



EDC COB &lt;edc.cob@edcgov.us&gt;

Bass Lake 12/7/2020

## Bass Lake

1 message

Myron & Janne Cooper <myjan@sbcglobal.net>  
 To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Sun, Dec 6, 2020 at 2:54 PM

Dear Supervisors,

I ask that you uphold the Planning Commission's November 12, 2020 denial of the Tentative Subdivision Map Revision TM-R19-0002 Bass Lake North request to revise the Condition of Approval #66 that sought to reduce the required constructed quantity of park-and-ride parking spaces from 100 to 50 and phasing the remaining 50 spaces as a Condition of Approval for future subdivision(s) within the Bass Lake Hills Specific Plan area.

The Planning Commission's reasons for denial were:

1. No technical analysis or justification was presented to support the applicant's request;
2. The El Dorado Transit Master Plan, testimony from the Transit Authority and Public Comment shows a need for the Park-and-Ride spaces and the Transit Authority Board has not vetted any technical analysis for this request;
3. These projects (Park-and-Ride spaces) are going to be fully refundable to the applicant through the Public Facilities Financing Plan (PFFP);
4. The intention of the Bass Lake Hills Specific Plan was to front load the needed infrastructure;
5. The assertion that it would be reasonable to push the requirement of the additional 50 Park-and-Ride spaces to potential future projects (potentially smaller future projects) would be unfair to those future projects and applicants;
6. The applicant agreed to the front loading infrastructure as approved and conditioned by the Planning Commission, and the Board of Supervisors additional condition of approval to include a bike path; and,
7. The current approved project is more consistent with the Bass Lake Hills Specific Plan and the County General Plan than the proposed modified request as presented to the Planning Commission.

Changes to anticipated traffic levels, build out projections, and deferring infrastructure improvements to undefined future development is how Bass Lake Road became a road with three Capital Improvement Plan projects removed in 2015/16.

The El Dorado Transit Authority had based their needs for Park and Ride lots on an analysis that predates the 2017 approval of the Bass Lake North project. El Dorado Transit Authority's recent concession to the applicant's request to change from 100 funded parking spaces to 50 parking spaces is not based on any meaningful analysis.

The Park and Ride is also intended to provide 10 joint use parking spaces anticipated to be used for the Mormon Carson Trail within the Bass Lake Hills Specific Plan Area.

Further, on page 107 the Bass Lake North Project CEQA Addendum and Initial Study of Environmental Significance, **approved** by the Board of Supervisors on February 28, 2017 specifies that development of a park and ride facility near the intersection of Bass Lake Road and Country Club Drive should be required in conjunction with the development of the area.

Also, that a portion of the Class 1 Bicycle lane from Old Country Club Drive to Hollow Oak Road had to be added to the Specific Plan and this project without analysis during the Board of Supervisors hearing in 2017, further demonstrates a lack of full consideration for the facilities and circulation elements in the 2016/17 updated Bass Lake Hills Specific Plan. The County should not be trading Conditions of Approval after the fact.

Both the Park and Ride Lot and the Bicycle lane are facilities that are lacking in the Bass Lake Area, and trading required Conditions of Approval years after the project has been approved, in deference to cost increases, does not serve the interests of residents or the County. Additionally, the park and ride facility construction costs are

reimbursable to the developer.

I request that both Condition of Approval #66 (the 100 spaces in the Park and Ride Lot) and Condition of Approval #67 (the Class 1 Bicycle lanes) not be modified for this project, and that you uphold the Planning Commission Denial of the request, and refuse the appeal.

**Personal Note:** All the housing that is being built along Bass Lake Road and nearby Green Valley Road and NO improvements to Bass Lake Road? No bike lane, no widening, no continuous shoulder room, NOTHING! Bicyclists ride on Bass Lake Road daily - it is dangerous - both for them and the driver who at 40 miles an hour rounds a turn to a bicyclist in the traffic lane because there are NO shoulders on a good portion of the roadway.

These developers are making BIG dollars - why are they not required to do some mitigation for traffic and school impacts?

Sincerely,

- Myron & Janne Cooper
- 501 Prairie Falcon Ct.
- El Dorado Hills, CA 95762



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## Bass Lake SP-Appeal of Planning Commission Decision

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Joe Harn <joe.harn@edcgov.us>

Mon, Dec 7, 2020 at 1:43 PM

To: John Hidahl <john.hidahl@edcgov.us>, Sue Novasel <sue.novasel@edcgov.us>, Lori Parlin <lori.parlin@edcgov.us>, Shiva Frentzen <shiva.frentzen@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>

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I support the Planning Commission decision. I recommend that your Board deny the appeal.

It is my understanding that the Developer agreed to the infrastructure in question back in the 1990's, when the specific plan and development agreements were approved. Again in February 2017, the Developer agreed to make these improvements. We have a contract, (tentative map), with the Developer. The County should enforce the terms of the contract.

Joe Harn  
Auditor-Controller  
El Dorado County