

Memorandum

Date: January 29, 2018
To: George Carpenter, Winn Communities
From: Brian Allen 
Subject: Bass Lake Road Alignment Considerations

Background:

A conceptual alignment of Country Club Drive from Bass Lake Road to Tierra De Dios has been contemplated since the mid 1990's as depicted on the Bass Lake Hills Specific Plan Figure 4-1 Circulation Plan (adopted by the County Board of Supervisors on November 7, 1995). Cost estimates for the roadway in the alignment shown in the Specific Plan are identified in the Bass Lake Hills Public Facilities Financing Plan, June 8, 2004. Update cost estimates for this improvement are shown in the recently-adopted El Dorado County TIM Fee Program documents (December 6, 2016).

City Lights Drive is an existing roadway within the vicinity of this proposed roadway that currently serves a few residential properties.

Alignment Discussion:

Attached for reference is an exhibit depicting the current proposed alignment of Country Club Drive as processed for review with El Dorado County staff through multiple improvement plan checks to date. The alignment is a result of several factors that were evaluated prior to plan preparation including prior contemplated alignment expectations, field walk findings, topography, environmental constraints such as wetlands, underlying property access considerations, design speed, construction costs (especially significant cuts and associated blasting potential), and input from County staff on roadway curvature preferences. Also depicted is the conceptual specific plan alignment and City Lights Drive alignment.

We understand it has been suggested that the project should consider an alignment along City Lights Drive as an alternate alignment for this roadway segment. In support of rejecting this alternative, we have attached a draft profile and grading concept for such an alignment. There are several things to consider in contemplating a change from the current alignment to a City Lights Drive alignment. A list of the most significant things are as follows:

- 1) Design and Right of Way:
 - a. This would move the intersection of Bass Lake Road and Country Club slightly closer to Highway 50. We understand Caltrans wants as much clearance to US 50 as possible.
 - b. Triggers redesign of Country Club Drive G to H which is already at second submittal review status. This would add approximately 6 to 9 months to the process of designing the improvement, putting off construction at least one season (2018 to 2019).
 - c. Could trigger redesign of intersection of Country Club and Silver Dove Way which is already at second submittal status.
 - d. Would require redesign/relocation of the Park and Ride.
 - e. Would trigger revisions to right of way and easement needs on several properties which have already provided dedications or are in process associated with various road segments, including the park & ride property.

- 2) CEQA:
 - a. Moves improvements outside of the Area of Potential Effect studied with the EIR Addendum approved by the Planning Commission (April 2016). This would require additional CEQA review adding 6 to 9 months to the process of approving a redesign of the road, putting of construction at least one season.

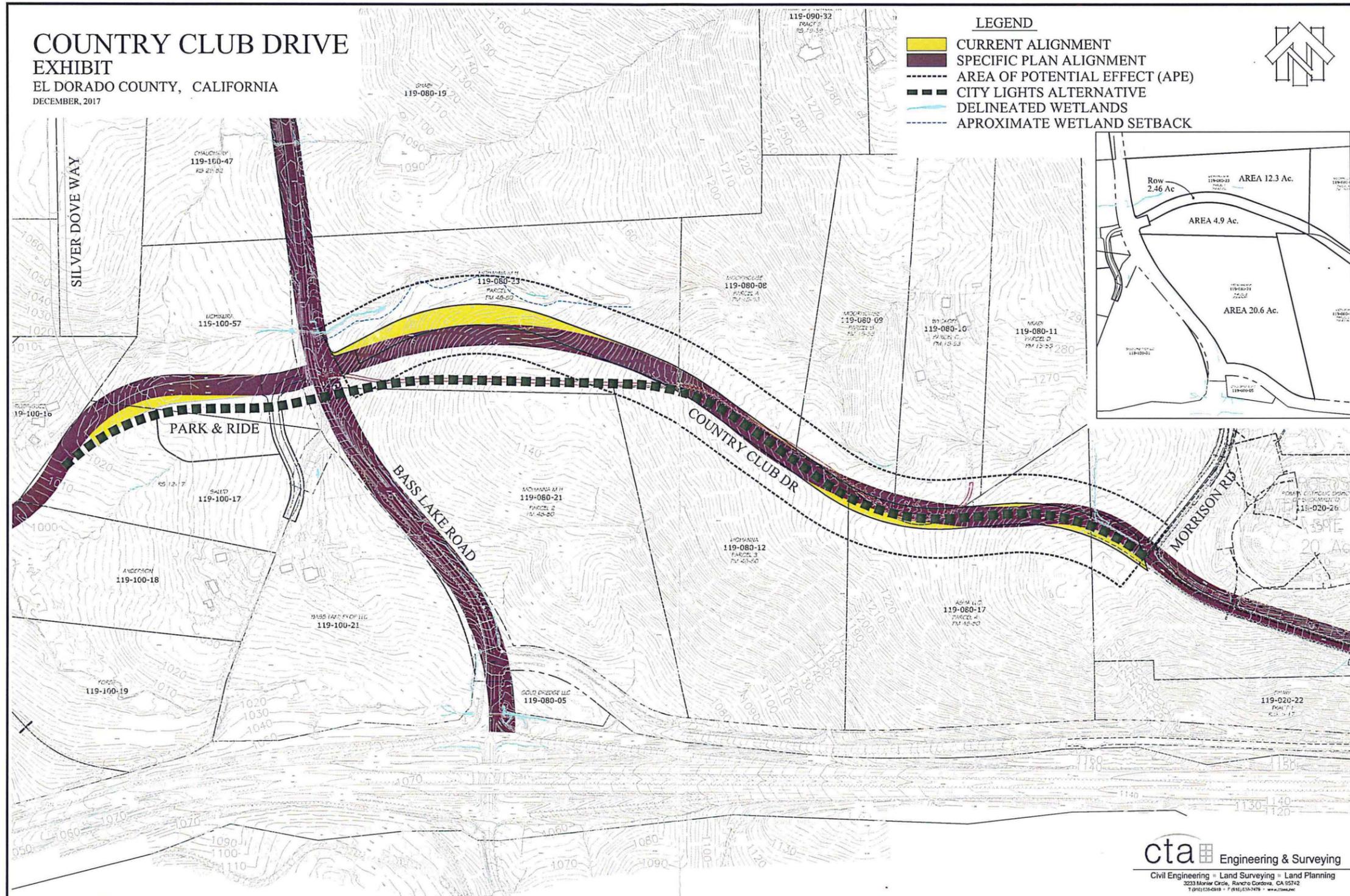
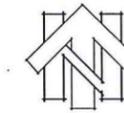
- 3) Schedule:
 - a. Redesign efforts for the roadway and traffic signal, as well as right of way and CEQA changes would delay the project for 6 to 9 months, or longer, depending upon level of cooperation with new right of way needs on the west side of Bass Lake Road, CEQA timeline and the findings of additional environmental studies.

- 4) Cost:
 - a. Draft profile increases excavation volume by more than 55,000 CY, needlessly increasing costs to the County TIM fee program.
 - b. Increases potential for blasting costs with a potential 30' excavation, in an area known to require blasting.
 - c. Soft cost increases associated with redesign, CEQA update, and right of way changes.

Please confirm that the current alignment is the approved alignment for this important improvement that the community has been waiting for. Let us know if you have any questions or need additional detail regarding the potential effect of changing roadway alignments. Thank you.

COUNTRY CLUB DRIVE
EXHIBIT
 EL DORADO COUNTY, CALIFORNIA
 DECEMBER, 2017

- LEGEND**
-  CURRENT ALIGNMENT
 -  SPECIFIC PLAN ALIGNMENT
 -  AREA OF POTENTIAL EFFECT (APE)
 -  CITY LIGHTS ALTERNATIVE
 -  DELINEATED WETLANDS
 -  APPROXIMATE WETLAND SETBACK



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