



PC 8/8/19  
#4  
9 pages

Charlene Tim <charlene.tim@edcgov.us>

**Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7**

**John Davey** <jdavey@daveygroup.net> Mon, Aug 5, 2019 at 11:51 AM  
To: Aaron Mount <aaron.mount@edcgov.us>, Planning Department <planning@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>  
Cc: Jon/ Stacy Vegna <jvegna@edcgov.us>, james.williams@edcgov.us, brian.shinault@edcgov.us, jeff.hansen@edcgov.us, gary.miller@edcgov.us, Kathy Prevost <blacinfo@aol.com>, The BOSONE <bosone@edcgov.us>

Hello Aaron,

Attached is public comment that our organization, the Bass Lake Action Committee, seeks to provide on the Planned Development PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7, in advance of the public hearing scheduled for August 8, 2019 before the County of El Dorado Planning Commission.

Our concerns are focused on traffic and pedestrian safety issues in the Bass Lake area of El Dorado Hills, primarily on the southern and eastern edges of Bass Lake, directly impacting our residential community. These concerns are extracted in part from a letter to the County of El Dorado Department of Transportation, detailing the findings and concerns of our Traffic Safety Committee regarding traffic and pedestrian safety conditions in our community.

We appreciate the opportunity to provide resident feedback on the proposed modifications to the Serrano J7 Village development. We believe that they can provide insight to concerns of residents, as well as benefit our future Serrano J7 Village neighbors.

Warm regards,

**John Davey**  
Vice President  
Bass Lake Action Committee  
A non-profit 501(C)(4) corporation representing Bass Lake area home owners  
<http://basslakeaction.org>

Cell 916-752-8183

**3 attachments**



**Exhibit J6-J7-1 trees visual sight line.JPG**  
4424K



**Exhibit J7-1 Birmingham Dr EVA looking North at blind corner 2.JPG**  
4177K



**Exhibit J6-1 exit onto Bass Lake Rd 1.JPG**  
4394K



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

August 5, 2019  
501 Kirkwood Court  
El Dorado Hills CA 95762

The County of El Dorado Planning & Building Department Planning Services Division  
2850 Fairlane Court Building C  
Placerville, CA 95667

The Bass Lake Action Committee (BLAC) was established in 2003 as a non-profit 501(C)(4) corporation representing Bass Lake area home owners. In 2018 BLAC established a Traffic Safety Committee (TSC) to gather information and examine the concerns from our members and area residents with respect to Bass Lake area transportation, circulation, and pedestrian safety. The TSC is comprised of residents of Bridlewood Canyon, Woodridge, and The Hills of El Dorado villages in the Bass Lake Area of El Dorado Hills. The BLAC TSC has been evaluating the traffic and pedestrian conditions in our area for some time, beginning in 2018.

Our primary focus is on road and pedestrian facilities around the southern and eastern edges of Bass Lake, along Bass Lake Road from Serrano Parkway through Magnolia Hills Drive.

Many of our members are original homeowners that have lived in the area since the mid-1990s. These residents have not seen any capacity or significant safety improvements to Bass Lake Rd adjacent to the lake and our residential villages, for nearly 25 years. The major improvement in that time frame was a long overdue overlayment, completed within the last five years.

Residents are very concerned with the proximity of the entrance intersection for Serrano Village J7 (PD18-0005 / TM18-1536) to the Bridlewood Drive intersection along Bass Lake Road. These sit roughly 490 feet apart, with the Village J7 entrance on a curve, bounded on the south by the Bass Lake Overflow, and on the north by Bass Lake itself. The sightlines as they existed prior to this development project were very poor, and the construction of a new street, and entrance gate on the curve exacerbate the situation. With the physical constraints of the Lake and the Overflow, residents cannot see how safety or circulation conditions can be improved under the existing plans. We cannot determine from the project documents available online if left turn movements from Bass Lake Road, or onto Bass Lake Road will be permitted at the J7 entry location. (J7: **Exhibit J7-1**)

Residents are also concerned with the Village J6 entrance to Bass Lake Rd (Whistling Way?) – from planning documents available online, residents cannot determine if left turn movements onto, and from, Bass Lake Rd are to be permitted. In close proximity of the Village J7 roadway entrance onto Bass Lake Rd, with a 40 MPH speed limit, the sightlines from the curve at the Bass Lake Overflow are very poor – trees and bushes from Bass Lake inhibit a full view of the roadway from both north, and south of

<http://basslakeaction.org> email: [blacinfo@aol.com](mailto:blacinfo@aol.com)  
501 Kirkwood Ct., El Dorado Hills, CA 95762  
Bass Lake Action Committee is a 501(c)(4) organization

19-1171 Public Comment  
PC Rcvd 08-05-19



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

the curve, further compounding residents' safety concerns for the Serrano Village J7 entrance at Bass Lake Rd. (J6: **Exhibit J6-J7-1 & Exhibit J6-1**)

Also, of concern to residents is that the Village J7 Staff Reports contain the following determinations and findings from County DOT:

19-1171- A Staff Report  
Site Improvements:

"...The project has been designed consistent with the ultimate 4-Lane alignment of Bass Lake Road. However, the Department of Transportation does not see the need for these roadway improvements within the life of the current General Plan. Therefore, construction of ultimate Bass Lake Road improvements is not required of Village J7. A condition of approval has been added to require the project to enter into a Frontage Improvement Agreement with the County, whereby the project's fair share cost of the frontage improvements along Bass Lake Road would be paid to the County prior to recordation of the first small lot final map within the village. The County would designate this funding for the future construction of the frontage improvements."

Residents are concerned that the four-lane alignment of Bass Lake Road will never happen, and County DOT maintains that such alignment will not be merited in the life of the current County General Plan. We understand that local road capacity capital improvements in El Dorado County for the past twenty years generally only result from development projects mitigating against their traffic impacts. However, since Serrano J6, and now Serrano J7, don't appear to generate the need for roadway improvements, as documented in the J7 19-1171 A Staff Report, we question which future project will generate the needs to meet the trigger for the ultimate 4-Lane alignment of Bass Lake Rd.

To date, the only remaining projects in the Bass Lake Area, are:

**Silver Springs Units 1 – 3:** which was conditioned to construct Silver Springs Parkway from Green Valley Road, south to Bass Lake Road.

**Bell Wood, Bell Ranch, Hawk View, and Bass Lake North:** Projects from the Bass Lake Hills Specific Plan, and as of the revised 2016 PFFP, this specific plan does not include road improvements to Bass Lake Road in the area of concern – Serrano Parkway north to Magnolia Hills Drive.

**Bass Lake Estates:** 36 single family homes north of Magnolia Hills Drive, and south of Woodleigh Lane, which was approved with a condition that left-turn movements are eliminated at the southern connection of Trout Lake Court (actually a circle, and not a traditional court) to Bass Lake Road. However, since being approved, the project owners are marketing the property with an alternate 27 lot configuration with two separate, non-internal connecting road intersections to Bass Lake Road, instead of the approved Trout Lake Court configuration with restricted left-turn movements, suggesting in those marketing materials that County Planning Staff supports the alternate plan of 27 lots. Residents are



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

concerned that by removing the approved single street circle layout in favor of two separate streets, that the left-turn movement restrictions will be eliminated for the 27-lot alternative, further impacting traffic safety. In March 2019 a BLAC member and their child were involved in a head on collision near the proposed location of the Bass Lake Estates southern Trout Lake Court connection to Bass Lake Rd.

**Sierra Sunrise:** A 7-single family home project on Woodleigh Lane, that has no requirement to improve Bass Lake Road.

**Rancho Tierra:** An 84-single family home development that would connect Woodleigh Lane in Cameron Park to Great Heron Dive in the Woodridge Village in El Dorado Hills, providing connectivity to Summer Drive, and thence to Bass Lake Road via Madera Way.

**PA15-0008 Richland / TM97-1342 Verde Vista:** the seemingly abandoned 84-lot single family home project on Bass Lake Rd at Gateway Dr.

None of these projects seem to be conditioned to supply capacity or safety improvements to Bass Lake Road, or have any triggers for the ultimate 4-lane alignment of Bass Lake Road. Therefore residents are asking: If Serrano J6, and J7 do not meet any impact and improvement triggers, *what future project along Bass Lake Road possibly could?*

We realize that Bass Lake Road is a major north-south connector in the El Dorado Hills, Cameron Park, and Rescue areas, providing one of only a handful of connectors from Green Valley Road in the north, to Highway 50 in the south, and that a free flow of traffic is necessary as part of the larger circulation designs of El Dorado County.

However, residents believe that the cumulative negative impacts over the past 25 years to residents in our Bass Lake Communities of medium and high density residential developments that El Dorado County has approved via its land use authority in terms of traffic and pedestrian safety, as well as quality of life, call for some solutions.

**BLAC members, and area residents, ask that the following concepts be considered to alleviate the traffic and pedestrian safety concerns in our community as part of the PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7 conditions of approval:**

1. Restricting left turn movements from Bass Lake Rd onto and off of "A" Street in the Serrano Village J7 project.
2. A stop sign on Bass Lake Road at the Serrano Village J7 entrance to "A" Street, to slow traffic in a dangerous curve with very poor sightlines. Additionally, it would reduce speeds adjacent to the Serrano Village J6 gate on Bass Lake Road.



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

Our goal is to realize traffic & pedestrian safety and capacity improvements in the Bass Lake area of El Dorado Hills – 25 years is a very long time for residents to wait for these much-needed improvements. If they don't come now, with the current development cycle, residents feel that they might not come for an additional 25 years, if ever. We remain committed to working with El Dorado County Staff to find the most obtainable solutions to these capacity and safety concerns. We appreciate the opportunity to provide critical resident input into traffic and safety conditions in our community.

Warm regards,

**John Davey**

2019 Vice President

Bass Lake Action Committee

### **BLAC TSC 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 Planning Commission

The County of El Dorado District 1 Supervisor John Hidahl



19-1171 Public Comment  
PC Rcvd 08-05-19









PC 8/8/19  
#4  
40 pages

Charlene Tim <charlene.tim@edcgov.us>

# Fwd: Bass Lake Rd Traffic and Pedestrian Safety Concerns: Bass Lake Action Committee

Planning Department <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Aug 5, 2019 at 12:11 PM

----- Forwarded message -----

From: **John Davey** <jdavey@daveygroup.net>  
Date: Mon, Aug 5, 2019 at 11:46 AM  
Subject: Bass Lake Rd Traffic and Pedestrian Safety Concerns: Bass Lake Action Committee  
To: Rafael Martinez <rafael.martinez@edcgov.us>, <road.maintenance@edcgov.us>  
Cc: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, Planning Department <planning@edcgov.us>, Jon/ Stacy Vegna <jvegna@edcgov.us>, <james.williams@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <brian.shinault@edcgov.us>, Kathy Prevost <blacinfo@aol.com>, John Eber Thomson <doctorjet@aol.com>, Stephen Slattery <steveslattery@sbcglobal.net>, Frank Sulzberger <fsulzberger@sbcglobal.net>, Ron Cassity <rcng925@gmail.com>, <edctc@edctc.org>, Kevin Loewen <kloewen@edhcsd.org>, Tauni Fessler <tfessler@edhcsd.org>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Anne Novotny <anne.novotny@edcgov.us>, <joe.harn@edcgov.us>, Marshall Cox <mcox@edhfire.com>, wifredo brunet <wbrunet@comcast.net>, Jan & Maria Buxton <jan.buxton@sbcglobal.net>

Hello Director Martinez,

The Bass Lake Action Committee would like to submit this letter of findings, concerns, and exhibits compiled by our Traffic Safety Committee, and residents of the Bass Lake area in El Dorado Hills, so that the Transportation Department has visibility to the traffic and pedestrian conditions in our area as perceived by residents, in regards to approved, and future development projects in the Bass Lake area, and our goal to mitigate these current and future conditions.

Our Traffic Safety Committee has serious concerns regarding traffic and pedestrian safety around the southern and eastern edges of Bass Lake, along Bass Lake Road.

We offer these concerns in a spirit of cooperation, to realize safety and capacity improvements in our area, for all residents.

Warm regards,  
John

**John Davey**  
**Vice President**  
**Bass Lake Action Committee**  
**A non-profit 501(C)(4) corporation representing Bass Lake area home owners**  
**<http://basslakeaction.org>**

Cell 916-752-8183

18 attachments

Exhibit SR5 Safeway left turn lane 5.JPG  
138K



**Exhibit BW1 Bridlewood Dr onto Bass Lake Rd 1.JPG**  
323K



**Exhibit BW3 Bridlewood Dr onto Bass Lake Rd 3.JPG**  
292K



**Exhibit BW2 Bridlewood Dr onto Bass Lake Rd 2.JPG**  
298K



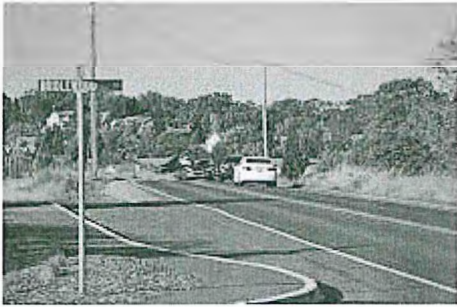
**Exhibit BW4 Bridlewood Dr onto Bass Lake Rd 4.JPG**  
304K



**Exhibit BW5 Bridlewood Dr onto Bass Lake Rd 5.JPG**  
301K



**Exhibit BW6 Bridlewood Dr onto Bass Lake Rd 6.JPG**  
288K



**Exhibit BW7 Bridlewood Dr onto Bass Lake Rd 7.JPG**  
323K



**Exhibit J6-1 exit onto Bass Lake Rd 1.JPG**  
306K



**Exhibit J7-1 Birmingham Dr EVA looking North at blind corner 2.JPG**  
286K



**Exhibit J6-J7-1 trees visual sight line.JPG**  
325K



**Exhibit SR1 Safeway left turn lane 1.JPG**  
191K



**Exhibit SR2 Safeway left turn lane 2.JPG**  
201K



**Exhibit SR3 Safeway left turn lane car at the ridge 3.JPG**  
184K

**Exhibit SR4 Safeway left turn lane 4.JPG**  
183K



 **BLE-2.pdf**  
1454K

 **BLE-1.pdf**  
2053K

 **1BassLakeActionCommittee\_TSC\_Letter.pdf**  
281K



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

August 5, 2019  
501 Kirkwood Court  
El Dorado Hills CA 95762

El Dorado County Department of Transportation  
2850 Fairlane Court Building C  
Placerville, CA 95667

The Bass Lake Action Committee (BLAC) was established in 2003 as a non-profit 501(C)(4) corporation representing Bass Lake area home owners. In 2018 BLAC established a Traffic Safety Committee (TSC) to gather information and examine the concerns from our members and area residents with respect to Bass Lake area transportation, circulation, and pedestrian safety. The TSC is comprised of residents of Bridlewood Canyon, Woodridge, and The Hills of El Dorado villages in the Bass Lake Area of El Dorado Hills. The BLAC TSC has been evaluating the traffic and pedestrian conditions in our area for some time, beginning in 2018.

Our primary focus is on road and pedestrian facilities around the southern and eastern edges of Bass Lake, along Bass Lake Road from Serrano Parkway through Magnolia Hills Drive.

Many of our members are original homeowners that have lived in the area since the mid-1990s. These residents have not seen any capacity or significant safety improvements to Bass Lake Rd adjacent to the lake and our residential villages, for nearly 25 years. The major improvement in that time frame was a long overdue overlayment, completed within the last five years.

A chief concern is the sharp curve on Bass Lake Road, which is north of Madera Way and south of Magnolia Hills Drive. Since the mid-1990s residents have been assured by the county that this dangerous curve, the site of multiple fatal accidents, would be improved with the southern extension of Silver Springs Parkway, and the creation of a new three-way intersection. The original project documents for the Silver Springs residential development date back to the 1980s. When an increase in accidents and roll-over accidents in a very short time period was noted by residents in July of 2018, BLAC members spoke with our District 1 Supervisor about the possibility of adding additional signage, flashing lights, rumble strips, reflectors or any sort of temporary safety improvements at this curve. Through the El Dorado County Department of Transportation (DOT) we learned that the California Highway Patrol (CHP) actually reported a decrease in accident rates along this section of Bass Lake Road, and therefore additional safety measures were not warranted. Further, we were led to understand that, with the anticipated completion of the southern connection of Silver Springs Parkway to Bass Lake Road, any current improvements were probably not fiscally possible. However, in June 2019, following a fatal motorcycle accident at this curve, the roadway was improved with Safety Countermeasures (Legistar File 18-843, 49320/36201034, Contract 3630). While we appreciate the improvements the new section

<http://basslakeaction.org> email: [blacinfo@aol.com](mailto:blacinfo@aol.com)  
501 Kirkwood Ct., El Dorado Hills, CA 95762  
Bass Lake Action Committee is a 501(c)(4) organization

19-1171 Public Comment  
PC Rcvd 08-05-19



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

of overlay provides, we question the fiscal decision to provide the new overlay now, as the construction of the southern extension of Silver Springs Parkway to Bass Lake Road will remove this new section of overlayment less than a year after installation, as construction of the extension is projected in the County CIP for 2020. Additionally, the new overlayment initially removed the roadway center and shoulder striping leaving only a handful of centerline reflectors in their place. Residents report that vehicles often cross this ill-marked center line on the curve. The roadway stripes went unreplaced until August 1st.

Additional issues regarding the traffic volume at Bass Lake Road and Bridlewood Drive have residents concerned. Bridlewood residents frequently report having to wait for up to 40 vehicles to pass on Bass Lake Road before a left turn to southbound Bass Lake Rd can be accomplished safely. Residents report the same traffic volume conditions on northbound Bass Lake Road prevent residents from completing a safe left turn from southbound Bass Lake Road onto Bridlewood Drive. This ends up stacking and queuing southbound traffic on Bass Lake Rd to near Madera Way, 780 feet away. The latest accident at that intersection involved a Bridlewood resident being rear-ended while trying to make a left turn into Bridlewood Drive on July 31. (Bridlewood Drive traffic: **Exhibit BW1 through Exhibit BW7**)

Similar volume conditions exist on Bass Lake Road at Madera Way, Magnolia Hills Dr, and, to a lesser extent, at Woodleigh Lane.

Residents are also very concerned with the proximity of the entrance intersection for Serrano Village J7 (PD18-0005 / TM18-1536) to the Bridlewood Drive intersection along Bass Lake Road. These sit roughly 490 feet apart, with the Village J7 entrance on a curve, bounded on the south by the Bass Lake Overflow, and on the north by Bass Lake itself. The sightlines as they existed prior to this development project were very poor, and the construction of a new street, and entrance gate on the curve exacerbate the situation. With the physical constraints of the Lake and the Overflow, residents cannot see how safety or circulation conditions can be improved under the existing plans. We cannot determine from the project documents available online if left turn movements from Bass Lake Road, or onto Bass Lake Road will be permitted at the J7 entry location. (J7: **Exhibit J7-1**)

Residents are also concerned with the Village J6 entrance to Bass Lake Rd (Whistling Way?) – from planning documents available online, residents cannot determine if left turn movements onto, and from, Bass Lake Rd are to be permitted. In close proximity of the Village J7 roadway entrance onto Bass Lake Rd, with a 40 MPH speed limit, the sightlines from the curve at the Bass Lake Overflow are very poor – trees and bushes from Bass Lake inhibit a full view of the roadway from both north, and south of the curve. (J6: **Exhibit J6-1 & Exhibit J6-J7-1**)

Also, of concern to residents is that Village J7 Staff Reports contain the following determinations and findings from County DOT:



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

19-1171- A Staff Report  
Site Improvements:

“...The project has been designed consistent with the ultimate 4-Lane alignment of Bass Lake Road. However, the Department of Transportation does not see the need for these roadway improvements within the life of the current General Plan. Therefore, construction of ultimate Bass Lake Road improvements is not required of Village J7. A condition of approval has been added to require the project to enter into a Frontage Improvement Agreement with the County, whereby the project's fair share cost of the frontage improvements along Bass Lake Road would be paid to the County prior to recordation of the first small lot final map within the village. The County would designate this funding for the future construction of the frontage improvements.”

Residents are concerned that the four-lane alignment of Bass Lake Road will never happen, and County DOT maintains that such alignment will not be merited in the life of the current County General Plan. We understand that local road capacity capital improvements in El Dorado County for the past twenty years generally only result from development projects mitigating against their traffic impacts. However, since Serrano J6, and now Serrano J7, don't appear to generate the need for roadway improvements, as documented in the J7 19-1171 A Staff Report, we question which future project will generate the needs to meet the trigger for the ultimate 4-Lane alignment of Bass Lake Rd.

To date, the only remaining projects in the Bass Lake Area, are:

**Silver Springs Units 1 – 3:** which was conditioned to construct Silver Springs Parkway from Green Valley Road, south to Bass Lake Road.

**Bell Wood, Bell Ranch, Hawk View, and Bass Lake North:** Projects from the Bass Lake Hills Specific Plan, and as of the revised 2016 PFFP, this specific plan does not include road improvements to Bass Lake Road in the area of concern – Serrano Parkway north to Magnolia Hills Drive.

**Bass Lake Estates:** 36 single family homes north of Magnolia Hills Drive, and south of Woodleigh Lane, which was approved with a condition that left-turn movements are eliminated at the southern connection of Trout Lake Court (actually a circle, and not a traditional court) to Bass Lake Road. However, since being approved, the project owners are marketing the property with an alternate 27 lot configuration with two separate, non-internal connecting road intersections to Bass Lake Road, instead of the approved Trout Lake Court configuration with restricted left-turn movements, suggesting in those marketing materials that County Planning Staff supports the alternate plan of 27 lots. Residents are concerned that by removing the approved single street circle layout in favor of two separate streets, that the left-turn movement restrictions will be eliminated for the 27-lot alternative, further impacting traffic safety. In March 2019 a BLAC member and their child were involved in a head on collision near the proposed location of the Bass Lake Estates southern Trout Lake Court connection to Bass Lake Rd. (Marketing Materials attached – Exhibits BLE-1 & BLE-2)





## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

**Sierra Sunrise:** A 7-single family home project on Woodleigh Lane, that has no requirement to improve Bass Lake Road.

**Rancho Tierra:** An 84-single family home development that would connect Woodleigh Lane in Cameron Park to Great Heron Dive in the Woodridge Village in El Dorado Hills, providing connectivity to Summer Drive, and thence to Bass Lake Road via Madera Way.

**PA15-0008 Richland / TM97-1342 Verde Vista:** the seemingly abandoned 84-lot single family home project on Bass Lake Rd at Gateway Dr.

None of these projects seem to be conditioned to supply capacity or safety improvements to Bass Lake Road, or have any triggers for the ultimate 4-lane alignment of Bass Lake Road. Therefore residents are asking: If Serrano J6, and J7 do not meet any impact and improvement triggers, *what future project along Bass Lake Road possibly could?*

Further complicating these existing conditions is the completion of the Sienna Ridge Retail Center, which will draw visitors from not only the Bass Lake Area, but from the northern portions of Cameron Park, and from Rescue. Additionally, if the proposed El Dorado Hills Costco project becomes a reality, increased traffic from the northern sections of Cameron Park, and from Rescue, along the Green Valley Road corridor east of Bass Lake Road, would likely travel this segment of Bass Lake Road instead of Silva Valley Parkway, again increasing traffic impacts upon our community.

Another concern at the Sienna Ridge Retail Center: The project has a left-turn movement onto Bass Lake Road at the southern end of their property. This entry is on a curve, on a down-slope from a hill with northbound 50 MPH traffic, and southbound 40 MPH traffic. The sightlines are extremely poor here, and residents are concerned about potential traffic collisions. (Sienna Ridge: **Exhibit SR1 through SR5**).

The final impact on this area would be the El Dorado Hills Community Services District's (EDH CSD) proposed Bass Lake Regional Park. The 200-plus acre regional park will draw visitors from north of Bass Lake on this already substandard roadway. As stakeholders in the EDH CSD Bass Lake Park project, BLAC is intimately familiar with residents' concerns about traffic and pedestrian safety. In reality, unless traffic capacity and pedestrian facilities (bicycle and walking) are added to Bass Lake Road in our area, there is absolutely no safe method for area residents to access the proposed regional park, except via a vehicle, further exacerbating traffic impacts. A starting point to consider the potential traffic impacts of the proposed Bass Lake Regional Park can found by evaluating the proposed conceptual parking facilities: 500 parking spaces on the west side of Bass Lake, and an additional 100 parking spaces on the east side of Bass Lake. That is comparable with the traffic impacts of an entire residential village development, with up to 600 vehicles potentially entering and leaving the proposed regional park in a compressed time period.

We realize that Bass Lake Road is a major north-south connector in the El Dorado Hills, Cameron Park,



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

and Rescue areas, providing one of only a handful of connectors from Green Valley Road in the north, to Highway 50 in the south, and that a free flow of traffic is necessary as part of the larger circulation designs of El Dorado County.

However, residents believe that the cumulative negative impacts over the past 25 years to residents in our Bass Lake Communities of medium and high density residential developments that El Dorado County has approved via its land use authority in terms of traffic and pedestrian safety, as well as quality of life, call for some solutions.

To Summarize: Existing traffic volumes are negatively impacting residents at:

Bridlewood Dr  
Madera Way  
Magnolia Hills Dr

New intersections at Serrano J7, and Silver Springs Pkwy, will be within 400 – 500 feet of existing intersections at Madera Way, and Bridlewood Dr, with a third new intersection at Serrano J6 within 1100 feet of the blind curve entrance to Serrano J7.

New traffic volumes being added to the roadway segment from developments at Sienna Ridge Shopping Center, Hawk View, and the proposed Bass Lake Regional Park and a potential Costco / EDH 52 commercial projects.

**BLAC members, and area residents, ask that the following concepts be considered to alleviate the traffic and pedestrian safety concerns in our community:**

1. A Left turn lane/queuing lane on Bass Lake Road at Bridlewood Drive. This would allow southbound traffic to continue to flow, unimpeded, on Bass Lake Road.
2. If a left turn lane is not feasible, could a traffic roundabout on Bass Lake Road at Bridlewood Dr be considered? We understand that funding is difficult to find for capacity improvements such as a left turn lane – but that the state of California, and the Federal Government, seem to be more amenable to partially funding roundabouts. A roundabout would permit a better flow of traffic from Bridlewood Drive onto and off of Bass Lake Road. It would also provide for more vehicle stacking and queuing from the future intersection of Bass Lake Road and Silver Springs Parkway. Additionally, a roundabout would slow traffic speeds on the approach to the Serrano J7 entrance on Bass Lake Road on the curve at the Bass Lake Overflow.
3. A stop sign on Bass Lake Road at the Serrano Village J7 entrance to “A” Street, to slow traffic in a dangerous curve with very poor sightlines. Additionally, it would reduce speeds adjacent to the Serrano Village J6 gate on Bass Lake Road.
4. Bicycle lanes, and pedestrian facilities to connect the residents on the east side of Bass Lake to the proposed Bass Lake Regional Park. We understand that funding sources for pedestrian and



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

bicycle facilities are more readily available than roadway capacity improvement funding.

Our goal is to realize traffic & pedestrian safety and capacity improvements in the Bass Lake area of El Dorado Hills – 25 years is a very long time for residents to wait for these much-needed improvements. If they don't come now, with the current development cycle, residents feel that they might not come for an additional 25 years, if ever. We remain committed to working with El Dorado County Staff, and with the El Dorado Hills Community Services District, to find the most obtainable solutions to these capacity and safety concerns. We appreciate the opportunity to provide critical resident input into traffic and safety conditions in our community.

Warm regards,

**John Davey**

2019 Vice President

Bass Lake Action Committee

### **BLAC TSC 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



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

cc:

The County of El Dorado Board of Supervisors  
The County of El Dorado Planning and Building Department  
The County of El Dorado Planning Commission  
The County of El Dorado Auditor  
The El Dorado Hills Community Services District  
The El Dorado Hills Fire Department  
The El Dorado County Transportation Commission

























19-1171 Public Comment  
PC Recd 08-05-19







CLARENCE LOCKE  
**HAWKVIEW**  
COMMERCIAL REAL ESTATE  
114 2300 W. 11th Street  
Tulsa, OK 74107



CLIMAX GOLF  
**HAWKVIEW**  
A COMMUNITY OF 200+ HOMES  
INTERESTED? CALL 800-321-1111  
WWW.HAWKVIEW.COM





Share

## 2701 Bass Lake Rd - 36 Approved Tentative Mapped Lots 7.45 Acres of Residential Land Offered at \$1,600,000 in El Dorado Hills, CA



### ABOUT 2701 BASS LAKE RD EL DORADO HILLS, CA 95762

Price	<b>\$1,600,000</b>	Property Sub-type	<b>Residential</b>
Sale Type	<b>Investment</b>	Total Lot Size	<b>7.45 AC</b>
No. Lots	<b>1</b>	Zoning	<b>A</b>
Property Type	<b>Land</b>	Description	

Listing ID: 15074768

Date Created: 2/4/2019

Last Updated: 7/8/2019

Doug Bayless

916-641-0300

Contact

## Lot

Price	<b>\$1,600,000</b>	Lot Size	<b>7.45 AC</b>
-------	--------------------	----------	----------------

The property has an approved tentative map for 36 3,020—5,665 s.f. lots and an alternate lotting layout for 27 lots ranging from 6,000—24,661 s.f. with a typical range of 6,000—11,000 s.f.

## DESCRIPTION

The property is located at 2701 Bass Lake Road and consists of 7.45± gross acres with R1-AA-PD zoning. The tentative map TM06-1420; PD06-0020 received an approved Time Extension and the project approvals will expire 2/12/2023. This approval is for the 36 lots; staff supports the alternate lotting plan of 27 lots, approvals for that plan could take 6-9 months.

## HIGHLIGHTS

Central Bass Lake Road corridor

Near eastern entrance to  
Serrano

## ATTACHMENTS



Bass Lake Estates flyer



Doug Bayless

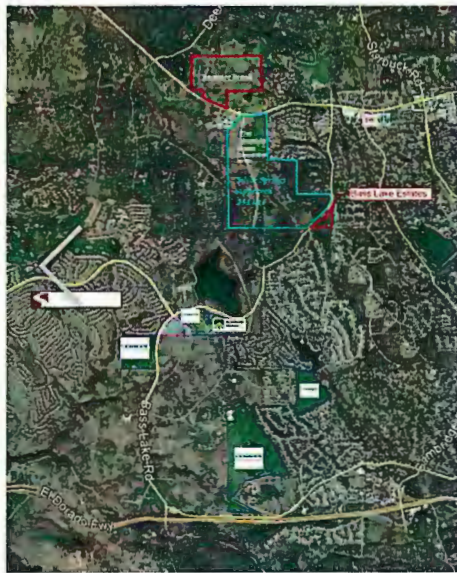
916-641-0300

Contact

The property is on Bass Lake Road approximately one mile north of the easterly Serrano Villages being developed now on Bass Lake Road, and the planned Donohue Schriber "Sienna Ridge" retail center, planned to include a Safeway grocery store.

The El Dorado Hills Boulevard corridor is almost sold out of new projects; the Bass Lake Road corridor is becoming the next center of activity for El Dorado.

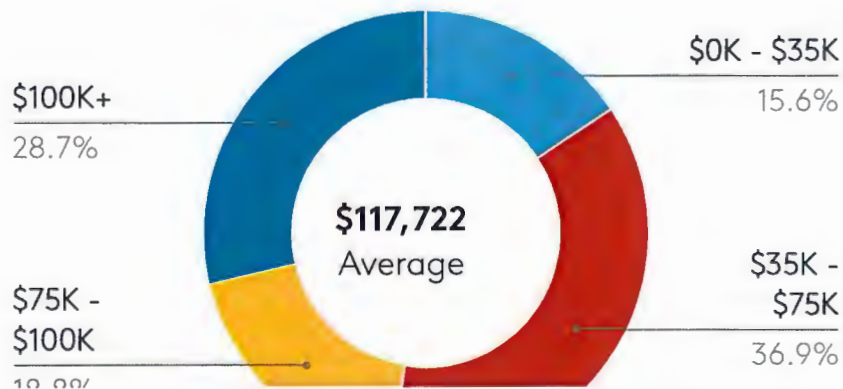
AERIAL REGIONAL



### DEMOGRAPHICS

1 mile ∨

#### HOUSEHOLD INCOME

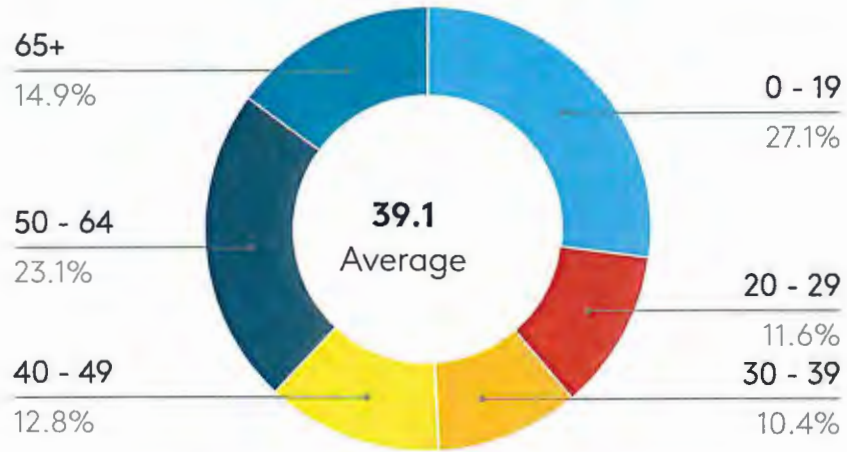


Doug Bayless

916-641-0300

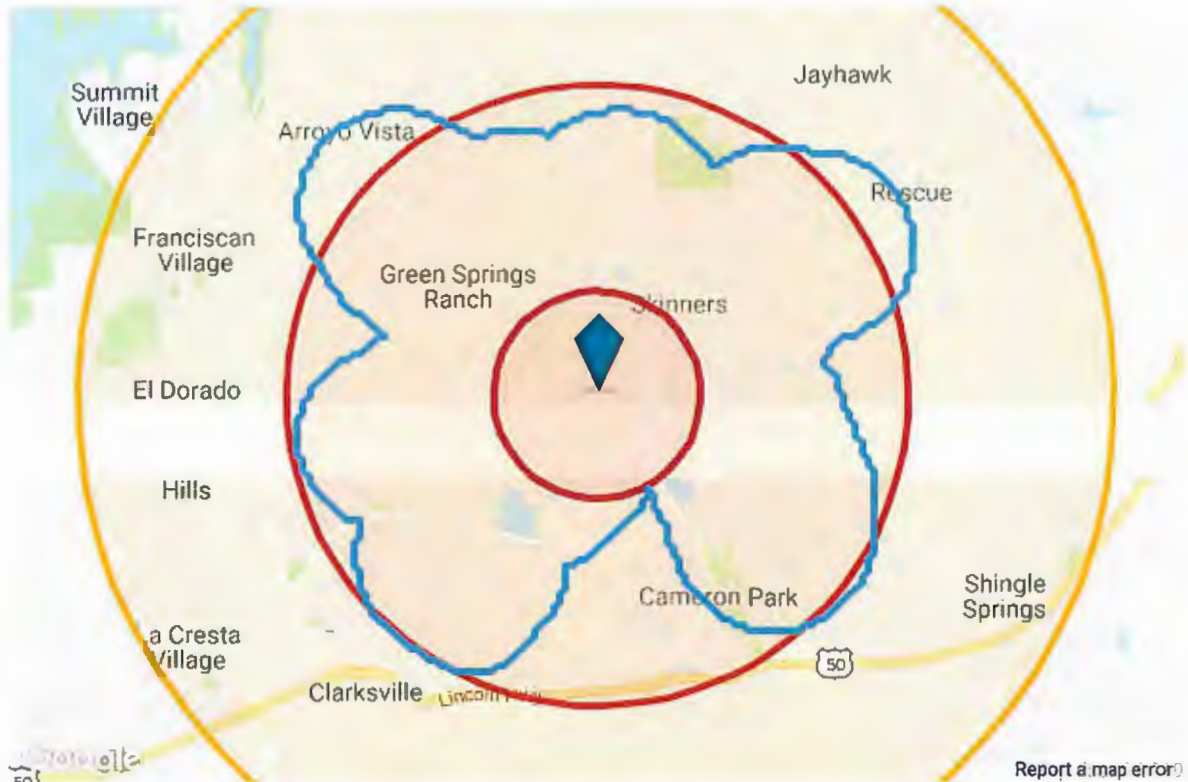
Contact

### AGE DISTRIBUTION



### TRADE AREAS

- 1 mi
- 3 mi
- 5 mi
- 15 min drive



Doug Bayless

916-641-0300 Contact

Total Population	10,090	35,410
2010 Population	9,814	35,153
2024 Population	10,488	36,673
Employees	601	5,794
Total Businesses	81	934
Average Household Income	\$117,722	\$126,887
Median Household Income	\$85,258	\$97,087
Total Consumer Spending	\$120.76M	\$457.46M
Median Age	40.8	43.2
Households	3,536	12,611
Percent College Degree or Above	23%	25%
Average Housing Unit Value	\$562,036	\$571,139

WALK SCORE ®  
**10** Car-Dependent

 Doug Bayless

916-641-0300

 Contact



The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.

[About Us](#)

[Contact Us](#)

[Search](#)

[Find a Broker](#)

[Product Overview](#)

[Mobile](#)

[Terms of Use](#)

[Privacy Policy](#)

Connect with us



©2019 CoStar Group, Inc.



Doug Bayless

916-641-0300

Contact



# Bass Lake Estates Approved Tentative Map El Dorado Hills, CA



- The property has an approved tentative map for 36 3,020—5,665 s.f. lots and an alternate lotting layout for 27 lots ranging from 6,000—24,661 s.f. with a typical range of 6,000—11,000 s.f.
- The property is on Bass Lake Road approximately one mile north of the easterly Serrano Villages being developed now on Bass Lake Road, and the planned Donohue Schriber "Sienna Ridge" retail center, planned to include a Safeway grocery store.
- The El Dorado Hills Boulevard corridor is almost sold out of new projects; the Bass Lake Road corridor is becoming the next center of activity for El Dorado.
- Bass Lake Estates does not have infrastructure assessments, unlike Silver Springs, Blackstone or as projects within the Bass Lake Hills Specific Plan are expected to have.
- Located in an area without infrastructure CFDs and is a good candidate for SCIP financing.
- El Dorado New Home Sales in 2017 totaled 637 from 22 open projects.
- The end of Q3 2018 there were 13 open projects, only 2 had 15 or more units remaining—and one of the two is an age restricted, small lot community.
- Listing Price: \$1,600,000.

**Offered exclusively by Doug Bayless, Bayless Properties, Inc.**

**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd, Suite 110 Sacramento, CA 95825  
Phone: 916-641-0300 E-mail: [doug@baylessproperties.com](mailto:doug@baylessproperties.com) CA DRE# 00872277 [www.baylessproperties.com](http://www.baylessproperties.com)

*This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC.  
All interested parties should confirm property information independently.*

19-1171 Public Comment  
PC Rcvd 08-05-19



# Bass Lake Estates Approved Tentative Map El Dorado Hills, CA

**Subject:** The property is located at 2701 Bass Lake Road and consists of 7.45± gross acres with R1-AA-PD zoning. The tentative map TM06-1420; PD06-0020 received an approved Time Extension and the project approvals will expire 2/12/2023. This approval is for the 36 lots; staff supports the alternate lotting plan of 27 lots, approvals for that plan could take 6-9 months.

**Location:** The property is located on Bass Lake Road one mile north of Sienna Ridge Road, the east area of Serrano.

**APN:** El Dorado County 115-030-06-100.

**Services:** Water –El Dorado Irrigation District  
 Sewer—El Dorado Irrigation District  
 Schools—Green Valley Elementary (7/10ths of a mile)  
                   Pleasant Grove Middle (1 1/2 miles) &  
                   Ponderosa High (4.8 miles)  
 Fire—Cameron Park CSD

**FEES:** Fees due with recording of the Final Map and approval of the Improvement Plans are estimated to be \$40,000 per lot.  
 The fees related to pulling a building permit for a 2,500 s.f. home total an estimated \$60,000.  
 Detailed fee estimates will be provided to assist the Buyer with its Due Diligence.

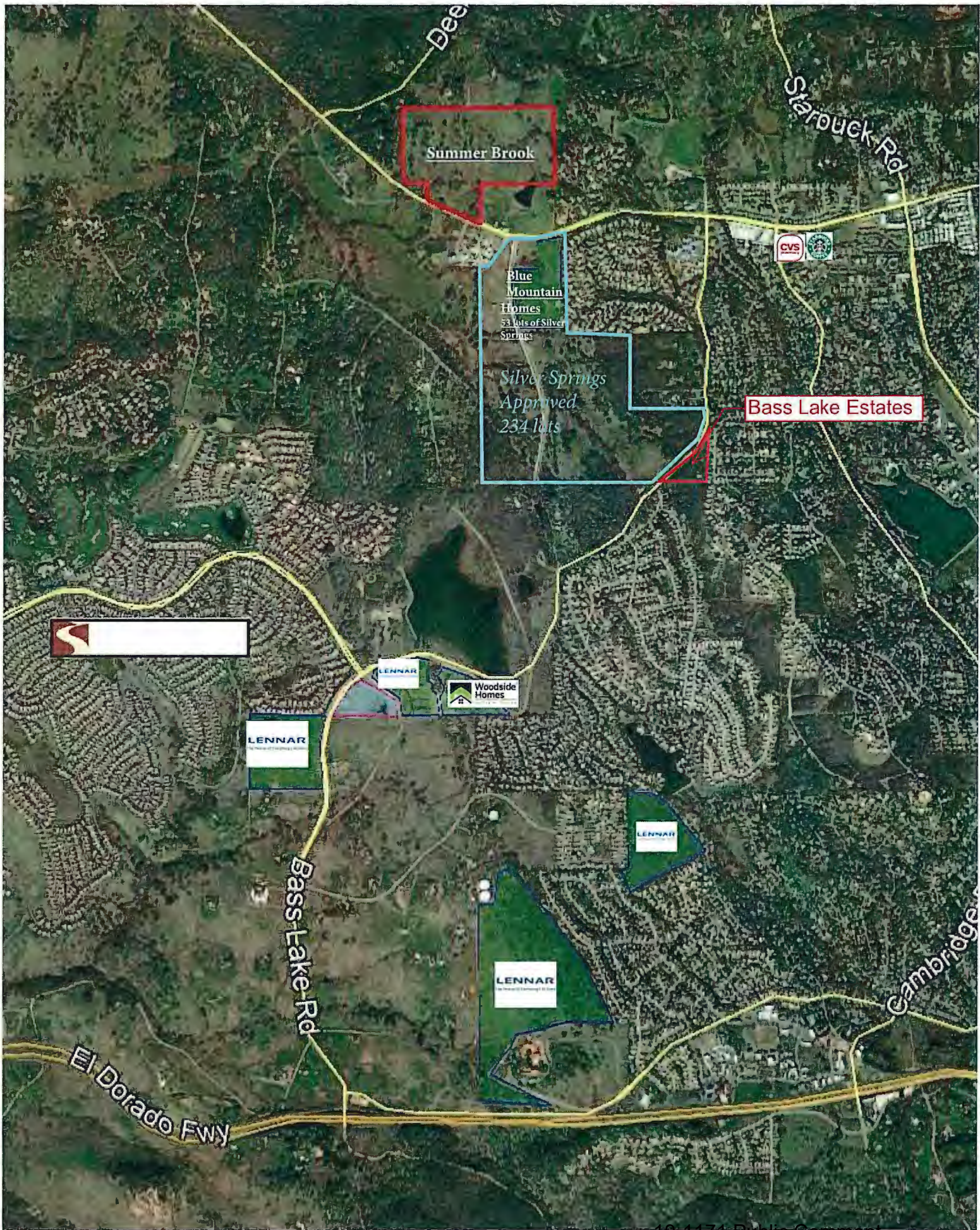
### Comparison of Approximate Infrastructure CFDs

All of these area projects have CFD's for municipal and other services. The comparison below demonstrates the difference in developer driven infrastructure CFD's. Incorporating a SCIP bond into the project for major fees such as EID fees can be considered. A \$40,000 SCIP bond at 5% would add approximately \$215/month to the tax bill and keep the project very competitive.

Project	Bass Lake	Blackstone	Promontory	Serrano	Silver Springs
Special Assessments / Infrastructure	\$40—Estimate	\$308	\$180	\$250	\$40
HOA Dues	\$0	\$152	\$77	\$143	\$0
SCIP Bonds	\$0	\$0	\$0	\$0	\$397
<b>Total Additional Monthly Obligations</b>	\$40	\$460	\$257	\$393	\$437
	<i>Estimated</i>				
<b>Capitalized at 5%, 30 year amortization - Impact to Mortgage Qualifying</b>	\$7,400	\$85,690	\$47,874	\$73,209	\$81,421

**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825

*This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC.  
 All interested parties should confirm property information independently.*



# APPENDIX 3. | Tentative Subdivision Map for Bass Lake Estates

## APPROVED MAP

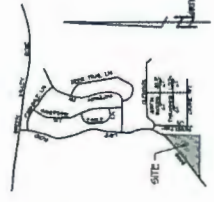
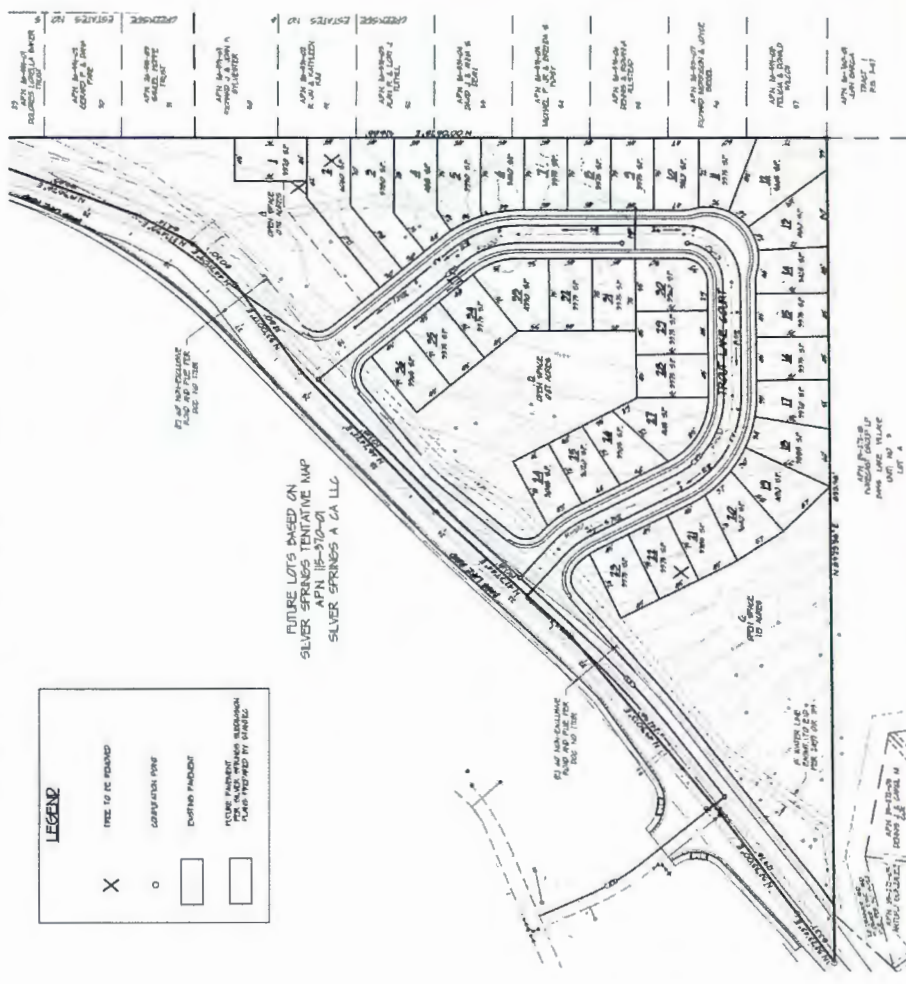
### TENTATIVE MAP BASS LAKE ESTATES COUNTY OF EL DORADO, STATE OF CALIFORNIA

- NOTES:**
1. THIS TENTATIVE MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 14-18-1-11 FROM THE EL DORADO COUNTY RECORDS, BEING THE SUBJECT PROPERTY IS IN TRACT 5260 - 5261 - 5262 OF THE EL DORADO COUNTY RECORDS.
  2. THE PROPERTY IS BEING SUBDIVIDED INTO 30 LOTS.
  3. THE COUNTY ENGINEER HAS REVIEWED THIS TENTATIVE MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP REGULATIONS, AND THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP REGULATIONS.
  4. ENGINEER'S STATEMENT IS AS FOLLOWS:
    - a. A TRAIL LAKE COURT IS BEING SUBDIVIDED AS FOLLOWS:
      - i. 30 LOTS
      - ii. 30 LOTS
      - iii. 30 LOTS
      - iv. 30 LOTS
      - v. 30 LOTS
      - vi. 30 LOTS
      - vii. 30 LOTS
      - viii. 30 LOTS
      - ix. 30 LOTS
      - x. 30 LOTS
      - xi. 30 LOTS
      - xii. 30 LOTS
      - xiii. 30 LOTS
      - xiv. 30 LOTS
      - xv. 30 LOTS
      - xvi. 30 LOTS
      - xvii. 30 LOTS
      - xviii. 30 LOTS
      - xix. 30 LOTS
      - xx. 30 LOTS
      - xxi. 30 LOTS
      - xxii. 30 LOTS
      - xxiii. 30 LOTS
      - xxiv. 30 LOTS
      - xxv. 30 LOTS
      - xxvi. 30 LOTS
      - xxvii. 30 LOTS
      - xxviii. 30 LOTS
      - xxix. 30 LOTS
      - xxx. 30 LOTS
    - b. A TRAIL LAKE COURT IS BEING SUBDIVIDED AS FOLLOWS:
      - i. 30 LOTS
      - ii. 30 LOTS
      - iii. 30 LOTS
      - iv. 30 LOTS
      - v. 30 LOTS
      - vi. 30 LOTS
      - vii. 30 LOTS
      - viii. 30 LOTS
      - ix. 30 LOTS
      - x. 30 LOTS
      - xi. 30 LOTS
      - xii. 30 LOTS
      - xiii. 30 LOTS
      - xiv. 30 LOTS
      - xv. 30 LOTS
      - xvi. 30 LOTS
      - xvii. 30 LOTS
      - xviii. 30 LOTS
      - xix. 30 LOTS
      - xx. 30 LOTS
      - xxi. 30 LOTS
      - xxii. 30 LOTS
      - xxiii. 30 LOTS
      - xxiv. 30 LOTS
      - xxv. 30 LOTS
      - xxvi. 30 LOTS
      - xxvii. 30 LOTS
      - xxviii. 30 LOTS
      - xxix. 30 LOTS
      - xxx. 30 LOTS

**LEGEND**

X	FREE TO BE BOUND
O	COMPARISON POINT
[Empty Box]	EXISTING PROPERTY
[Empty Box]	NEWLY ACQUIRED SUBDIVISION PLANS PREPARED BY ENGINEER

FUTURE LOTS BASED ON SILVER SPRING TENSILE SILVER SPRINGS A CA LLC.



**OWNER OF RECORD:**  
EL DORADO COUNTY GROUP

**NAME OF APPLICANT:**  
SILVER SPRING TENSILE SILVER SPRINGS A CA LLC

**MAP PREPARED BY:**  
SILVER SPRING TENSILE SILVER SPRINGS A CA LLC

**SCALE OF MAP:**  
AS SHOWN

**SECTION, TOWNSHIP & RANGE:**  
A PORTION OF SECTION 22, TOWNSHIP 10N, RANGE 10W

**ASSESSOR'S PARCEL NO.:**  
000000

**SECTION ZONE:**  
AS SHOWN

**TOTAL PARCEL AREA:**  
5.54 AC (240,000 SQ FT)

**MINIMUM PARCEL AREA:**  
AS SHOWN

**TOTAL NUMBER OF PARCELS:**  
30

**WATER RIGHTS:**  
AS SHOWN

**PROPOSED DISPOSAL:**  
AS SHOWN

**PREPARED STRUCTURAL ENGINEER:**  
AS SHOWN

**DATE:**  
APR 24, 2018

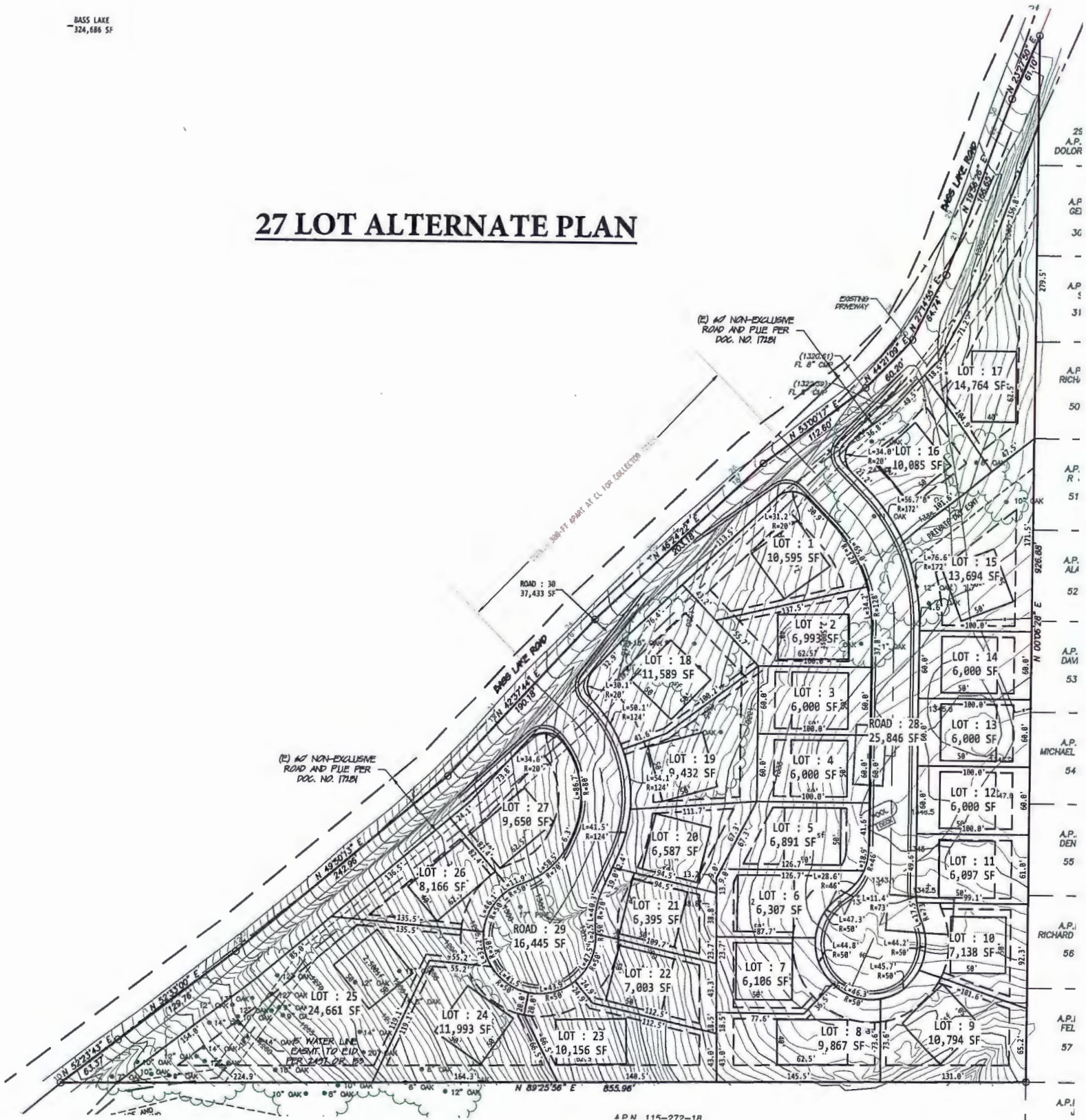


**ENGINEER'S STATEMENT:**  
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I HAVE REVIEWED THE TENTATIVE MAP AND THE INFORMATION HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 5245  
REG. EXP. DATE: 03/31/21

TENTATIVE MAP - BASS LAKE ESTATES

# 27 LOT ALTERNATE PLAN





# Bass Lake Estates Housing Market Summary

The El Dorado area has very strong upper end home resales. The following report shows the area immediately surrounding the Bass Lake Estates project for July—December 2018. The homes were constructed 1979—2008, but predominately in the 1980s and 1990s, providing moderate size, somewhat dated housing in good condition to the area market at a moderate price.

The average price of these reported sales is \$455,500 for an average of 1,698 s.f. or \$268 per square foot. The average days on market is 33.

When the search is limited to homes 15 years old or newer, there is only 1 home sale, 2,595 s.f. for \$619,500.

A study of the new home market shows very limited offerings. Using a search limited to standard lot sizes under 8,000 s.f. shows:

The New Home Company—Chaparral, in Blackstone. Typical lot sizes of 3,150 s.f., homes ranging from 1,994—2,422 for a base price of \$458,900—\$504,400. Assessments and HOA dues total \$418/month. This project is closing out its last couple of homes.

Lennar Homes— Reflections at Heritage, an age restricted project with standard 3,700 s.f. lots. Homes range from 1,137 s.f. to 1,650 s.f. for a base price of \$432,990—\$504,990. Assessments and HOA dues total \$360/month.

Lennar Homes— Cypress at Serrano. Typical lot sizes of 7,300 s.f., homes ranging from 2,837—3,809 s.f. for a base price of \$736,990—\$829,990. Assessments and HOA dues total \$452/month.

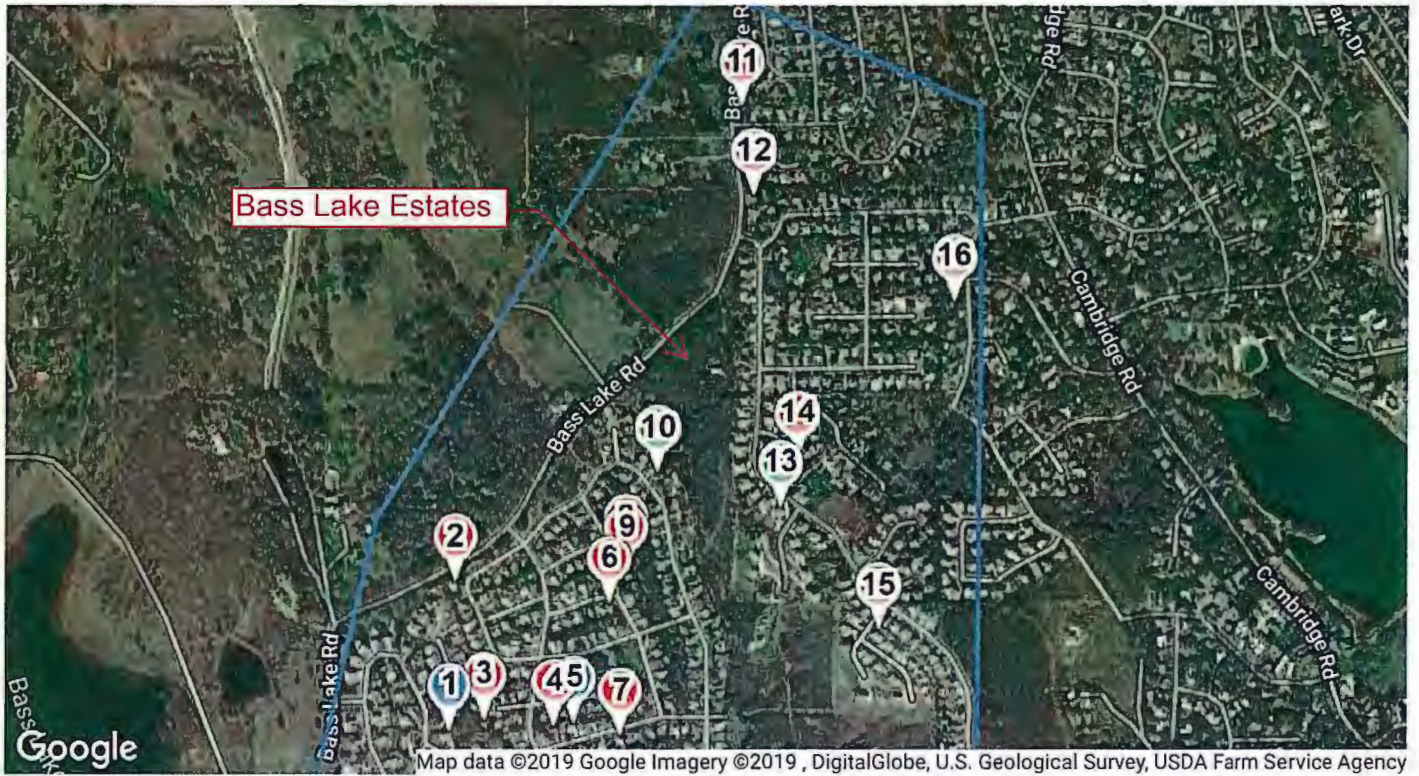
**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825  
Phone: 916-641-0300 E-mail: [doug@baylessproperties.com](mailto:doug@baylessproperties.com) CA DRE# 00872277 [www.baylessproperties.com](http://www.baylessproperties.com)

*This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC.*

*All interested parties should confirm property information independently.*

19-1171 Public Comment  
PC Rcvd 08-05-19

# Map Report



## Listings

#	Listing #	Status	Address	City	ZIP Code	Area	Type	Price	Beds	Baths	Sq Ft
1	18080541	Pending	609 Pintail Ct	El Dorado Hills	95762	12602	RESI	639000	3-4	3	2434
2	18049832	Closed	3467 Alyssum Cir	El Dorado Hills	95762	12602	RESI	445000	3	2	1425
3	18071747	Closed	4000 Mendocino Ct	El Dorado Hills	95762	12602	RESI	485000	3	2	1885
4	18046777	Closed	5007 Klondike Way	El Dorado Hills	95762	12602	RESI	430600	3	2	1237
5	18081403	Pending	5017 Klondike Way	El Dorado Hills	95762	12602	RESI	524000	4	2	1954
6	18056652	Closed	3726 Mariposa Springs Dr	El Dorado Hills	95762	12602	RESI	439900	3	2	1425
7	18073917	Closed	5038 Klondike Way	El Dorado Hills	95762	12602	RESI	441000	3	2	1237
8	18062730	Closed	3937 Watsonia Glen Dr	El Dorado Hills	95762	12602	RESI	438000	3	2	1237
9	18061714	Closed	3941 Watsonia Glen Dr	El Dorado Hills	95762	12602	RESI	408000	3	2	1237
10	19000727	Active	3291 Tea Rose Dr	El Dorado Hills	95762	12602	RESI	429000	3	2	1237
11	18045772	Closed	3013 GATEWAY Dr	Cameron Park	95682	12601	RESI	300000	4	2	1581
12	18052366	Closed	2601 Bass Lake Rd	Cameron Park	95682	12601	RESI	499000	4-5	3	2677
13	18069892	Active	3010 Woodleigh Ct	Cameron Park	95682	12601	RESI	879000	5	5	4803
14	18051360	Closed	320 Lawndale	Cameron Park	95682	12601	RESI	535000	3	2	1861
15	18029577	Closed	3605 Ventana Way	Cameron Park	95682	12601	RESI	619500	4	2	2595
16	18041119	Closed	2816 HILLCREST Dr	Cameron Park	95682	12601	RESI	425000	4	3	1984

Presented By: Douglas B Bayless Lic: 00872277 / Bayless Properties, Inc Phone: 916-641-0300 Lic: 01523148

All measurements and all calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.

All interested persons should independently verify accuracy of information. Provided properties may or may not be listed by the office/agent presenting the information.

Copyright © 2019, MetroList Services, Inc. Copyright © 2019, Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045





# Bass Lake Estates Confidentiality Disclosure & Brokerage Disclaimer

The information contained in this offering material ("Brochure") is confidential, furnished solely for the purpose of a review by prospective purchaser of any portion of Bass Lake Estates (APN 115-030-06-100) within the County of El Dorado, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Bayless Properties, Inc. ("Bayless Properties"). The material is based in part upon information supplied by the owners of Bass Lake Estates ("Seller") and in part upon information obtained by Bayless Properties from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Bayless Properties, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by Bayless Properties. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bayless Properties or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Bayless Properties expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Bayless Properties is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of Bayless Properties and may be used only by parties approved by Bayless Properties. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to Bayless Properties immediately upon request of Bayless Properties or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bayless Properties and Seller.

Please be advised, Buyer acknowledges that Bayless Properties, Inc., may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting Bayless Properties to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

The terms and conditions set forth above apply to this Brochure in its entirety.

**Bayless Properties, Inc. DRE 01523148** 2410 Fair Oaks Blvd. Suite 110 Sacramento, CA 95825  
Phone: 916-641-0300 E-mail: [doug@baylessproperties.com](mailto:doug@baylessproperties.com) CA DRE# 00872277 [www.baylessproperties.com](http://www.baylessproperties.com)

*This information has been obtained by sources deemed reliable, but it cannot be guaranteed by BAYLESS PROPERTIES, INC.  
All interested parties should confirm property information independently.*

19-1171 Public Comment  
PC Rcvd 08-05-19