

PC 1/26/17  
#3  
3 pages



Charlene Tim <charlene.tim@edcgov.us>

---

## Fwd: Bass Lake North, Agenda item on 1/26/2017

---

**Roger Trout** <roger.trout@edcgov.us>

Mon, Jan 23, 2017 at 5:58 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

For the file and PC:

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

From: **Diane Gassaway** <thegassaways@yahoo.com>

Date: Mon, Jan 23, 2017 at 2:49 PM

Subject: Bass Lake North, Agenda item on 1/26/2017

To: "Roger.trout@edcgov.us" <Roger.trout@edcgov.us>

I am currently out of town, but would like to have the attached letter reviewed as part of the Planning Commissions review process, prior to the approval of the Bass Lake North Subdivision.

Thank you,

Franklin Carl Gassaway

--

**Roger Trout**

Development Services Division Director

**County of El Dorado**

Community Development Agency

Development Services Division

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5369 / FAX (530) 642-0508

roger.trout@edcgov.us

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.



**Planning Dept.docx**

15K

January 23, 2017

**COUNTY OF EL DORADO**

Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

Attn: Roger Trout

RE: **Rezone Z14-0008/Planned Development PD14-0010/ Tentative Map TM14-1522/Bass Lake North**

As a property owner in the Bass Lake Hills Specific Plan (BLHSP) and adjacent to the proposed development, I would like to request a delay of 30 to 60 days, as I feel there are many concerns that need to be addressed by the County, which affect the surrounding property owners. I do not feel it is possible to address all of the changes to the BLHSP, with such a short review process.

1. Why is the original PFFP for the BLHSP not being followed?
2. Where did the increase in density come from?
3. How can items from the staff report from 2006 have such significant changes, or be completely deleted? For example:
  - A) Non combustibile fencing around open space, as required by the Fire Department;
  - B) Not complying with El Dorado County Design and Improvement Plans.
  - C) A bike lane and pedestrian walk to Country Club Drive were originally a condition in the BLHSP PFFP.
4. How old is the traffic study? Does it address all of the new developments that access Bass Lake Road?
5. Why has the DOT, or Staff, overlooked the Intersection at Bass Lake Road and Hollow Oak with the proposed traffic from Bell Woods, Hawk View, Silver Dove and Bass Lake North projects? This intersection needs to be addressed, as there have been a number of accidents and one fatality there.

6. No LAFCO approval for EID. If part of the BLHSP is being annexed, then all of the properties need to be annexed so as not to create an island, according to LAFCO regulations.
7. Two parcels in the proposed project had no Development Agreements. Only one parcel had a Development Agreement, (signed June 3, 1997 and expired September 2016) and it was originally part of Phase 3.
8. Why is Bass Lake Road not being improved to Hwy. 50 (as required in the BLHSP), or to the new Country Club Drive; instead it is leaving out a section with no bike lane or pedestrian walkway? This makes no sense.
9. When was a Bass Lake North Plan implemented as a separate Plan when it was originally part of the BLHSP, Phase 3.
10. When did BLHSP change to allow cluster density; and, if this change was made, can other parcels in the BLHSP get the same high density?

It is my hope that the Planning Commission will give my concerns some serious thoughts and allow more time for this area to be researched.

Sincerely,

*F. Carl Gassaway*  
3565 Hollow Oak Drive  
El Dorado Hills, CA 95762

(530)677-4397