



Charlene Tim <charlene.tim@edcgov.us>

March 24 Hearing for Bell Ranch, Bell Woods and Hawk View

Cary Lane <edhlanes@sbcglobal.net>
Reply-To: Cary Lane <edhlanes@sbcglobal.net>
To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Tue, Mar 22, 2016 at 7:58 PM

El Dorado County Community Development Agency
Planning Services
2850 Fairlane Court
Placerville, CA 95667

Re: March 24, 2016 Hearing – Bell Ranch, Bell Woods, Hawk View

Dear Planning Commissioners,

I have been an El Dorado Hills resident since 1998. I have also been in business in El Dorado Hills for over 25 years and have raised two daughters here. I have deep roots in this community and a strong vested interest in the overall health of the local economy and housing market. It is vital for El Dorado County to encourage a strong local economy and allow development of adequate housing to ensure future generations can continue to reside in the area and enjoy quality family living within close proximity to one another. Once my daughters graduate college, I would very much like for them to be able to return to the area and be able to find good jobs and reasonably affordable quality housing. If we are to avoid having future generations move away to obtain jobs or affordable housing, our county government must take the necessary measures to create needed employment opportunities and housing.

In light of the above noted imperative needs for our community, I would like to express my strong support for the Bell Ranch, Bell Woods and Hawk View projects, all within the Bass Lake Hills Specific Plan. Everyone acknowledges the need for jobs and housing, but all too often impediments and delays and excessive development costs and fees make it difficult if not impossible for new jobs and housing to become a reality. Approval of the requested extensions and revisions of these projects is needed in order to keep things on track to allow their ultimate completion. The developers involved are all people of quality and integrity. They have been working for years to bring these projects to fruition. These projects will provide hundreds of new local jobs involved in the continued land development and eventual construction, furnishing, decorating and landscaping of the new homes. The benefits will last for many years to come. The proposed projects are within an area that makes complete sense, with respect to smart growth. They are close to existing utilities and transportation corridors, and they lie within an already approved specific plan for the area. Plus, given the densities of both El Dorado Hills and Cameron Park, on both sides of the land within the Bass Lake Hills Specific Plan, they will definitely be in character with the existing homes and development in the general area.

I respectfully ask that you approve the requests currently before you associated with the Bell Ranch, Bell Woods and Hawk View projects.

Thank you,

Cary Lane
4359 Town Center Blvd. #311
El Dorado Hills, CA 95762
Phone: (916) 939-0909
Cell: (916) 213-0777
Fax 916-273-3016
CA DRE License # 01079489



Charlene Tim <charlene.tim@edcgov.us>

Hawks View, Bell Woods, Bell Ranch: Planning Commission March 24 2016

John Davey <jdavey@daveygroup.net>

Wed, Mar 23, 2016 at 8:37 AM

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

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

Hello,

I'm taking a moment to offer some thoughts of a 20 plus year resident of the Bass Lake area. I have concerns about the effort of the project proponents (Winn Communities) regarding the previously agreed to mitigation measures and requirements of the Bass Lake Hills Specific Plan for the Hawks View, Bell Woods, and Bell Ranch developments.

Based on what I can discern from the documents available online, the developer is asking in their request for a one year extension, to remove most of the traffic mitigation implements that were agreed to previously that allowed the project to proceed, measures that are significant components of the BLHSP. Regardless of the strength of the current economy, the project proponents agreed to these mitigation measures. Further, if these requests to remove mitigation measures are granted, will changes have to be made to the BLHSP?

There are many projects already approved for the Green Valley Rd area, and those projects will undoubtedly have further negative impact on traffic levels on Bass Lake Rd and the Bass Lake Rd access to HWY 50 that would compound the impact of removing traffic mitigation measures in the BLHSP.

Further, Winn Communities are asking the Planning Commission for a one year extension and to remove mitigation measures for one reason (mainly economic), but are publicly suggesting that the request for the extension and the project delay is for "good neighbor" reasons to the media - <http://www.bizjournals.com/sacramento/news/2016/03/18/road-work-to-delay-el-dorado-hills-development.html>

The planning commission previously rejected similar requests from the project proponents in the past few years - I would ask that you reject this request again, unless the project proponents can show valid justification for removing the traffic mitigation measures as it seems that the reasoning behind these requests have not significantly changed, and the required mitigation are major components of the BLHSP.

Thank you

John Davey
3907 Watsonia Glen Drive
El Dorado Hills, CA 95762
530-676-1868

PC 3/24/16
#5, #6, #7

Stephanie Werner
3412 Thornhill Drive
El Dorado Hills, CA 95762

16 MAR 23 PM 2:01
RECEIVED
PLANNING DEPARTMENT

March 23, 2016


To whom it may concern,

I am writing to state my concerns with Bass Lake Road specifically at the entrance of Bridlewood Canyon. I have lived off Bass Lake Road for 38 years, 20 of the years in Bridlewood Canyon; and over these years have watched as our 2-lane country road become worn from the overuse and not kept up or repaired correctly. I, along with the many other residents have a difficult time getting out on to Bass Lake Road from our development when the cars are driving 45-50 mph on average. Bass Lake Road has become a main thoroughfare from Highway 50 to Green Valley Road and vice versa. I feel that a 3-way stop at the entrance would help residents get out of our neighborhood safely. There are many times when leaving I sit at the intersection waiting for a **SAFE** opportunity to pull onto Bass Lake Road. I worry about the many young drivers as well as the older residents trying to leave Bridlewood Canyon; do we need to have a fatality before something is done?

I am perplexed as to why Serrano Parkway has a stop sign at each neighborhood, but the neighborhoods along Bass Lake Road have to take their lives into their own hands just to leave their neighborhood.

Please take my concerns seriously.

Thank you,


Stephanie Werner

PC 3/24/16
#5, #6, #7

El Dorado Planning Commission

Agenda of March 24, 2016

RE: Bell Ranch, Bell Woods and Hawk View revisions and one-year extensions

16 MAR 23 PM 2:01

RECEIVED
PLANNING DEPARTMENT

The following items need to be addressed regarding the three subdivisions referenced above.

1. The Department of Transportation stated in a memo dated November 25, 2002 "the first 300 housing units construct the necessary improvements to Bass Lake Road". The above quoted was a condition of approval for the three subdivisions referenced. Since that time traffic has increased, along with the speed of traffic on Bass Lake Road making it extremely difficult to enter Bass Lake Road from Hollow Oak Road or Bridlewood Drive. Stop signs should be placed on Bass Lake Road at these two intersecting roads to ensure safe and efficient transportation flow.
2. The traffic impact study conducted by T. Kear and Associates, concluded Bass Lake Road operates at an acceptable level, but that a deficiency exists at Country Club Drive and Bass Lake Road. I submit that a deficiency exists at each intersecting road/subdivision with Bass Lake Road.
3. The tentative map for Bell Ranch indicates Morrison Road will connect to Hollow Oak Road. The northern end of Morrison Road needs to end at the subdivision with an emergency access installed as was done in the Laurel Oaks subdivision. The road does not need to encroach on the current homes located on 10 acre parcels until the rest of the area is developed.
4. The traffic noise needs to be mitigated.
5. Signs indicating deer in the area need to be installed.
6. The speed limit of 30 to 35 MPH needs to be reduced. The current speed limit signs on Hollow Oak Road indicates 25 MPH, but most vehicles are traveling 40 to 50 MPH.
7. Were the tentative maps extended beyond April 24, 2008?
8. A one year time extension would end May 24, 2017, not in 2018.

Patrick Morrison
Cynthia Morrison
3-23-2016

3/23/2016

Edcgov.us Mail - Letter to Planning commission

PC 3/24/16
#5, #6, #7
3 pages



Charlene Tim <charlene.tim@edcgov.us>

Letter to Planning commission

Showler, Steve <Steve.Showler@bankofthewest.com>
To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Wed, Mar 23, 2016 at 10:21 AM

Charlene,

Please find my attached letter sharing my voice regarding Bass Lake Hills Specific Plan Hearing.

Cheers,

Steve Showler

Vice President / Business Banking Officer

Northern California Central

500 Capitol Mall, Suite 1100

Sacramento, CA 95814

C 916.761.5192

Steve.showler@bankofthewest.com

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 BNP PARIBAS GROUP




<https://mail.google.com/mail/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&msg=153a47ebc34e36af&siml=153a47ebc34e36af>

1/2

16-0199 Public Comment
PC Rcvd 03-23-16

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 **Showler Bass Lake signed.pdf**
34K

March 23rd, 2016

Roger Trout, Executive Secretary
El Dorado County Community Development Agency
2850 Fairlane Court
Placerville, CA 95667

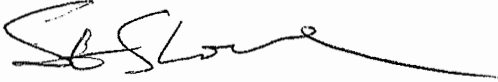
Re: Notice of Public Hearing – March 24, 2016

Dear Mr. Trout:

My parents have owned 13 acres on Bass Lake Road for over thirty years. They bought this parcel knowing that someday they could build on it since El Dorado Hills was headed that way. My father passed away and never realized his goals because of all the delays in El Dorado County. I myself have watched all the infighting in the County while Serrano has engulfed our family's property.

The Bass Lake Hills Specific Plan was supposed to be the blue print for the County's growth. The area has EID water and sewer – it is where houses should be built for the next generation. Please approve the three tentative maps so the Bass Lake Hills Specific Plan can finally get built.

Very truly,

A handwritten signature in black ink, appearing to read 'Steve Showler', with a long horizontal flourish extending to the right.

Steve Showler

3/23/2016

Edcgov.us Mail - re: March 24, 2016 PC meeting/BLHSP agenda items Bell Woods, Bell Ranch and Hawk View



PC 3/24/16
#5, #6, #7
4 pages
Charlene Tim <charlene.tim@edcgov.us>

re: March 24, 2016 PC meeting/BLHSP agenda items Bell Woods, Bell Ranch and Hawk View

hpkp@aol.com <hpkp@aol.com>

Wed, Mar 23, 2016 at 3:45 PM

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

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, charlene.tim@edcgov.us

Good Afternoon:

I have attached a letter of concern regarding the proposed changes to the PFFP for the three BLHSP projects, Bell Wood, Bell Ranch and Hawk View which I hope you will take under consideration in your decision making tomorrow. I, also, hope you will consider the request for an extension for comment from the EDH APAC so that these documents may be more fully explored. They are very complicated and it would be very advantageous for the county and the residents to have a full understanding of the possible ramifications if the proposed changes are approved.

Thank you,

Kathy Prevost
1080 Jasmine Circle
El Dorado Hills, CA 95762

 **BLHSP Comment letter 3-24-16.doc**
37K

March 23, 2016

El Dorado County Community Development Agency
Development Services Department, Planning Division

Attn: Tiffany Schmid, Planner

Planning Commissioners – Rich Stewart, Gary Miller, Brian Shinault, Jeff Hansen,
James Williams

Cc: Board of Supervisors – Ron Mikulaco, Shiva Frentzen, Brian Veerkamp, Sue
Novasel, Michael Ranalli

Clerk of the Board – Charlene Tim

RE: March 24, 2016 Agenda Projects – Bass Lake Hills Specific Plan - 16-0195 –
Hawk View/16-0198 – Bell Ranch/16-0199 – Bell Woods

RE: Proposed Actions submitted by BL Road, LLC and staff:

1) Adopt February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report; (2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented; (3) Approve a one-year time extension to Tentative Map TM00 1371/TM96-1321/TM01-1380-E; (4) Approve Tentative Map Revisions for all three based on the Findings and subject to the Conditions of Approval as presented.

Bell Woods also has a requirement to adopt a phasing plan consisting of Phase 1 and 2, pursuant to 120.28.010 of the EDC Subdivision Ordinance.

Comment:

While the Planning staff and the developer propose major revisions to the BLHSP, Development Agreement and PFFP because they believe they contain language which allows for flexibility as detailed in a Consistency Analysis, I believe the facts do not support this. By omitting major components spelled out in these documents as necessary for the infrastructure to support later projects, they have essentially defeated the original tenets of the PFFP. The BLHSP would need to be amended, the PFFP modified and new CEQA documents would need to be drawn because the current documents are all based on the inclusion of the major elements proposed to be deferred by the proposed changes.

The PFFP says “One of the stated goals of the BLHSP is that the major infrastructure improvements in the plan area are to be constructed “concurrent with initial development”.” “The concurrency issue deals primarily with the construction of Bass Lake Road and Country Club.”

“In addition to Bass Lake Road improvements, the PFFP provides the following items will be **required** at the 300-unit critical mass level;

- Hwy 50 Interchange Project Study Report (PSR)
- Access road & infrastructure to the school site
- Sidewalks and the Class 1 bike trail along Bass Lake Road
- Acquisition of an 8.7 acres sports park
- Design of Sports Park
- Acquisition of 2-acres park-and-ride lot”

“The PFFP allows for two phases of construction for the Bass Lake Road improvements. The first phase will be constructed by the Hollow Oak Project (Phase 1). **The second phase (Phase 1A) will be completed by the next development project or group of projects, whether or not the next project of group of projects exactly equals 300 units.**

When approved in November of 1995, the purpose of the Bass Lake Hills Specific Plan (BLHSP) was to facilitate the orderly and systematic development of the Plan area through the establishment of a comprehensive and coordinated planning program which was consistent with the EDC General Plan.

A Public Facilities Financing Plan (PFFP) set forth the strategy to finance infrastructure and other public facilities needed to serve the proposed land issues in the BLHSP. The PFFP required substantial road and infrastructure improvements with the first 300 dwelling unit (critical mass threshold) to address “concurrency” policies in the Specific Plan. Flexibility in the PFFP allowed for different combinations of the projects coming forward but all with one goal – to assure the majority of the infrastructure would be put in place by what they called “critical mass” with the Phase 1A projects.

According to the EDC Community Development Agency, Development Services Division, Executive Summary dated August 16, 2013 regarding the BLHSP PFFP, “The adopted 2004 PFFP was structured to provide for the ultimate infrastructure needs and provided the phasing and potential over sizing for future phases. The

cost of providing infrastructure was designed to place the burden of infrastructure development on the early phases, with the reimbursement to be provided by later phases. If later phases never materialized, and reimbursement was not forthcoming, the risks would be borne by early developments, not the **county**".

The PFFP contemplated the first three projects to come forward as Phase 1A would be in the strongest position to complete the infrastructure. At this point, there is only one other project planned I am aware of in the BHLSP, Bass Lake North, and the current proposed revisions are vague as to how and when the major components of the Phase 1A would be completed. They state "**improvements would become a COA to a future BLHSP project that has the requirement to construct Phase 1A improvements to Bass Lake Road.**"

Another area of concern relates to the lack of an integrated regional traffic analysis to assess the adequacy of the proposed changes for the interchange of Bass Lake Road and Highway 50. There are several other projects currently being proposed which will have substantial impacts on the interchange usage in the future. It would be the most cost effective and timely (and make the most sense) to have a County TDM in conjunction with the Marble Valley DEIR traffic analysis required to make sure the needed improvements are done correctly and performed in the right sequences.

In conclusion, the proposed infrastructure changes would require an amended BLHSP, a modification to the PFFP and new CEQA documents should be drawn. The proposed changes would not facilitate the orderly and systematic development of the Bass Lake plan area, it would rather leave several infrastructure improvements incomplete until a future project or projects comes to fruition. If this does not happen, will the El Dorado County step in to finish the infrastructure and where will they obtain the funds?

A solution needs to be found that meets the requirements of the BLHSP and the PFFP as well as the county needs.

Thank you for allowing me to comment,

Kathy Prevost
1080 Jasmine Circle
El Dorado Hills, CA 95762
530 672-6836