



Bass Lake Action Committee
A 501(C)(4) corporation
501 Kirkwood Court
El Dorado Hills, CA 95762
<http://basslakeaction.org>
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El Dorado County Board of Supervisors
300 Fair Lane
Placerville, CA 95667

January 11, 2019

Dear Supervisors,

We noticed the following item on the Board of Supervisors Agenda for the January 15, 2019 meeting - the first part of the Agenda item is about using 100 feet of county owned land to connect the future southern extension of Silver Springs Pkwy to Bass Lake Rd at "The Curve" - which has been a long time coming, and Bass Lake area residents are eager to realize the traffic circulation and safety features of the Silver Springs Parkway project

But the second part of the Agenda item is seeking Board of Supervisors **direction** over reserving part of the County owned 41 acres at Bass Lake for a 1 acre Department of Transportation Maintenance yard

- from the BOS 1/15/2019 AGENDA ITEM 26:

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=3831733&GUID=034A66D7-A444-4AE0-85D8-8AC41BDE2757&Options=&Search=&FullText=1>

Department of Transportation and Chief Administrative Office, Parks Division, recommending the Board provide direction on the following property requests by the Department of Transportation for County owned property located at/near Bass Lake and Bass Lake Road in El Dorado Hills identified as Assessors Parcel Number 115-400-02 approximately 41 acre parcel:

- 1) Department of Transportation requests a 100 ft. strip of land to connect Bass Lake Road to Silver Spring Parkway; and*
- 2) Department of Transportation requests 1 acre for a maintenance yard for the western part of the County. (Est. Time: 10 Min.)*

FUNDING: N/A

Body

DISCUSSION / BACKGROUND

The County acquired this 41-acre parcel on April 24, 2011 for park and recreational purposes as a property exchange for 16 acres of undeveloped



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county-owned land at the end of Robin Lane in Cameron Park. The property is adjacent to Bass Lake off of Bass Lake Road. The county paid \$33,000 from the General Fund Contingency to pay for closing costs

*A park plan and environmental document was prepared in 2003. **There were many complaints from adjacent property owners and from the BLAC-Bass Lake Action Committee regarding lights and sports fields.** There were also requests from Rescue School District for additional land that was needed for a future school site. All of these issues stalled this park site from development.*

This site is also within the boundaries of El Dorado Hills Community Services District (EDHCSD). The question has come up several times about the county building a park within the EDHCSD boundary and whether or not it is a good use of the minimal funding the county has for parks. This property is located in an area that has many parks and sports fields because of work of the EDHCSD.

In the near future, the Parks Division will be coming forward with an agenda item recommending the County focus parks services on the underserved areas of the County.

Since this parcel was acquired and intended originally for park and recreational purposes, staff is requesting Board direction on whether staff should move forward with the necessary steps, including CEQA review, for using a portion of the parcel for road and maintenance yard purposes as requested by the Department of Transportation.

We would note that there is a typo in the Agenda item – the County acquired the property in 2001, not 2011. Additionally, the Bass Lake Action Committee takes exception to the suggestion that our Committee members ever complained about the proposed Regional Park Plan – we did indeed submit public comments, opinion, and questions about the project, as the process legally provides for the ability of residents to do. In fact, our members were very integral with scoping meetings, and proposed park workshops.

Some of the challenges with a maintenance yard at this site will be:

Environmental - since it is literally adjacent to Bass Lake, wildlife and residents may be exposed to water, soil, and air contamination risks from maintenance supplies for roadways, and vehicles, and the general operation of a maintenance yard.



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The Bass Lake Action Committee would seek to reference a five-page public comment letter in response to the May 16, 2003 Notice of Preparation of a Draft Environmental Impact Report for the previous County proposed Regional Park plans at Bass Lake from Department of Fish and Game Deputy Regional Manager Larry L Eng, dated June 12, 2003 (**attached**):

This site is immediately adjacent to Bass Lake and surrounding Shoreland which are valuable habitat areas for residents and migratory birds. Bald Eagles have wintered over at the site as documented for over 70 years. Also, it has been the home of American White Pelicans for a number of years as well as some swans the last few years. The American White Pelican is protected by the Migratory Bird Treaty Act of 1918. Ospreys and Golden eagles have also been noted by residents as living in the area.

There would be direct removal of habitat from project construction and many of the birds are sensitive to human disturbances which can be expected from a maintenance yard.

Traffic and Circulation - We already have a significant challenge with traffic at the entrance to Bridlewood Canyon. This project will negatively impact Bridlewood Canyon, and the entrance to Woodridge at Madera Way. Also, Serrano Village J7 will have its entrance gate directly on the curve at the Bass Lake overflow, against the wall at Bridlewood Canyon, and the Serrano J6 Village, which is currently under construction, and will have an entrance gate on Bass Lake Rd, a few hundred feet from the proposed Maintenance Yard.

As was determined in the 2014 Green Valley Road Final Corridor Analysis Report, key findings for several example road segments consistently cite the proximity of multiple driveways along the roadway with poor sight-lines due to curves, grades, and vegetation, presents a complication to road circulation and safety.

Multiple private driveways along this segment have limited intersection and stopping sight distance due to vegetation, hillside, and roadway characteristics (horizontal and vertical curvatures)

The existing Madera Way entrance to Woodridge, the Bridlewood Drive entrance to Bridlewood Canyon, and the future entrances to Serrano Village J6, and Serrano Village J7 are all within several hundred feet of the proposed project. The project site is approximately 80 feet from the Bridlewood Dr intersection, and 200 feet from the Bridlewood Canyon HOA Gatehouse. The project is 109 feet away from the future Serrano Village J7 entrance, which is already complicated by a curve of significant, and



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potentially dangerous, radius. There are currently no pedestrian facilities available to area residents on Bass Lake Rd, and no Bicycle provisions. Circulation and public safety will be impacted negatively by the proposed project.

Aesthetics - residents will have a maintenance yard directly across the road from their homes. This can and will impact home values, as well as the ability of property owners to exercise the enjoyment, and quiet use of their property. Consensus among the residents that we have had the opportunity to discuss this with in the *very* limited time since this item was published on the Agenda have been that aesthetically, this would be an eyesore.

Zoning - the property is currently zoned for RE-5, while Bass Lake itself is zoned for open space / recreation. In fact, the 1989 El Dorado Hills Specific Plan calls for Village R (Bass Lake) to be ***reserved as open space/recreation use, in perpetuity*** – A maintenance yard is an incompatible use for the zoning, and an incompatible use to place next to residential neighborhood(s).

For these many reasons, and more, the Bass Lake Action Committee requests that the project as proposed be denied, and that the Board of Supervisors provide that direction on the matter to the County DOT. At a minimum, more time for public notice than the six days between the BOS Agenda being published, and the BOS meeting, should be provided, to area residents to evaluate the limited details provided in this Agenda item, and to provide public comment to the Board of Supervisors.

We understand and truly appreciate that the County Department of Transportation is exploring financially sound methods to provide a maintenance yard to the western county by exploring the use of existing county property - but the proposed use is incompatible with our surrounding residential community, the open space provisions of the Village R Bass Lake property, and presents traffic, circulation, and important safety conflicts, to an already sub-standard roadway

The Bass Lake Action Committee appreciates the opportunity to provide public comment on this agenda item, and for your kind consideration on this matter.

Warmly,
John Davey, Vice President
Bass Lake Action Committee

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