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

**August 22, 2019 EDC Planning Commission Agenda Item 3 Serrano Village J7 PD18-0005 / TM18-1536**

**John Davey** <jdavey@daveygroup.net> Thu, Aug 15, 2019 at 11:35 AM  
To: Aaron Mount <aaron.mount@edcgov.us>, Planning Department <planning@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>, Jon/ Stacy Vegna <jvegna@edcgov.us>, james.williams@edcgov.us, brian.shinault@edcgov.us, gary.miller@edcgov.us  
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Hello,

The Bass Lake Action Committee would like to submit the following letter and exhibits as additional public comment for the August 22, 2019 County of El Dorado Planning Commission Hearing, regarding Agenda Item 3: Serrano Village J7 PD18-0005 / TM18-1536.

Thank you,  
John

**John Davey**  
**Vice President**  
**Bass Lake Action Committee**  
**A non-profit 501(C)(4) corporation representing Bass Lake area home owners**  
**<http://basslakeaction.org>**

Cell 916-752-8183

**3 attachments**



- 1 Bell Vista
- 2 Elms View
- 3 Serrano Pt
- 4 Serrano Ridge Road
- 5 Serrano 11111 St
- 6 Bass Lake Neck
- 7 Serrano Pt
- 8 Serrano Spgs
- 9 Bass Lake Station
- 10 Serrano
- 11 Rancho Tierra
- 12 Ball Lake View
- 13 Bell Vista

**BLA1.jpg**  
352K

**EIDoradoHills\_SpecificPlan\_FEIR\_Page7.pdf**  
17K

**1\_BLAC\_J7\_Comment\_Letter\_2\_Aug-15-2019.pdf**  
285K



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

August 15, 2019  
501 Kirkwood Court  
El Dorado Hills CA 95762

The County of El Dorado Planning & Building Department Planning Services Division  
The County of El Dorado Planning Commission

2850 Fairlane Court Building C  
Placerville, CA 95667

Honorable Commissioners,

The Bass Lake Action Committee (BLAC) established in 2003 as a non-profit 501(C)(4) corporation representing Bass Lake area home owners, wishes to submit these follow-up public comments and concerns as compiled by our Traffic Safety Committee (TSC), gathered from input expressed by our members, and other Bass Lake area residents, with respect to Serrano Village J7 (PD18-0005 / TM18-1536), on the impacts to Bass Lake area transportation, circulation, and pedestrian safety. The TSC is comprised of residents of Bridlewood Canyon, Woodridge, and The Hills of El Dorado villages in the Bass Lake Area of El Dorado Hills.

Many of our members are original homeowners that have lived in the area since the mid-1990s. These residents have not seen any capacity or significant safety improvements to Bass Lake Rd adjacent to the lake and our residential villages, for nearly 25 years. The major improvement in that time frame was a long overdue overlayment, completed within the last five years.

Residents are very concerned with the proximity of the entrance intersection for Serrano Village J7 (PD18-0005 / TM18-1536) to the Bridlewood Drive intersection along Bass Lake Road. These sit roughly 490 feet apart, with the Village J7 entrance on a curve, bounded on the south by the Bass Lake Overflow, and on the north by Bass Lake itself. The sightlines as they existed prior to this development project are very poor, and the construction of a new street, and entrance gate on the curve exacerbate the situation. With the physical constraints of the Lake and the Overflow, residents cannot see how safety or circulation conditions can be improved under the existing plans.

Of concern to residents is that the Village J7 Staff Reports contain the following determinations and findings from County DOT:

19-1171- A Staff Report

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19-1171 Public Comment  
PC Rcvd 08-15-19



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

### Site Improvements:

“...The project has been designed consistent with the ultimate 4-Lane alignment of Bass Lake Road. However, the Department of Transportation does not see the need for these roadway improvements within the life of the current General Plan. Therefore, construction of ultimate Bass Lake Road improvements is not required of Village J7. A condition of approval has been added to require the project to enter into a Frontage Improvement Agreement with the County, whereby the project's fair share cost of the frontage improvements along Bass Lake Road would be paid to the County prior to recordation of the first small lot final map within the village. The County would designate this funding for the future construction of the frontage improvements.”

Residents are concerned that the four-lane alignment of Bass Lake Road will never happen, and County DOT maintains that such alignment will not be merited in the life of the current County General Plan. We understand that local road capacity capital improvements in El Dorado County for the past twenty years generally only result from development projects mitigating against their traffic impacts. However, since Serrano J6, and now Serrano J7, don't appear to generate the need for roadway improvements, as documented in the J7 19-1171 A Staff Report, and conditioned by the 1989 El Dorado Hills Specific Plan (1989 EDHSP), we question which future project will trigger the ultimate 4-Lane alignment of Bass Lake Rd. The FEIR for the 1989 EDHSP indicates that Bass Lake Rd would be a four lane divided arterial according to the attached 2010 Plus Project With Mitigated Roadway Network diagram – Figure 7-21 ([Exhibit EIDoradoHills\\_SpecificPlan\\_FEIR\\_Page7.pdf](#)).

If the Master Planned Serrano El Dorado Development, the largest project in scope in El Dorado County, built-out over more than 30 (*thirty*) years doesn't trigger the four lane Bass Lake Rd Configuration, or at a minimum, the **conditioned** Frontage Improvements, then what undefined future project could trigger the conditioned improvements? The 1989 EDHSP has conditioned these frontage improvements for the entirety of the Serrano El Dorado Development – how are other future projects **outside** the 1989 EDHSP conditioned to be the trigger for the Conditioned Frontage Improvements for the last Serrano Bass Lake Rd project – improvements/mitigation required in the 1989 EDHSP, and the County's long expired 20 year Development Agreement between the County of El Dorado, and El Dorado Hills Investors (and its successors, Parker Development/Serrano Associates)? (**Exhibit Development Agreement available at <https://edhapac.org/wp-content/uploads/2018/04/Development-Agreement-1.pdf>**)

To date, the only remaining development projects in the Bass Lake Area, are:

**Silver Springs Units 1 – 3**

**Bell Wood, Bell Ranch, Hawk View, and Bass Lake North (Bass Lake Hills Specific Plan)**

**Bass Lake Estates**

**Sierra Sunrise**

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### Rancho Tierra

#### PA15-0008 Richland / TM97-1342 Verde Vista (proposed)

None of these other projects, approved, or seeking approvals, seem to be conditioned to supply capacity or safety improvements in the J6-J7 area of Bass Lake Road from Serrano Pkwy to Green Valley Rd, or have any triggers for the ultimate 4-lane alignment of Bass Lake Road. Therefore, residents are asking: If Serrano J6, and J7 do not meet any impact and improvement triggers, *what future project along Bass Lake Road possibly could?* County Planning Staff, and County DOT has indicated that these capacity and safety improvements will be provided by future undefined projects. As referenced in attached **exhibit BLA1.jpg** – the majority of developable land along the Bass Lake Rd Corridor north of Serrano Parkway already has development plans submitted, approved, and conditioned. Residents ask, can County staff identify where on this map the potential locations for undefined future projects exist that will be large enough in scale to provide for the construction of the Village J7 Frontage Improvements, or the ultimate four-lane Bass Lake Rd alignment from Serrano Pkwy to Green Valley Rd, as defined in the 1989 EDHSP?

We maintain that the cumulative negative impacts over the past 25 years to residents in our Bass Lake Communities of medium and high density residential developments that El Dorado County has approved via its land use authority in terms of traffic and pedestrian safety, as well as quality of life, call for solutions – and not solutions that require an additional 25 year wait.

**BLAC members, and area residents, ask that the following conditions be considered to alleviate the traffic and pedestrian safety concerns in our community as part of the PD18-0005/Tentative Subdivision Map TM18-1536/Serrano Village J7 conditions of approval:**

1. **Restricting left turn movements from Bass Lake Rd onto and off of “A” Street in the Serrano Village J7 project.**

Without the 1989 EDHSP Conditioned Frontage improvements for Village J7, and without the full four-lane expansion of Bass Lake Rd, the Village J7 site, hampered by poor sightlines, and the degree of the radius in the curve in Bass Lake Rd, it seems impossible to provide a *safe* left turn pocket into and out of “A Street” at Bass Lake Rd.

Since there is internal connectivity from Village J7 into Village J6, and Village J6 has a connection to Bass Lake Rd at the just constructed Whistling Way intersection with unrestricted turn movements, it seems a reasonable accommodation for Village J7 residents that need to complete a left turn onto or from southbound Bass Lake Rd to do so at Whistling Way, which has marginally better sightlines. When the full frontage improvements are added, and/or the full four-lane expansion of Bass Lake Rd is completed, the left turn movement restriction at “A Street” can be eliminated.



## BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

Several other Serrano Villages have restricted left turn movements at Village gateways from the private internal roadways onto County maintained public roads. The restricted left turn movements at these private roads to public roads Village gates require residents to use alternative internally accessible private Village gateways that allow left turn movements onto County maintained roads.

Currently due to divided road segments, and for safety and circulation purposes, these Serrano Village intersections restrict left turn movements:

**Boundary Oaks Dr to Serrano Pkwy**  
**Orsay Way to Serrano Pkwy**  
**Entrada Dr to Silva Valley Pkwy**

Since this accommodation has been provided to benefit both residents and provide roadway safety and circulation solutions for previous Serrano Villages, it seems to be the base minimum solution to the capacity and safety concerns at Village J7 "A Street". This restriction can be facilitated with concrete curbing and an entrance "island" triangle to prevent left turn movements into and out of "A Street".

Residents still feel that the left turn movement at Whistling Way is inappropriate, and remains a major safety issue considering current conditions on Bass Lake Rd, along with near-term impacts from the Sienna Ridge Shopping Center, and later, the Proposed Bass Lake Regional Park. These issues are compounded by the finding from El Dorado County's Department of Transportation that no future frontage improvements, or the ultimate four-lane Bass Lake Rd improvement, is required in the life time of the existing El Dorado County Voter-approved General Plan. But lacking any other perceived remedy for the left turn movement at "A Street" and Bass Lake Rd, restricting left turn movements at "A Street" is a sensible and entirely appropriate mitigation.

### 2. **A stop sign on Bass Lake Road at the Serrano Village J7 entrance to "A Street".**

This would serve to slow traffic in a dangerous curve with very poor sightlines. Additionally, it would reduce speeds adjacent to the Serrano Village J6 gate on Bass Lake Road.

We feel that the restriction of left turn movements at this curve on a substandard road, that is not expected to meet any triggers for a final four-lane expansion to Bass Lake Rd, or the delay in the construction of *conditionally required* frontage improvements for the lifetime of the current Voter Approved General Plan, is the minimum mitigation that could be conditioned.

We appreciate the opportunity to provide feedback regarding questions, concerns, and comments on



## **BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE**

the proposed changes to the Serrano Village J7 PD18-0005 / TM18-1536 project. As a community, we're eager to see the final buildout of our Bass Lake area, with its long-promised capacity and safety improvements, and look forward to welcoming our future Serrano Village J7 neighbors to our corner of El Dorado County.

Warm regards,

**John Davey**

2019 Vice President  
Bass Lake Action Committee

**BLAC TSC members**

**John Thomson Ph. D.**

Bass Lake Bulletin Editor  
Woodridge resident

**Frank Sultzberger**

Bridlewood Canyon resident

**Steve Slattery**

Woodridge resident

**Ron Cassity**

Bridlewood Canyon HOA Director  
Bass Lake Action Committee Director At Large  
Bridlewood resident

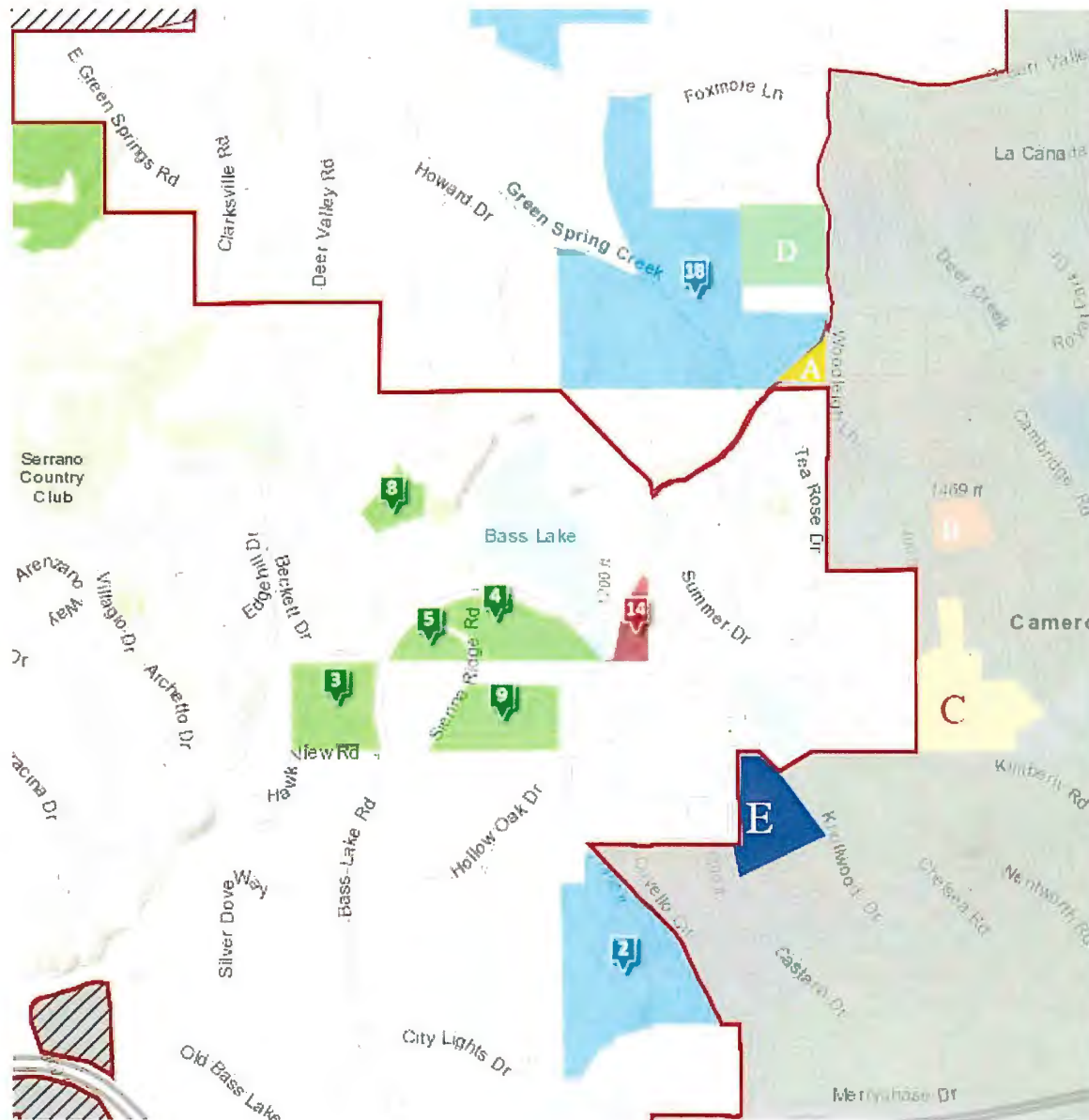
**John Davey**

Vice President Bass Lake Action Committee  
2019 Chair El Dorado Hills Area Planning Advisory Committee  
The Hills of El Dorado resident

cc:

The County of El Dorado District 1 Supervisor John Hidahl  
The County of El Dorado District 2 Supervisor Shiva Frentzen  
The County of El Dorado District 3 Supervisor Brian Veerkamp  
The County of El Dorado District 4 Supervisor Lori Parlin  
The County of El Dorado District 5 Supervisor Sue Novasel  
The County of El Dorado Hills Department of Transportation  
The County of El Dorado Auditor Controller Joe Harn  
The El Dorado County Transportation Commission  
The El Dorado Hills Community Services District  
The El Dorado Hills Fire Department

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- 2 Bell Ranch
- 3 Hawk View
- 4 Serrano J6
- 5 Sienna Ridge Retail
- 8 Serrano J LOT H
- 9 Bass Lake North
- 14 Serrano J7
- 18 Silver Springs
- A Bass Lake Estates
- B Sierra Sunrise
- C Rancho Tierra
- D Richland/Verde Vista
- E Bell Woods

Base Image courtesy El Dorado Hills Fire Department New Development Snapshot 2018 Summary & 2019 Sneak Peak

