

August 22, 2013

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Clerk of the Board:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Christy Miller

Mr. and Mrs. Daniel Henderson  
2431 Pinon Road  
Rescue, CA 95672  
e-mail: [Holytrinity5th@hotmail.com](mailto:Holytrinity5th@hotmail.com)

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Dear Mr. Briggs:

We are parishioners at the Holy Trinity Parish, and we would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

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We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Thank you for your support.

Sincerely,

Daniel and Jennifer Henderson

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Tim and Angie Crenshaw  
1901 Calaveras Drive  
El Dorado Hills, CA 95762

**James W. Hopp  
757 Knight Lane  
El Dorado Hills, CA 95762**

August 22, 2013

The Honorable Ron Mikulaco  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Mikulaco:

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

*/s/ James W. Hopp*

James W. Hopp  
Major General, USAF (Retired)

cc: Clerk of the Board

August 22, 2013

The Honorable Norma Santiago  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Santiago:

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Sincerely yours,

A handwritten signature in dark ink, appearing to read "Kenneth Marquis", with a large, stylized flourish at the end.

Kenneth Marquis  
305 Ridgeview Ct., El Dorado Hills, CA 95762



2502 Country Club Drive, Cameron Park, California 95682  
telephone (530) 677-2231 • fax (530) 677-2201 • [www.cameronpark.org](http://www.cameronpark.org)

August 22, 2013

Ms. Eileen Crawford  
Department of Transportation  
El Dorado County  
2850 Fairlane Court  
Placerville, CA 95667

Re: Bass Lake Hills – Public Facilities Financing Plan

Dear Ms. Crawford:

Part of the Bass Lake Hills Specific Plan lies within the boundary of the Cameron Park Community Services District, specifically the 54-lot project known as Bell Woods. Therefore we have reviewed the proposed revisions to the Public Facilities Financing Plan (PFFP) for the plan area.

We concur with the revised PFFP and urge the Board of Supervisors to adopt it. However, we do wish to ensure that, after adoption of the revised PFFP, the Bell Woods project goes back through the Tentative Map process to review its map conditions. We have spoken with the project's developer, Mr. Norm Brown with BL Road LLC, and he has agreed that this should occur.

During the tentative map reconditioning we would specify that there are conditions in place for both the funding of park improvements and related park fees, that the Bell Woods residents would participate in the bond repayment for the Cameron Park Community Center, that an LLAD be established if there are street lights to be addressed, and that CC&R's be established to ensure consistency of neighbor expectations and enforcement as outlined in the CC&R's. The District will work to assist in this process. We would also like the opportunity to review the trail alignment/construction from the Bell Woods Open Space to the District's adjoining property.

Upon further review of the PFFP, additional items were reviewed and proposed clarification to the document is modified and attached. The changes on pages 47 and 48 will be made to the document per your submittal requirements.

Thank for you the opportunity to review and comment on the Bass Lake Hills - Public Facilities Financing Plan.

Sincerely,

Mary Cahill  
General Manager

cc: Roger Trout, El Dorado County Planning Dept.; Jose Henriquez, LAFCO; Norm Brown, BL Road LLC; Brian Allen, CTA Engineering; Jesse Walker, EPSCP CSD; CPCSD Board of Directors; Paul Ryan, CPCSD Park Superintendent; Dave Wood, Battalion Chief for CPCSD; Lyle Eickert, CPCSD CC&R Compliance Officer.

**James W. Hopp  
757 Knight Lane  
El Dorado Hills, CA 95762**

August 22, 2013

The Honorable Ron Mikulaco  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

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Sincerely yours,

*/s/ James W. Hopp*

James W. Hopp  
Major General, USAF (Retired)

cc: Clerk of the Board



August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Tim and Angie Crenshaw  
1901 Calaveras Drive  
El Dorado Hills, CA 95762



RECEIVED  
BOARD OF SUPERVISORS  
EL DORADO COUNTY

2013 AUG 26 PM 3:34

August 2013

Chairman Ron Briggs  
Members of the El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Janice Taylor  
4401 Silver Dune Way  
El Dorado Hills, CA 95762  
P.O. Box 5020  
El Dorado Hills, CA 95762  
APN 119-100-12-100 00

**Re: SUPPORT for revisions to Bass Lake Hills Financing Plan**

Honorable Chairman Briggs and Members of the Board:

I am a land owner within the Bass Lake Hills Specific Plan area and I am writing today to urge your support of revisions to the Bass Lake Hills Financing Plan.

The Bass Lake Hills Specific Plan was planned and approved by the Board of Supervisors nearly 20 years ago. Businesses and residents in the surrounding area have been anticipating this growth and are anxious to have the economic impact in the County. Unfortunately the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

The landowners have agreed to work with local contractors, creating much needed jobs in our County. Additionally, business owners are extremely supportive to see this approved project get constructed. Many of them anticipated this growth years ago and believe it will increase their business and success in the County.

Thank you for your consideration.

Sincerely,

Janice L. Taylor

I strongly support the  
B.L.H. Specific Plan,  
and desire to move  
forward.  
We, land owners, have  
waited many years  
to see our plan  
become a reality.

August 26, 2013

The Honorable Ron Mikulaco  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Mikulaco:

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We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

  
Mike and Karla Francis  
2297 Summer Drive  
El Dorado Hills, CA 95762  
Tel: 530-676-7279  
francisfmly@yahoo.com

August 22, 2013

The Clerk of the Board  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Michael and Claudia Gilles  
2970 Aberdeen Lane  
El Dorado Hills, CA 95762



RECEIVED  
BOARD OF SUPERVISORS  
EL DORADO COUNTY

2013 AUG 26 AM 11:02

August 2013

Chairman Ron Briggs  
Members of the El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for revisions to Bass Lake Hills Financing Plan**

Honorable Chairman Briggs and Members of the Board:

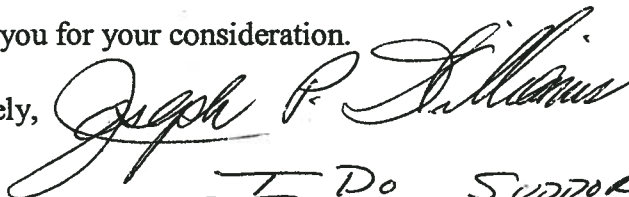
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Thank you for your consideration.

Sincerely,



**JOSEPH P. WILLIAMS  
3700 HALLOW OAK DRIVE  
EL DORADO HILLS, CA 95762**

*I DO SUPPORT THESE REVISIONS  
TO THE B.L.H. FINANCING PLAN*

Mr. and Mrs. Daniel Henderson  
2431 Pinon Road  
Rescue, CA 95672  
e-mail: [Holytrinity5th@hotmail.com](mailto:Holytrinity5th@hotmail.com)

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Dear Mr. Briggs:

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We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Thank you for your support.

Sincerely,



Daniel and Jennifer Henderson

August 22, 2013

The Honorable Ron Mikulaco  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Gary and Penny Costamagna  
4100 Marble Ridge Road  
El Dorado Hills, CA 95762



August 23, 2013

Supervisor Ron Briggs:  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and a member of Holy Trinity's School Advisory Commission. We met during a BOS meeting a few years when D.R. Horton was proposing a detour while they made road improvements to the lower portion of Bass Lake Rd. I spoke in opposition to the proposed detour path routing 8,000+ vehicles a day up and down Tierra de Dios Dr. and Hollow Oak Dr., two roads with 10%+ grades. During a break you came up and introduced yourself to me, and I appreciated the effort on your part.

I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Greg Violette  
3634 Waldwick Cir.  
El Dorado Hills, CA. 95762



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Bass Lake Hills Financing Plan

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**Steven Wolfanger** <wolsxi@yahoo.com>  
Reply-To: Steven Wolfanger <wolsxi@yahoo.com>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>  
Cc: David Lopez <dlopez@holymtrinityparish.org>

Sat, Aug 24, 2013 at 3:32 PM

To: Clerk of the El Dorado County Board of Supervisors

I do support the update to the Bass Lake Hills Financing Plan. This will allow quality-growth to our area, including jobs and revenue to El Dorado County. I also believe that the infrastructure will be funded in a way that is fair to all.

If you have any questions, please feel free to contact me.

Steven Wolfanger  
2100 Valley View Parkway Apt 226  
El Dorado Hills, CA 95726





EDC COB &lt;edc.cob@edcgov.us&gt;

---

**Bake Lake Hills Plan**

1 message

**Susie Hahn** <SHahn@holyltrinityparish.org>  
To: "bosfive@edcgov.us" <bosfive@edcgov.us>  
Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, David G Lopez <DLopez@holyltrinityparish.org>

Mon, Aug 26, 2013 at 2:20 PM

The Honorable Norma Santiago

County of El Dorado

330 Fair Lane

Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

**Mrs. Susan Hahn**

*Pastoral Associate / Director of Faith Formation*

*3111 Tierra de Dios Drive*

*El Dorado Hills, CA 95762*

*530-677-3234-option 2*





EDC COB &lt;edc.cob@edcgov.us&gt;

---

## Support of the 2013 Financing Plan

1 message

---

H Davis <helenotr@hotmail.com>

Mon, Aug 26, 2013 at 3:11 PM

To: "bosone@edcgov.us" <bosone@edcgov.us>

Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, David G Lopez <dlopez@holyltrinityparish.org>

The Honorable Ron Mikulaco

County of El Dorado

330 Fair Lane

Placerville, CA 95667

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Public Comment

13-1068 O 25 of 77

for local businesses and new revenue for our County budget.

We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

**Anthony & Maria-Elena Davis**

**202 Tarquinia Court**

**El Dorado Hills, CA 95762**



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Comments Regarding Agenda Item 38 on 8/27

1 message

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**Patrick Morrison** <twomorsn@gmail.com>  
To: edc.cob@edcgov.us

Mon, Aug 26, 2013 at 12:04 PM

How are we to comment on this agenda item when we don't have the material that will be discussed. We've requested a copy of the comments/changes made by the development services department and EID to the Bass Lake Hills Specific Plan PFFP 2012 Update but have yet to receive anything.



## Public Comment



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Bass Lake**

3 messages

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**MOLLY SILVA** <mollysilva@icloud.com>

Mon, Aug 26, 2013 at 8:02 PM

To: bosone@edcgov.us

Cc: edc.cob@edcgov.us, DLopez@holytrinityparish.org

August 26, 2013

The Honorable Ron Mikulaco

County of El Dorado

330 Fair Lane

Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Ron Mikulaco:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that

Public Comment

13-1068 O 29 of 77

Dear Ray Nutting:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Sean & Molly Silva

2151 Beckett Drive

El Dorado Hills, CA 95762

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Molly & Sean Silva

2151 Beckett Drive

El Dorado Hills, CA 95762



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Revisions to Bass Lake Financing Plan

1 message

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**Glen Campbell** <glencampbell35@hotmail.com>

Tue, Aug 27, 2013 at 12:14 AM

To: Clerk of the Board - <edc.cob@edcgov.us>

Clerk of the Board

Attached you will find 3 letters in regards to Support for the Revisions to Bass Lake Hills Financing Plan. Please forward to the Board of Supervisors for the meeting Tuesday , August 27 2013.

Thank You

Glen Campbell

916-933-1179

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### 3 attachments

 **Glen Campbell.pdf**  
389K

 **Jean Wyckoff.pdf**  
521K

 **Linda Campbell.pdf**  
457K



Aug 26, 2013

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

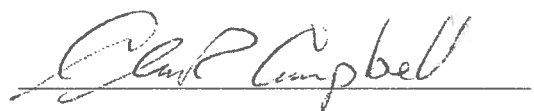
Re: Bass Lake Hills – Financing Plan

Dear Mr. Briggs:

It is my understanding that the El Dorado County Board of Supervisors will soon be addressing the revised Financing Plan for the Bass Lake Hills area. I have owned my property on Bass Lake Road, and paid taxes, for over 39 years. I also have a Development Agreement with the County, yet it appears the County has done everything possible to prevent development.

Serrano has built up to my property boundary and their houses looks out on my property, yet I can't develop it. I have followed with great interest the progress of this Financing Plan. The old one simply does not work, as it is too front-loaded. I request that you approve the revised Financing Plan, as this is the only way we can get something done.

Sincerely,



GLEN R. Campbell

2200 OLD BASS LAKE Rd

EL DORADO HILLS

CA 95762

August 2013

Chairman Ron Briggs  
Members of the El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for revisions to Bass Lake Hills Financing Plan**

Honorable Chairman Briggs and Members of the Board:

I am a land owner within the Bass Lake Hills Specific Plan area and I am writing today to urge your support of revisions to the Bass Lake Hills Financing Plan.

The Bass Lake Hills Specific Plan was planned and approved by the Board of Supervisors nearly 20 years ago. Businesses and residents in the surrounding area have been anticipating this growth and are anxious to have the economic impact in the County. Unfortunately the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

The landowners have agreed to work with local contractors, creating much needed jobs in our County. Additionally, business owners are extremely supportive to see this approved project get constructed. Many of them anticipated this growth years ago and believe it will increase their business and success in the County.

Thank you for your consideration.

Sincerely,

*Jean Wajekoff*  
*2161 City Lights Dr*  
*El Dorado Hills*  
*Ca. 95762*

*Aug 26*, 2013

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Bass Lake Hills – Financing Plan

Dear Mr. Briggs:

It is my understanding that the El Dorado County Board of Supervisors will soon be addressing the revised Financing Plan for the Bass Lake Hills area. I have owned my property on Bass Lake Road, and paid taxes, for over 39 years. I also have a Development Agreement with the County, yet it appears the County has done everything possible to prevent development.

Serrano has built up to my property boundary and their houses looks out on my property, yet I can't develop it. I have followed with great interest the progress of this Financing Plan. The old one simply does not work, as it is too front-loaded. I request that you approve the revised Financing Plan, as this is the only way we can get something done.

Sincerely,

*Linda Campbell*  
2200 Old Bass Lk Rd  
El Dorado Hills CA 95762



August 23, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Bass Lake Hills Plan of Finance Update**

Dear Honorable Supervisors:

I am writing to express my support for the update to the Bass Lake Hills PFFP. I have been working in El Dorado for nearly a decade to create an attractive, upscale commercial center that would serve our business district and residents alike. I have persevered through a deep recession never losing focus on creating jobs and quality of life amenities for your residents.

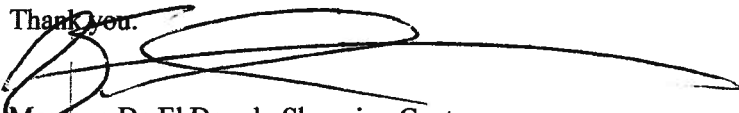
When I opened Montano de El Dorado in 2006, it was with the expectation that already approved development plans would get built. Plans such as the Bass Lake Hills Specific Plan which will create nearly 4,000 new residents that will frequent our commercial center.

I urge you to work with the land owners to allow them a financially feasible plan that will permit them to construct the homes long planned. It is my understanding that the proposed revisions do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

These long planned homes are critical for our businesses to not only survive but thrive. Approval of the Financing Plan update will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

I ask that you support your current commercial investors and show future investors your commitment to economic growth by supporting an update to the Bass Lake Hills PFFP.

Thank you.



Montano De El Dorado Shopping Center  
Vinal M. Perkins, III  
Managing Member

August 26, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Board Supervisors:

We are parishioners at the Holy Trinity Parish, and would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that type of expense.

Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

We strongly urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Thomas and Susan Calise  
3596 Falkirk Way  
EDH, CA 95762



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Bass Lake Road Project

1 message

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**TShayInc@aol.com** <TShayInc@aol.com>

Thu, Aug 22, 2013 at 12:42 PM

To: bosfive@edc.gov.us

Cc: edc.cob@edcgov.us

I have lived on Bass Lake Road (now Sienna Ridge since realignment) for more than 25 years and for all those years we and our neighbors have done all we could to develop on both sides of the road. At one time it seemed (15 years ago) that it was going to happen but it did not.

Now, here we are again. I hope at this time there will be APPROVAL for development to happen.

Respectfully,

Albert Williams



EDC COB <edc.cob@edcgov.us>

## Comments Regarding Agenda Item #13-1068 - "Requested Modification to the Public Facilities Financing Plan (PFFP) for the Bass Lake Hills Specific Plan (BLHSP)"

1 message

Chuck Shaw <cshaw@fiteproperties.com>

Mon, Aug 26, 2013 at 4:07 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: edc.cob@edcgov.us

### ***Why Retailer's and Small Business Support the of the Modification of the BLHSP***

Dear Chairman Briggs and Honorable Supervisors Mikulaco, Nutting, Veerkamp and Santiago:

This request for your consideration is made in the undersigned's capacity as Western Regional Government Relations Chair for the International Council of Shopping Centers (ICSC). Founded in 1957, ICSC is the premier trade association of the shopping center industry with more than 60,000 members in over 90 countries.

In support for the modification of the PFFP to the BLHSP to allow for phase infrastructure improvement - we respectfully request the Board of Supervisors consider the following:

### **Retail Follows Rooftops**

Retail development first requires residential support to build a "Trade Area". A primary anchor tenant such as a major grocer requires that a specific number of roof tops with confirmed USPO mail drops (occupied homes) first occur within a specific geographic Trade Area prior to 1) ground breaking and 2) opening.

Smaller local businesses and retailers who occupy space within a shopping center require even greater residential support. It's these businesses and retailers, which aid local employment and sales tax growth, who are strongly dependant upon residential growth to build annual revenues. A lack of new residential grow, such as we're experienced over the last plus five years, cripples these businesses and the local revenues they generate.

### **Equitable Phasing of Infrastructure Development**

When a commercial developer submits a major project for your consideration an Environmental Impact Report is generated, a portion of which analyzes present and future traffic infrastructure requirements. This analysis determines the nexus for required improvements to existing traffic infrastructure to support the new development. The cost of these upgrades falls upon the developer who phases in the new infrastructure as demand requires.



August 24, 2013

Chairman Ron Briggs  
and Members of the Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT FOR 2013 FINANCING PLAN UPDATE**

Dear Chairman Briggs and Member of the Board:

We own and operate the Green Valley Center anchored by Safeway in El Dorado Hills. It is the largest commercial center in the county along the Green Valley corridor and in addition to Safeway we have nineteen other tenants offering a variety of products and services for the residents of El Dorado County. We service a great many people traveling up and down the Green Valley corridor. This drive-by traffic is an essential element for many of our store owners.

We strongly support the proposed revision to the Bass Lake Hills Financing Plan because it is the smart thing to do and the right thing to do! Between ourselves, Safeway and our other tenants, we have invested over \$40 million in the Green Valley Center, and when we made this investment we relied on future growth projections in our trade area. The Bass Lake Hills specific plan was one of those areas where we were expecting future growth because the area was approved by your Board for development in 1995.

The Bass Lake Hills Financing Plan is impossibly front loaded and as a result virtually no new homes have been built in the last five years. This has hurt our business and the financial viability of our tenants, some of whom are small business owners living in El Dorado County.

When we developed our site if we had been faced with a \$15.0 million infrastructure requirement AND been obligated to pay millions of dollars in fees for that same infrastructure, we would never have been able to build our shopping center.

We urge you to work with the land owners to fix the plan. The last five years of the Great Recession have taken a terrible toll on many of our small and large tenants. Please direct your staff to get to work revising this Financing Plan so we can serve an expanding customer base in our trade area. Increased sales for us

200 E. Baker Street  
Suite 100  
Costa Mesa, CA 92626  
(714) 545-1400  
FAX: (714) 545-4222  
<http://www.donahueschriber.com>

Public Comment

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would mean increased sales tax revenue for the county as well. It's time to get some economic development in this area and new rooftops would do just that. Thank you for your consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "David W. Mossman".

**David W. Mossman**  
**Executive Vice President**  
**Chief Investment Officer**  
**Donahue Schriber Retail Group**

August 23, 2013

Supervisor Ron Briggs:  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and a member of Holy Trinity's School Advisory Commission. We met during a BOS meeting a few years when D.R. Horton was proposing a detour while they made road improvements to the lower portion of Bass Lake Rd. I spoke in opposition to the proposed detour path routing 8,000+ vehicles a day up and down Tierra de Dios Dr. and Hollow Oak Dr., two roads with 10%+ grades. During a break you came up and introduced yourself to me, and I appreciated the effort on your part.

I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Greg Violette  
3634 Waldwick Cir.  
El Dorado Hills, CA. 95762

Mr. and Mrs. Daniel Henderson  
2431 Pinon Road  
Rescue, CA 95672  
e-mail: [Holytrinity5th@hotmail.com](mailto:Holytrinity5th@hotmail.com)

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Dear Mr. Briggs:

We are parishioners at the Holy Trinity Parish, and we would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Thank you for your support.

Sincerely,

[Recipient Name]  
August 22, 2013  
Page 2

Daniel and Jennifer Henderson

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Kenneth Marquis  
305 Ridgeview Ct., El Dorado Hills, CA 95762

August 22, 2013

County Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear County Supervisor,

My family and I are parishioners at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Bradley and Jeannie Harmon  
4322 Crazy Horse Road  
Cameron Park, CA 945682



The BOSFOUR &lt;bosfour@edcgov.us&gt;

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**FW: Bass Lake Hills Financing Plan**

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**Lisa English** <LEnglish@holytrinityparish.org>  
To: "bosfour@edcgov.us" <bosfour@edcgov.us>

Sat, Aug 24, 2013 at 6:56 PM

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**From:** Lisa English  
**Sent:** Saturday, August 24, 2013 6:47 PM  
**To:** bosfour@edcgov.usSupervisor  
**Subject:** Bass Lake Hills Financing Plan

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Lisa English

4796 Canfield Circle

Cameron Park, CA 95682



August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Ron Briggs:

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I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Gary and Penny Costamagna  
4100 Marble Ridge Road  
El Dorado Hills, CA 95762

cc: Ron Mikulaco  
Ray Nutting  
Brian Veer Kamp  
Norma Santiago

**STEPHEN M HOLMES TTEE  
THE GEORGE HOLMES REVOCABLE TRUST  
3166 HOPSCOTCH WAY  
ROSEVILLE, CA 95747  
916 408-2913**

August 15, 2013

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

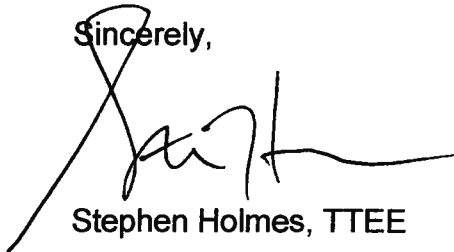
Re: Support for Bass Lake Hills – Public Facilities Financing Plan

Dear Mr. Briggs:

It is my understanding that the El Dorado County Board of Supervisors will soon be addressing the revised Financing Plan for the Bass Lake Hills area. We (Initially our father and now we as heirs) have owned our property (Parcel # 119-100-28-100) on Bass Lake Road, and paid taxes, for over 19 years. We also have a Development Agreement with the County, yet it appears the County has done everything possible to prevent development.

Houses in Serrano abut our rear property line. I have followed with great interest the progress of this Financing Plan. The old one simply does not work, as it is too front-loaded and not realistic. I and the other heirs of our property request that you approve the revised Financing Plan, as this is the only way we can get something done, and get Bass Lake Road improved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Holmes', with a long horizontal line extending to the right.

Stephen Holmes, TTEE

**SUZANNE HAMILTON, HEIRESS  
THE GEORGE HOLMES REVOCABLE TRUST  
10985 NORTHCOTE PLACE  
NEVADA CITY, CA 95959  
530 265-0847**

August 15, 2013

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Support for Bass Lake Hills – Public Facilities Financing Plan

Dear Mr. Briggs:

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Sincerely,

A handwritten signature in cursive script that reads "Suzanne Hamilton".

Suzanne Hamilton, Heiress

**SHEILA HOLMES, HEIRESS  
THE GEORGE HOLMES REVOCABLE TRUST  
4851 U STREET  
SACRAMENTO, CA 95817  
916 798-2148**

August 15, 2013PRIVATE

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Support for Bass Lake Hills – Public Facilities Financing Plan

Dear Mr. Briggs:

It is my understanding that the El Dorado County Board of Supervisors will soon be addressing the revised Financing Plan for the Bass Lake Hills area. We (Initially our father and now we as heirs) have owned our property (Parcel # 119-100-28-100) on Bass Lake Road, and paid taxes, for over 19 years. We also have a Development Agreement with the County, yet it appears the County has done everything possible to prevent development.

Houses in Serrano abut our rear property line. I have followed with great interest the progress of this Financing Plan. The old one simply does not work, as it is too front-loaded and not realistic. I and the other heirs of our property request that you approve the revised Financing Plan, as this is the only way we can get something done, and get Bass Lake Road improved.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Sheila Holmes', followed by a long horizontal flourish line.

Sheila Holmes, Heiress



The BOSFOUR &lt;bosfour@edcgov.us&gt;

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**Bass Lake Hills Plan**

1 message

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**tprymak@comcast.net** <tprymak@comcast.net>

Fri, Aug 23, 2013 at 11:10 AM

To: bosfour@edcgov.us

Cc: David Lopez &lt;dlopez@holyltrinityparish.org&gt;

August 23, 2013

The Honorable Ron Briggs

County of El Dorado

330 Fair Lane

Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Ron Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that type of expense.

Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Tony Prymak

551 Gage Court

Folsom, CA 95630

August 23, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Tracy Bordges Coan  
Cameron Park, CA

August 23, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

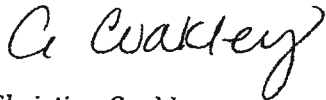
Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Christina Coakley  
1569 Bonita Ct.  
El Dorado Hills, CA 95762



August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

A handwritten signature in cursive script that reads "Loretta Mosbacher-Steichen".

Loretta Mosbacher-Steichen

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Loretta Mosbacher-Steichen

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

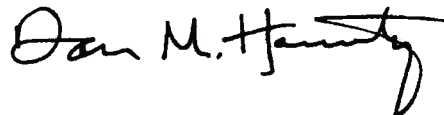
Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that type of expense.

Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely,



Dan M. Haverty, D.P.A.

August 9, 2013

COPY SENT TO BOARD MEMBERS  
FOR THEIR INFORMATION

DATE 8-15-13

Ron Briggs, Chairman  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Bass Lake Hills - Public Financing Plan Support

Dear Mr. Briggs:

I have lived on Bass Lake Road for 25 years. The County used part of my land when you realigned Bass Lake Road. As a small landowner I urge you to approve the new Public Facilities' Financing Plan. I have a Development Agreement with the County but it seems the County has done more to prevent building here than helping us.

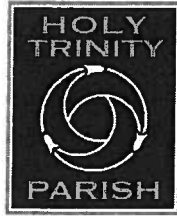
The approval of the Financing Plan is the only way Bass Lake Road will get finished, and we can finally develop our own land. The existing Financing Plan simply does not work, for anyone, large or small.

Sincerely, *TRUSTEE*

*Albert W. Williams*

Albert W. Williams

*TRUSTEE PATTI H. WILLIAMS  
FAMILY TRUST*



August 23, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am both a parishioner and the administrator at Holy Trinity Parish, a Catholic community of about 3300 households in El Dorado Hills. The parish has been located at its current site in the Bass Lake Hills area since 1998.

As the Bass Lake Hills Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that type of expense.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically impossible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

Moreover, approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

David G. Lopez  
Parish Administrator

August 20, 2013

Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Support for Bass Lake Hills – Financing Plan

Dear Mr. Briggs:

My parents bought their property on Bass Lake Road in 1968. My father knew that it was General Planned for development when he bought it; this was to be part of their retirement. My dad passed away in 1996. We have witnessed 40 years of frustration trying to develop our land. The residents of Bridlewood Canyon back up to our property, yet we can't build on our land!

Norm Brown has kept us informed on the proposed revisions to the Bass Lake Hills Public Facilities Financing Plan. The approval of this Plan is the only way Bass Lake Road will get built, and we can finally develop our own land. The existing Financing Plan simply does not work, for anyone, large or small. As a small landowner I urge you to approve the revised Public Facilities Financing Plan as it is now written.

Sincerely,

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

Steve Showler

August 26, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

We are parishioners at the Holy Trinity Parish, and we would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

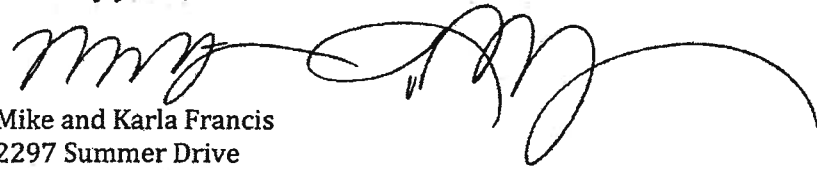
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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

We urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,



Mike and Karla Francis  
2297 Summer Drive  
El Dorado Hills, CA 95762  
Tel: 530-676-7279  
francisfmly@yahoo.com

August 22, 2013

The Honorable Ron Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Michael and Claudia Gilles  
2970 Aberdeen Lane  
El Dorado Hills, CA 95762



August 26, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Board Supervisors:

We are parishioners at the Holy Trinity Parish, and would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

We strongly urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Thomas and Susan Calise  
3596 Falkirk Way  
EDH, CA 95762



The BOSFOUR &lt;bosfour@edcgov.us&gt;

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**FW: The Bass Lake Hills Plan**

1 message

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**Susie Hahn** <SHahn@holytrinityparish.org>  
To: "bosfour@edcgov.us" <bosfour@edcgov.us>  
Cc: David G Lopez <DLopez@holytrinityparish.org>

Mon, Aug 26, 2013 at 3:07 PM

The Honorable Ron Briggs

County of El Dorado

330 Fair Lane

Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

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Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

Mrs. Susan Hahn

*Pastoral Associate / Director of Faith Formation*

*3111 Tierra de Dios Drive*

*El Dorado Hills, CA 95762*

*530-677-3234-option 2*



The BOSFOUR &lt;bosfour@edcgov.us&gt;

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**SUPPORT for Bass Lake Hills Plan of Finance Update**

1 message

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**H Davis** <helenotr@hotmail.com>

Mon, Aug 26, 2013 at 3:23 PM

To: "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;

Cc: David G Lopez &lt;dlopez@holytrinityparish.org&gt;

August 26, 2013

The Honorable Ron Briggs

County of El Dorado

330 Fair Lane

Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Briggs:

We are parishioners at the Holy Trinity Parish, and would like to express our support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not include the infrastructure, and there is no way our 73



August 20, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Bass Lake Hills Plan of Finance Update**

Dear Honorable Supervisors:

As the General Manager of Reunion, an entertainment venue in El Dorado Hills, I would like to express our support for the update to the Bass Lake Hills PFFP. We opened our doors in October 2012 to a very welcoming community. We immediately joined the Chamber of Commerce and invited your Board to attend premier events. Our business relies on people that live and work in the area; it is with this in mind that we give our support to the update of the Bass Lake Hills Financing Plan.

Bringing in new residents is vital to our livelihood. When we did a market study to determine where we would locate, El Dorado Hills was selected, in part because of the approved development projects. Our expectation was that when the market recovered, new homes would be built. Construction of new development is an important part of our business model.

The construction of these new homes was anticipated and is essential for our growth and success. We hope to attract these new residents to our facility and encourage them to spend their money in your County. Please give us that opportunity.

The developer has committed to utilizing local contractors to construct the project. Approval of the Financing Plan update will bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

We ask that you support your local businesses in supporting an update to the Bass Lake Hills PFFP.

Thank you,



August 18, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Bass Lake Hills Financing Plan Update**

Dear Supervisors:

On behalf of Region Builders, we would like to share with you our support for the update of the Bass Lake Hills PFFP. Our organization represents hundreds of professional members within the business community. We focus on ensuring that our members have ample opportunity to work in the communities they represent and reside.

Construction of new development is vitally important for our members. Many of our members that moved to El Dorado County did so with the expectation that there would be new growth opportunities. Having been approved nearly 20 years ago, the Bass Lake Hills Specific Plan will offer our members much needed opportunity in El Dorado County. The construction of these new homes was anticipated and is essential for business development. The home builders and new residents will use inevitably use our members along with other El Dorado County businesses that need customers to thrive.

Unfortunately the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure. The revisions to the PFFP are being supported by El Dorado Irrigation District, Buckeye Union School District, El Dorado Hills Community Services District and the El Dorado Hills Fire Department.

We respectfully ask for your support in making revisions to the Bass Lake Hills Financing Plan. This is an approved project that will put hundreds of our members to work and provide ongoing economic support to your local businesses.

If you have any questions, please contact me at (916) 397-4776. Thank you for your time and consideration.

Sincerely,

Joshua Wood  
Executive Director  
Region Builders, Inc.



August 23, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Bass Lake Hills Plan of Finance Update**

Dear Honorable Supervisors:

I am writing to express my support for the update to the Bass Lake Hills PFFP. I have been working in El Dorado for nearly a decade to create an attractive, upscale commercial center that would serve our business district and residents alike. I have persevered through a deep recession never losing focus on creating jobs and quality of life amenities for your residents.


When I opened Montano de El Dorado in 2006, it was with the expectation that already approved development plans would get built. Plans such as the Bass Lake Hills Specific Plan which will create nearly 4,000 new residents that will frequent our commercial center.

I urge you to work with the land owners to allow them a financially feasible plan that will permit them to construct the homes long planned. It is my understanding that the proposed revisions do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

These long planned homes are critical for our businesses to not only survive but thrive. Approval of the Financing Plan update will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

I ask that you support your current commercial investors and show future investors your commitment to economic growth by supporting an update to the Bass Lake Hills PFFP.

Thank you.



Montano De El Dorado Shopping Center  
Vinal M. Perkins, III  
Managing Member



The BOSFOUR &lt;bosfour@edcgov.us&gt;

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**ACCORD**

1 message

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**Coverick** <lg5acres@att.net>

Mon, Aug 26, 2013 at 8:59 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: colcapt@hotmail.com

Hello,

I am a resident of Cameron Estates and am writing to urge you to not amend the general plan that would lead to a dramatic increase in the population. Please vote no on: Marble Valley-Lime Rock, San Stino, Central El Dorado Hills Specific Plan, Dixon Ranch and Bass Lake Hills Specific Plan.

Thank you,

Lisa Coverick



**Karen Redlener  
Donna Diederichs  
2426 Garfield Avenue, Apt A22  
Carmichael, California 95608**

August 4, 2013

Mr. Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Support for Bass Lake Hills – Financing Plan

Dear Mr. Briggs:

My mother, Donna Diederichs, has owned her property on Bass Lake Road since the late 1980's. My mother and her late husband knew that it was General Planned for development when they bought it; this was to be part of their retirement. As a widow, she now has a Development Agreement with the County...but has witnessed 20 years of frustration trying to develop the land. The residents of Bridlewood Canyon back up to her property, yet she can't build on her land!

As my mother's attorney-in-fact, I can speak legally for her...but as her daughter I speak with even more urgency. She needs the planned for development of this property to support her long-term retirement.

Norm Brown has kept us informed on the proposed revisions to the Bass Lake Hills Public Facilities Financing Plan. The approval of this Plan is the only way Bass Lake Road will get built, and my mother can finally develop her own land. The existing Financing Plan simply does not work, for anyone, large or small. On behalf of my mother, a widow and small landowner, I urge you to approve the revised Public Facilities Financing Plan as it is now written.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Karen Redlener". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Karen Redlener

August 6, 2013

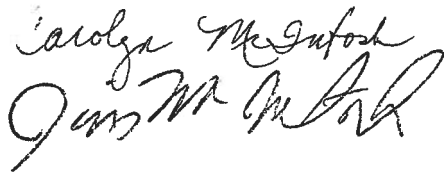
Ron Briggs, Chairman  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville CA 95667

Re: Bass Lake Hills – Public Financing Plan

Dear Mr. Briggs:

We have lived on Bass Lake Road since 1984. We bought the property as a long term investment. When the Bass Lake Hills plan was approved by the Board we were interested in the potential split and development of our land. However, the Financing Plan as approved was not a feasible solution for us. We would like to urge the Board to approve the new Public Facilities' Financing Plan for Bass Lake Hills. The Board's approval of a revision to the present plan is necessary for the completion of Bass Lake Road and in turn for us to be able to move forward towards the development of our property.

Very truly yours,



**Carolyn & Jim McIntosh**

email: mcintosh13@gmail.com

telephone: 1.530.677.9670

3541 Sienna Ridge Road, El Dorado Hills, California 95762 USA 13-1068 O 74 of 77

8/05/2013

Ron Briggs, Chairman  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, Ca., 95667

Re: Support for the Bass Lake Hills--Financing Plan

Dear Mr. Briggs:

We have owned our property on Bass Lake Road since 1972. We knew that it was General Planned for development when we bought it; this was to be part of our retirement. We have witnessed over 20 years of frustration trying to develop our land. The residents of Bridlewood Canyon back up to our property, yet we can't build on our land.

We have followed the proposed revisions to the Bass Lake Hills Public Facilities Financing Plan. The approval of this Plan is the only way Bass Lake Road will get built, and we can finally develop our land. The existing Financing Plan simply does not work, for anyone one, large or small. As a small landowner, I urge you to approve the revised Public Facilities Financing Plan as it is now written.

Sincerely,

A handwritten signature in cursive script that reads "Obed and Lynn Patty". The signature is written in dark ink and is positioned above the printed name.

Obed and Lynn Patty

August 2013

Chairman Ron Briggs  
Members of the El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

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**Re: SUPPORT for revisions to Bass Lake Hills Financing Plan**

Honorable Chairman Briggs and Members of the Board:

I am a land owner within the Bass Lake Hills Specific Plan area and I am writing today to urge your support of revisions to the Bass Lake Hills Financing Plan.

The Bass Lake Hills Specific Plan was planned and approved by the Board of Supervisors nearly 20 years ago. Businesses and residents in the surrounding area have been anticipating this growth and are anxious to have the economic impact in the County. Unfortunately the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

The landowners have agreed to work with local contractors, creating much needed jobs in our County. Additionally, business owners are extremely supportive to see this approved project get constructed. Many of them anticipated this growth years ago and believe it will increase their business and success in the County.

Thank you for your consideration.

Sincerely,

 8-20-13



Kailash Chaudhary  
3364 Pebble Ct  
Napa, CA 94558-5333

Property Owner  
Bass Lake Road  
EDH, CA

August 25, 2013

Chairman Ron Briggs

Members of the El Dorado County Board of Supervisors

330 Fair Lane

Placerville, CA 95667

Honorable Chairman Briggs and Members of the Board:

I am a land owner within the Bass Lake Hills Specific Plan area since 1990 and I am writing today to urge your support for the revisions to the Bass Lake Hills Financing Plan.

The Bass Lake Hills Specific Plan was planned and approved by the Board of Supervisors nearly 20 years ago. Businesses and residents in the surrounding area have been anticipating this growth and are anxious to have the economic impact in the County. Unfortunately, the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure. I have looked over the revisions to the Financing Plan and feel that this would work for the County and the Property Owners.

The landowners have agreed to work with local contractors, creating much needed jobs in our County. Additionally, business owners are extremely supportive to see this approval project get constructed. Many of them anticipated the growth years ago and believe it will increase their business and success in the County.

Thank you for your consideration.

Sincerely,  


KENNETH C. GIBERSON, P.E.  
4360 Cordero Drive  
El Dorado Hills, CA 95762  
(916) 358-5892

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August 27, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

RE: Bass Lake Hills Plan of Finance Update

Dear Honorable Supervisors:

I am a resident within the El Dorado Hills and I am writing today to urge your support of revisions to the Bass Lake Hills Financing Plan.

In addition to being a nine (9) year resident of El Dorado Hills, I am also an El Dorado County business owner and a member of Holy Trinity Church (a property located in the Bass Lake Hills Specific Plan). Furthermore, I am a Professional Civil Engineer with nearly 40 years of experience with a special expertise in public facilities planning and financing.

The majority of my professional career has been spent developing infrastructure phasing and financing plans. Throughout my career I have worked on public facility financing plans (PFFP) throughout northern California.

Today, in this recovering economy, the challenge is to develop PFFP's that are phased, affordable and equitable. PFFP's that don't include these critical factors are infeasible in today's market. Communities that fail to adopt phased, affordable, equitable PFFP's find themselves at a great disadvantage in this regional economy.

The Bass Lake Hills Specific Plan was planned and approved by the Board of Supervisors nearly 20 years ago. Businesses and residents in the surrounding area have been anticipating this growth and are anxious to have the resultant positive economic impact in the County.

Unfortunately the current Plan of Finance has made it economically infeasible to construct the project. The revisions to the PFFP do not adversely affect the County, nor does it eliminate any responsibility from the land owners, it simply allows the project to be built concurrent with the required infrastructure.

The land owners have agreed to work with local contractors, creating much needed jobs in our County. Additionally, business owners are extremely supportive to see this approved project get constructed. Many of them anticipated this growth years ago and believe it will increase their business and success in the County.

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KENNETH C. GIBERSON, PE

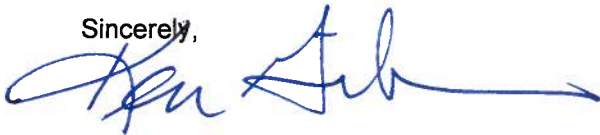
H 38

8/27/13

I urge you to work with these 80 property owners to modify the Financing Plan so it works. The County should be encouraging growth in the place bordered on all four sides by existing homes and a freeway. This is considered smart growth.

Let's build homes where they belong so we can bring in more customers for our merchants and tax dollars for the County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Giberson", with a long horizontal flourish extending to the right.

Kenneth C. Giberson, P.E.

2013 AUG 23 PM 2:48

August 22, 2013

The Honorable \_\_\_\_\_  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: SUPPORT for Bass Lake Hills Plan of Finance Update**

Dear Supervisor Clerk of the Board:

I am a parishioner at the Holy Trinity Parish, and I would like to express my support for the update to the Bass Lake Hills Financing Plan. The Church has been a part of this community and located at its current site in the Bass Lake Hills area since 1998.

Unfortunately the 2004 Public Facilities Financing Plan has made it economically infeasible to construct the approved Bass Lake Hills Specific Plan. The revisions to the Financing Plan which are currently being reviewed by the Board do not adversely affect the County, nor does the plan eliminate any responsibility from the land owners. It simply allows the community to be built concurrent with the required infrastructure.

As the Financing Plan is currently written, our parish does not believe it will be able to expand to meet the needs of our growing community. In addition to our church and our Education and Social Center buildings, we own the property immediately to the east, which has 73 equivalent dwelling units (EDU) allocated to it. The current Financing Plan requires us to build \$14.9 million of infrastructure before we would ever be able to expand and build any of those units. We believe this is inherently unfair because our 73 EDUs do not need all of that infrastructure, and there is no way our 73 EDUs could support that type of expense.

Approval of the Financing Plan update will also bring much needed jobs to the community, new buyers for local businesses and new revenue for our County budget.

I urge your approval of the update to the Bass Lake Hills Financing Plan.

Sincerely yours,

*Rosalyn Cox*

Your Name  
Your Home Address

*Rosalyn Cox  
PO Box 325  
Shingle Springs  
CA 95682*



August 20, 2013

Chairman Ron Briggs  
Members of the El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Re: Support for revisions to the Bass Lake Hills Public Facilities Financing Plan

Honorable Chairman Briggs and Members of the Board,

I currently live within the Bass Lake Hills Specific Plan (Specific Plan) area and urge your support of reasonable revisions to the Bass Lake Hills Public Facilities Financing Plan (PFFP).

The Specific Plan area was recognized by the County as a logical growth area in 1995 when the Specific Plan was approved, and even earlier in its predecessor plan (the El Dorado Hills/Salmon Falls Area Plan). Yet the growth the County envisioned for this Specific Plan has been impeded by an infeasible PFFP that places a heavily disproportionate infrastructure cost burden on early phase developers. As a result, Bass Lake Road improvements have stalled.

While all developers should fund, concurrently, the infrastructure supporting their projects, the premium beyond that for the pioneer projects should be reduced. Otherwise, this area prime for growth will remain underutilized, and the housing planned here will seek another location.

Thank you for your hard work and for your consideration,



Aaron Klinger

RECEIVED  
BOARD OF SUPERVISORS  
EL DORADO COUNTY

2013 AUG 23 AM 10:18