




COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION

#33

INTEROFFICE MEMORANDUM

To: Board of Supervisors Agenda of: February 28, 2017
From: Mel Pabalinas, Acting Principal Planner 
Date: February 27, 2017
Subject: Z14-0008/PD14-0010/TM14-1522/Bass Lake North
Additional Condition of Approval
Response to Public Comment

Staff is forwarding the following information for the Board's consideration.

Addition to Condition of Approval No.47

After further coordination with the applicant and El Dorado Hills Fire Department, staff recommends the additional condition below:

The proposed EID utility access at the western end of C Court shall be widened and paved to 20-foot wide as shown in the Bass Lake North Alternative EVA exhibit. (Exhibit 1)

This condition will be assigned as Condition of Approval 47.B.

Response to Bill and Deanne Gillick's comments (dated February 26, 2017) (Exhibit 2)

Open Space

Staff has reviewed the comments stating that the proposed Bass Lake North Tentative Subdivision Map is inconsistent with the Open Space requirements of the Bass Lake Hills Specific Plan (BLHSP). Staff further evaluated the comments against the analysis in the staff report and concludes that the project conforms to the open space requirements of the specific plan as discussed below.

Section 5.7 (Open Space) of the Bass Lake Hill Specific Plan states that, "The Plan provides for a variety of options to create open space amenities both for the benefit of Plan residents and as a means of conserving natural features and wildlife habitat." The types of amenities include areas containing wetlands and drainages as detailed under Section 7.4 (Wetland and Intermittent Stream and Drainages). A total of 144 acres of open space has been designated within the BLHSP area (12% of the BLHSP) (Exhibit 3) of which 11.37 acres are preserved within the Bass Lake North Tentative Subdivision Map, which are identified as Open Space Lots A-D and makes up 29.5% of the project area (Exhibit 4). Open Space Lots C and D preserves

wetland and oak grove areas. The eastern portion of Open Space Lot C, which measures 7.41 acres, borders the Gillick's property to the west. Exhibit 5 has been provided by the applicant to show the Bass Lake North Tentative Map overlain by a portion of Figure 5-5 (Parks and Open Space Plan) of the BLHSP. This exhibit shows that the depth of Lot C is greater than the open space area in this section of the BLHSP.

Oak Grove

Staff also reviewed the comments regarding the project's inconsistency with the Bass Lake Hills Specific Plan involving oak grove preservation and impacts. Staff further evaluated the comments against the analysis in the staff report and concludes the project conforms to the oak grove and woodland habitat requirements of the BLHSP as discussed below.

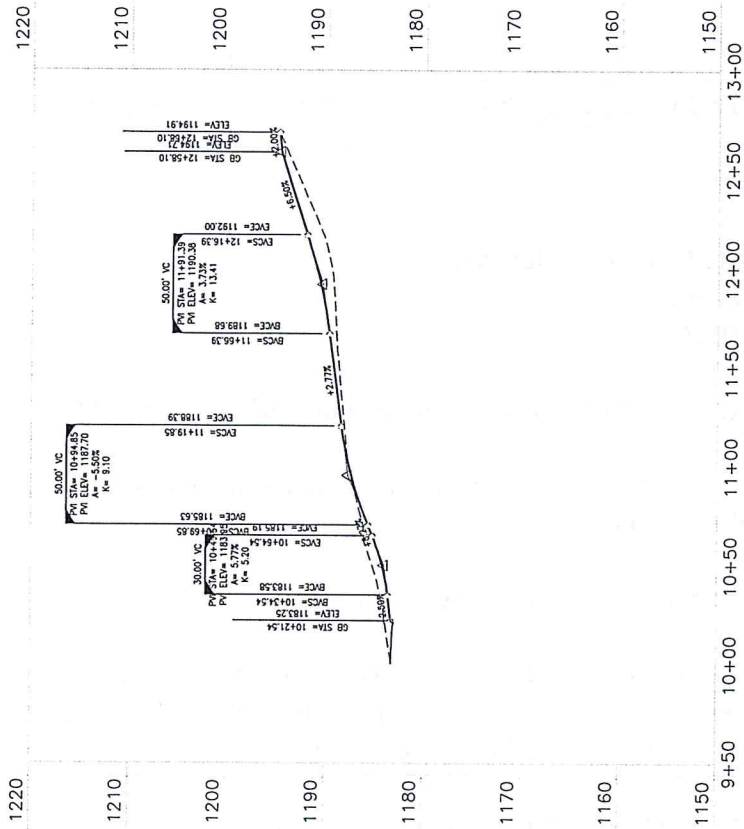
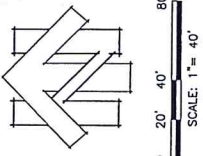
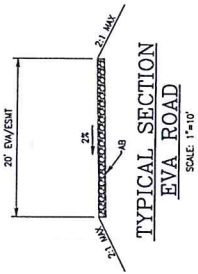
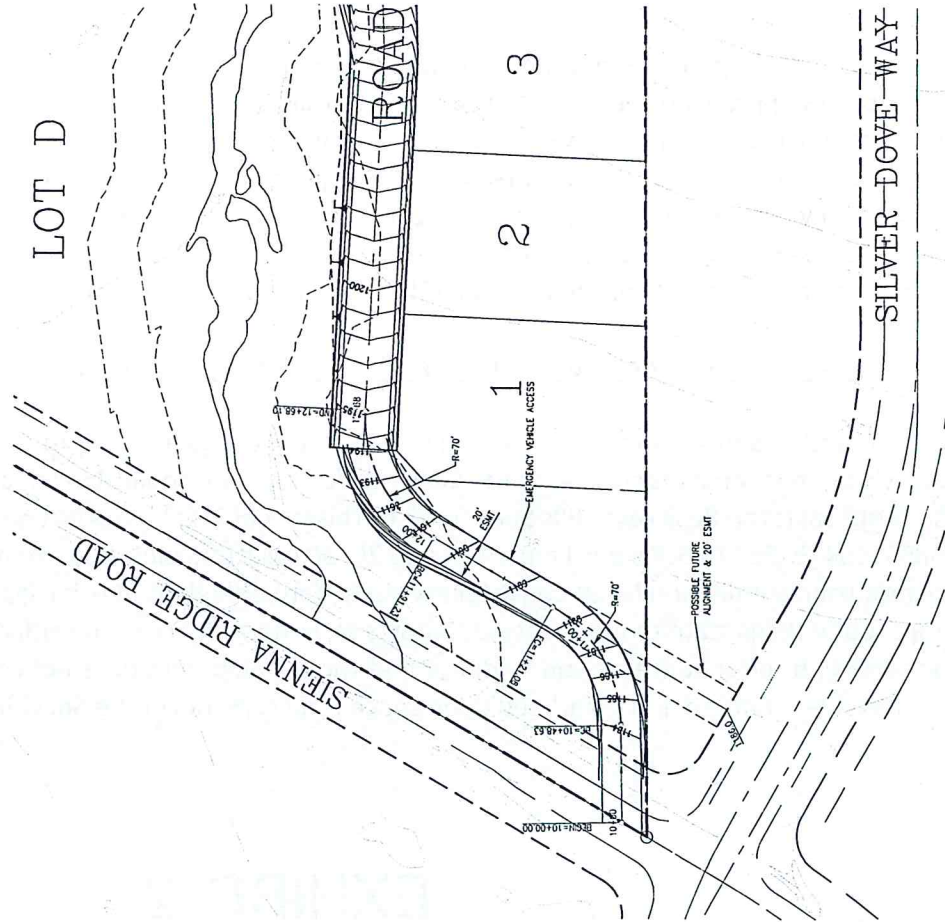
Preserved and impacted oaks within the Bass Lake North Tentative Subdivision Map has been designed in accordance with Section 7.5 of the BLHSP, which states that "it is an objective of the Plan to conserve and enhance existing oak woodland habitat and native oak trees to the maximum extent possible." Under Section 7.5.2, "oak tree groves and oak woodland habitat shall be conserved within the Plan area principally by avoidance...any tree in a grove impacted by construction activity shall be subject to 1:1 compensation ratio, with a minimum 5-gallon tree of like species" while the non-grove oak trees are required to be mitigated to a 2:1 compensation ratio.

The project is anticipated to impact a total of 69 grove oak trees and 35 individual, non-grove oak trees (Exhibit 6). The remaining groves of oak trees are preserved within Open Space Lot C. As required and conditioned of the project, a total of 139 oak trees would be replanted within the project area filling in the open areas of the southern and eastern portion of Lot C which would result in additional grove of oak trees. Maintenance and monitoring of these replanted trees shall be conducted consistent with the BLHSP.

Exhibits:

1. Addendum Exhibit to Condition No.47B
2. Bill and Deanne Gillick Letter of February 26, 2017
3. Figure 5.5 of the BLHSP (Parks and Open Space Plan) attachment to Gillick Letter
4. Bass Lake North Tentative Subdivision Map-Open Space Plan
5. Bass Lake North Tentative Subdivision Map with Fig. 5-5 overlain
6. Bass Lake North Tentative Subdivision Map Preliminary Grading, Drainage, and Tree Preservation Plan

BASS LAKE NORTH
ALTERNATE EVA
 EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=40'
 FEBRUARY, 2017



cta Engineering & Surveying
 Civil Engineering - Land Surveying - Land Planning
 3333 North Circle, Placerville, CA 95367
 TEL: (925) 679-7119 FAX: (925) 679-7120

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EXHIBIT 1

February 26, 2017

El Dorado County Board of Supervisors
2850 Fairlane Court
Placerville, CA 95667

Sent via email to the County Clerk and all members of the Board of Supervisors

Re: February 28, 2017 Board of Supervisors 2:00 pm Agenda Item 33
Bass Lake North Project

Dear Honorable Members of the Board of Supervisors:

We are residents of Bridlewood Canyon and our property currently borders the oak grove that will be directly east of the proposed open space and Lot 35 of the proposed tentative map before the Board of Supervisors for consideration.

The purpose of this letter is continue to assert that the proposed Bass Lake North Project, as currently proposed, is in direct violation of the Bass Lake Hills Specific Plan. Prior to the Planning Commission hearing on January 26, 2017 we submitted two letters dated January 24, 2017, and January 26, 2017, which we incorporate by reference herein.

We respectfully appreciate that the Planning Commission included in the recommended conditions of approval three conditions to address our concerns to limit the height of the proposed adjacent homes on the bluff behind our property, to limit access in the proposed open space and to impose a fence maintenance requirement along the proposed open space border. However, neither County staff nor the Planning Commission evaluated or addressed our concerns and factual evidence that the proposed development is in direct conflict and violates the requirements of the Bass Lake Hills Specific Plan related to Oak Tree preservation.

The Proposed Development Must be Consistent with the General Plan and Specific Plan.

As the Board of Supervisors proposed findings 2.0 and 3.0 indicate the proposed zoning and subdivision must be consistent with the General Plan and any applicable Specific Plan, which for this proposal is the Bass Lake Hills Specific Plan. This is required by Government Code sections 65860, 66473, 66473.5. As our January 24 and 26, 2017 letters indicate, among other things, the proposed subdivision is not consistent with the Bass Lake Hills Specific Plan. Although the proposed findings state that the development is consistent, there is no evidence or explanation to address our prior concerns and evidence that the development does not comply with the Oak Tree Preservation and mandated open space requirements of the Specific Plan.

EXHIBIT 2

The Bass Lake Hills Specific Plan mandates that the Oak Grove on the eastern boundary of the property is maintained as open space. The proposed development violates the Specific Plan by removing 69 oak grove trees.

Pages 58 of the Bass Lake Hills Specific Plan identifies the purpose of the Open Space requirements stating that the open space amenities benefit the residents and provide a “means of conserving natural features and wildlife habitat.” It states, “Open space designated in Figure 5-5, Parks and Open Space Plan, totals approximately 144 acres and includes the following types . . . Open space in tree grove areas and along Carson Creek.” Figure 5-5 is attached hereto and indicates black areas as “OPEN SPACE (REQUIRED BY SPECIFIC PLAN)” The black areas of Figure 5-5 are **required** as open space by the Bass Lake Specific Plan. Please note the circled area in the right top corner of Figure 5-5 that requires as open space the oak grove area within the Bass Lake North proposed development. The open space area proposed in the pending tentative map does not include the entire existing oak grove and does not retain as open space the area “REQUIRED BY SPECIFIC PLAN” to be open space “in tree grove areas.”

The proposed subdivision is proposing to preserve only a small portion of the existing oak grove in direct violation of the Specific Plan. Please see Staff Report Exhibit B and Exhibit C which clearly show the location of existing oak grove within the eastern portion of the Bass Lake North Site. This oak grove which runs north and south from Bass Lake Road to Hollow Oak Road is the oak grove designated in Figure 5.5 of the Bass Lake Hills Specific Plan that is required to be preserved within open space. The aerial photos of Exhibits B and C clearly depict the existing oak grove which corresponds to the required open space area within Figure 5.5 of the Specific Plan.

Staff Report Exhibit J depicts the tree impacts due to the proposed development. Exhibit J indicates that the development has **69 grove oak tree impacts** and 35 other oak tree impacts. There is no ability to find Specific Plan consistency due to this proposed development removing 69 oak trees from the grove designated by the Specific Plan to be required to be preserved in open space pursuant to Figure 5.5.

See also Staff Report Exhibits K and M which are additional photographic simulations of the oak grove trees which are impacted by this proposed development. All of the houses along proposed Court C are within the existing grove and require the removal of these existing oak trees. Trees within the existing oak grove will be removed due to lots 29 through 38, lot 28, and lots 48 through 42.

The Specific Plan requires these oak grove trees to be preserved as open space. The Specific Plan does not allow or even mention that mitigation for the loss of these trees is allowed or acceptable. The proposed development is inconsistent with and violates the Specific Plan. There is no discussion or evidence in the record addressing how the removal of these oak trees

Honorable Board of Supervisors
February 26, 2017
Agenda Item 33 – February 28, 2017
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and the majority of this existing oak grove complies with the Specific Plan and General Plan requirements. We raised these concerns to planning staff and the Planning Commission by letters dated January 24, 2017 and January 26, 2017. Our facts and concerns have failed to be addressed by the County.

It is simply inappropriate and a violation of California law for the County to approve the proposed development which removes the oak grove which is required to be preserved as open space by the Bass Lake Hills Specific Plan. The subdivision as proposed cannot legally be approved by the Board of Supervisors on February 28, 2017.

Very Truly Yours,

Bill Gillick
DeeAnne Gillick, Attorney at Law

cc: Planning Director
County Counsel

LEGEND

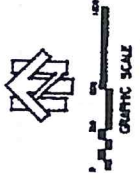
■ OPEN SPACE (REQUIRED BY SPECIFIC PLAN)

□ ADDITIONAL OPEN SPACE OPPORTUNITIES (OBTAINED THROUGH PLANNED DEVELOPMENT CONCEPT)

Ⓟ PROPOSED PARK LOCATION
 NP = NATURE PARK
 PAF = PUBLIC ACTIVE PARK
 PP = PLEASURE PARK

PARKING LOCATIONS ARE APPROPRIATE AND FINAL LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT OF VILLAGE RETIRED TRIPS

TOTAL PARK AREA SHALL BE 240 ACRES



Oak Tree Area

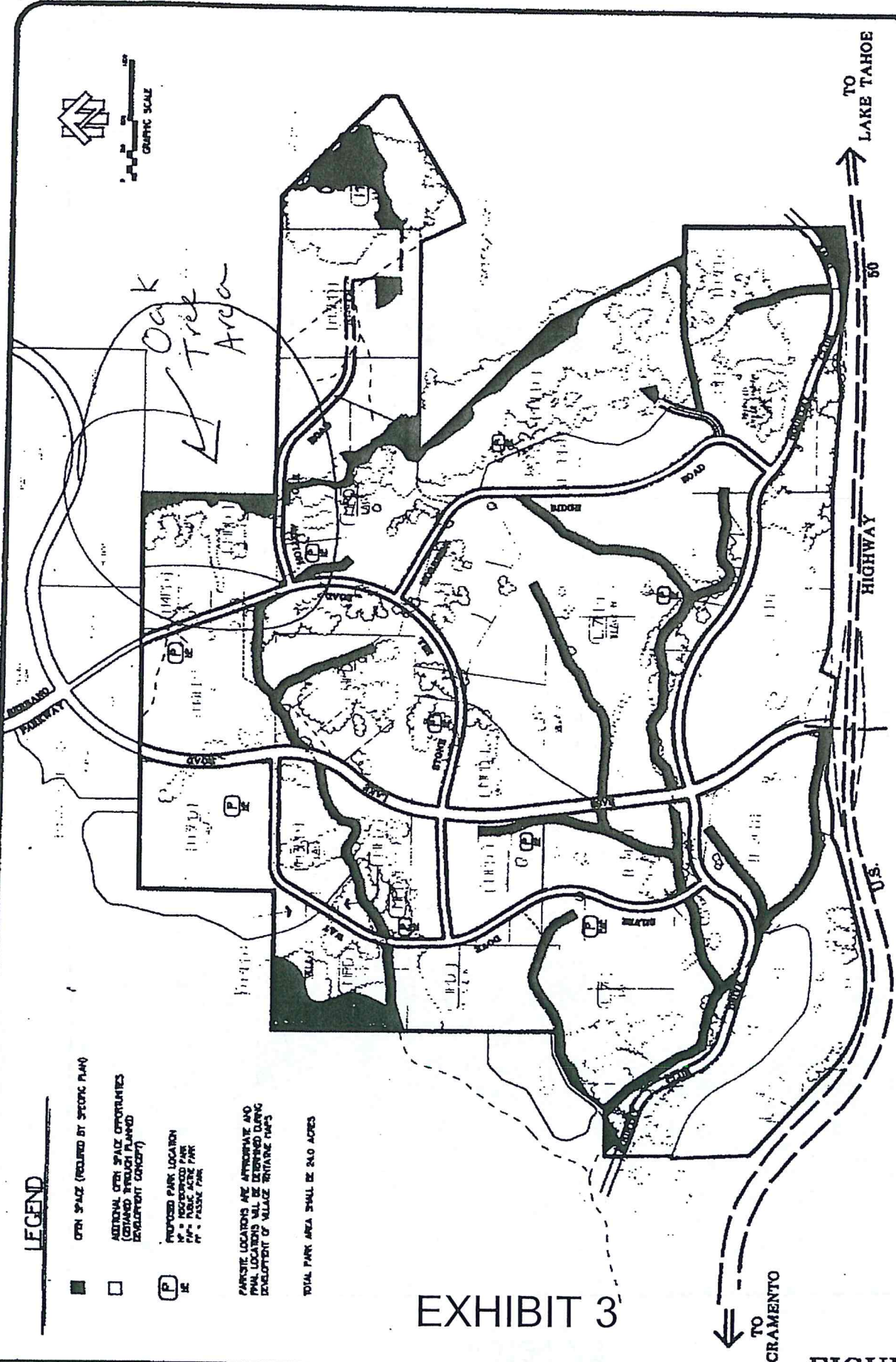


EXHIBIT 3

**BASS LAKE HILLS SPECIFIC PLAN
 PARKS AND OPEN SPACE PLAN**

CDM COPPEL THORPE & ASSOCIATES, INC.
 1000 ...
 ...

TO CRAMENTO

TO LAKE TAHOE

HIGHWAY

U.S.

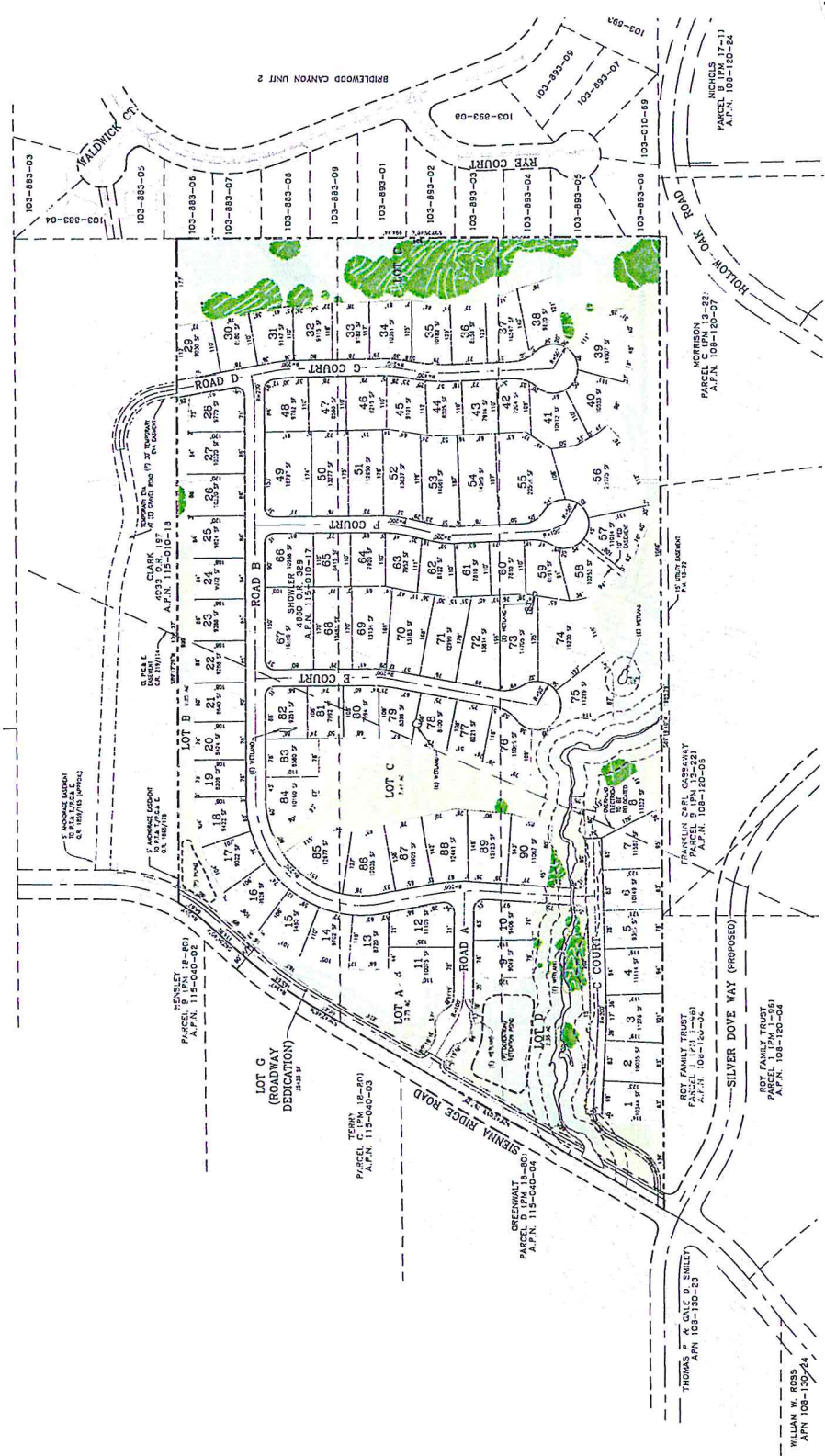
BASS LAKE NORTH

COUNTY OF EL DORADO JULY, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'

SERRANO ASSOCIATES, LLC
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
A.P.N. 115-00-00



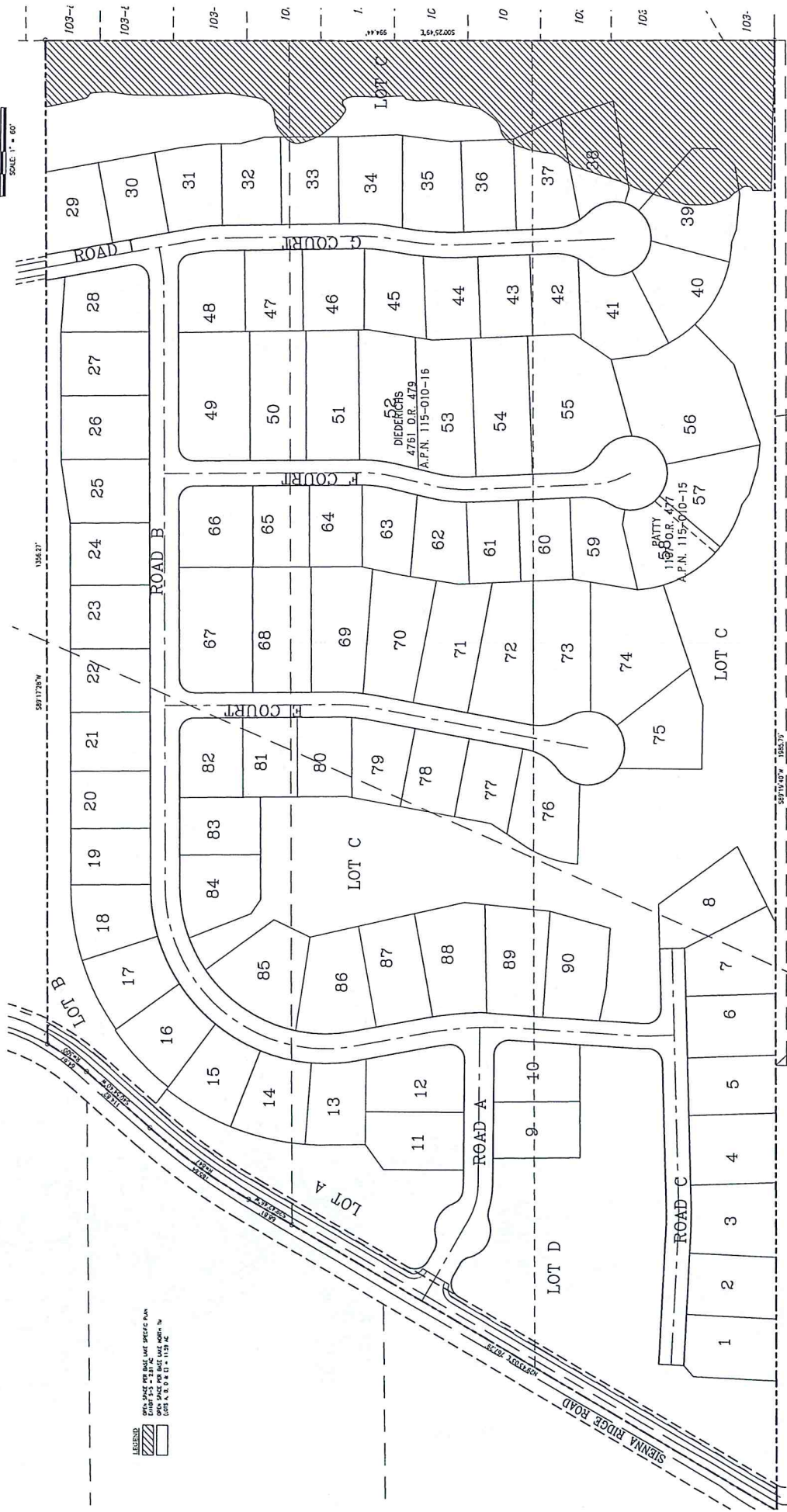
cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3500 Central Expressway, Suite 200
Livermore, CA 94551
Tel: 925-462-1100
Fax: 925-462-1101
www.cta-engineering.com

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BASE LAKE NORTH

OPEN SPACE

EL DORADO COUNTY, CALIFORNIA
 FEBRUARY, 2017
 SCALE: 1"=60'



LEGEND: [Symbol] OPEN SPACE AREAS AND OTHER PLAN
 [Symbol] CONVEYANCE

EXHIBIT 5

PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN

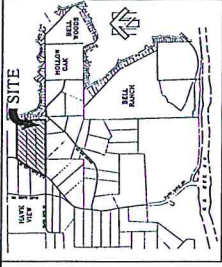
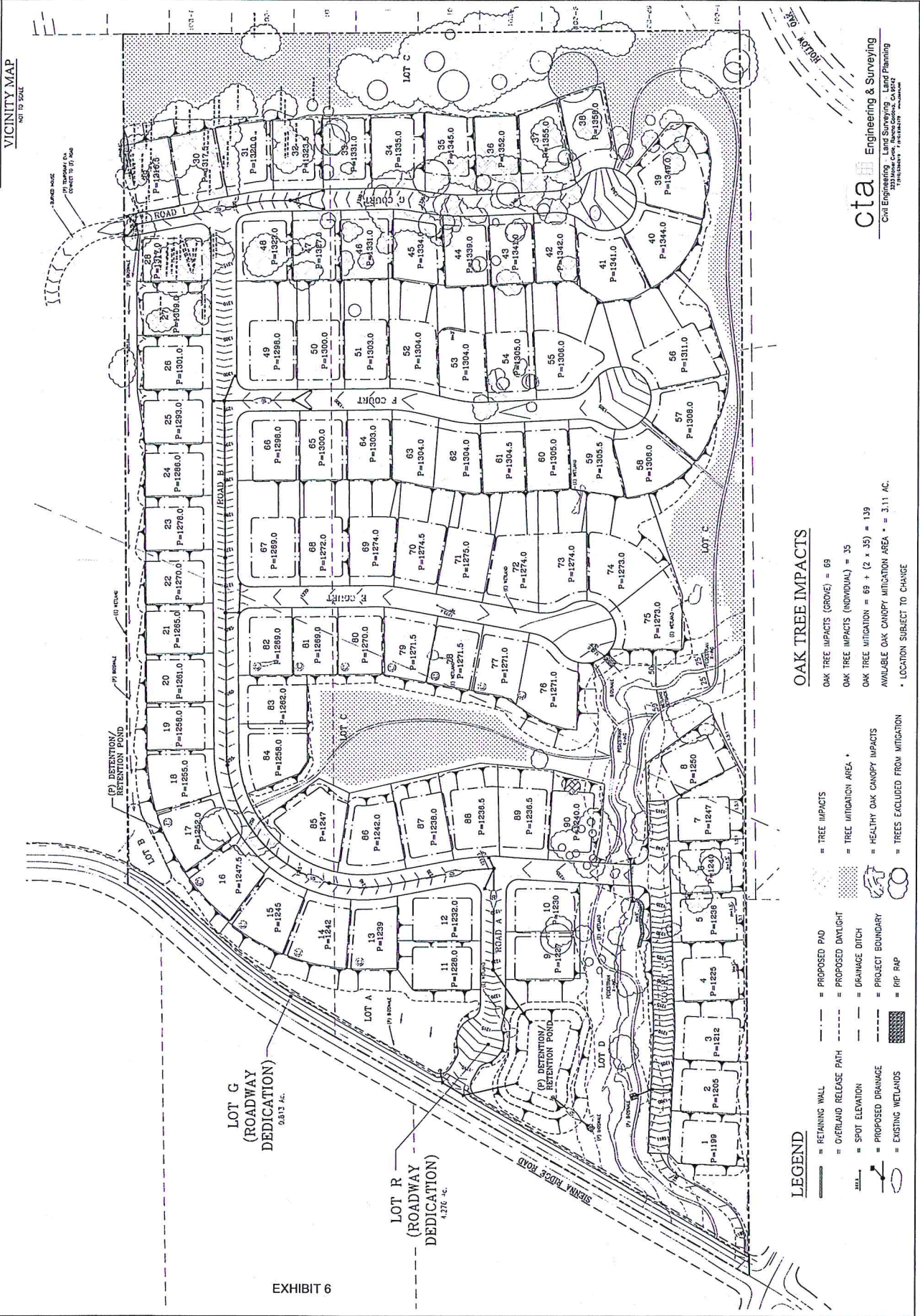
BASS LAKE NORTH

EL DORADO COUNTY SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1" = 60'

EXHIBIT 6



OAK TREE IMPACTS

OAK TREE IMPACTS (GROVE) = 69
 OAK TREE IMPACTS (INDIVIDUAL) = 35
 OAK TREE MITIGATION = 69 + (2 x 35) = 139
 AVAILABLE OAK CANOPY MITIGATION AREA * = 3.11 AC.
 * LOCATION SUBJECT TO CHANGE

- ### LEGEND
- RETAINING WALL
 - - - OVERLAND RELEASE PATH
 - SPOT ELEVATION
 - - - PROPOSED DRAINAGE
 - ▨ EXISTING WETLANDS
 - ▭ PROPOSED PAD
 - - - PROPOSED DAYLIGHT
 - - - DRAINAGE DITCH
 - - - PROJECT BOUNDARY
 - ▨ RIP RAP
 - TREE IMPACTS
 - TREE MITIGATION AREA
 - HEALTHY OAK CANOPY IMPACTS
 - TREES EXCLUDED FROM MITIGATION

cta Engineering & Surveying
 Civil Engineering Land Surveying Land Planning
 2525 Howe Ave., Suite 200, Colton, CA 95722
 (916) 261-1100 • www.cta-engineers.com

Table 1
Bass Lake Hills Public Facilities Financing Plan
RIF, TIM, and Bass Lake Hills Fee Program Facilities
Specific Plan Buildout (1,404 Units)

Item	Apx	Segment	Total Cost
Major Roadway			
Bass Lake Road			
Segment 1 - Hwy 50 to Hollow Oak Road [1]	A-1	B-F	\$3,619,500
Segment 2 - Hollow Oak to No. BLHSP Boundary	A-1	A-F	\$2,968,000
Segment 3 -No. BLHSP Boundary to Exist Bass Lake Rd.	A-1	Off-site	\$939,700
Total Bass Lake Road Improvements			\$7,527,200
Bass Lake Road/Hwy 50 Interchange PSR	A-2		\$250,000
Country Club Drive			
Segment 1 - Bass Lake Road to Eastern boundary	A-3	H-M	\$1,775,100
Segment 2 - Bass Lake Rd. to Silver Dove (School Access)	A-3	G-H	\$295,800
Segment 3 - Silver Dove to Western Boundary	A-3	G-N	\$986,200
Total Country Club Drive			\$3,057,100
Total Major Roadway			\$10,834,300
Bass Lake Hills Fee Program - Roadway			
Primary and Secondary Roads			
Hollow Oak Road - East of Bass Lake Road	B-1	F-K	\$2,195,700
Hollow Oak Road Extension - West of Bass Lake Road	B-2	E-F	\$383,600
Morrison Road	B-3	J-I	\$1,679,100
Silver Dove Way	B-4	G-C	\$2,419,200
Silver Dove Way Extension	B-5,6	C-O	\$1,213,400
3 Traffic Signals - Above Ground Items	B-7		\$942,600
Total Primary and Secondary Roads			\$8,833,600
Bass Lake Road/Hwy 50 Interchange Ramp/Meter Improvements	B-8		\$500,000
Total Bass Lake Hills Fee Program - Other Roadway			\$9,333,600
Bass Lake Hills Fee Program - Other Public Facilities			
Bass Lake Road - Bike Lane and Sidewalk			
Segment 1 - Hwy 50 to Hollow Oak Road	B-9,10	B-F	\$283,300
Segment 2 - Hollow Oak to No. BLHSP Boundary	B-9,10	A-F	\$202,300
Segment 3 - No. BLHSP Boundary to Exist Bass Lake Rd.	B-9a,10a	Off-site	\$20,200
Total Bass Lake Road - Bike Lane and Sidewalk			\$505,800
Country Club Drive - 8' Width Bike Lane			
Segment 1 - Bass Lake Road to Eastern boundary	B-11	H-M	\$434,800
Segment 2 - Bass Lake Rd. to Silver Dove (School Access)	B-11	G-H	\$72,500
Segment 3 - Silver Dove to Western Boundary	B-11	G-N	\$322,100
Total Country Club Drive			\$829,400
School Infrastructure Water and Sewer	B-12		\$1,113,200
Other Public Facilities			
Park & Ride - 100 Vehicles	B-13		\$900,000
Park Acquisition & Development Surcharge			\$1,181,100
Walking Trail	B-14		\$108,800
Open Space Requirement	B-15		\$1,511,500
Total Other Public Facilities			\$3,701,400
Specific Plan Contingency			\$500,000
Total Bass Lake Hills Fee Program - Other Pub. Facilities			\$6,649,800
TOTAL BUILDOUT COST			\$26,817,700

Source: Cooper Thorne & Associates and EPS estimates.

"FP Table 1"
12580 model 15.xls

Table 10
Bass Lake Hills Public Facilities Financing Plan
Estimated Costs by Phase - Summary

Summary	Units Cumulative Units % of 300 Units % of all Units	Phase 1		Phase 1A Scenarios			Total Phase 1 - 1A Projects	Phases 2 & 3 Remainder of Buildout
		Hollow Oak (99 Units) 99 33% 7%	w/ Hawkview & Bell Woods [1] 170 269 57% 12%	w/ Bell Ranch & Bell Woods [2] 167 266 56% 12%	w/ Bell Ranch & Hawk View [3] 229 328 76% 16%	Per Unit		
Major Roadway (RIF and TIM Reimbursable)	\$10,834,300	\$3,206,900	\$4,866,100	\$4,866,100	\$4,866,100	\$8,073,000	\$2,761,300	
Bass Lake Hills Public Facilities Fee Program Roadway	\$9,333,600	\$1,054,000	\$1,555,000	\$2,179,000	\$2,179,000	\$4,288,000	\$5,045,000	
Other Public Facilities	\$6,849,800	\$447,700	\$1,983,000	\$1,976,300	\$2,117,300	\$2,687,600	\$3,962,300	
Subtotal - Bass Lake Hills Public Facilities Fee Program	\$15,983,400	\$1,501,700	\$3,538,000	\$4,155,300	\$5,351,300	\$6,975,600	\$9,007,300	
Total Fee Funded Costs	\$26,817,700	\$4,708,600	\$8,404,100	\$9,021,400	\$10,217,400	\$15,048,600	\$11,768,600	
Plus Nonreimbursable Costs	\$535,600	\$535,600	\$0	\$0	\$0	\$535,600	\$0	
Total Costs	\$27,353,300	\$5,244,200	\$8,404,100	\$9,021,400	\$10,217,400	\$15,584,200	\$11,768,600	
Estimated Cost per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	Per Unit	
Major Roadway (RIF and TIM Reimbursable)	\$7,700	\$32,400	\$28,600	\$29,100	\$21,200	\$21,100	\$2,700	
Bass Lake Hills Public Facilities Fee Program Roadway	\$6,650	\$10,600	\$9,100	\$13,000	\$14,100	\$11,200	\$4,900	
Other Public Facilities	\$4,736	\$4,500	\$11,700	\$11,800	\$9,200	\$7,000	\$3,900	
Administrative (4% of Subtotal - Bass Lake Hills Fee Program)	\$460	\$460	\$460	\$460	\$460	\$460	\$460	
Subtotal - Bass Lake Hills Public Facilities Fee Program	\$11,846	\$15,560	\$21,260	\$25,260	\$23,760	\$18,660	\$9,260	
Total Fee-Funded Costs per Unit	\$19,546	\$47,960	\$49,860	\$54,360	\$44,960	\$39,760	\$11,960	

Source: Cooper Thorne & Associates and EPS Estimates. *Sum
 12580 model 15.xls

Note: See table 15 for additional requirements.

[1] Includes cost for Silver Dove Way, but excludes cost for Morrison Road.

[2] Includes cost for Morrison Road, but excludes cost for Silver Dove Way.

[3] Includes cost for Morrison Road and cost for Silver Dove Way.

