 2017

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

RE: Serrano Park Site, Village J

Dear Members of the Board:

I am writing to update you regarding our efforts to finalize the location and design of the Village J Park within the Serrano community. As you are aware, there is an approved location and design for a park site in Village J, Lot H. We have for some time been working cooperatively with the El Dorado Hills Community Services District (EDHCSD) to reconfigure that park site to more fully take advantage of the adjacent Sellwood Field and other park and recreation opportunities. Progress has been hindered by uncertainty related to other uses in the Village J area and by uncertainty regarding the future Rescue school site determination. Rescue has now chosen its site, and with the approval of the Village J Phase 1 commercial project and the pending Village J-5/J-6 residential project, these uncertainties will be resolved.

We are pleased to report that we will be filing an application today to revise the Village J, Lot H tentative map to create a 12.5 acre park site in the location preferred by the EDHCSD and in a configuration developed in conjunction with the EDHCSD. We look forward to quickly processing this map through the County and to commencing construction of the park. As you are undoubtedly aware, timing of construction of the park site has historically been tied to the construction of the planned Rescue school. Given that the school site has been relocated and given the resolution of other planning issues within this area of our project, we agree that tying park construction timing to the school no longer makes sense. We will continue to work with the EDHCSD to move the park project along as expeditiously as possible. To that end, we will have no objection to the imposition of a reasonable condition upon the submitted Village J, Lot H tentative map requiring timely construction of the park, concurrent with construction of the balance of the Village J, Lot H tentative map.

We will continue our cooperative efforts with the EDHCSD and we will update you as we progress.

Sincerely,

SERRANO ASSOCIATES, LLC

By:


Kirk Bone



August 17, 2018

Mr. Don Ashton, El Dorado County - Chief Administration Officer
El Dorado County Administrative Office
330 Fair Lane
Placerville, CA 95667

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – LETTER OF DEMAND
UNSATISFIED PARKLAND DEDICATION REQUIREMENT TO THE EL
DORADO HILLS COMMUNITY SERVICES DISTRICT – SERRANO VILLAGE J
LOT H (PD14-0008 TM14-1524) – 12.5 ACRE PARK SITE (APN 123-280-10)**

Dear Mr. Ashton,

The El Dorado Hills Community Services District ("District") would like to take this opportunity to comment on present and future tentative map(s), development plan(s) and permit approvals remaining in the Serrano El Dorado Hills Specific Plan, as it relates to the obligation to satisfy parkland dedication requirements to the District, and toward any future project consideration or negotiations with Parker Development / Serrano LLC.

The District submitted comment letters to El Dorado County ("County") on August 30, 2017 and March 16, 2018 (attached), summarizing the outstanding parkland dedication requirements of the Serrano El Dorado Hills Specific Plan, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

Based on the current acreage of parkland deeded to the District, and the outstanding obligation of the developer to deed the remaining parkland owed to satisfy the dedication requirements of the SP, **the District is demanding the County refuse issuance of any and all current and/or future plan and permit approvals or extensions, until such time the District takes ownership of the remaining parkland dedication identified as a portion of Village J Lot H, APN 124-280-10 (12.5 acre park site within PD14-0008 TM14-1524).**

Per the District's comment letter to the County, dated August 30, 2017:

“the District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage delivered:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
10-acre District Park (Bass Lake)	12.5 ac	PENDING
45+ acre Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the higher ratio of 5 acres per 1,000 persons, the Serrano development should have dedicated a total of 101.67 acres of parkland to the District. Taking into account the reduced residential lots existing and planned of 4,883, the adjusted parkland required would be 80.56 acres.

In summary, the Serrano El Dorado Hills Specific Plan will not deliver the total acreage of parkland owed to the District. The District at this time, requests that the evaluation of the overall parkland dedication as it relates to the final residential lots delivered in the Specific Plan be completed and discussed between El Dorado County, the District and Developer.”

The table provided above was created nearly a year ago, with any changes permitted to residential lot counts not considered here. It should be noted that the private parks within Serrano would typically be provided a maximum of 75% dedication credit, per the County Subdivision Ordinance.

To date, the District has yet to take ownership of the remaining 12.5 acres of public parkland overdue by the development(s) within the SP. Prior to any approvals and/or permits being issued to the developer, or consideration of any applications from the owner, the District is requiring the dedication of Village J Lot H be completed. The impacts experienced by the District and the residents it serves must be addressed at



El Dorado Hills
COMMUNITY SERVICES DISTRICT

August 31, 2017

Rommel Pabalinas, Senior Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: **SERRANO VILLAGE J LOT H – PD14-0008 TM14-1524
RECONCILIATION OF PARKLAND DEDICATION TO THE EL DORADO HILLS
COMMUNITY SERVICES DISTRICT – SERRANO EL DORADO HILLS SPECIFIC
PLAN**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) would like to take this opportunity to comment in support of the above referenced revision to the approved tentative map and development plan for Serrano Village J Lot H.

Village J Lot H has been revised to include a 12.5-acre park site, which will contribute to the overall parkland dedication owed to the District, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

The District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage of delivered:

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Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on

the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the ratio of 5 acres of parkland per 1,000 persons, any typical development should have dedicated a total of 101.67 acres of parkland to the District. The current planned and existing residential lots of 4,883 would then result in an adjusted parkland dedication requirement of 80.56 acres. However, the DA and PFFP have specified the requirements to be met by the Developer.

Although it has been nearly 30 years since the project's original agreement was executed, it should be noted that the calculations previously provided for parkland dedication did not account for how credit for private parks are typically calculated. More specifically, private parks (e.g., behind the gates), such as the required 26.56 acres of parkland in the Serrano Plan, would typically only receive up to 50% credit for the overall dedication requirement calculations.

The Developer, by delivering the final public parklands required within the DA, PFFP, and Community Facilities District requirements, in full, will be of benefit to the community. The District provides this letter of support while also conveying a message to all interested parties that delivery of public facilities, such as parks, should be realized through stringent DA requirement and triggers to avoid future 30-year wait times.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



Kevin A. Loewen
General Manager
El Dorado Hills Community Services District



October 25, 2018

Tiffany Schmidt, Director of Planning and Building Department
330 Fair Lane
Placerville, CA 95667

**RE: SERRANO EL DORADO HILLS SPECIFIC PLAN – LETTER OF DEMAND
UNSATISFIED PARKLAND DEDICATION REQUIREMENT TO THE EL
DORADO HILLS COMMUNITY SERVICES DISTRICT – SERRANO VILLAGE J
LOT H (PD14-0008 TM14-1524) – 12.5 ACRE PARK SITE (APN 123-280-10)**

Dear Ms. Schmidt,

The El Dorado Hills Community Services District (“District”) would like to take this opportunity to comment on present and future tentative map(s), development plan(s) and permit approvals remaining in the Serrano El Dorado Hills Specific Plan, as it relates to the obligation to satisfy parkland dedication requirements to the District, and toward any future project consideration or negotiations with Parker Development / Serrano LLC.

The District submitted comment letters to El Dorado County (“County”) on August 30, 2017 and March 16, 2018 (attached), summarizing the outstanding parkland dedication requirements of the Serrano El Dorado Hills Specific Plan, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

Based on the current acreage of parkland deeded to the District, and the outstanding obligation of the developer to deed the remaining parkland owed to satisfy the dedication requirements of the SP, **the District is demanding the County refuse issuance of any and all current and/or future plan and permit approvals or extensions, until such time the District takes ownership of the remaining parkland dedication identified as a portion of Village J Lot H, APN 124-280-10 (12.5 acre park site within PD14-0008 TM14-1524).**



El Dorado Hills
COMMUNITY SERVICES DISTRICT

August 31, 2017

Rommel Pabalinas, Senior Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

**RE: SERRANO VILLAGE J LOT H – PD14-0008 TM14-1524
RECONCILIATION OF PARKLAND DEDICATION TO THE EL DORADO HILLS
COMMUNITY SERVICES DISTRICT – SERRANO EL DORADO HILLS SPECIFIC
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Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on

the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the ratio of 5 acres of parkland per 1,000 persons, any typical development should have dedicated a total of 101.67 acres of parkland to the District. The current planned and existing residential lots of 4,883 would then result in an adjusted parkland dedication requirement of 80.56 acres. However, the DA and PFFP have specified the requirements to be met by the Developer.

Although it has been nearly 30 years since the project's original agreement was executed, it should be noted that the calculations previously provided for parkland dedication did not account for how credit for private parks are typically calculated. More specifically, private parks (e.g., behind the gates), such as the required 26.56 acres of parkland in the Serrano Plan, would typically only receive up to 50% credit for the overall dedication requirement calculations.

The Developer, by delivering the final public parklands required within the DA, PFFP, and Community Facilities District requirements, in full, will be of benefit to the community. The District provides this letter of support while also conveying a message to all interested parties that delivery of public facilities, such as parks, should be realized through stringent DA requirement and triggers to avoid future 30-year wait times.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



Kevin A. Loewen
General Manager
El Dorado Hills Community Services District