



February 8, 2010

Pierre Rivas  
El Dorado County Planning Dept.  
2850 Fairlane Court  
Placerville, CA 95667

Re: PA – 09 – 0013 / Bass Lake Properties – Board Agenda, February 9, 2010

Dear Pierre:

I will not be able to attend the Board of Supervisor's hearing tomorrow on Bass Lake 17 Commercial Mixed Use Development. Would you please include my comments here in the package that goes to the Board?

The staff report identifies the horrendous burden that any landowner faces trying to change a land use to reflect the current needs of the community. With the passage of AB 32 and other State laws, both the County and landowners are compelled to rethink old land use models. I suspect there is a viable need for the land use identified here by Bass Lake Properties, LLC. However, to implement this land use they must scale a mountain of documentation and variety of plan amendments, not the least of which is a new EIR (Item I).

The issue before the Board is whether this project can move forward independently, or should it be considered within the context of a larger Specific Plan change? This is a substantial burden to place on the applicant.

For the Board's information, we are moving forward with amending the Bass Lake Hills Public Facilities Financing Plan. It is our intent to bring the PFFP to the Board this year.

The one issue I would take exception to is within Item F of the staff report that states, "All owners or parcels with signed Development Agreements would need to agree to the Plan Area, densities or obligations under the PFFP." With respect to the PFFP, I would like to remind the Board that the PFFP was approved, at a public hearing by the Board after the Development Agreement was signed. It is the contention of our counsel that it may also be amended by a properly noticed hearing before the Board.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Norm Brown', is written over the typed name.

Norm Brown, President  
N.C. Brown Development, Inc.

NCB:jlb