

pc 8-10-17  
Item# 3

Planning Department &lt;planning@edcgov.us&gt;

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**questions re: DA16-002, DA16-003**

1 message

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**Bill H** <mrhoov@gmail.com>  
To: planning@edcgov.us

Fri, Jul 28, 2017 at 9:55 AM

Hello,

As a resident in the Bar J ranch area, I received notification regarding the planned developments that will impact our area (DA16-006/Bell Woods and DA16-003/Bell Ranch).

After reviewing the documentation available for download for both (related) projects, I have two areas of concern.

1) Asbestos Mitigation: The Bell Ranch project is on top of the hill directly above Bar J Ranch, so any dust generated is likely to come into our neighborhood. The EIR merely states that mitigation plans will be put in place if any asbestos is discovered. **Question:** What is the County's plan for remediation/reparation to current residents if/when our existing neighborhood is exposed to asbestos due to the ground-disturbing activities of the developer?

2) Traffic Control: I note with concern the County's dismissal of resident concerns about traffic impacts to Bass Lake Rd and Oak Hollow. The intersection of Bass Lake and Country Club is also going to be impacted by these developments. This intersection is already problematic, especially during commute and school hours (access to 3 schools flows through here). The developer's presentation slide 13 of 31 (16-0199H 13 of 31) claiming to be a photo of 'peak period traffic,' is laughably inaccurate. Often, WB traffic on Country Club backs up halfway up the hill (over 1500'.) Being only a one-way control, with the ever increasing Bass Lake traffic, the delays are already quite long. It is not clear if the Country Club realignment plan detailed in the documents is on hold, or will be instituted as part of the Bell Woods development. Some documents make it seem as if the traffic improvements are on hold, others that Country Club will be re-aligned. **Question:** When will Country Club be re-aligned? Before, or concurrently with this development, or will it be delayed until some later date, degrading quality of life for existing residents?

I look forward to the answers to these questions.

Regards,  
Bill Hoover  
Bar J Ranch  
Cameron Park, CA