



Charlene Tim <charlene.tim@edcgov.us>

PC 4/28/16
#3, #4, #5
5 pages

re: Subject: TM01-1380-R-Bell woods Revised TM (BL Road), TM96-1321-R-3 Bell Ranch Revised TM and TM01-1371-R-Hawk View Ridge (BL Road), Phase 1A Improvements.

hpkp@aol.com <hpkp@aol.com>

Mon, Apr 25, 2016 at 8:01 PM

To: tiffany.schmid@edcgov.us, rich.stuart@edcgov.us, gary.miller@edcgov.us, brian.shinault@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, charlene.tim@edcgov.us, aerumsey@sbcglobal.net, Hidahl@aol.com, jjazz@sbcglobal.net, hpkp@aol.com


Attn: Tiffany Schmid, Planner; the EDC Planning Commission and the El Dorado County Board of Supervisors:

One of the stated goals of the Bass Lake Hills Specific Plan (BLHSP) is that major infrastructure improvements in the plan area were to be constructed concurrently with initial development (final report Bass Lake Hills Specific Plan Public Facilities Financial Report (PFFP) dated June 8, 2004 12580 FD 3. doc).

Attached is a copy of the EDH APAC letter regarding the modification of the Conditions of Approval for the Bass Lake Hills Specific Plan projects of TM01-1380-R-Bell woods Revised TM (BL Road), TM96-1321-R-3 Bell Ranch Revised TM and TM01-1371-R-Hawk View Ridge (BL Road), Phase 1A Improvements. The EDH APAC met on April 7th following a special subcommittee meeting on the same date. The APAC voting members voted unanimously (4-0) for Conditional Support of the projects recognizing that the **vast majority of the conditions identified are the responsibility of the County and not the project proponents**. In order to maintain the integrity of the BLHSP and the PFFP as previously approved by the Board of Supervisors, **County Development Services must follow-up on their commitments to the public as the BLHSP continues to develop in the future.**

Regards,

Kathy Prevost
Secretary
EDH APAC

 **Bell Wood, Bell Ranch, Hawk View 4-25-16.docx**
304K



El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2016 Board Chair
Ellison Rumsey
Vice Chair
John Raslear
Secretary
Kathy Prevost

April 25, 2016

EL Dorado County Community Development Agency
Development Services Department, Planning Division
2850 Fairlane Court
Placerville, CA. 95667

Subject: TM01-1380-R-Bell woods Revised TM (BL Road), TM96-1321-R-3 Bell Ranch Revised TM and TM01-1371-R-Hawk View Ridge (BL Road) reviewed concurrently as part of the Bass Lake Hills Phase 1A Improvements.

Attn: Tiffany Schmid, Project Planner

The EDH APAC met on April 7th following a special subcommittee meeting on the same date. The proponents of the Bell Woods, Bell Ranch and Hawk View Ridge projects, George Carpenter of Winn Communities and Norm Brown and others provided a PowerPoint overview of the projects and emphasized that the Bass Lake Hills Specific Plan (BLHSP) and Public Facilities Finance Plan (PFFP) were not being changed with the latest proposal, but that the conditions of approval were being modified, consistent with the County Planning departments recommendations, and subject to the Planning Commissions review. Many members of the public were present for the discussion, including many people associated with Holy Trinity Church. Several positive comments were made about the projects and several concerns were also expressed relative to roadways and public safety. County staff representing Development Services and the Department of Transportation, as well as the contracted traffic engineer provided responses to many of the questions posed. Following this, **the APAC voting members voted unanimously (4-0) for Conditional Support of the projects recognizing that the vast majority of the conditions identified are the responsibility of the County, and not the project proponents. In order to maintain the integrity of the BLHSP and the PFFP as previously approved by the Board of Supervisors, County Development Services must follow-up on their commitments to the public as the BLHSP continues to develop in the future.** *Please refer to the email correspondence following the letter signature block from County Planner Tiffany Schmid in response to APAC's concerns of the changes being made without modification to the BLHSP, the PFFP, or the Development agreement.*

One of the stated goals of the Bass Lake Hills Specific Plan (BLHSP) is that major infrastructure improvements in the plan area were to be constructed concurrently with initial development (final report Bass Lake Hills Specific Plan Public Facilities Financial Report (PFFP) dated June 8, 2004 12580 FD 3. doc).

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APAC understands that the El Dorado County Planning Department and the Developer are recommending that through amendments to the Conditions of Approval for the projects of Bell Woods, Bell Ranch and Hawk View will be responsible to complete the relocation of County Club Road as well as the Highway 50/Bass Lake Road Interchange and be relieved of completing the improvements to Bass Lake Road and other infrastructure designated in the PFFP for the first 300 or fewer homes, "critical mass", to be built in the BLHSP.

Our understanding is these infrastructure requirements will be conditioned to projects yet to be specified in the specific plan. They are the completion of Bass Lake Road/ bike and walking trails on Bass Lake Road; the median landscaping and other improvements; purchase of the sports park property/planning and design; partial completion of the Park and Ride; construction of Silver Dove Way including to the school; water, sewer for the future school; construction of the Highway 50/Bass Lake Road Interchange ramp improvements and ramp metering/completing a Project Study Report (PSR).

The developer is proposing "to ensure proper timing of the construction of the improvements identified for the US 50 Bass Lake Road interchange ramps, the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the interchange and ramps, to include existing traffic plus traffic generated by each final map". If the analysis indicates the LOS policies would be exceeded, the applicant shall construct the improvements prior to the issuance of the first certificate of occupancy for any lot within that final map. If not exceeded, the applicant shall pay its TIM fees toward the installation of proposed roadway improvements.

After a careful review of the proposed changes to the Conditions of Approval for the projects of Bell Woods, Bell Ranch and Hawk View in the Bass Lake Hills Specific Plan and the positive community feedback at the well attended APAC meeting on April 7, **the members of APAC conditionally support the realignment of Country Club Road and improvements to the Highway 50/Bass Lake Road interchange as stated in the proposed revisions with the following conditions as they apply to El Dorado County and the Developer.**

Responsibility of El Dorado County

Changing the Conditions of Approval by removing the completion of Bass Lake Road by the "critical mass" and improving Country Club will exacerbate the problems which currently exist at Hollow Oak which were created when that road was constructed by the developer of Hollow Oak. In addition, Hollow Oak Road will have increased usage with the further development of Bell Woods. With a restricted line of sight and no right turn lane, a dangerous situation currently exists with one fatal accident already occurring and many other accidents.

Therefore the section between Hollow Oak Road and the new County Club Road should be completed and not conditioned to a future project. Civil Engineers at the APAC Meeting on April 7 explained their traffic studies indicated that these improvements were not necessary until the year 2025. However, the California State Transportation Agency has consistently questioned the validity of the El Dorado County Transportation Travel Demand Studies, we refer to specifically to a letters dated September 22, 2014 to Director Steve Pedretti and the letter dated March 16, 2015 to Shawna Purvines, Long Term Planning. Caltrans also suggests that having infrastructure in place before it is needed is preferable. APAC recommends that developments planned for Green Valley Road and Marble Valley but not

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yet approved be considered and their potential impact evaluated as part of the traffic demand study which would support the completion of Bass Lake Road.

Responsibility of the Developer

Morrison Road which will become the primary road entering and exiting the new County Club Road will only have an emergency connection to Hollow Oak Road when the 27th lot of Bell Ranch is completed and full connectivity when the 79th lot is finished. APAC recommends the connection of Morrison Road to Hollow Oak should be constructed when the 27th lot is completed so there will be two entrances and exits to those developments. This will help to alleviate the traffic exiting to Bass Lake Road from Hollow Oak Road as well.

It is our concern, however, that the completion of Morrison Road could generate a heavy and possibly dangerous flow of traffic adjacent to the Holy Trinity School and their future ball field. We wish to reiterate that all possible measures should be taken to protect the safety of the students and employees at this site. This concern extends to the realignment of Country Club Road as well since not only will there be the normal traffic flow of the road but parents with children arriving and departing at the school.

APAC appreciates having the opportunity to provide a recommendation for these projects. If you have any question about any of the responses expressed here, please contact the APAC subcommittee co-leads Kathy Prevost hpkp@aol.com (530) 672-6836 or John Raslear jjrazz@sbcglobal.net (916) 933-2203.

Sincerely,

John Raslear, Vice Chair

Kathy Prevost, Secretary

EDH APAC Subcommittee

cc: Ellison Rumsey, Chairman, APAC; APAC file, Planning Commissioners; Board of Supervisors

Recent email correspondence on this project follows:

-----Original Message-----

From: Tiffany Schmid <tiffany.schmid@edcgov.us<tiffany.schmid@edcgov.us>>

To: hpkp <hpkp@aol.com><hpkp@aol.com>

Cc: Roger Trout <roger.trout@edcgov.us><roger.trout@edcgov.us>; Dave Spiegelberg

<dave.spiegelberg@edcgov.us><dave.spiegelberg@edcgov.us>; Natalie Porter

<natalie.porter@edcgov.us><natalie.porter@edcgov.us>; George Carpenter

<georgemcarpenter@comcast.net><georgemcarpenter@comcast.net>

Sent: Mon, Apr 25, 2016 10:25 am

Subject: Re: Staff Report P EIR Addendum

It was nice meeting you as well Kathy.

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The Condition of Approval to update the PFFP prior to issuance of the first building permit was added to the requested Tentative Map revisions to ensure that the PFFP fee is appropriately calculated. The current PFFP fee is based on 2004 estimates. If we did not update the fee calculation we could be under collecting, and thus under funding the PFFP. The update would not change the substance of the PFFP.

With regard to concurrency, the County feels that the proposed amendments to the Conditions of Approval for the previously approved Tentative Maps, comply with the concurrency concept put forth in the PFFP. None of the improvements outlined in the PFFP are being removed. Instead, in keeping with the concurrency concept, the County is requiring that infrastructure, e.g. Country Club Drive, be built when it is needed.

At this point there is no requirement to amend the PFFP or the Specific Plan.

I hope this helps.

Sincerely,

Tiffany Schmid
Principal Planner

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5334 / FAX (530) 642-0508
tiffany.schmid@edcgov.us

On Wed, Apr 20, 2016 at 1:49 PM, <hpkp@aol.com> wrote:
Good Afternoon Tiffany:

I appreciated having the opportunity to meet you at our recent EDH APAC meeting and I have a question about a change to a Condition of Approval #71, page 16, 16-0195 E 35 of 732, BLHSP EDC COA Amendments, Addendum and Initial Environmental Significance, February 2016.

The new condition (since it did not exist in the previous conditions of approval) reads "New requirement on all subdivisions that an update to the Bass Lake Hills PFFP shall be submitted prior to issuance of the first building permit". Would not the BLHSP PFFP need to be modified rather than updated given the fact the document was written to address concurrency policies in the Specific Plan? The changes currently being proposed would eliminate the complete concept of concurrency and trigger a Specific Plan amendment.

Also, there was no mention of further changes to the BLHSP or PFFP in the presentation by George Carpenter. Staff memos I have read from a previous submittal by the current developers for modification of the PFFP suggest the Tentative Maps would need to be revised to address the changes to Conditions of Approval to address the Phase 1A improvements, infrastructure and the elimination of the sports park. A formal application would be required to process requested changes; and, The Specific Plan would require an amendment to address elimination of the school by the 300th unit and to allow for parks to be developed in accordance with the 2007 Parks Master Plan, which currently requires 5 acres of parkland for 1,000 residents. Other amendments may be necessary which would be determined with a formal application submittal". (<https://eldorado.legistar.com/View.ashx?M=F&ID=2722991&GUID=608F6A21-385E-42FE-B479-1A9D97708D0B>)

Are there further plans to submit these amendments/revisions/modifications to the Specific Plan, Tentative Maps and PFFP if the current application is approved?

Thank you for your assistance,

Kathy Prevost
Secretary, EDHAPAC

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16-0199 Public Comment
PC Rcvd 04-26-16



PC 04-28-16
#3 #4, #5
3 pages
Charlene Tim <charlene.tim@edcgov.us>

Fwd: Letter for review

Rich Stewart <rich.stewart@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Apr 26, 2016 at 5:55 PM

Just wanted to make sure you had a copy of this—just received today. Tiffany was copied on this as well. Rich
----- Forwarded message -----

From: **Kelly Reed** <Kelly.Reed@hansonmcclain.com>
Date: Tue, Apr 26, 2016 at 12:59 PM
Subject: Letter for review
To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>

Hi Rich,

Please see attached.

Kelly Reed
Client Service Analyst
Hanson McClain Advisors

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April 26, 2016

Via e-mail to:

rich.stewart@edcgov.us

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

Re: Planning Commission Meeting on April 28, 2016 (Hawk View, Bell Woods, Bell Ranch)

Dear Members of the Planning Commission:

My wife and I have been residents of El Dorado Hills for 19 years. We've also been members of Holy Trinity Church and 4 of my children have attended the Holy Trinity School. In addition, I've had a business located in the Town Center of El Dorado Hills.

Between business meetings, school, sports events, and other day to day activity, I've travelled all of the major roads within El Dorado Hills and Cameron Park at all times of the day. These roads include Green Valley Road, Francisco Drive, El Dorado Hills Boulevard, Latrobe Road, Silva Valley, Serrano Parkway, Bass Lake Road, Country Club Drive, Cambridge Road, and Cameron Park Drive. In my opinion, the worst intersection in this area is Bass Lake Road and Country Club Drive. At certain times, the waits are incredibly long on Country Club Drive and the intersection is extremely dangerous.

As I understand it, the three subdivisions (Hawk View, Bell Woods, and Bell Ranch) were approved years ago. Some conditions are being updated and changed. The end result will be better traffic flow than if the conditions are not modified. This is good for the County and the existing residents.

We strongly support this proposal. We have no issue with sound and logical development in this County and that's exactly what this proposal is. It gives us homes in the right place and fixes some major County traffic issues that probably go unfunded otherwise. We urge you to take advantage of this proposal.

Sincerely,

Pat McClain
2518 Montgomery Place
El Dorado Hills, CA 95762

cc: Tiffany Schmid, El Dorado County Development Services (tiffany.schmid@edcgov.us)