

4/21/2016

Edcgov.us Mail - EDC Planning Commission File 16-0195: Hawks View, Bell Woods, Bell Ranch. April 28 2016 Meeting.



PC 4/28/16
#3 #4 #5
Charlene Tim <charlene.tim@edcgov.us>

EDC Planning Commission File 16-0195: Hawks View, Bell Woods, Bell Ranch. April 28 2016 Meeting.

John Davey <jdavey@daveygroup.net>

Wed, Apr 20, 2016 at 11:21 AM

To: rich.stewart@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us,
brian.shinault@edcgov.us

Cc: charlene.tim@edcgov.us, tiffany.schmid@edcgov.us, The BOSONE <bosone@edcgov.us>

Hello,

I attended the EDH APAC meeting on April 7th, and I was impressed with the presentation provided by the project proponents, and their willingness to answer questions. I recognize the need for improvements to the Bass Lake Rd - Country Club Dr intersection, and the proposed solutions look like a very good fit between the county's needs and the developers' ability to deliver some of these traffic improvements.

However, I still have a few questions that I hope that the Planning Commission is able to get answers for from the project proponents. I noted that the majority of people at the EDH APAC meeting were actually from Cameron Park - and it was wonderful to have our neighbors' input to our shared traffic concerns. However, most of the attendees who still had questions seemed to be from El Dorado Hills, and more pointedly, from the Bass Lake area. The projects in question are part of the "Bass Lake Hills Specific Plan" however the revised focus of the project, and the traffic impact mitigation seems to be pointed at Cameron Park issues. The COA was crafted in adherence to the BLHSP and Bass Lake area issues. It seems we're trading one end of the BLHSP traffic issues for the other. The intersection at Hollow Oak and Bass Lake Rd has already had one fatality and several accidents. Since the Hawks View project is located north of this intersection, and is likely to be the first phase of the BLHSP to be developed (it already has several graded residential pads) focusing ALL of the traffic mitigation efforts to the the south end of the the BLHSP to work just on Country Club Dr seems to be ignoring the actual area of traffic that will be immediately impacted when the first phase starts construction. Since we're willing to put off traffic mitigation measures that were agreed to for the COA, how likely is it that we would put them off again, and again, for each subsequent phase? I know that the county sees the Country Club intersection as the most immediate need, but what will mitigate the traffic issues at the actual site of the first phase of development? To my ear, it sounds like the county is willing to continuously put off the needs of the north end of the BLHSP in order to get improvements at the south end, when the very first phase (with the most immediate traffic impact) is probably at Hawk View at the north end. At the very least, I would hope that we can identify now via an enforced COA WHO will be responsible for the traffic mitigation improvements on Bass Lake Rd at the north end, and WHEN they would be built.

I also would like to have the county investigate working in conjunction with the El Dorado Hills Fire Department to address a traffic light at Hollow Oak. A traffic light would permit safer access for emergency vehicles from Station 86, and improve traffic flow on a VERY poorly designed intersection for Hollow Oak residents.

Thanks you again for considering additional questions on this matter.

John Davey
3907 Watsonia Glen Dr
El Dorado Hills CA 95762
PH 530-676-1868
Cell 916-752-8183