

1/24/2017

Edcgov.us Mail - Fwd: Bass Lake North 1-26-17 agenda item



PC 1/26/17  
#3  
3 pages  
Charlene Tim <charlene.tim@edcgov.us>

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## Fwd: Bass Lake North 1-26-17 agenda item

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Roger Trout <roger.trout@edcgov.us>

Mon, Jan 23, 2017 at 6:00 PM

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

For the file and PC:

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

From: **Patrick Morrison** <twomorsn@gmail.com>

Date: Mon, Jan 23, 2017 at 5:19 PM

Subject: Bass Lake North 1-26-17 agenda item

To: roger.trout@edcgov.us

County of El Dorado  
Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

Attn: Roger Trout

RE: Rezone Z14-0008/PD14-0010/TM14-1522/Bass Lake North.

We are requesting postponement of the public hearing to consider the Bass Lake North

TM14-1522. Additional time is needed to review the staff reports from 2006 Bass Lake North and compare to 2017 Bass Lake North conditions of approval. It is unfair to expect the property owners in the Bass Lake Hills Specific Plan affected by this change to conduct an in depth review in less than two weeks.

Some of our concerns/questions to date are listed:

When will the improvements to Bass Lake Road from Highway 50 to Hollow Oak Drive be completed?  
This section of the roadway has not been improved in 30+ years!

The traffic impact study conducted by T. Kear and Associates, concluded Bass Lake Road operates at an acceptable level, but that a deficiency exists at Country Club Drive and Bass Lake Road. Did the study include the potential homes in Serrano and Silver Springs included in the projections along with Bell Woods, Bass Lake North, Hawk View, and Bell Ranch?

The Bass Lake Hills Specific plan development agreement was adopted by the board of supervisors as ordinance no. 4430 on 08/20/96 effective for 20 years. Does the 20 year timeframe begin the date the ordinance was adopted or when the development agreement was signed and recorded?

If development agreements have expired how will that impact the property owners that have signed development agreements in the Bass Lake Hill Specific Plan?

The staff report states parcel 115-400-07 was entered into on June 3, 1997 and expired on September 19, 2016. Isn't this 19 years?

Which existing water and sewer mains are to be utilized for this proposed development?

Figure 3-1 and figure 3-2 shows a village line around parcels that are not part of Bass Lake North. These maps are part of the 1995 Bass Lake Hills Specific Plan which indicates the density for village C is 73 homes not 90.

The 2004 Bass Lake Hills financing plan indicates one parcel with a development agreement in phase 2. The other two parcels without a development agreement are in phase 3. Why are they included in Phase 2? The 2013 draft update to the financing plan did not include a phasing map.

The project if approved needs to install an impenetrable fence (approved by the Fire Department) along the southern property boundary of the proposed Bass Lake North Development.

Thank you,

Cynthia Morrison/Patrick Morrison

3521 Hollow Oak Drive

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**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

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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.



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#3  
Charlene Tim <charlene.tim@edcgov.us>  
8 pages

**Fwd: Fw Jan. 26 Planning Commission Item 3 - Bass Lake North Project**

**Planning Unknown** <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jan 24, 2017 at 8:33 AM

Please see public comment.

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

From: **deeanne gillick** <wogillick@att.net>  
Date: Tue, Jan 24, 2017 at 7:38 AM  
Subject: Fw Jan. 26 Planning Commission Item 3 - Bass Lake North Project  
To: "james.williams@edcgov.us" <james.williams@edcgov.us>, "jeff.haberman@edcgov.us" <jeff.haberman@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>  
Cc: DeeAnne Gillick <wogillick@att.net>

Dear Honorable Planning Commissioners and County staff:

Please find the attached letter related to the Bass Lake North Project. We are a neighbor to the proposed subdivision and have objections due to the current open space configuration of Lot E on the eastern boundary of the property. We believe our concerns are legitimate and our requests reasonable. We can be contacted regarding our concerns and requests for conditions of approval by email at wogillick@att.net or cell phone at 209-470-8591.

Also attached are photos my sons just took of me behind our house with 5 fingers up to depict 50 feet from our back fence and 10 fingers to represent 100 feet from our back fence. The photos are blurry but they represent the slope of the hill behind our house and the unreasonable distance from our house of the proposed development and the public access trail as proposed by Mr. Brown. The pictures were taken from our back sliding door and also demonstrate the elevation of our home compared to the proposed trail behind our house.

DeeAnne and Bill Gillick

DeeAnne Gillick

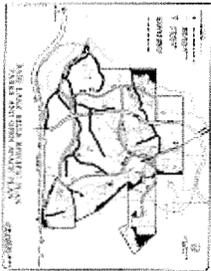
4 attachments



**IMG\_2088.JPG**  
2255K



**IMG\_2063.JPG**  
1782K



**Figure 5-5 Bass Lake Specific Plan 001.jpg**  
546K



**EDC Planning Commission 012317.docx**  
24K



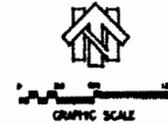


**LEGEND**

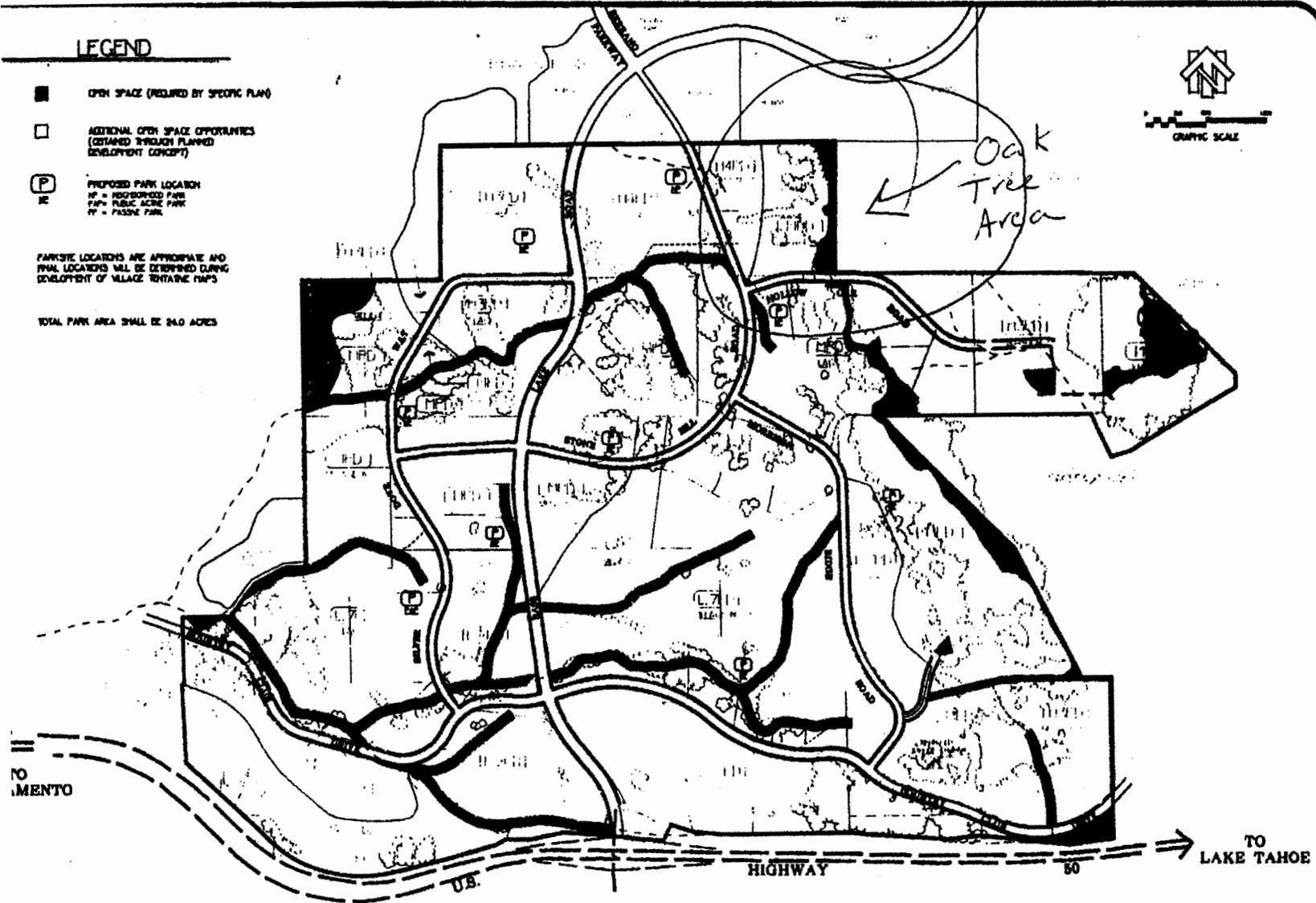
- OPEN SPACE (REQUIRED BY SPECIFIC PLAN)
- ADDITIONAL OPEN SPACE OPPORTUNITIES (OBTAINED THROUGH PLANNED DEVELOPMENT CONCEPT)
- (P) PREPROSED PARK LOCATION  
 PE = PROPOSED PARK  
 PP = PUBLIC SCENE PARK  
 PF = PASSIVE PARK

PARKSITE LOCATIONS ARE APPROPRIATE AND FINAL LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT OF VILLAGE TENTATIVE MAPS

TOTAL PARK AREA SHALL BE 24.0 ACRES



Oak Tree Area



NO COMMENT

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

**cta** COOPER, THORNE & ASSOCIATES, INC.  
 2000 Highway 50, Suite 200  
 Reno, Nevada 89502  
 TEL: 775-784-7400 FAX: 775-784-7401

January 24, 2017

El Dorado County Planning Commission  
El Dorado County Planning Staff  
Attn: Mel Pabalinas  
2850 Fairlane Court  
Placerville, CA 95667

Sent via email to all Planning Commissioners and [planning@edcgov.us](mailto:planning@edcgov.us)

Re: January 26, 2017 Planning Commission Agenda Item 3. Bass Lake North Project  
Rezoning/Planned Development/Tentative Subdivision Map

Dear Honorable Planning Commissioners and El Dorado County Planning Staff:

We are residents of Bridlewood Canyon and our property currently borders the oak grove and grassland that is the subject of the proposed rezoning and subdivision map. The property adjacent to our home is currently zoned Residential Estate Ten Acres.

We oppose the current subdivision proposal as currently proposed due to our concerns related to the open space designated as proposed Lot E along the eastern border of the proposed development.

On Saturday, December 31, Norm Brown told us that there would be 250 feet of open space between our property and his proposed new homes. We believed him and felt that was an appropriate distance. Last night we looked at his maps and have serious concerns. The distance from our property line to his proposed lot boundary is approximately 130 feet, based on our review of the subdivision map included as Exhibit J to the Planning Commission Agenda material. The distance from our back property line to not his proposed back lot line, but the proposed front lot line, of the new development is approximately 250 feet. A significant difference from what he told us on the 31<sup>st</sup>. This causes us grave concern.

The staff report and staff report diagrams, including Exhibit J, do not depict a trail or public access to Lot E behind proposed parcels 38 through 29, along the eastern border of the proposed development. This is the area along the ridge line and oak grove that borders our property. However, when meeting with Mr. Brown on Sunday, January 22, 2017, he asserted that there would be a trail and public access in this area. This is not indicated in the staff report and public material that we viewed on the County website.

Last evening we reviewed the Bass Lake Specific Plan. In fact it appears that the Specific Plan requires a larger area to be open space to preserve the oak trees, then what Mr. Brown

proposes. It is hard to tell from the 25 year old maps, but Figure 5-5 on page 57 of the Specific Plan designates required open space on the ridge. The plan discusses that the open space in this area is to preserve the oak grove. It appears the black area on Figure 5-5 depicting the open space is a wider area than the open space within Lot E on the proposed subdivision map. Exhibit J to the Planning Commission Agenda depicts the existing oak grove extending into the planned house pad area. All of the houses along proposed Court C are within the existing grove. It is hard to tell from the Specific Plan Figure 5-5 map, but it appears that the trees that will be removed due to lots 29 through 38, lot 28, and lots 48 through 42 are to be protected by the Specific Plan. A subdivision map may not be approved if it is inconsistent with the Specific Plan.

There does not appear to be a requirement in the Bass Lake Specific Plan for a public access trail within the oak grove area of proposed Lot E. In fact, the Specific Plan Policies limit public access. Section 5.7.1 of the Specific Plan on page 59 sets forth the Open Space Policies. Open Space Policy 1. states:

“Open space areas which remain in private ownership shall be encumbered by a conservation setback not open to public access, except where public access easements have been recorded.”

Consistent with this Policy the open space area shall not be open to the public. There is no indication that there is a public access easement in this area, or a need for such. We respectfully request that this area of Lot E, behind proposed Lots 38 through 29, is restricted from public access.

In addition to the Specific Plan requirements, public access and a trail in this location is not appropriate due to the topographic circumstances and its inconsistency with the existing neighborhood. This open space area is on top of the ridgeline and the proposed trail location that Mr. Brown emailed to us on January 23, 2017, is approximately 80 feet from our property line, and looks directly into our home due to the topography. The proposed trail appears to be closer to our property than the front street is to our home. Due to the topography the street and passing cars do not look into our home, but the strangers, from a neighborhood not our own, walking along the proposed trail would have direct sight into our existing home, and be within a closer proximity to our home.

Mr. Brown also said on Sunday that his mitigation requirement for removed trees is 3 to 1. However, the mitigation requirements in the documents do not have such a requirement. The mitigation calls for 1 to 1, and 2 to 1, depending on the type of trees removed. See page 53 of the Addendum.

At this point we object to the proposed development unless the subdivision map is conditioned with the following:

1. Single story homes along the ridgeline parcels 38 through 29.

2. No public access along the ridge line on Parcel E north of the cul de sac of Court C behind proposed lots 38-29.
3. A secure fence along our property and the open space maintained 100% by the development.

Even with these conditions, it is still questionable if the proposed subdivision can be legally approved due to the potential inconsistencies with the Specific Plan related to the open space requirement for the oak grove area.

We respectfully request that the Planning Commission and County staff consider our concerns and require the developer to address these reasonable requests and legitimate impacts that the proposed development would create to existing adjacent land uses. We do not object to this property being developed and eventual homes on the property; however, we do object to the proposed current configuration and plan due to its impacts to our home and the current proposed open space parameters.

Please contact us if we can provide any further information or answer any questions.

Very Truly Yours,

Bill Gillick  
DeeAnne Gillick, Attorney at Law

1/25/2017

Edcgov.us Mail - Fwd: Letter On Bass Lake North



PC 1/26/17  
#3

Charlene Tim <charlene.tim@edcgov.us>

2 pages

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## Fwd: Letter On Bass Lake North

James Williams <james.williams@edcgov.us>  
To: Char Tim <charlene.tim@edcgov.us>

Tue, Jan 24, 2017 at 7:45 PM

Sorry Char, I just noticed that you are not CC'd on this. So I'm forwarding it to you.

James Williams

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

From: Norm Brown <ncbrown2000@comcast.net>

Date: Tue, Jan 24, 2017 at 10:20 AM

Subject: Letter On Bass Lake North

To: <james.williams@edcgov.us>, <jeff.haberman@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <brian.shinault@edcgov.us>

Cc: Mel Pabalinas <rommel.pabalinas@edcgov.us>, Roger Trout, ED Planning <Roger.Trout@edcgov.us>

Gentleman;

Attached is a letter which I delivered to all of the neighbors of Bass Lake North. I did not specify the distance of the Open Space area. In a private meeting with Ms Gillick I told her that the distance between the houses would be about 240 feet based on the cross sections we prepared, which is accurate.

Norm Brown

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 Letter to Neighbors.pdf  
421K



December 29, 2016

William and Bonnie Berger  
3652 Waldwick Circle  
El Dorado Hills, CA 95762

Dear Mr. and Mrs. Berger:

Please allow me to introduce myself. I am developing the land behind your house. The project behind you, Bass Lake North, will be presented to the El Dorado County Planning Commission on January 26<sup>th</sup>. You should soon receive a letter from the County which will have more details about the hearing.

The Bass Lake North project is part of the approved Bass Lake Hills Specific Plan (BLHSP). The BLHSP is adopted as part of El Dorado County's General Plan. The BLHSP was adopted by the El Dorado County Board of Supervisors in 1995. Within the BLHSP, the Bass Lake North land area was designated for High Density Residential zoning, similar to Bridlewood. A map of the original Land Use Concept layout for the BLHSP is attached for your reference. The Planning Commission's staff is recommending approval of the project.

I have designed three of the four approved tentative maps within the BLHSP; including Hollow Oak (marketed as Laurel Oak) next door to Bridlewood. In fact, many years ago I provided an easement to Bridlewood's original builder for all of the dry utilities that now serve Bridlewood.

The Bass Lake North tentative map (copy attached) was designed to be consistent with the BLHSP and the new standards of the County and various State agencies. Access to the project will be from Sienna Ridge Road. Across the street from the project is the new proposed Rescue School District's K-8 school. The area adjacent to your property will be permanent Open Space. The Open Space area will be maintained by either the El Dorado Hills Community Services District or a private Homeowners Association. The homes to be built will be similar to those in Serrano.

If you have any questions please feel free to contact me at either the phone number or email below.

Best Regards,

Norm Brown, President  
N.C. Brown Development, Inc.

NCB:jlb

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