



Late Distribution 11/12/13

#28

EDC COB <edc.cob@edcgov.us>

FW: 2013 Revision of the PFFP

1 message

Susan Selby, <susan@chaudhary.com>
To: edc.cob@edcgov.us

Fri, Nov 8, 2013 at 4:40 PM

From: Susan Selby [mailto:susan@chaudhary.com]
Sent: Tuesday, November 05, 2013 2:15 PM
To: 'edc.cob@edcgov.us'
Cc: 'planning@edcgov.us'
Subject:

Date: November 5, 2013
To: El Dorado County Board of Supervisors
Cc: County of El Dorado Planning Services
Attn: Roger Trout, Division Director, Community Development Agency
Re: November 12, 2013 BOS Meeting
Subject: Proposed 2013 Revision to the Bass Lake Hills Public Facilities Financing Plan of 2004;
Initiated by N.C. Brown Development, Inc. & Winn Communities

We support the 2013 revision of the PFFP.

Infrastructure in the Bass Lake Hills area needs to be built and your approval of the proposed 2013 PFFP revision will get the process started in the right direction. This multi-million dollar work must be done by shared-cost fairly distributed to each property owner of the area.

We as property owners of over 30 acres do support the proposed 2013 PFFP revision and request your approval.

Sincerely,

Kailash C. Chaudhary & Gisela D.M. Chaudhary

13-1068 Public Comment rcvd 11-12-13 1 of 25



EDC COB <edc.cob@edcgov.us>

Fwd: FW:

1 message

The BOSTWO <bostwo@edcgov.us>

Fri, Nov 8, 2013 at 4:41 PM

To: EDC COB <edc.cob@edcgov.us>

Bass Lake #2 8for 11/12/13.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

----- Forwarded message -----

From: **Susan Selby** <susan@chaudhary.com>

Date: Fri, Nov 8, 2013 at 4:38 PM

Subject: FW:

To: bostwo@edcgov.us**From:** Susan Selby [mailto:susan@chaudhary.com]**Sent:** Tuesday, November 05, 2013 2:15 PM**To:** 'edc.cob@edcgov.us'**Cc:** 'planning@edcgov.us'**Subject:****Date:** November 5, 2013**To:** El Dorado County Board of Supervisors**Cc:** County of El Dorado Planning Services

Attn: Roger Trout, Division Director, Community Development Agency

Re: November 12, 2013 BOS Meeting**Subject:** Proposed 2013 Revision to the Bass Lake Hills Public Facilities Financing Plan of 2004;

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We support the 2013 revision of the PFFP.

Infrastructure in the Bass Lake Hills area needs to be built and your approval of the proposed 2013 PFFP revision will get the process started in the right direction. This multi-million dollar work must be done by shared-cost fairly distributed to each property owner of the area.

We as property owners of over 30 acres do support the proposed 2013 PFFP revision and request your approval.

Sincerely,

Kailash C. Chaudhary & Gisela D.M. Chaudhary

Trustees of Kailash C. & Gisela D.M. Chaudhary Family Trust

Properties: AP 119-100-10-100

AP 119-100-45-100

AP 119-100-47-100

Mailing Address: 3364 Pebble Court

Napa, Ca 94558

Telephone: (707) 255-2410

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Thank you.



EDC COB <edc.cob@edcgov.us>

BOS Agenda 11/12, Item 28, Public Comment

1 message

Ellen Van Dyke <vandyke.5@sbcglobal.net>

Sun, Nov 10, 2013 at 3:20 PM

To: Ron Mikulaco <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Brian Veerkamp <bostthree@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Jim Mitrisin <edc.cob@edcgov.us>

Opposition to Bass Lake Hills Specific Plan PFFP Revision

11/12/13 Public Comment

Dear Supervisors:

In the 8/27 Board hearing for this item, the applicant asserted that the concurrency was unchanged by the proposed PFFP revision. I did not feel this was clearly refuted by staff verbally, so I would like to point out that page 4 of 11 in the 11/29/13 staff memo, Exhibit A, says ***"As proposed, staff does not believe the 2013 PFFP meets the concurrency policies of the Specific Plan"***.

Page 10 of 11 in the same exhibit, states that under the revised PFFP, ***"The County may choose to build Bass Lake Road at a later time and use the TIM fees for other higher priority projects in the Zone 8 TIM program."*** I should not need to point out what a bad idea it would be to take TIM fee money and not apply it to the road infrastructure it was intended to pay for.

The Bass Lake Hills Specific Plan (BLHSP) allows for construction of 1,458 units, adding 14,580 daily car trips to Bass Lake Rd. The county does not have a 'need' for these units that would call for extraordinary measures.

Additionally, I remind you that Caltrans has confirmed: ***Highway 50 is at Level of Service F now, and all of the county projects and Caltrans improvements through 2035 will not change that fact.***

It is unfortunate for any individual when a financial investment does not pay off. But the choice to buy into the BLHSP was just that: a choice. County decision makers (that's you, the Board) can be as 'sorry' for these DA (Development Agreement) holders as you would like to be, *but you cannot make the remainder of the county pay for road improvements that would not be needed if these units were not to be developed.*

The staff report is detailed, and clear. I am concerned that we will hear other members of county staff stand up and give misleading testimony, as I have witnessed over the last six months. This makes your decision difficult and creates public mistrust.

I urge you to leave the 2004 PFFP in place. If you choose instead to direct staff to work with the

applicant toward a PFFP revision, then the Specific Plan *must* be amended and a CEQA review completed as recommended in the Paolini/Wilson Oct. 16th staff memo, and analyzed by T.P. Infusino, Esq. in his letter dated Oct. 28th.

Sincerely,

Ellen Van Dyke, Rescue Resident and Bass Lake Road user



November 10th, 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 is a coalition of thirteen commercial building industry trade and professional associations. We represent hundreds of 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.

Thank you for your support,

Joshua Wood
Executive Director
Region Builders, Inc.



EDC COB <edc.cob@edcgov.us>

Comments Regarding Agenda Item #28 - File 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, Nov 11, 2013 at 1:38 PM

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

Cc: edc.cob@edcgov.us

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

Attached below is a copy of the email forwarded to you regarding "***Why Retailer's and Small Business Support the Modification of the BLHSP***".

Information regarding the International Council of Shopping Centers (ICSC) is provided for informational purposes only and is not intended for membership solicitation.

Please let me know if you have any questions.

Respectfully Submitted,

Chuck Shaw, Partner

Fite Development Company

916.366.5696 x 40

cshaw@fiteproperties.com

ICSC Western Division Government Relations Chair

From: Chuck Shaw [mailto:cshaw@fiteproperties.com]

Sent: Monday, August 26, 2013 4:07 PM

To: 'bosone@edcgov.us'; 'bostwo@edcgov.us'; 'bostthree@edcgov.us'; 'bosfour@edcgov.us'; 'bosfive@edcgov.us'

Cc: 'edc.cob@edcgov.us'

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

Why Retailer's and Small Business Support 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.

This requirement is somewhat akin to the requested modification to the PFFP for the BLHSP which would allow for phased traffic infrastructure, as demand requires. Otherwise, new residential development within the Bass Lake Hills Specific plan is economically unfeasible.

For the purpose of the public record, to the best of my knowledge, our company has no current interests in El Dorado County and the testimony contained herein is purely voluntary. You are welcomed to contact me if you have any additional questions.

Respectfully Submitted,

Chuck Shaw, Partner

Fite Development Company

916.366.5696 x 40

cschaw@fiteproperties.com

ICSC Western Division Government Relations Chair



Alliance_USA_brochure.pdf

944K

Shopping for Retail?



Retail Development through Public/Private Partnerships

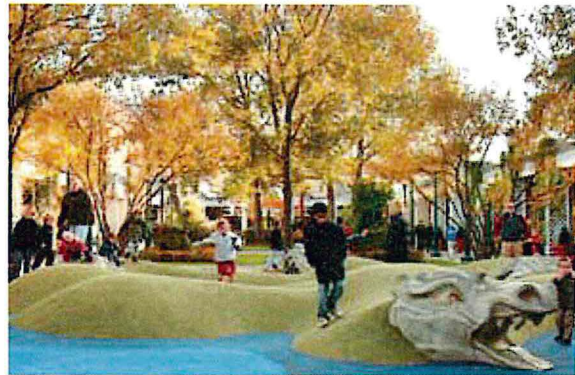




Get connected through ICSC and its Alliance Program

The International Council of Shopping Centers (ICSC) is the global trade association of the retail real estate industry. ICSC provides its members with education, research, information and advocacy services.

The Alliance Program is a special ICSC initiative that provides forums for the public and private sectors to network, share ideas, discuss industry issues and explore retail development opportunities. Become a member, get involved, meet retailers and developers. Your community can join ICSC today for just \$100.



Retail and Your Community

Shopping centers include neighborhood centers, main street retail, open-air lifestyle centers, mixed-use developments and regional malls.

- + Shopping centers generate more than \$2 trillion in retail sales annually in the U.S.
- + Retail sales at shopping centers account for about 17% of nominal GDP in the U.S.

Shopping centers generate sales tax revenues, which fund local services for communities.

- + Retail sales at shopping centers raise over \$120 billion annually in sales tax for state and local governments.
- + Shopping centers provide the convenience of shopping locally. Each month, 189 million adults—86% of the U.S. adult population—purchase goods at a shopping center.

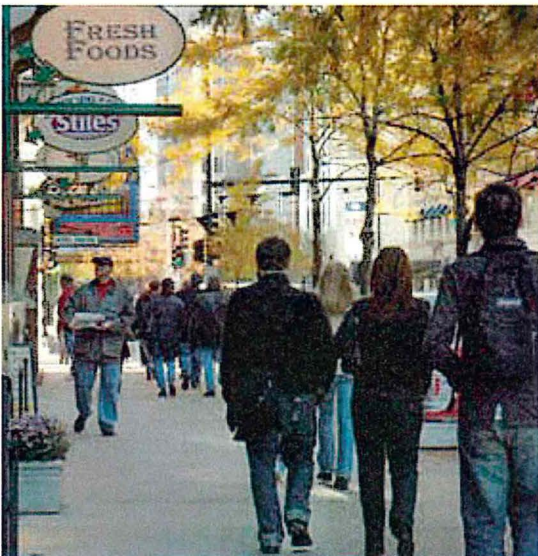
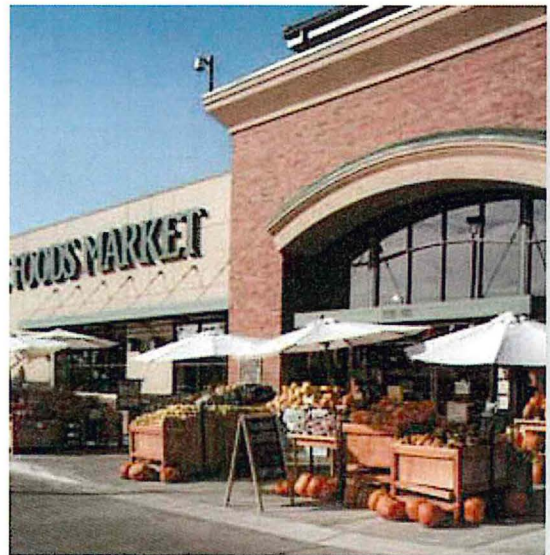
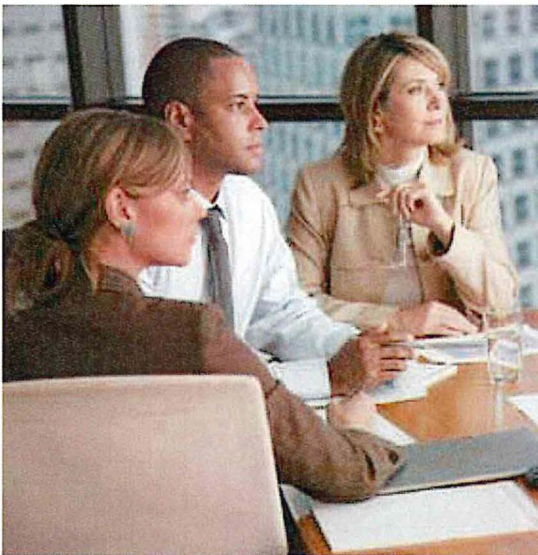
Shopping centers provide jobs for communities.

- + There are approximately 13 million shopping center-related jobs in the U.S.
- + Nearly 1 out of every 10 jobs in the U.S. is shopping center related.

Public Sector + Private Sector = Economic Success

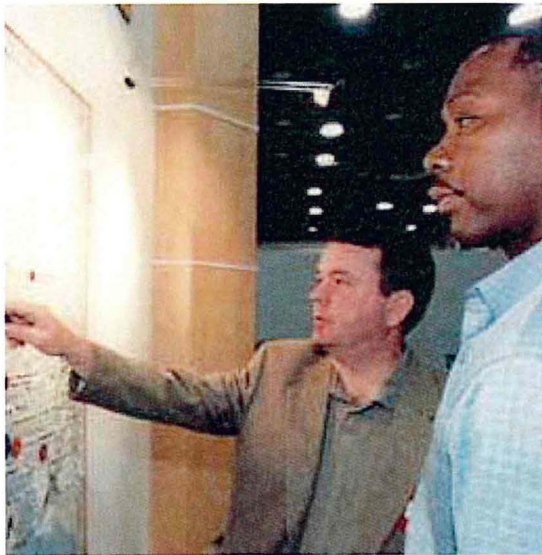
ICSC gives members the resources to understand the dynamic retail industry and achieve community development goals. Network with retailers, developers and investors. Learn how to incorporate retail into your economic development strategy. Use ICSC meetings to make important contacts, market your community and create retail success.

At ICSC's Alliance Programs, retail real estate professionals meet public officials and community leaders to learn about regulatory issues and local policies that impact development. The Alliance Program helps ICSC's public and private sector members resolve sustainable development issues and build partnerships that lead to successful retail projects.



"Becoming a member of ICSC participating in the Alliance Program is one of the best investments a public sector organization can make. ICSC is extremely valuable to our city planning department and to our overall retail marketing efforts."

Sue Walker
Vice President, Economic Development
Richardson Chamber of Commerce
Richardson, TX



"ICSC's Alliance Program opens doors to the inner workings of the retail industry. Retailers, developers, brokers, architects, and lenders all want to better understand how to create a public-private partnership that can benefit all stakeholders around the development circle...ICSC helps to make that possible."

G. Lamont Blackstone
Co-Founder & Principal
DLC UrbanCore LLC
Tarrytown, NY

"ICSC's Alliance Program provides an opportunity for county officials to network with developers and retailers and learn practical ideas and suggestions for attracting and retaining commercial businesses that fuel local economies."

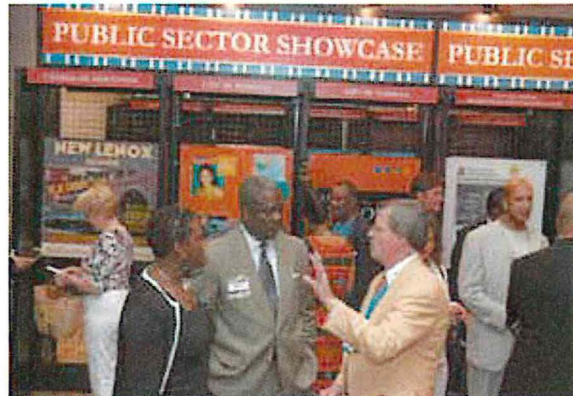
Karen Miller
County Commissioner
Boone County, MO



ICSC helping you to...
meet people, make contacts
and build a network

Join for \$100

Local, state and federal public officials, as well as professionals who work for main street, downtown, community or economic development groups, can join ICSC for just \$100 per year. As a public sector member, \$100 buys the same benefits of membership that cost private sector members \$800 – that's a bargain you can't ignore.



ICSC Member Benefits

- + Receive discounts on ICSC events and programs worldwide, including ICSC RECon, the world's largest retail real estate convention held annually in Las Vegas
- + Reduced member rates on educational courses, including the esteemed University of Shopping Centers, held annually at the University of Pennsylvania's Wharton School
- + Member discounts on ICSC publications
- + Free subscription to *Shopping Centers Today* (SCT), the most respected and comprehensive magazine in the industry, featuring key industry news and trends
- + Proprietary databases and in-depth studies from ICSC's Research Department
- + Free access to ICSC's extensive membership database
- + Free daily email alerts on industry news around the world
- + Free access to the Albert Sussman Library and ICSC Research Resource Center, which contains a wealth of reference information, including statistical and analytical reports about the global shopping center industry

Public/Non-Governmental Organization/Academic Membership

This category of membership is open to any government entity and appointed or elected public official at the local, state or national level. Also eligible are educators with a recognized college, university or educational institution and any such institution, as well as public or non-profit main street, downtown business or economic development corporations, agencies or associations. Each Public/NGO/Academic Member entity designates one person to act as its Official Member.

Public/Non-Governmental Organization/Academic Affiliate Membership

You are eligible for Public/NGO/Academic Affiliate Membership if you are employed by a Public/NGO/Academic Member. You must be directly associated with a member entity and your title must be consistent with that of your Public/NGO/Academic Member.

ICSC Membership Application

Name

Organization Title

Address

City State/Province Zip/Postal Code Country

Phone Fax Email

Signature of Applicant Date

I am applying for: ☐ Public/NGO/Academic Membership \$100
☐ Public/NGO/Academic Affiliate Membership \$50

Have you ever been a member of ICSC? ☐ Yes ☐ No
Has your organization ever been a member of ICSC? ☐ Yes ☐ No

Membership dues must accompany application.

☐ Check or money order made payable to ICSC enclosed for \$ _____
☐ MasterCard ☐ VISA ☐ American Express ☐ Discover \$ _____

Name (as it appears on card) Signature

Credit Card Number Expiration Date

Mail: ICSC, P.O. Box 26958, New York, NY 10087-6958
Fax: +1 732 694 1800
Online: www.icsc.org

A portion of your annual dues (\$35) is applied as a subscription to *Shopping Centers Today*.



International Council
of Shopping Centers
1221 Avenue of the Americas
New York, NY 10020-1099



Retail Development through Public/Private Partnerships



EDC COB <edc.cob@edcgov.us>

Fwd: Fw: Agenda Item 11/12/13 #28 Bass Lake Hills Specific Plan

1 message

Patrick Morrison <twomorsn@gmail.com>

Mon, Nov 11, 2013 at 6:36 PM

To: edc.cob@edcgov.us

Cc: Patrick Morrison <twomorsn@gmail.com>

Date: Mon, Nov 11, 2013 at 6:31 PM

Subject: Fw: Agenda Item 11/12/13 #28 Bass Lake Hills Specific Plan

Development in the Bass Lake Road Specific Plan Area from Highway 50 to Serrano Parkway has been proposed since 1989. Since that time the following studies, addendums, Specific Plan and Financing Plans have been completed:

- **September 1989** - Cultural Resources Assessment, Hollow Oak Project- Meridian Consulting Engineers
- **June 1991** – Draft Bass Lake Road Study Area Program Environmental Impact Report – County of El Dorado
- **February 1992**- Draft Bass Lake Road Area Specific Plan – County of El Dorado
- **August 1992** - Draft Bass Lake Road Area Specific Plan – County of El Dorado
- **August 1992** – Draft Program EIR Addendum Bass Lake Road Area Specific Plan-County of El Dorado
- **November 1995** – Bass Lake Hills Specific Plan
- **November 1995** – Addendum to the Bass Lake Road Study Area Program EIR – County of El Dorado
- **June 2003** – Draft Bass Lake Hills Specific Plan Public Facilities Financing Plan-County of El Dorado
- **July 2003** – Draft Final Report Bass Lake Hills Specific Plan Public Facilities Financing Plan- El Dorado County
- **June 2004** – Final Report Bass Lake Hills Specific Plan Public Facilities Financing Plan-El Dorado County
- **May 2006** – Initial Study/Mitigated Negative Declaration for the Bass Lake Road Reconstruction and Surface Improvement Project-CEQA Lead Agency-El Dorado County
- **July 2012** – Administrative Draft Report-Bass Lake Hills Specific Plan Public Facilities Financing Plan – El Dorado County
- **July 2013** – Draft Report Bass Lake Hills Specific Plan Public Facilities Financing Plan 2013 update-BL Road LLC

The financing plans prior to 2012 all required Bass Lake Road to be improved by the 300th housing unit. Why does the County want to change the requirement now? Bass Lake Road could have been improved years ago when there wasn't an average of over 10,000 cars per day travelling it from Serrano Parkway to Highway 50. Before additional homes can be built, the **full improvements** to Bass Lake Road must be completed to handle the increase in traffic density. Bass Lake Road has stop signs at Serrano Parkway and Parkdale Lane. Stop signs are needed at Hollow Oak Drive, Bridlewood Drive, Madera Way and Magnolia Hills Drive so that current residents can access Bass Lake Road without endangering their lives and others traveling Bass Lake Road. There have been two fatalities in recent years, one at Hollow Oak Drive and Bass Lake Road and the other at Bridlewood Drive and Bass Lake Road.

We signed a development agreement on March 28, 1998. We were told by signing the development agreement it would provide a path to annexation into EID for water. The County of El Dorado, LAFCO and EID have all worked in concert to create roadblocks to annexation because of that development agreement, which is not the stated purpose of the Development agreement. We had to dedicate a road easement of over one acre to the County of El Dorado, pipeline easements to El Dorado Irrigation District and Pacific Gas and Electric. The benefits received by us to date are: had to hire a land surveyor to locate and map the road through our property because the County wouldn't force the Pulte contractor to complete the job, traffic noise pollution, dumping of trash along road side, vandalism to our property.

The easement given to El Dorado Irrigation district which is for a 18 inch transmission main which runs the entire length of our property and supplies the subdivisions north and east of our property, but we cannot annex to the District. We see Green Springs (2004) and Marble Valley (2006) both annexed into EID using the same reason we have to annex into EID, failed wells.

The latest proposed revision to the Bass Lake Hills Public Facilities Financing Plan does nothing for Bass Lake Road until the years 2023-24 and beyond according to El Dorado County Transportation's Capital Improvement Program. We need at the minimum the stop signs at the locations stated above.

Patrick/Cynthia Morrison
3521 Hollow Oak Drive
El Dorado Hills, CA 95762

November 8, 2013

To: El Dorado County Board of Supervisors:
Ron Mikulaco/District 1, Ray Nutting/District 2, Brian Veerkamp/District 3,
Ron Briggs/District 4, Norma Santiago/District 5; and Shawna Purvines,
El Dorado County Senior Planner

Re: Bass Lake Zoning and Environmental Impact Report

Please protect our environment. I support policies retaining the natural open space at Bass Lake for wildlife and low-impact human use. NOT the development of a sports complex and the impact caused by increased density, noise and night lighting. Please limit traffic while protecting rural lands and wildlife habitat, and allow for moderate use within the Bass Lake property. This natural amenity is what attracts the residents to live here.

Coyotes rely on Bass Lake and the rural surroundings to survive. Local numbers have decreased significantly in the past 10 years due to home construction. The proposed plan will only increase traffic and nighttime activities forcing the coyotes further away.

Bass Lake and the surrounding open space is home to hundreds of fowl species including Great Blue Heron, Egret, Green Heron and Canadian Geese. Flocks of American White Pelican stop and rest at Bass Lake for two or three weeks at a time on their migration route to Central and South America. They feed in cooperative flocks in the shallow water consuming an average of 4 lbs. of fish a day before they continue their journey. These majestic fowl grace our little lake annually. Increased traffic, group sports and lighting will stop their visits.

Should the proposed plan for high-density use succeed, I believe the only fowl remaining will be Canadian Geese, which adapt to humans.

So many of my neighbors as well as I continue to live in El Dorado County because of the quiet, open spaces offered in rural living. As development increase around the county, these natural settings become increasingly vital for balance.

Having grown up near Bass Lake, I have fished this little oasis. My father picnicked and swam at this lake as a child. Beginning as a water supply to Clarksville, I appreciate the long history and contribution of this spring-fed resource in our community. I recommend and encourage maintaining a low-impact, rural setting opened to public enjoyment. Activities associated to nature, like un-motorized boats, fishing, walking paths and interpretive signs to educate enhances our appreciation of wildlife and offers a restorative alternate to the County's other park activities.



Thank you for your consideration.

Linda Sinnwell
3976 Magnolia Hills Drive

El Dorado Hills, CA



EDC COB <edc.cob@edcgov.us>

Fwd: North State BIA- Item 28: Bass Lake Hills Specific Plan and Public Facilities Financing Plan

1 message

The BOSFOUR <bosfour@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Tue, Nov 12, 2013 at 8:12 AM

----- Forwarded message -----

From: **Scott Whyte** <scott@northstatebia.org>

Date: Fri, Nov 8, 2013 at 2:57 PM

Subject: North State BIA- Item 28: Bass Lake Hills Specific Plan and Public Facilities Financing Plan

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bostthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, bosfive@edcgov.us

Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, trout@co.el-dorado.ca.us

Honorable Chairman Briggs and Supervisors,

Attached is the North State Building Industry Association's (BIA) letter regarding Board Item #28- "Bass Lake Hills Specific Plan and Public Facilities Financing Plan". Our organization strongly supports past County policy that allows builders to earn credits against the Traffic Impact Mitigation (TIM) Fees . Please feel free to contact me if you have any questions.

Thank you for your time and consideration.

Sincerely,

Scott Whyte
Legislative Advocate
North State BIA
P: (916) 751-2750
F: (916) 677-5734

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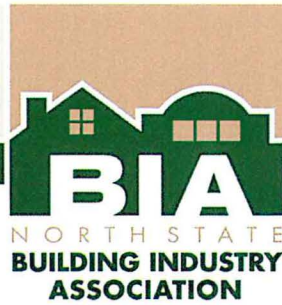
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Thank you.



BIA- Bass Lake Hills PFFP 11.8.13.pdf
200K



November 8th, 2013

Honorable Chairman Briggs and Supervisors
County of El Dorado
330 Fair Lane
Placerville, CA 95667

RE: Item 28: Support for Traffic Impact Mitigation Fee Credits for Pre-Payment of Fees

Honorable Chairman Briggs and Supervisors,

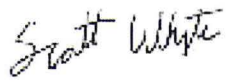
On behalf of the North State Building Industry Association (BIA) and our 450 member companies involved in single-family, multi-family building, and land development in the region, we would like to share with you our support for County policy that allows builders to earn credits against the Traffic Impact Mitigation (TIM) Fee.

On Tuesday, November 12th, 2013, you will be considering a Financing Plan update for the Bass Lake Hills Specific Plan. One of the key issues is whether to allow builders to earn fee credits when they build facilities that are included in the County's TIM Fee program. We ask you to continue this policy. In the past, the County has approved agreements with projects allowing for the pre-payment of TIM fees and the issuance of credits against the TIM fees. In those instances, the County constructed the specified road improvements with pre-paid fees in an orderly and successful manner. This policy makes sense because it encourages the actual construction of key infrastructure. Additionally, it is an equitable policy in that it is not requiring builders to pay fees and build improvements for the same purpose in which the fees are paid. Allowing TIM Fee credits does not adversely affect the County in any way, nor does it eliminate any responsibility from landowners. It simply gets infrastructure built when it is needed.

Our organization works tirelessly on behalf of the homebuilding industry, advocating for public policies that promote a healthy building climate, job creation, and well-planned community growth to meet the region's housing needs. With this vision in mind, we respectfully ask for your continued support in a policy to allow sound development projects to move forward.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Scott Whyte". The signature is written in a cursive, slightly slanted style.

Scott J. Whyte
Legislative Advocate, Governmental and Public Affairs
North State Building Industry Association

CC: Honorable Chairman Briggs and Supervisors
Kim Kerr, Assistant CAO, County of El Dorado
John Costa, GPA Director, NSBIA



EDC COB <edc.cob@edcgov.us>

Fwd: Oppose pffp proposal

1 message

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Tue, Nov 12, 2013 at 9:43 AM

Cindy Munt**Assistant to Supervisor Ron Mikulaco, Dist 1**
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

----- Forwarded message -----

From: Margie Yowell - live <loadedattic@live.com>
Date: Tue, Nov 12, 2013 at 9:42 AM
Subject: Oppose pffp proposal
To: "bosone@edcgov.us" <bosone@edcgov.us>

I oppose the pffp proposal by Norm Brown and his development effort. I want the specific plan to remain in effect. Bass Lake road must be improved prior to any development. We already had two deaths and many near misses on the Bass Lake road. Mickie Smith homeowner, 916 214 9437.

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