

ZA 8-21-2024 #1
15 pages

Letter of Concern | Bass Lake Family Apartments | Public Hearing August 21st, 2024

Kaeli Tully <kaelitully@gmail.com>

Thu 8/15/2024 2:59 PM

To: Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; Planning Department <planning@edcgov.us>

Cc: Wesley Tonks <watonks@gmail.com>

📎 2 attachments (2 MB)

2024_Public-Hearing_Letter.pdf; Bass Lake Family Apartments _ Public Hearing _ Evidence.pdf;

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Report Suspicious

Dear EDH Planning Department and Zoning Administrator,

I am writing to express my deep concerns about the proposed Bass Lake Family Apartments project. My husband and I moved to Sierra Crossing in April, eager to start our family in this peaceful community. Just a month later, we were disheartened to learn about the developer's plans to build high-rise structures that would overshadow our home, decrease property values, and increase the risk of flooding, making it challenging to sell our property in the future.

We have been absolutely devastated by this news. Expecting to join the community with open arms, we've instead been confronted with a battle against developers who seem intent on exploiting the environment, wetlands, and community for monetary gain, attempting to parcel their way around the law.

As a Qualified SWPPP Developer (QSD) and a Certified Professional in Erosion and Sediment Control (CPESC), I am particularly troubled by the environmental impact this development could have on the adjacent wetlands and ecosystem, which include thriving woodlands and seasonal creeks with year-round springs. The lack of which is required for projects seeking to use SB330 and AB2011 to expedite development and circumvent local oversight.

The project also raises serious safety concerns. The area cannot support the increased traffic, and the current fire evacuation routes are insufficient, especially given the proximity to Green Valley Elementary School, endangering children and residents alike.

A more responsible use of this space would be to preserve it as green space and park, which our neighborhood currently lacks. Repurposing the eastern portion of the property for school pick-up, drop-off, and overflow parking would also significantly improve pedestrian safety. Perhaps it could also serve as a location for a formal bus stop. I heard that buses cannot properly access the existing bus stops due to size limitations.

I urge you to review the attached slides and letter before the hearing. The environmental, safety, and community impacts of this development are too significant to overlook.

Thank you for considering a more sustainable and community-focused solution.

Best regards,
Kaeli Tully

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Rescue, CA 95672
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707-628-9227

August 21, 2024

County of El Dorado Zoning Administrator
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Dear Zoning Administrator,

I am writing to express my concerns regarding the proposed Bass Lake Family Apartments project. After reviewing the application and considering the potential impact on our community, it's clear that the project raises several critical issues that need to be addressed.

1. Contradictions in the Developer's Application

The developer's application contains clear contradictions. While they acknowledge the presence of wetlands on-site, they are simultaneously undersizing these wetlands and attempting to parcel them off to qualify for SB330 and AB2011. This raises a critical question:

How can the planning department make parceling decisions without a proper wetlands delineation by a qualified biologist?

It appears that the developer is trying to exploit the law, our environment, and our community for their own monetary benefit. Should the county allow developers to 'parcel their way around the law'? What precedent does this set for future developments in our community?

2. Safety Concerns

The proposed development site is alarmingly close to the location of the recent Silver Fire, which occurred only 1/2 mile away. The primary and only access point to this proposed development is on Foxmore Lane, and across the street from where Green Valley Elementary School parents drop off and pick up their children. This is not even marked as a 2-lane road. This raises serious concerns about:

- **Evacuation Safety:** In the event of a fire, how will school children, their parents, teachers, the 126-400 new residents, and existing Sierra Crossing community members safely evacuate? How will emergency responders access the area if it is congested with vehicles trying to escape?

- **Historical Precedent:** This situation is reminiscent of the tragic fire in Paradise, where inadequate evacuation plans led to devastating consequences. We cannot afford to repeat such a mistake.

The Green Valley Elementary School pick-up and drop-off area is already overcrowded, creating a hazardous situation for students and their families. Adding hundreds of new residents to the area without addressing these safety concerns is reckless.

3. Traffic and Parking Issues

The developer's current plan includes only 170 parking spaces for 126 units, but the potential number of vehicles could be closer to 400. *This would result in a net shortage of 230 parking spaces, leading to overflow onto Foxmore Lane.*

- **Parking Overflow:** Where will these additional cars park? How will this impact the already congested school pick-up and drop-off area?
- **Pedestrian Safety:** The increased traffic and lack of designated parking will create a dangerous environment for pedestrians, especially children crossing the street.

4. Environmental and Community Impact

Beyond the immediate safety and traffic concerns, this development poses a broader threat to our environment and community:

- **Lack of Drainage Easement:** A drainage easement must be shown on the proposed plans to allow for equal access for the county to maintain the wetlands and natural stormwater conveyance, equitable to what 3621 Foxmore Lane has. This is essential for protecting our environment and ensuring long-term sustainability.

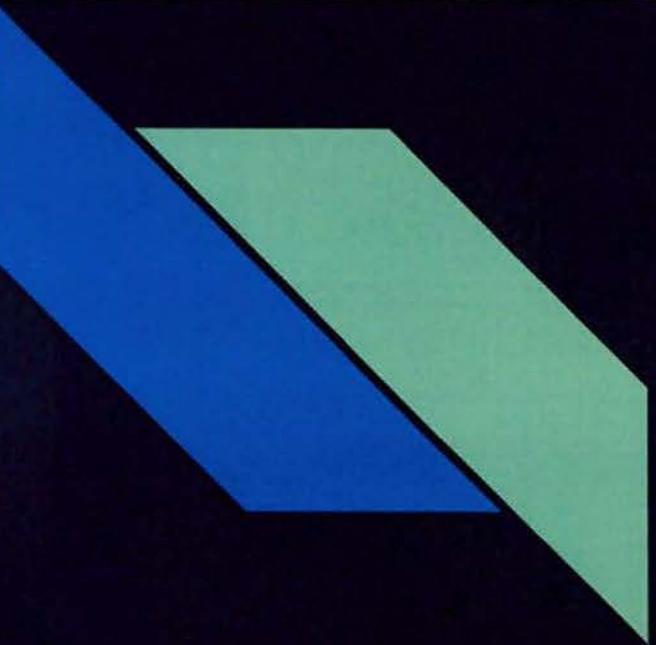
Please see the attached slides for photos and images to support the claims above.

Allowing this development to proceed under the current conditions would not only endanger our community but also set a troubling precedent for future projects. The county must take a stand to protect our environment, our safety, and our rural way of life.

I urge you to carefully consider these concerns and to require the developer to address them thoroughly before any approval is granted. Our community's safety and well-being depend on it.

Thank you for your attention to this matter.

Sincerely,
Kaeli Tully
707-628-9227



Bass Lake Family
Apartments
*Evidence to Submit
for Public Hearing*

Misrepresentation of Wetlands Rationale

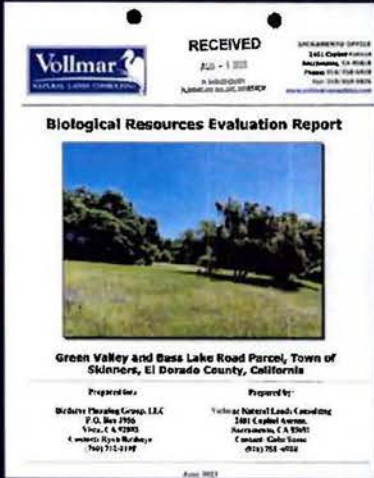
Relevant AB2011 and Associated Language for Legal Context

AB2011 Language: "65912.111. A development project shall not be subject to the streamlined, ministerial review process provided by Section 65912.114 unless the development is proposed to be located on a site that satisfies all of the following criteria: ... (e) It satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 [see below for referenced section]."

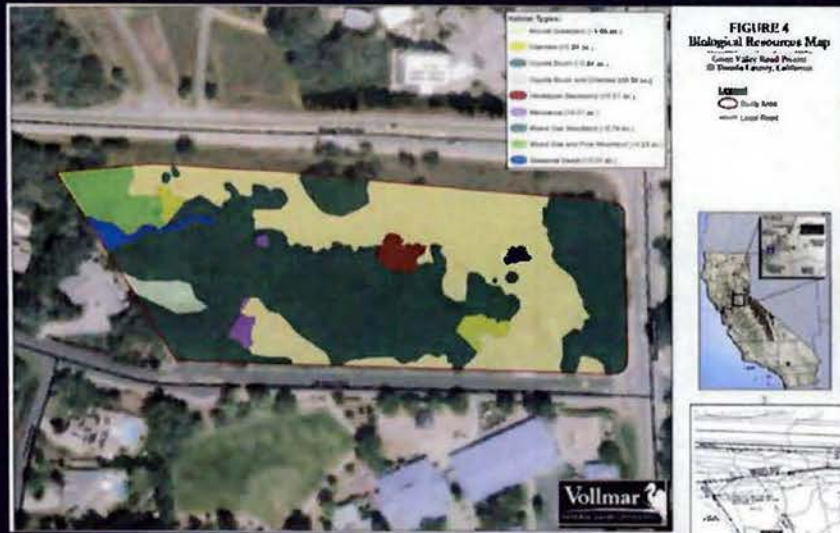
Referenced Section 65913.4 Language: "(a) Except as provided in subdivision (r), a development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (c) and is not subject to a conditional use permit or any other nonlegislative discretionary approval if the development complies with subdivision (b) and satisfies all of the following objective planning standards: ... (6) The development is not located on a site that is any of the following: ... (C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). [included below]... (J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code)."

United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) Definition of a Wetland: "A. Wetlands. Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes (plants specifically adapted to live in wetlands); (2) the substrate is predominantly undrained hydric (wetland) soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year."

Misrepresentation of Wetlands Rationale

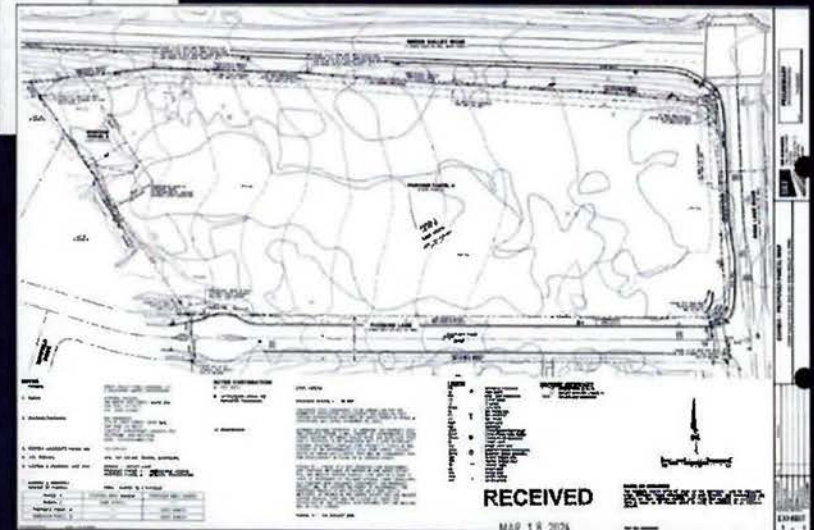


In the Staff Report Exhibits, the EDH Planning Department included the Biological Resources Evaluation Report prepared by Vollmar Natural Land Consulting for the Developer.

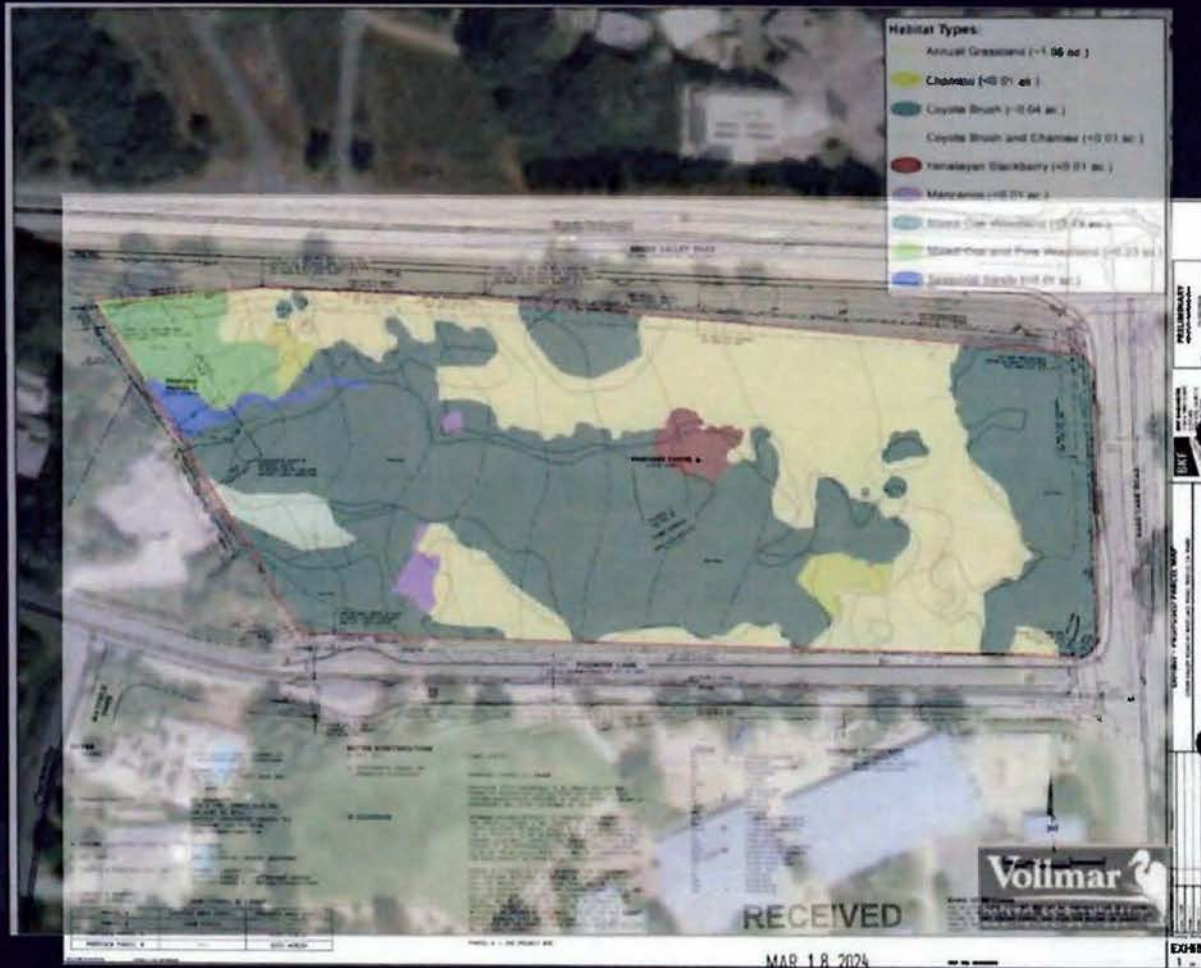


Above in the the blue section is where Vollmar estimates a seasonal swale to be present.

Below is the plan that was submitted in the application to the county, notice the discrepancy in this interpretation of a wetland vs. what's included in the biological resources map, coincidentally this fits within the parcel b that the developer is trying to 'parcel off'.



Misrepresentation of Wetlands Rationale



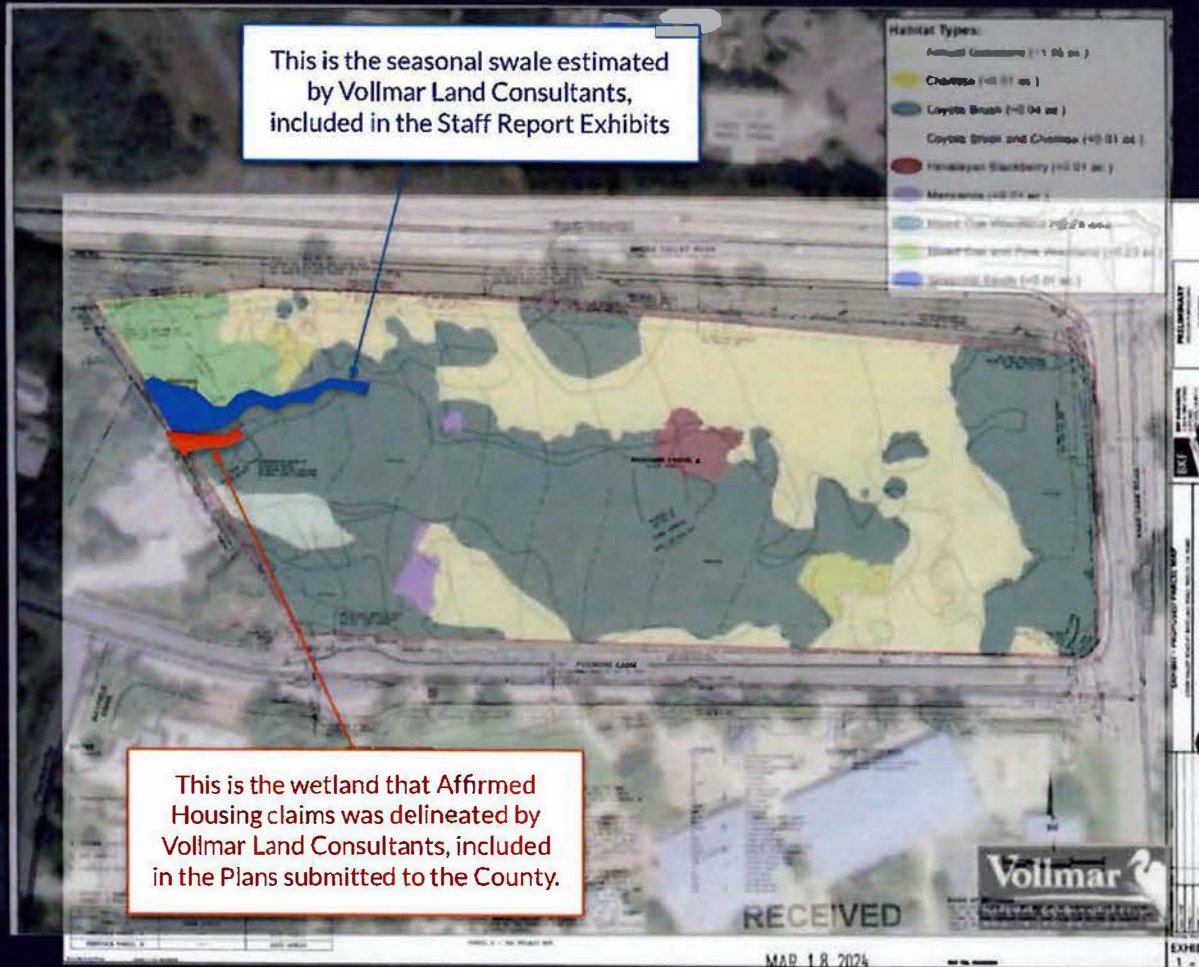
Here is an overlay of what was showed on the biological resources map and what was submitted to the planning department.

Notice a discrepancy?

There are also more wetlands than what is shown here.

Scroll to the next slide for an overlay to help more clearly distinguish the differences.

Misrepresentation of Wetlands Rationale

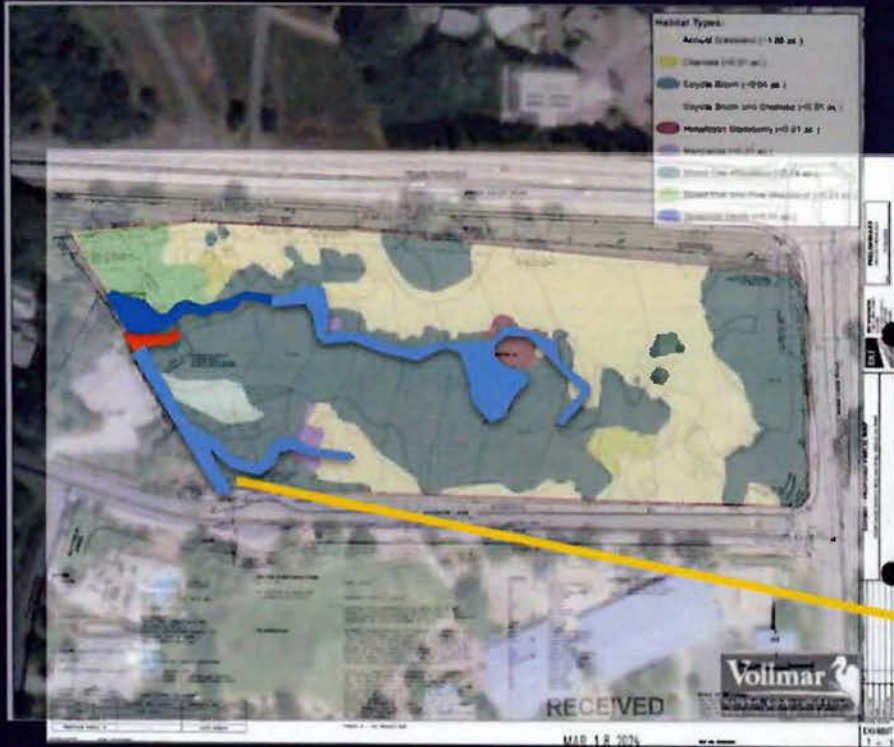


Here is an overlay of what was showed on the biological resources map and what was submitted to the planning department.

Notice a discrepancy?

There are also more wetlands than what is shown here.

Misrepresentation of Wetlands Rationale



In light grey is where I believe there to be a continuation and expansion of these wetlands.

Note: We also had a conversation with a surveyor on-site who shared with us a different version of the existing contour plans that was more reflective of what is shown here.

And one of the wetlands, that they're not showing on the plans, was stuffed with dry brush from grubbing.

Is this an attempt to hide the topography of the creek?

Is this purely a coincidence when a key requirement is that wetlands cannot be present to utilize SB330 and AB2011 to expedite their development?



Misrepresentation of Wetlands Rationale



They claim that these are the "approximate limits of the seasonal swale as delineated by Vollmar Natural Lands Consulting".

4.2.1 Wetlands or Waters of the U.S. and State of California

A formal wetland delineation was not conducted as part of this field survey. Geomorphic indicators of potential seasonal wetland habitat were observed during the site reconnaissance visit within the season swale that drains towards the western edge of the Study Area. While these features are unlikely to fall under federal jurisdiction by the ACOE through Section 404 of the Clean Water Act they may be subject to State jurisdiction by the Regional Water Quality Control Board (RWQCB), and/or the California Department of Fish and Wildlife (CDFW) through State regulations.

PARCEL B - PARCEL B IS NOT PROPOSED FOR DEVELOPMENT AND CONTAINS WETLANDS AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 680 FW 2 (JUNE 21, 1993) AS DETERMINED BY VOLLMAR NATURAL LANDS CONSULTING. GLA CONCURS WITH VOLLMAR'S ASSESSMENT. THE PROPOSED PROJECT WILL BE LOCATED ON PARCEL B. ACCORDINGLY, THE PROPOSED PROJECT IS NOT LOCATED ON A SITE THAT IS WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 680 FW 2 (JUNE 21, 1993). THE SEPARATION OF THE PARCELS ALSO ENSURES THAT THE WETLAND WILL BE FULLY AVOIDED.

In the notes they also claim that this parcel is not being proposed for development as it contains wetlands as defined by the SB330 and AB2011 requirements.

In addition, Vollmar, in their report, claimed that they did not perform a formal wetland delineation as part of this field study.

Misrepresentation of Wetlands Rationale

It's clear that the developer is contradicting themselves in their application.

There are wetlands on-site.

And, they're undersizing them. They're trying to parcel them off to qualify for SB330 and AB2011.

How can the planning department make parceling decisions to allow the developer to do this without a proper wetlands delineation by a qualified biologist?

They appear to be attempting to exploit the law, our environment, our wetlands, and our community for their monetary benefit.

Should the county allow developers to 'parcel their way around the law'?

What does this set the precedent for? ...

And, a drainage easement needs to be shown on the proposed plans to allow for equal access for the county to maintain the wetlands and natural stormwater conveyance, equitable to what 3621 Foxmore Lane has, that would only be fair.

Fire Hazard

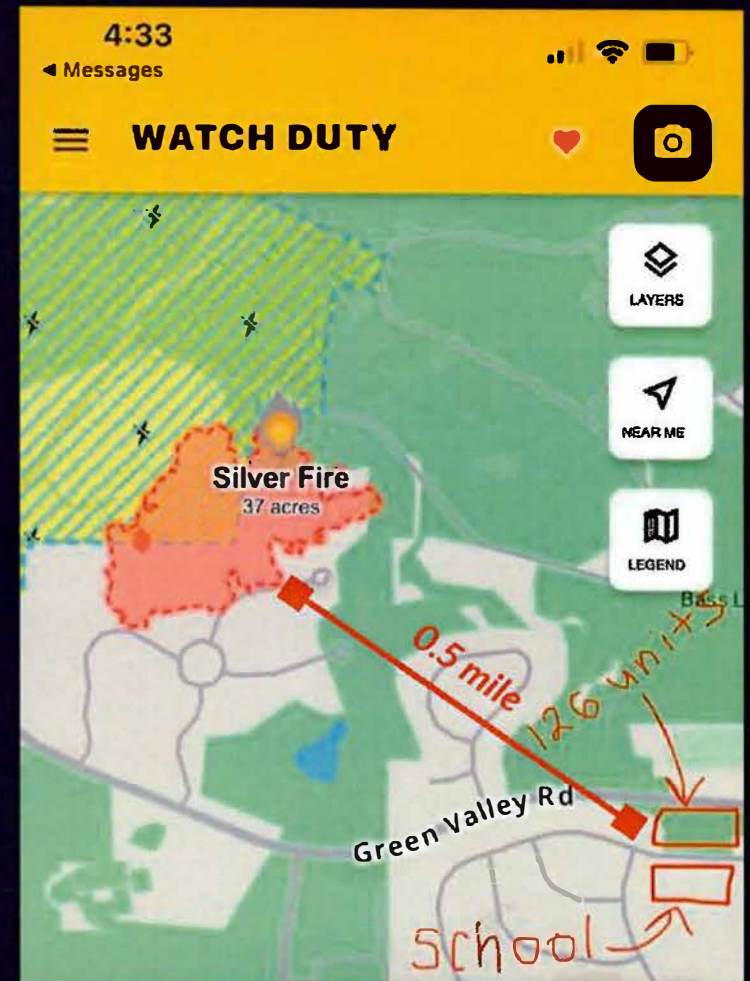
The Silver Fire was only 1/2 mile away from Green Valley Elementary School, right where the new Bass Lake Family Apartments are proposed.

With Foxmore Lane not even marked as a 2-lane road, how will school children and their parents to pick them up, the 126-400 new residents, and existing Sierra Crossing community members safely evacuate in the event of a fire?

How will emergency responders be able to get in and access the area if there's a fire?

The Green Valley Elementary School pick up and drop off is already very crowded. This is NOT safe.

This reminds me of the fire in Paradise, where the county did not have effective evacuation plans in plan.



Fire Hazard



This is also the approximate ingress/egress point for the apartments. There is a potential for 126 to nearly 400 cars to support the families that live there. This is in addition to the high traffic volume already present.

Here are pictures during school drop off. *Imagine what this would look like with a fire evacuation, with hundreds of school children and terrified parents, buses, school employees, hundreds of Sierra Crossing residents, and an additional 126-400 cars from the proposed development, all attempting to flee via Foxmore Lane, while also still allowing for emergency personnel to access the area? **How will people escape?***

Traffic Impact



On the initial plan, the developer accounted for only 170 parking spaces on-site for 126 units. There is a potential for nearly 400 cars to support the families that live there. That's a net 230 cars that will need to park on Foxmore Lane.

Where will people park to pick up and drop off children from school? This isn't even a marked 2-lane road. This is a safety hazard for pedestrians crossing the street. This area cannot support this type of density.

ZA 8-21-2024
#1
2 pages

Fwd: Bass Lake Apartments Traffic and School Impact

Karen Evanoff <kevanoff1839@gmail.com>

Thu 8/15/2024 3:36 PM

To: Bianca L. Dinkler <Bianca.Dinkler@edcgov.us>; Planning Department <planning@edcgov.us>; Kaeli Tully <kaelitully@gmail.com>; Mike Evanoff <mike14evanoff@gmail.com>

📎 2 attachments (22 MB)

IMG_0912.mov; IMG_0917.mov;

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Report Suspicious

Good afternoon Bianca

I live in Sierra Crossing and also was employed at Green Valley Elementary School for 18 years. My largest concern for the new proposed apartment complex revolves around the impact and dangers of placing this in the location on Foxmore Lane by the busy side of the school. As you can see by my attached videos, traffic and parking is a current problem, and I can't imagine how adding a 128 unit apartment complex will impact school drop off, buses and pickup. Because of logistics, buses are only able to enter the school zone by driving down Mayfield Drive and turning onto Foxmore to stop at the bus drop off zone. Over half of this side of the road is red curbed, but the traffic and parking is so bad it is mostly ignored. Cars double park, kids from ages 4-10 run across the street and adding construction, including but not limited to, dump trucks, bulldozers, and heavy machinery, which will destroy this parcel, on this narrow 2 lane road is a large mistake and a disaster waiting to happen. There is nowhere else to park as there is nowhere to park on either Bass Lake Road or Green Valley Road. The front of the school is bottlenecked with traffic as well and I have personally witnessed accidents here. This is only going to increase because the Foxmore side will become a parking lot for all the overflow from the apartments. There will be nowhere else for the tenants to go. Currently tenants from the apartment building across the street use Green Valley School to park their cars after school is released for the day.

Another issue of major concern which we recently faced is the fire danger. Last week there was a wildfire approximately 1/2 mile from us which resulted in evacuations at our middle school and all neighboring property. If Green Valley were to evacuate, this area would become impassable to both parents, buses (can only navigate the buses through our Sierra Crossing neighborhood) and residents of Sierra Crossing. It's almost impossible to get through now, and I can't imagine what could happen with 128 new apartments, construction, and hundreds of new vehicles.

Please consider these serious and unavoidable problems. I would hate to see anyone hurt or killed.

I have not seen any evidence that a traffic study was conducted before this property was designated to become an apartment complex. Can you please forward a copy to my email (kevanoff1839@gmail.com) of one that was completed, as I'm sure this was a requirement.

Respectfully submitted,
Karen Evanoff

24-1414 Public Comment
ZA Rcvd 08-15-24

