

#46



EDC COB <edc.cob@edcgov.us>

Public Comment: Appeal of Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7

John Davey <jdavey@daveygroup.net>

Fri, Dec 6, 2019 at 1:29 PM

To: edc.cob@edcgov.us

Cc: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, bosthree@edcgov.us, BOS Four <bosfour@edcgov.us>, bosfive@edcgov.us, Rafael Martinez <rafael.martinez@edcgov.us>, Joe Harn <joe.harn@edcgov.us>

Hello,

The Bass Lake Action Committee would like to submit the attached letter as public comment for consideration regarding the Tuesday December 10, 2019 Board of Supervisors Agenda item 46: Hearing: Appeal of Planning Commission Approval of Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7.

Warm regards,

John Davey
2019 Vice President
Bass Lake Action Committee
A Non-Profit 501(C)(4) corporation
<http://basslakeaction.org>

Cell 916-752-8183

LATE DISTRIBUTION

DATE 12/6/2019

BOS 12/10/2019

BLAC_J7_Letter_BOSAppeal.pdf
244K



BASS LAKE ACTION COMMITTEE

December 4, 2019
501 Kirkwood Court
El Dorado Hills CA 95762

The County of El Dorado Board of Supervisors

330 Fair Lane Building A
Placerville, CA 95667

Honorable Supervisors,

The Bass Lake Action Committee would like to submit the following public comments, with respect to the appeal filed in regard to the County of El Dorado Planning Commission's approval of **Serrano Village J7 (PD18-0005 / TM18-1536)**. We are offering our support of this appeal based on the impacts to Bass Lake area transportation, circulation, and pedestrian safety, as well as on the vague nature of COA 50 regarding the construction of parkland at Village J LOT H.

We believe that the project should NOT be issued any building permits until the Village J LOT H Parkland Dedication has been formalized and completed.

As Bass Lake Area residents in El Dorado Hills, we have provided public comment via our Traffic Safety Committee (TSC) for all three recent public hearings for the PD18-0005/TM18-1536 Serrano J7 project before the Planning Commission regarding traffic and pedestrian impacts. These public comments are attached in the Planning Commission Hearings' Legistar file <https://eldorado.legistar.com/LegislationDetail.aspx?ID=4073000&GUID=BACAA1DE-25DB-41D4-B028-0112D5AFF106>

For the past several years, we have had an ongoing dialog with the project applicants regarding this project, as well as several other area projects. Parker Development/Serrano Associates has been very generous with their time, and their commitment to outreach with the Bass Lake Community.

In the weeks prior to the project's hearings at the Planning Commission, we have discussed with the applicants our concerns about the Serrano J7 Village ("A Street") Bass Lake Road intersection at the Bass Lake overflow, and the close proximity of the Bridlewood Drive Bass Lake Road Intersection. Realizing that the recently completed Traffic Study reveals overall LOS C and LOS D peak hour conditions in the area, and that these findings do not merit the long promised four-lane Bass Lake Road alignment, we still have grave concerns about the appropriateness of the Serrano J7 "A Street" – Bass Lake Road intersection. We believe that the California Highway Patrol accident data that we submitted in our past public comments demonstrate that the ten-year accident rate in this very specific area a few hundred feet from Bridlewood Drive, as well as the collision rate between Serrano Parkway and Woodleigh Lane,



BASS LAKE ACTION COMMITTEE

merits consideration for eliminating all left turn movements at the Proposed "A Street" intersection. We note that the Transportation Department Findings regarding collision data on Bass Lake Road is limited to the segment between Sienna Ridge Road and Bridlewood Drive – and ignores collision data north of Bridlewood Drive, which is contiguous to the project site.

SOURCE: California Highway Patrol Statewide Integrated Traffic Records System (SWITRS) DATA

BASS LAKE RD: SERRANO PARKYWAY to GREEN VALLEY ROAD Collision Data 2009-2019

113 Reported Collisions on Bass Lake Rd

73 between Bridlewood Dr and Woodleigh Ln: Distance of 4968 feet

LOCATION	OVERTURNED	HEAD-ON	REAR-END	BROADSIDE	HIT OBJECT	SIDESWIPED
Madera Way	6	2	1	0	11	2
Hill Rd	1	1	0	0	2	0
Sandhurst Hill Rd	2	1	0	1	5	1
Magnolia Hills Dr	1	0	0	1	4	0
Bridlewood Dr	1	0	7	1	7	1
Woodleigh Lane	0	1	3	2	3	3

We also find it striking that residents have been told ad nauseum for several years, and as recently as August of 2019, that there is no existing warrant for a left turn pocket at the Bass Lake Road – Bridlewood Drive intersection, and that a left turn pocket likely wouldn't be warranted for years. Yet, following the September 2019 traffic study, magically, a left turn pocket at the Bass Lake Road – Bridlewood Drive is suddenly warranted with existing conditions.

Without our concerns and public comments to the Planning Commission regarding this project, an updated traffic study might not have even been conducted, and we would still be told that a left turn pocket at this intersection wouldn't be warranted for several more years. Since there is no funding for a left turn pocket, the now warranted Bass Lake Road – Bridlewood Drive left turn pocket will be added to the unfunded CIP list. Even if it were added to the current CIP list, the CIP is a 20 year program, so the left turn pocket may still not happen for many years.

So to state it bluntly – our faith in the integrity of traffic and circulation conditions analysis is decidedly less than optimum.

Eliminating left turn movements at the Bass Lake Road – J7 "A Street" entrance is not without precedence: Three other existing Serrano El Dorado Villages have left turn restrictions due to traffic safety or divided roadways along Serrano Parkway, and Silva Valley Parkway. The Serrano Village J6 Whistling Way intersection at Bass Lake Road is approximately 1100 feet to the west, and is an interconnected road to Village J7. Due to the lack of improvements to Bass Lake Road, and the lack of road frontage improvements to be provided by the already approved Serrano Village J6 and the proposed Serrano Village J7, we feel that eliminating all left turn movements at "A Street" is the minimum safety condition that could be applied to this project.



BASS LAKE ACTION COMMITTEE

As residents, we want to reiterate, our concerns with the overall traffic and safety conditions on Bass Lake Road have not been abated by the recent traffic study results provided by this project. We're also disappointed that the Serrano J6 and J7 village entrances intersections on Bass Lake Road are the only Serrano El Dorado villages that were not required to construct road frontage improvements (funding only), which is a disservice to both existing residents, and to the new residents making an investment in Serrano El Dorado.

We maintain that if Traffic Study data and development projections indicate that a four-lane alignment of Bass Lake Road in the Serrano Parkway to Magnolia Hills Drive road segment are not warranted for potentially another 20 years, our preference would be to keep the four-lane alignment of Bass Lake Road right of way, but to abandon the four-lane alignment goal - since it doesn't seem to be a projected need for the next 20 years. Residents have already waited over 25 years for these improvements.

Instead we propose that the Frontage improvement funding provide turn pockets for village entrances, and that a left turn lane be constructed at Bridlewood Drive. As part of this frontage improvement, we also propose that a combined walking and bicycle path that would close the gap between the sidewalks and bicycle lanes on Bass Lake Road from Sienna Ridge Road at the future Sienna Ridge shopping center, to the future sidewalks and bicycle lanes being constructed as part of the southern extension of Silver Springs Parkway to Bass Lake Road – this would provide the best compromise for traffic and pedestrian safety in our community.

During the October 24th Planning Commission Hearing, when asked about a providing a sidewalk along the Bass Lake Overflow, the applicant responded that they don't own the property. Has anyone inquired with the El Dorado Hills Community Services District, who owns the property, if they would be willing to collaboratively work to provide a right of way that could accommodate a pedestrian path? There is a possibility that they would benefit from a pedestrian path as they prepare to construct the Bass Lake Community Park. At a minimum, it would provide pedestrian connectivity to the proposed Village J Lot H park site, as well as the Sienna Ridge Shopping Center.

Again – the traffic projections made from the late 1980s through 2015 have consistently projected that a need for improvements was imminent- concerned residents find that if projections in overall traffic and development have been incorrect for 30 years, how are we to know with confidence that they aren't still wrong now?

In 2016 the following Bass Lake Road projects were removed from the CIP:

Bass Lake Frontage Improvements-Silver Springs

Project No: 66115

Roadway improvements to the existing Bass Lake Road east of Silver Springs Parkway, including full width improvements, curb, gutter, sidewalk

Bass Lake Road Full Improvements – Phase 1A

Project No: 66109



BASS LAKE ACTION COMMITTEE

Bass Lake Road from US 50 to Hollow Oak Road: widen and reconstruct to two-lane divided road with 4-foot shoulders and pedestrian/bike paths. Phase 1A improvements of the Bass Lake Hills Specific Plan PFFP; full improvements to include development of 8-foot median, sidewalk and bike lane from Hollow Oak Road to US 50

Bass Lake Road Widening – U.S. 50 to Silver Springs Parkway, Phase 1B

Project No: GP166

Bass Lake Road from US 50 to Silver Springs Parkway: widen from two to four-lane divided roadway; includes curb, gutter, sidewalk, shoulders (4' shoulder existing) for 2.4 miles (US 50 to Silver Springs Parkway).

In 2018 the following Bass Lake Road project was added **TO** the CIP:

Bass Lake Road – US Highway 50 to Serrano Parkway

Project No: 72BASS / 36105054

This project will widen Bass Lake Road for approximately 1.5 miles between US Highway 50 and Serrano Parkway from two lanes to a four-lane divided roadway. Curb, gutter, sidewalk shall be improved via the County's Frontage Ordinance.

In 2019, a year later, **Project No: 72BASS / 36105054** was removed from the CIP.

With the constant evolution of proposed Bass Lake Road improvements, residents have absolutely no knowledge of what to expect for actual improvements to Bass Lake Road. Further, this constant cycle of improvement projects being added in, and taken out, erodes residents' confidence in the accuracy of the County's forecasting, and analysis of project impacts, and existing traffic and circulation conditions. Frankly: what are we to believe?

Residents have circulated an online petition among area and County residents who use Bass Lake Road - asking residents to support this idea of abandoning the four-lane alignment of Bass Lake Road between Serrano Parkway and Magnolia Hills Drive, and instead provide these very basic traffic and pedestrian Safety improvements – the petition can be viewed here: <http://basslakeaction.net/road> - from the petition:

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



BASS LAKE ACTION COMMITTEE

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.

As of December 4, 2019, the petition has collected:

484 resident signatures in support (attached)

139 resident comments added to the petition (attached)

Very few non-controversial development projects generate even a dozen comments: This simple petition offers 139 comments.

We believe that this overwhelmingly demonstrates the very real concern that Bass Lake Area residents have over existing conditions on Bass Lake Road, and the frustration with the inaccuracies in planning projections, and the lack of delivery of thirty years of anticipated improvements, as promised in the El Dorado County CIP through 2015.

At a minimum, we feel that left turn movements at the Bass Lake Road - J7 "A Street" intersection should be restricted until Bass Lake Road improvements are in place.

We appreciate the opportunity to provide public comment on this appeal.

Respectfully,

John Davey
2019 Vice President
Bass Lake Action Committee



BASS LAKE ACTION COMMITTEE

Bass Lake Action Committee Board of Directors

Kathy Prevost

2019 President

John Davey

2019 Vice President

Wil Brunet

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Jan Buxton

2019 Secretary

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BLAC Traffic Safety Committee members

John Thomson Ph. D.

Bass Lake Bulletin Editor

Woodridge resident

Frank Sultzberger

Bridlewood Canyon resident

Steve Slattery

Woodridge resident

Ron Cassity

Bridlewood Canyon HOA Director

Bass Lake Action Committee Director At Large

Bridlewood resident

John Davey

Vice President Bass Lake Action Committee

2019 Chair El Dorado Hills Area Planning Advisory Committee

The Hills of El Dorado resident

cc:

The County of El Dorado District 1 Supervisor John Hidahl

The County of El Dorado District 2 Supervisor Shiva Frentzen

The County of El Dorado District 3 Supervisor Brian Veerkamp

The County of El Dorado District 4 Supervisor Lori Parlin

The County of El Dorado District 5 Supervisor Sue Novasel

The County of El Dorado Department of Transportation

The County of El Dorado Auditor Controller Joe Harn



EDC COB <edc.cob@edcgov.us>

Comments to Agenda item 46 (19-1714) of the Dec. 10, 2019 BOS Meeting

1 message

Doug Olson <doug@the-olsons.org>

Fri, Dec 6, 2019 at 2:11 PM

To: edc.cob@edcgov.us, BOSONE@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: Doug Olson <doug@the-olsons.org>

Board of Supervisors

Bass Lake Road north of the Serano J6 entrance is a dangerous stretch of road both for vehicular traffic and especially for pedestrians and cyclists. Most vehicles travel at excessive speed, and there have been accidents and deaths along Bass Lake Road. After the Sienna Ridge shopping center is open there will be more traffic, especially young people going from neighborhoods along Bass Lake Road to the shopping center. Even now there is a well worn dirt path adjacent to the guard rail on the east side of Bass Lake Road over the causeway (between J6 & J7). I implore you to make safety improvements along Bass Lake Road before a child dies or is maimed rather than wait until afterwards!

Specifically:

1. Create a safe pedestrian and bike path that should extend at least up to Magnolia Hills Dr.
2. Implement traffic controls on Bass Lake Road at Bridlewood Drive, Madera Way, Magnolia Hills Dr., preferably as roundabouts which are safer and provide greater overall traffic throughput than stop signs or signal lights.

Thank you for taking action before it is too late.

(Attached document contains pictures of the dirt path).

Thank you,
Doug Olson



BOS-191210-item46.pdf

458K

To EDC Board of Supervisors

From Douglas Olson (doug@the-olsons.org), resident of Bridlwood Canyon

Dec 6, 2019

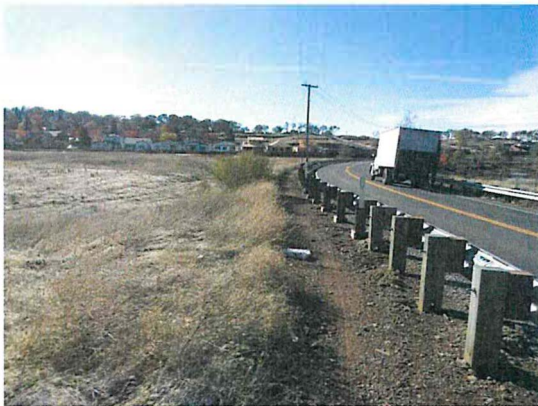
Re: Comments to Agenda item 46 (19-1714) of the Dec. 10, 2019 BOS Meeting

Bass Lake Road north of the Serano J6 entrance is a dangerous stretch of road both for vehicular traffic and especially for pedestrians and cyclists. Most vehicles travel at excessive speed, and there have been accidents and deaths along Bass Lake Road. After the Sienna Ridge shopping center is open there will be more traffic, especially young people going from neighborhoods along Bass Lake Road to the shopping center. Even now there is a well worn dirt path adjacent to the guard rail on the east side of Bass Lake Road over the causeway (between J6 & J7). I implore you to make safety improvements along Bass Lake Road before a child dies or is maimed rather than wait until afterwards!

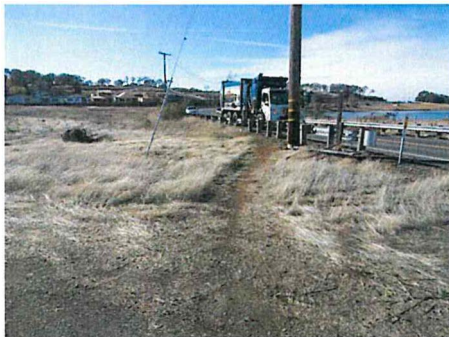
Specifically:

1. Create a safe pedestrian and bike path that should extend at least up to Magnolia Hills Dr.
2. Implement traffic controls on Bass Lake Road at Bridlewood Drive, Madera Way, Magnolia Hills Dr., preferably as roundabouts which are safer and provide greater overall traffic throughput than stop signs or signal lights.

Thank you for taking action before it is too late.



Dirt path along guardrail on east side of Bass Lake Road.



Views south & north from Birmingham Way.



EDC COB <edc.cob@edcgov.us>

RE: HEARING - To consider a request submitted by Joe Harn appealing the Planning Commission's October 24, 2019 approval of Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7

1 message

Brittany DiTonno <bdiTonno@edhcsd.org>

Fri, Dec 6, 2019 at 2:42 PM

To: board of supervisors one <bosone@edcgov.us>, board of supervisors two <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>
Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear El Dorado County Board of Supervisors,

This email is being sent on behalf of the Board of Directors for El Dorado Hills Community Services District who respectfully requests your attention to the attached document.

Please note, a hard copy has been sent via postal service.

Thank you,



El Dorado Hills
Community Services District

Brittany DiTonno

Executive Assistant to the GM/Clerk of the Board

1021 Harvard Way, El Dorado Hills, CA 95762

Direct Phone: 916-614-3212

bdiTonno@edhcsd.orgwww.edhcsd.org

12/6/2019

Edcgov.us Mail - RE: HEARING - To consider a request submitted by Joe Harn appealing the Planning Commission's October 24, 2019 a...



Letter to EDC Board of Supervisors_12.06.2019.pdf

1218K



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

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.



El Dorado Hills
Community Services District

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.”*

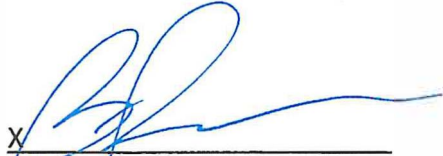
As such, Mr. Harn’s appeal identifies that there are additional impacts being unaddressed (e.g., automobile, bike, pedestrian traffic). This is especially concerning to the District, because County Planning Department has recently informed the District that it must submit a Findings of Consistency with 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.

X 

Benjamin Paulsen
Board President, EDHCS D

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 Bote



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

this time, as over 30 years of waiting for satisfaction of subpar parkland dedication is not in the best interests of the public, nor does it provide any confidence that this Developer will deliver or negotiate, in good faith, upon any agreement, application, plan, or otherwise.

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

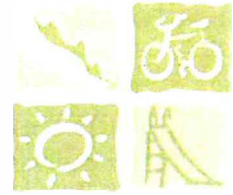
Cordially,



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

Attachments: District letter to El Dorado County, dated August 30, 2017
District letter to El Dorado County, dated March 16, 2018

cc: Mr. Roger Trout, Director of Planning and Building - El Dorado County
Bill Parker, Andrea Howard, Kirk Bone - Parker Development (Serrano Associates, LLC)
File



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:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
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45+ acre Open Space/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 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).**

Per the District's comment letter to the County, dated August 31, 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:

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The table provided above was created over 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.

Although there has been reference to a school at Bass Lake, there is no longer any planned school at/near Bass Lake. Rescue Union School District has opted to surplus and sell their property adjacent to the J Lot H site. Additionally, RUSD has secured future school site property along Bass Lake Road; near the new commercial development – the commercial development that was once going to be dedicated to satisfy this very same 12.5 acres due to the District and Community.

The obligations of Parker Development / Serrano LLC must be met. With the Developers' recent construction starting adjacent to the identified park land at J Lot H, including a construction access road crossing the park property, the District would develop an agreement to permit access so that construction may continue while park designing is underway.

To date, the District has yet to be offered ownership of the remaining 12.5 acres of public parkland which is 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 this time, as over 30 years of waiting for satisfaction of subpar parkland dedication is not in the best interests of the public, nor does it provide any confidence that this Developer will deliver or negotiate, in good faith, upon any agreement, application, plan, or otherwise.

In summary, with the recent acquisition of RUSDs property at Bass Lake (approximately 162 acres), the District intends to utilize available CFD funds, development impact fee funds, and other capital resources set aside for park development at Bass Lake / J Lot H to construct park improvements. The District is no longer interested in the Developer making park improvements for J Lot H, as a larger park plan that incorporates an additional 175+ acres will require the District to forego any such turnkey park.

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

Attachments: District letter to El Dorado County, dated August 30, 2017
District letter to El Dorado County, dated March 16, 2018

cc: Mr. Don Ashton, County Administrative Officer - El Dorado County
Bill Parker, Andrea Howard, Kirk Bone - Parker Development (Serrano Associates, LLC)
File



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**

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

Cordially,

A handwritten signature in blue ink, appearing to read "Kevin A. Loewen".

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



EDC COB <edc.cob@edcgov.us>

BOS Meeting, Dec 10, 2019, Agenda Item 46

1 message

Patricia Terry Olson <terrypd@gmail.com>

Fri, Dec 6, 2019 at 3:55 PM

To: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Cc: "Patricia Terry Olson (pat@the-olsons.org)" <pat@the-olsons.org>

Dear EDC Supervisors:

I live in Bridlewood Canyon and strongly advocate traffic controls outside of our development, specifically, a roundabout or a three-way stop signs before the J6 development proceeds.

I have noticed an increase in traffic over the last year and am anticipating much heavier traffic with new developments springing up along Bass Lake Road. There have been several traffic deaths and more accidents along the road. Earlier this year, there was an accident in front of our property that closed the road with police and fire officers in attendance, stopping traffic in both directions, then resulting in traffic flowing only in one direction after the initial cleanup.

In order to mitigate these traffic issues, I am supporting a traffic circle or roundabout. We need to decrease the speed of travelers so that fewer accidents occur and people will be more observant.

With great concern,

Patricia D Terry Olson
Bridlewood Canyon Resident