



**COUNTY OF EL DORADO  
COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIVISION**

**INTEROFFICE MEMORANDUM**

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To: Planning Commission Agenda of: January 26, 2017  
From: Mel Pabalinas, Acting Principal Planner  
Date: January 25, 2017  
Subject: **Z14-0008/PD14-0010/TM14-1522/Bass Lake North; Revisions to Staff Report and Response to Public Comments**

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Staff recommends the following changes (Items 1-3) to the Staff Report. Staff has responded to public inquiries in Item No. 4.

**1) SUBDIVISION PHASING AND ACCESS GATES**

As shown on the project exhibits in the staff report, the tentative subdivision map includes a proposal for a preliminary phasing for financing purposes and subdivision access design to potentially accommodate gate at the entrance along Sienna Ridge Road/Road "A"; however, this information was not described in the staff report or conditions of approval. Condition of Approval No.1 is recommended to be revised (added texts shown in underline) to include the phasing plan and potential gates.

- ***Condition of Approval No. 1: A Phased Tentative Subdivision Map*** creating 90 single family residential lots ranging in size from approximately 7,204 square feet to 23,975 square feet; four open space lots totaling approximately 11.37 acres; and two right of way (ROW) lots totaling approximately 5.09 acres. Access gates may be constructed at Sienna Ridge Road/Road "A" and the point of Emergency Vehicular Access (EVA) at the northerly terminus of Road "D".

**2) DESIGN WAIVERS**

Staff recommends the following changes to the description of the design waivers in the staff report and conditions of approval. These changes do not affect the analysis or conclusions of the staff report.

- ***Page 4, Paragraph 4:***

The applicant is requesting three Design Waivers to the El Dorado County Design and Improvement Standards Manual (DISM). These modified standards include reductions in

~~intersection spacing~~, right-of-way and roadway widths, sidewalk widths, and driveway standards.

(Rationale: As confirmed by the applicant, the project does not include any request for reduction in intersection spacing.)

➤ **Page 2, Item No. 6b:**

Reduced ROW width for Road B (from C Court to Road A), and Courts C, E, F, and G from 50 to 34 and 40 feet, respectively, and reduced roadway width from 36 feet to 29;

(Rationale: The added phrase is similar to the description under item 6a.)

**3) RECOMMENDED EDITS TO CONDITIONS OF APPROVAL**

Staff recommends, and the applicant has agreed, to the following minor edits to specific Conditions of Approval. These changes do not affect the analysis or conclusions of the staff report.

➤ **Condition No. 15 (Road Design Standards Table):** Missing width for the sidewalk

Roads A and D; and Road B, from Road A to Road D	Modified Std Plan 101B BLHSP Fig 4-4	29 ft	40 ft	<u>4.5</u> -foot sidewalk on both sides
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(Rationale: The tentative map already depicts this proposed sidewalk width.)

➤ **Condition No. 20 (Encroachment Permits):** Added Phrase

Construct Road A” encroachment onto Sienna Ridge Road to the provisions of County Standard Plan 103C or as modified to approval of County

Construct “C Court” EVA encroachment onto Sienna Ridge Road to the provisions of County Standard Plan 103A-1 or as modified to the approval of County and Fire District.

Construct Hawk View Road encroachment onto Bass Lake Road to the provisions of County Standard Plan 103E or as modified to approval of County

(Rationale: Added phrase is similar to the text in “Construct “C Court” EVA encroachment onto Sienna Ridge Road...”)

➤ **Condition No. 23 (Curb Returns):** Added Phrase

All curb returns where there is a sidewalk shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot

sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

(Rationale: Subdivision design has includes several curb returns without a sidewalk. Including this phrase provides an option for the applicant not to install a pedestrian ramp that does not connect to any sidewalk or curb return.)

- **Condition No. 30 (Regulatory Permits and Documents):** Revise Condition of Approval

~~All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.~~

All regulatory permits and agreements between the project and any State or Federal Agency shall be incorporated into the Project Improvement Plans prior to the start of construction of improvements.

Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

(Rationale: The revised condition clarifies the timing of required the regulatory permit and agreements required of the project.)

- **Condition No. 51 (Parking):** Removal of text

B. No parking is allowed at the end of C Court. ~~or G Court adjacent to the EVA.~~

~~-C. No parking at the end of Road H in the turnaround.~~

(Rationale: The proposed edits reflect the current version of the map in which G Court and Road H are no longer proposed.)

- **Condition No. 59 (Frontage Improvements):** Omit Condition

~~Sidewalks and pedestrian/bicycle paths shall comply with the BLHSP which calls for a Class II Bikeway along the proposed Silver Dove Way and a Class I bikeway along Bass Lake Road (realigned). The proper shoulder widths, bikeway widths, striping and signage will be required and should be noted on the plans.~~

(Rationale: The project is required to comply with the improvements identified per the Bass Lake Hills Specific Plan; however, is not required to construct frontage improvements along Hawk View Drive/Silver Dove Way Extension.)

- **Condition No. 64 (Open Space Management):** Added text

The El Dorado Hills CSD will review and approve the following items prior to final maps being recorded:

- A. Open Space and Tree Preservation Management Plan. The Plan shall include specifications and standards on the type and design of fencing along the borders of the open space areas within the subdivision.

(Rationale: The applicant proposed edits would address the concern of a neighbor bordering the Open Space Lot C located along the southern property line of the project.)

#### 4) RESPONSE TO PROJECT INQUIRIES FROM THE PUBLIC

In coordination with the applicant, staff provides the following response to some of the public inquires on the project. Other comments received may be further discussed during the public hearing.

- A. Why is the original PFFP for the BLHSP not being followed?

Response: The Bass Lake North project is consistent with the BLHSP. The PFFP is a 13-year old document and does not reflect the current needs of the County and/or traffic issues. The PFFP allows for adjustments to reflect current conditions. Nothing has been removed; however, the timing is only different for some of the improvements.

- B. Where did the increase in density come from?

Response: The density is consistent with the Bass Lake Hills Specific Plan. As a result of the construction of Sienna Ridge and development of Hollow Oak Subdivision, the villages in the area of Bass Lake North were bisected. Unit yields were calculated against the underlying land use designations (ie. H4PD and MPD) of the village. As discussed in the staff report, resulting density of the project is approximately 2.3 units/acre, which is below the maximum allowed density in the BLHSP of 2.6 dwelling units per acre for this site.

- C. How can items from the staff report from 2006 have such significant changes, or be completely deleted? For example:

- 1) Non-combustible fencing around open space, as required by the Fire Department;

Response: Fencing details will be addressed further in the Open Space Management Plan which is required as a Condition No.64, as revised above.

- 2) Not complying with El Dorado County Design and Improvement Plans.

Response: Compliance with County Design Manual is required and, where needed, modifications of standards via Design Waivers per the DISM have been requested for the project. These waivers have been reviewed and are supported by County staff.

- 3) A bike lane and pedestrian walk to Country Club Drive were originally a condition in the BLHSP PFFP.

Response: These improvements are still applicable requirements of the Specific Plan and PFFP.

- D) How old is the traffic study? Does it address all of the new developments that access Bass Lake Road?

Response: The Traffic Impact Analysis (TIA) submitted for the project is current (dated September 2014) and includes analysis of the existing traffic, all approved projects (including projects currently not built) and the background General Plan growth.

- E) 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?

Response: All of the TIA results indicate that even though there are traffic delays, installation of a signal is not warranted. The PFFP has funding in it to install a traffic signal at Hollow Oak/Bass Lake Road whenever the Signal Warrants are met.

- F) 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.

Response: The ultimate goal is to have the entire Specific Plan area annexed into EID service area; however, having one project be responsible for the cost associated with this effort would seem unreasonable.

- G) 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.

Response: The phasing plan was part not a requirement of the Specific Plan but only an exhibit to the Public Facilities Financing Plan. The Specific Plan allows each development to be analyzed on its own merits.

- H) 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.

Response: Bass Lake Road is being improved from New Country Club to HW 50. (approximately at City Lights). Both the County's traffic study for the new CIP, and

project analysis do not require BLR between Hollow Oak and New Country Club to be constructed. Additionally, there will be improvements made to the HW 50 intersection.

- I) When was a Bass Lake North Plan implemented as a separate Plan when it was originally part of the BLHSP, Phase 3?

Response: There is no separate Bass Lake North Plan. In order to develop villages within the Bass Lake Hills Specific Plan, a Tentative Subdivision Map is required to be submitted for review and verification of consistency with the provisions of the specific plan. The proposed project is a tentative subdivision map for Bass Lake North and is consistent with the adopted Specific Plan.

- J) 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?

Response: The concept of residential clustering typically refers to a development where lots are grouped strategically while preserving natural features or areas with constraints (ie. topography, wetland) of the project site and overall development impacts are reduced. Bass Lake North can be described as clustered but retains the standard residential subdivision tract map design, with lot size ranging from 7,000 square feet to 26,000 square feet, and incorporates open space areas where wetlands and oak trees are preserved consistent with the policies of the Bass Lake Hills Specific Plan.

Development of other villages would be required to adhere to the standards of the specific plan including the density yield based on the underlying land use designation of the property.