

PC 01-12-23
Item #3
14 Pages

January 12, 2023 Agenda Item #3 Bass Lake Estates TM-R22-0001

Bass Lake Action Committee <basslakemembers@gmail.com>

Wed 1/11/2023 8:20 AM

To: Planning Department <planning@edcgov.us>

Cc: Jon X. Vegna <JVegna@edcgov.us>; Kris X. Payne <KPayne@edcgov.us>; Lexi Boeger <Lexi.Boeger@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>; Daniel Harkin <Daniel.Harkin@edcgov.us>; blacinfo@aol.com <blacinfo@aol.com>

📎 2 attachments (3 MB)

BassLakeEstates_TM-R22-0001_BLAC_PublicComments_Jan-11-2023.pdf; Exhibit 1
BassLakeEstatesFlyer_Staff_Supports_Alternate.pdf;

Some people who received this message don't often get email from basslakemembers@gmail.com. [Learn why this is important](#)

Hello,

The Bass Lake Action Committee Board of Directors would like to submit the attached public comment in advance of the County of El Dorado Planning Commission January 12, 2023 Public hearing regarding Agenda Item #3 TM-R22-0001 Bass Lake Estates.

Thank you,

John Davey
2023 Bass Lake Action Committee Vice President
<http://basslakeaction.org>
<https://facebook.com/BassLakeAction>





BASS LAKE ACTION COMMITTEE

Bass Lake Action Committee is a registered 501(C)(4) non-profit corporation
"The voice of the Bass Lake Community since 2003"
<http://basslakeaction.org>

January 11, 2023

County of El Dorado Planning Commission

2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Legistar 23-0011 Agenda Item #3 HEARING: Bass Lake Estates Tentative
Subdivision Map Time Revision TM-R22-0001 / TM06-1420

Commissioners,

The Bass Lake Action Committee, along with many residents in the Bass Lake Community in El Dorado Hills, Cameron Park and Rescue, would like to offer this public comment in regards to Agenda Item #3 Bass Lake Estates TM-R22-0001 on your public agenda for January 12, 2023.

We noticed in the Staff Report (23-0011-A-Staff Report) that the project is described as being located 427 feet south the Bass Lake Road – Clemson Drive intersection, however, Clemson Drive does not intersect with Bass Lake Road – the intersection at Bass Lake Road is actually Woodleigh Lane. Clemson Drive intersects with Woodleigh Lane 137 feet to the east of the Woodleigh Lane-Bass Lake Road intersection. The Clemson Drive and Woodleigh Lane intersections were reconfigured in the late 1990s.

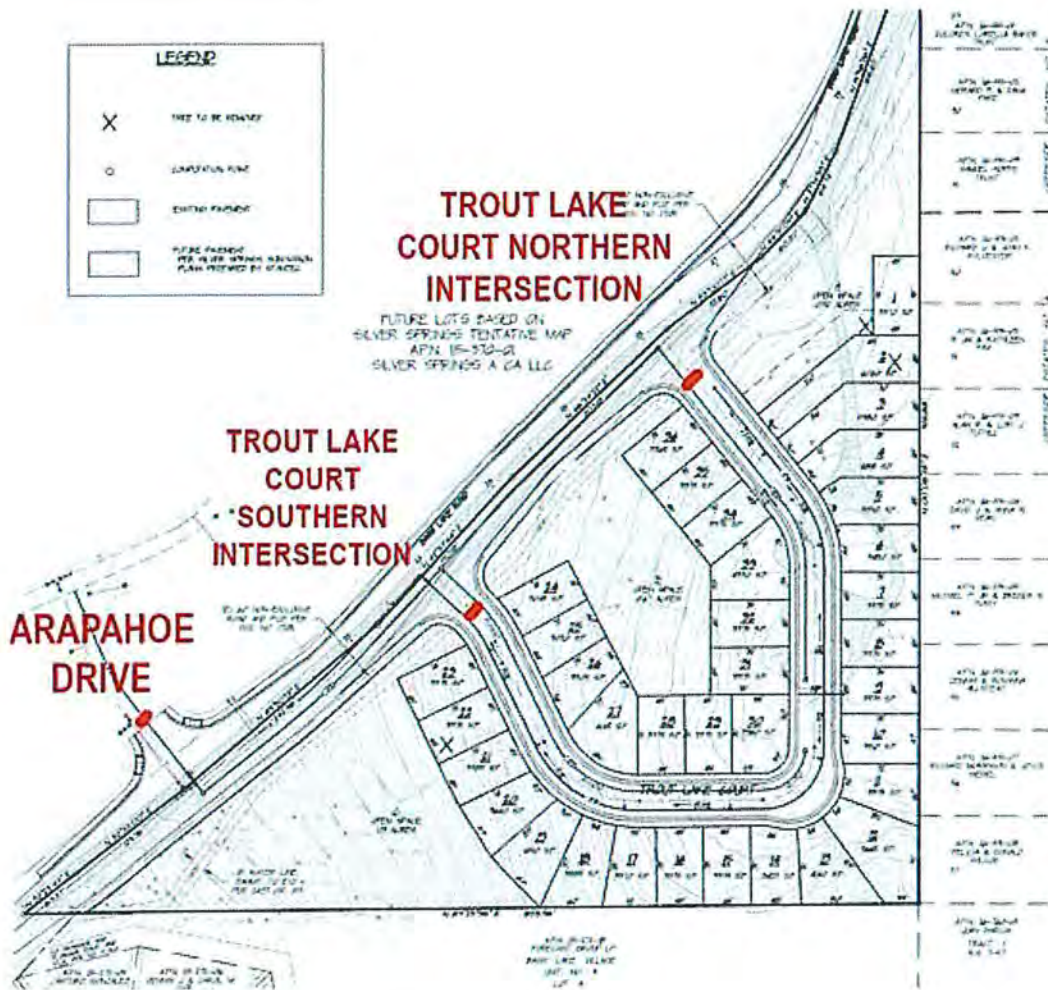
Recognizing that this is an approved project, residents in the Bass Lake Area have long held concerns with the circulation configuration of the project, but believe that the approved configuration is likely the best performing design based on existing conditions of Bass Lake Road, and being constrained by existing developments and properties.

With this in mind, the community was disappointed with the previously granted project modifications and design waivers that reduced sidewalks and improvements to

Bass Lake Road. This, along with the inability to align the proposed southern Trout Lake Court intersection at Bass Lake Road with the Silver Springs residential project's future Arapahoe Drive intersection directly across Bass Lake Road and to the west of Trout Lake Court within a few hundred feet on a 40MPH downhill presents the opportunity for a less safe and potentially problematic section of roadway in a suburban community with increasing traffic volumes.

TENTATIVE MAP BASS LAKE ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



Trout Lake Court-Bass Lake Road-Arapahoe Drive intersection alignments.

An additional concern for our community is that the property has been marketed for sale for several years with a marketing flyer (Exhibit 1 BassLakeEstatesFlyer_Staff_Supports_Alternate.pdf) indicating that El Dorado

County Planning Staff prefers an “alternate lotting layout for 27 lots” that would alter the configuration of Trout Lake Court, and likely modify the approved turn movement restrictions (right in and out only at the southern Trout Lake Court-Bass Lake Road intersection).



Bass Lake Estates


Approved Tentative Map

El Dorado Hills, CA



Google Earth

- 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.



Bass Lake Estates

Approved Tentative Map

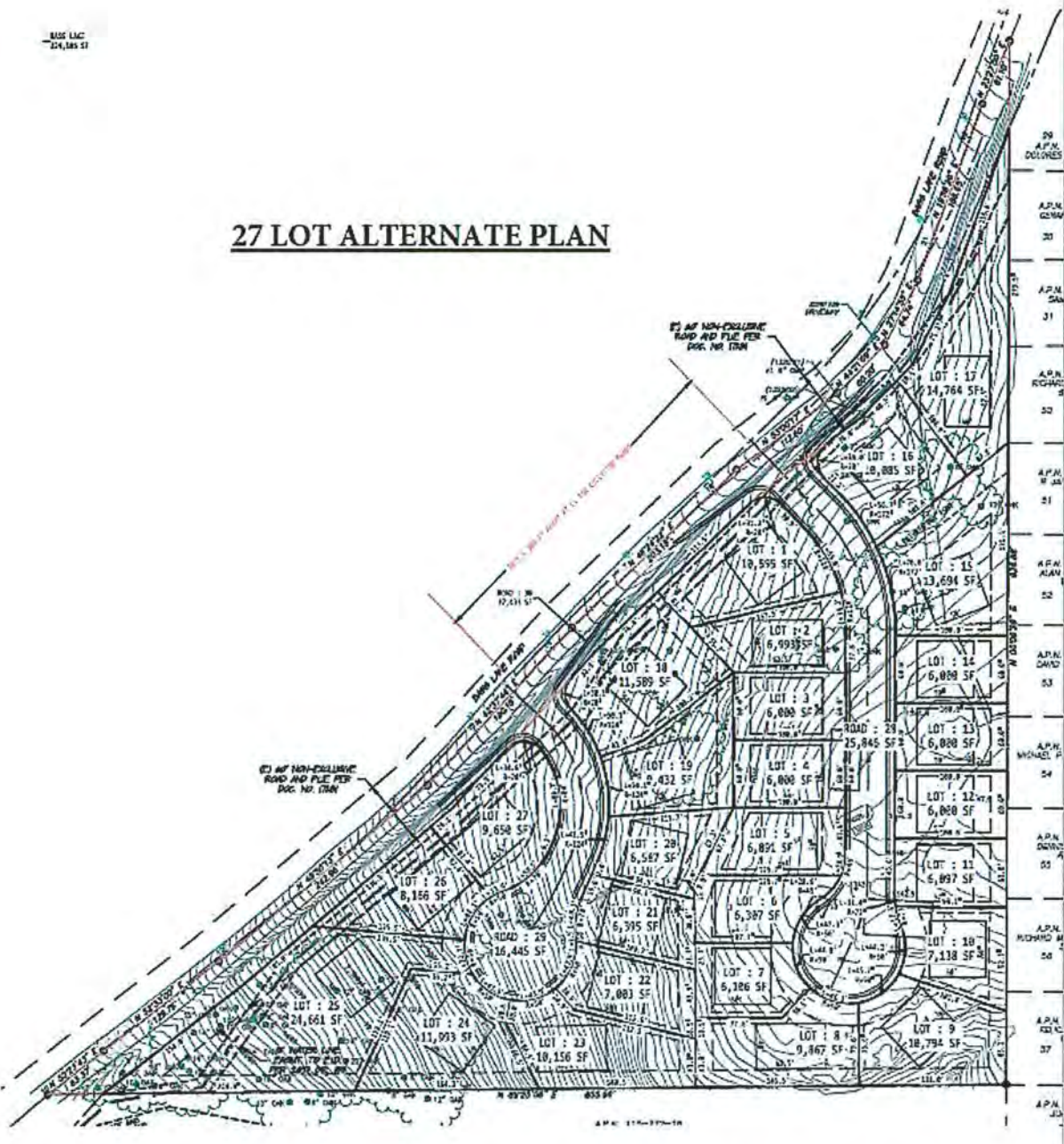
El Dorado Hills, CA

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: 115-020-06-100

27 LOT ALTERNATE PLAN



While most public comments on a development project might suggest that lower density/fewer housing units would be preferred, our community is more concerned with the circulation elements of Bass Lake Road, which we feel are substandard for the amount of approved and developed units currently in place. With no equivocation, our community's number one desire is to see no lessening of the performance of the roadway circulation design of the approved project – we would oppose any

modifications that would alter the approved turn movement restrictions that a 27 lot alternative may bring. The approved left turn pocket from southbound Bass Lake Road is a mere 400 feet from the Woodleigh Lane intersection on Bass Lake road, on a 40 MPH downhill curving road segment. While not captured in our 2009-2019 CHP Collision data, there have been at least three additional collisions, including an overturn, on Bass Lake Road in proximity to Woodleigh Lane since 2019.

SOURCE: California Highway Patrol Statewide Integrated Traffic Records System (SWITRS) DATA

BASS LAKE RD: SERRANO PARKYWAY to GREEN VALLEY ROAD Collision Data 2009-2019

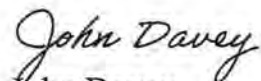
113 Reported Collisions on Bass Lake Rd

73 between Bridlewood Dr and Woodleigh Ln: Distance of 4968 feet

LOCATION	OVERTURNED	HEAD-ON	REAR-END	BROADSIDE	HIT OBJECT	SIDESWIPED
Madera Way	6	2	1	0	11	2
Hill Rd	1	1	0	0	2	0
Sandhurst Hill Rd	2	1	0	1	5	1
Magnolia Hills Dr	1	0	0	1	4	0
Bridlewood Dr	1	0	7	1	7	1
Woodleigh Lane	0	1	3	2	3	3

While our community has no objection to the Phasing Plan proposed by the applicant, as long as it remains compliant with State and County Subdivision Map law, we are insistent that any future attempt to modify the existing approved turn movement restrictions and road design for the project be rejected, unless improved design and safety elements can be achieved.

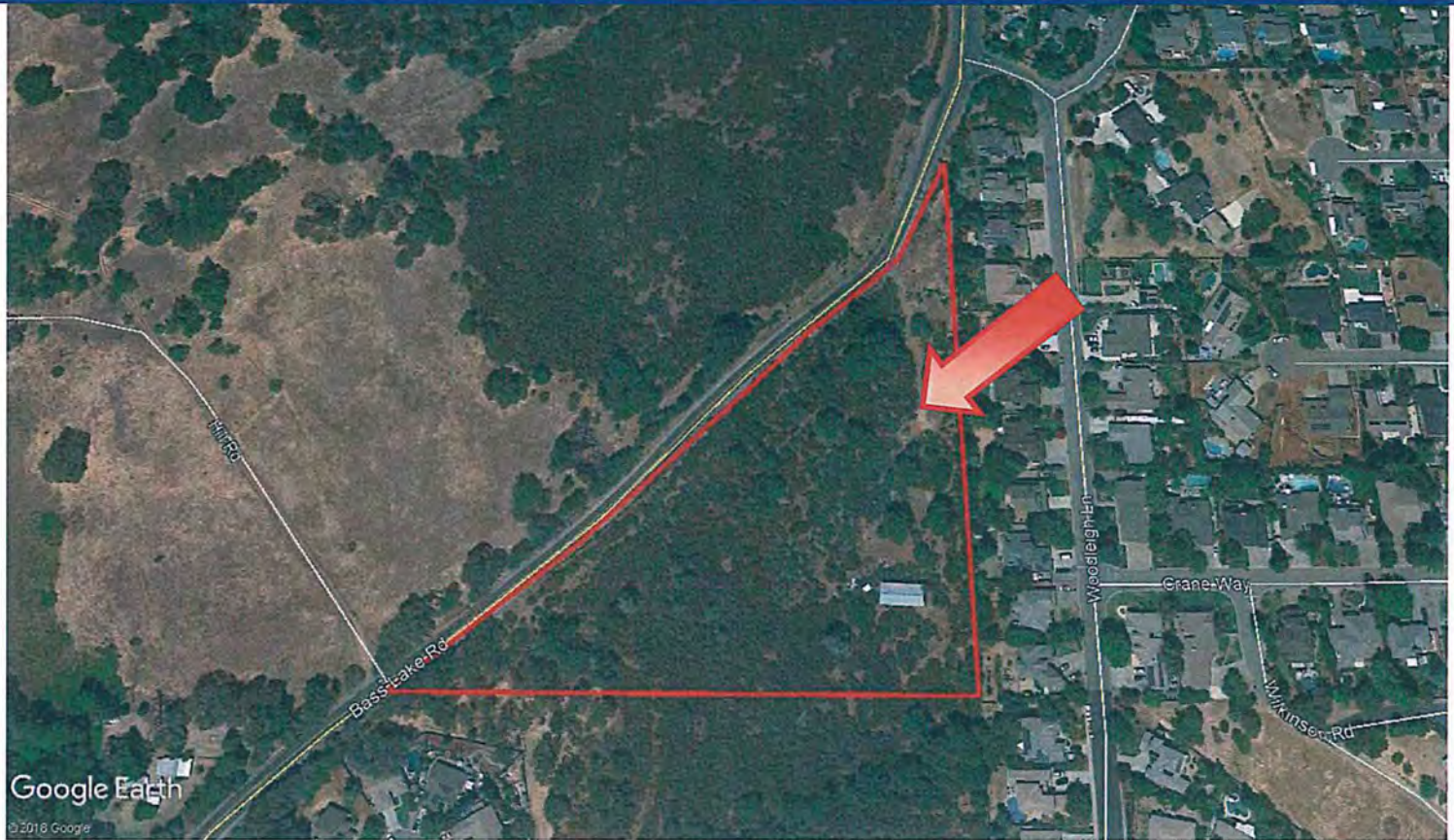
Respectfully,


John Davey

Vice President
Bass Lake Action Committee.



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 CA DRE# 00872277 www.baylessproperties.com

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All interested parties should confirm property information independently.

23-0011 Public Comment

PC Rcvd 01-11-23



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

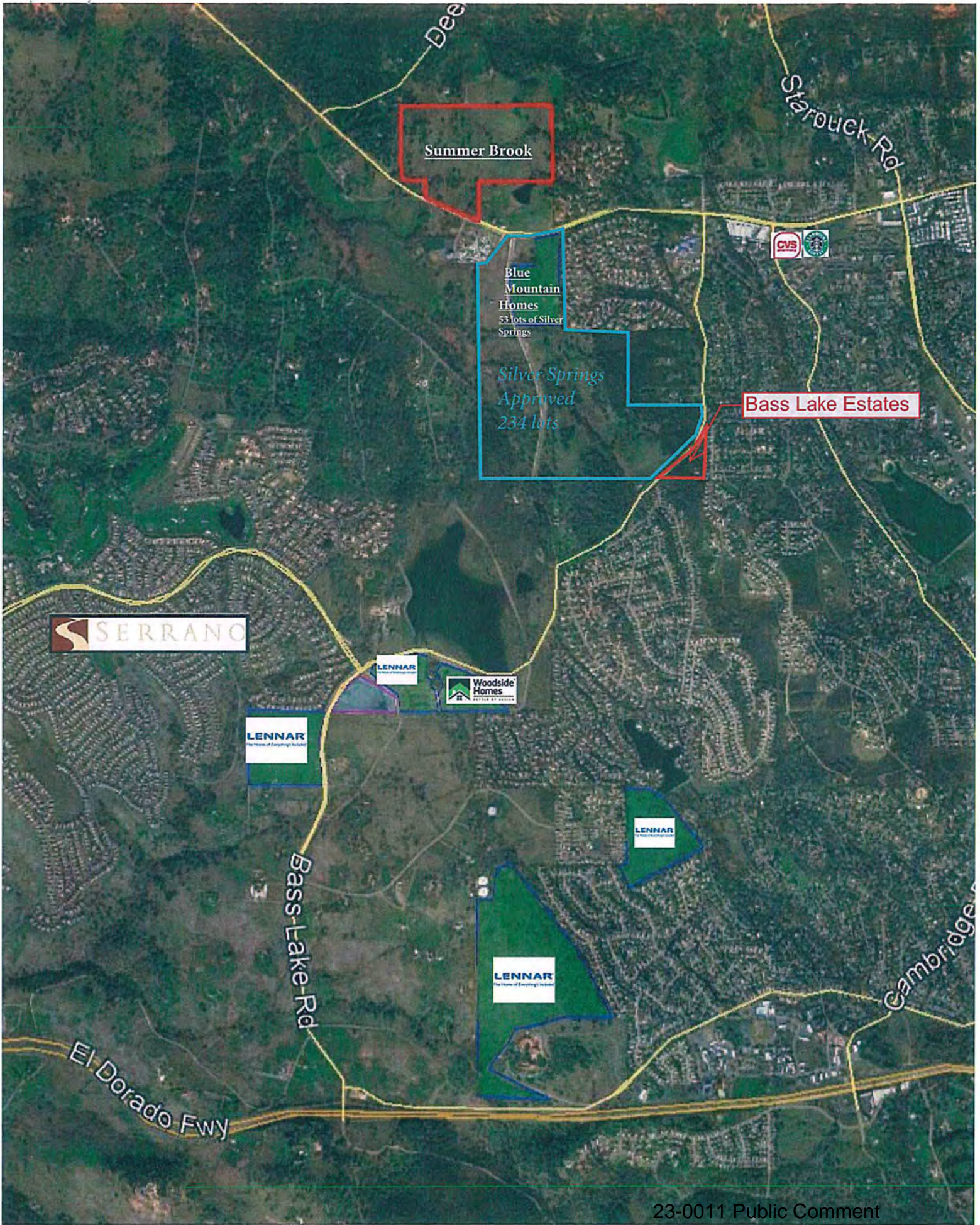
All of these area projects have CFD's for municipal and other services. The comparison below demonstrates the difference in developer driven infrastructure CFD's. Incorporating a SCIP bond into the project for major fees such as EID fees can be considered. A \$40,000 SCIP bond at 5% would add approximately \$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
Total Additional Monthly Obligations	\$40	\$460	\$257	\$393	\$437
	<i>Estimated</i>				
Capitalized at 5%, 30 year amortization - Impact to Mortgage Qualifying	\$7,400	\$85,690	\$47,874	\$73,209	\$81,421

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Summer Brook

Blue Mountain Homes
53 lots of Silver Springs

Silver Springs Approved
234 lots

Bass Lake Estates

SERRANO

LENNAR

Woodside Homes
PARTNER BY DESIGN

LENNAR

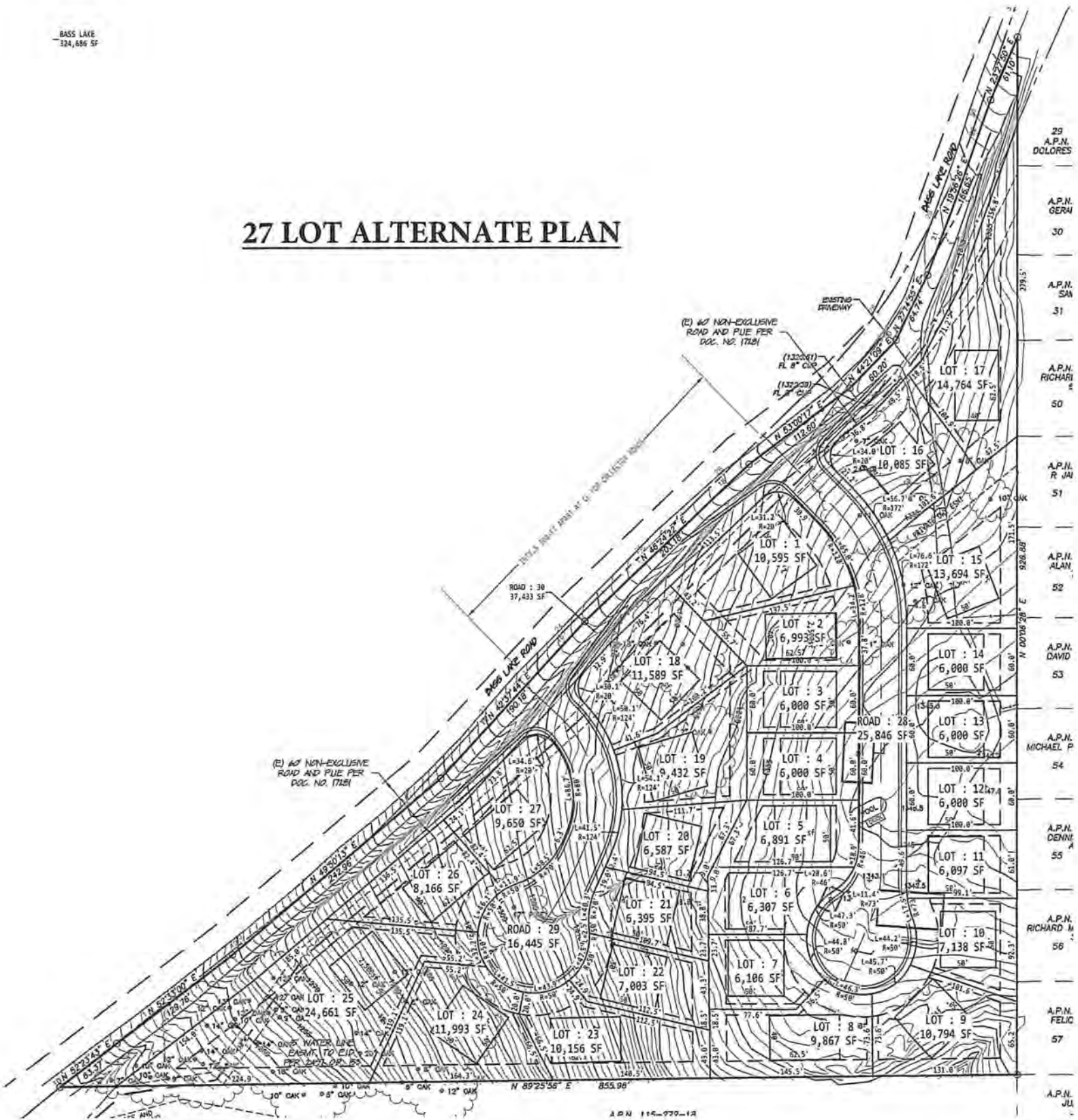
LENNAR

LENNAR



BASS LAKE
324,686 SF

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.

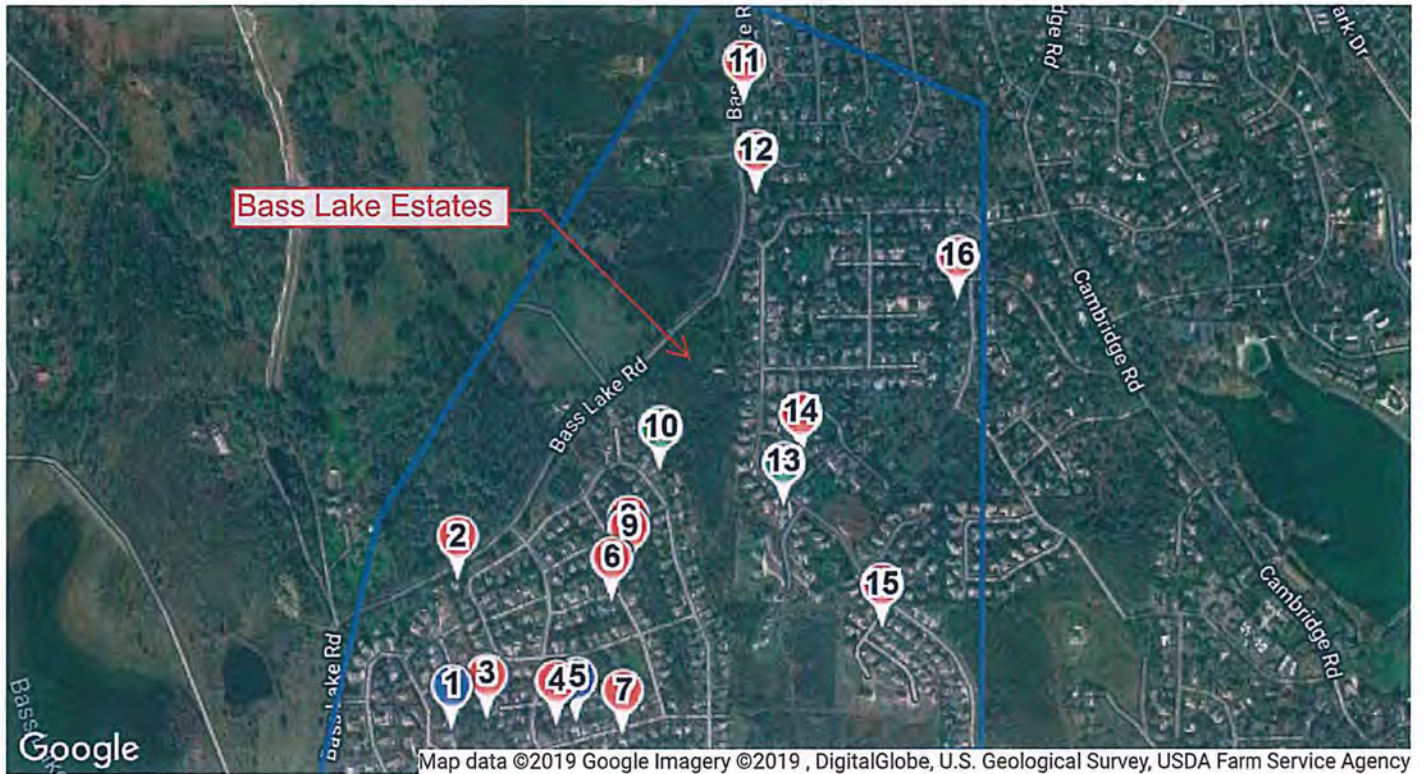
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Map Report



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.

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U.S. Patent 6,910,045



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