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To:Planning Department <planning@edcgov.us>

Cc:PB-Bass Lake Family Apartments <basslakefamilyapartments@edcgov.us>;Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>

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To whom it may concern,

I would like to offer my public comments regarding the Notice of Public Hearing scheduled for August 21, 2024, where El Dorado County will review the Tentative Parcel Map P24-009 regarding Bass Lake Family Apartments.

Approving this request would be a significant error for several reasons.

There are further pressing issues related to the proposed Bass Lake Family Apartments. For instance, the hazardous traffic conditions near Green Valley Elementary School pose a serious risk to students during peak times. Foxmore Lane cannot accommodate increased traffic safely. I encourage you to drive by Green Valley Elementary School during times of peak traffic. I do not believe these concerns have been acknowledged due to the fact that the majority of the review has been completed during summer, when school is not in session.

While SB330 and AB2011 are effective in promoting high-density housing development, these laws are meant for designated urban and rural areas. Rescue does not fall into these designated categories. The area faces considerable environmental and safety concerns that need addressing. Vollmar Natural Lands' Biological Resource Evaluation has identified the presence of multiple protected species. Additionally, the evaluation report mentions other avian species of concern and notes wetlands on the parcel, although a formal wetland delineation was not performed, which affects the proposed parcel boundaries.

These matters must be thoroughly addressed during the project planning phase. Relying on SB330 and AB2011 to fast-track this project could have detrimental effects on both the environment and the safety of Green Valley Elementary School students. The current subdivision request appears to circumvent proper procedures and misapply SB330 and AB2011 inappropriately.

Subdividing the property to remove wetlands from the parcel will set a precedent for other counties, that developers can circumvent the rules regarding SB330 and AB2011.

Thank you for your time,

Alex Gaudy

Realtor serving El Dorado County