



BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

August 5, 2019
501 Kirkwood Court
El Dorado Hills CA 95762

The County of El Dorado Planning & Building Department Planning Services Division
2850 Fairlane Court Building C
Placerville, CA 95667

The Bass Lake Action Committee (BLAC) was established in 2003 as a non-profit 501(C)(4) corporation representing Bass Lake area home owners. In 2018 BLAC established a Traffic Safety Committee (TSC) to gather information and examine the concerns from our members and area residents with respect 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. The BLAC TSC has been evaluating the traffic and pedestrian conditions in our area for some time, beginning in 2018.

Our primary focus is on road and pedestrian facilities around the southern and eastern edges of Bass Lake, along Bass Lake Road from Serrano Parkway through Magnolia Hills Drive.

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 were 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. We cannot determine from the project documents available online if left turn movements from Bass Lake Road, or onto Bass Lake Road will be permitted at the J7 entry location. (J7: **Exhibit J7-1**)

Residents are also concerned with the Village J6 entrance to Bass Lake Rd (Whistling Way?) – from planning documents available online, residents cannot determine if left turn movements onto, and from, Bass Lake Rd are to be permitted. In close proximity of the Village J7 roadway entrance onto Bass Lake Rd, with a 40 MPH speed limit, the sightlines from the curve at the Bass Lake Overflow are very poor – trees and bushes from Bass Lake inhibit a full view of the roadway from both north, and south of



BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

the curve, further compounding residents' safety concerns for the Serrano Village J7 entrance at Bass Lake Rd. (J6: **Exhibit J6-J7-1 & Exhibit J6-1**)

Also, 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
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, we question which future project will generate the needs to meet the trigger for the ultimate 4-Lane alignment of Bass Lake Rd.

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

Silver Springs Units 1 – 3: which was conditioned to construct Silver Springs Parkway from Green Valley Road, south to Bass Lake Road.

Bell Wood, Bell Ranch, Hawk View, and Bass Lake North: Projects from the Bass Lake Hills Specific Plan, and as of the revised 2016 PFFP, this specific plan does not include road improvements to Bass Lake Road in the area of concern – Serrano Parkway north to Magnolia Hills Drive.

Bass Lake Estates: 36 single family homes north of Magnolia Hills Drive, and south of Woodleigh Lane, which was approved with a condition that left-turn movements are eliminated at the southern connection of Trout Lake Court (actually a circle, and not a traditional court) to Bass Lake Road. However, since being approved, the project owners are marketing the property with an alternate 27 lot configuration with two separate, non-internal connecting road intersections to Bass Lake Road, instead of the approved Trout Lake Court configuration with restricted left-turn movements, suggesting in those marketing materials that County Planning Staff supports the alternate plan of 27 lots. Residents are



BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

concerned that by removing the approved single street circle layout in favor of two separate streets, that the left-turn movement restrictions will be eliminated for the 27-lot alternative, further impacting traffic safety. In March 2019 a BLAC member and their child were involved in a head on collision near the proposed location of the Bass Lake Estates southern Trout Lake Court connection to Bass Lake Rd.

Sierra Sunrise: A 7-single family home project on Woodleigh Lane, that has no requirement to improve Bass Lake Road.

Rancho Tierra: An 84-single family home development that would connect Woodleigh Lane in Cameron Park to Great Heron Dive in the Woodridge Village in El Dorado Hills, providing connectivity to Summer Drive, and thence to Bass Lake Road via Madera Way.

PA15-0008 Richland / TM97-1342 Verde Vista: the seemingly abandoned 84-lot single family home project on Bass Lake Rd at Gateway Dr.

None of these projects seem to be conditioned to supply capacity or safety improvements to Bass Lake Road, 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?*

We realize that Bass Lake Road is a major north-south connector in the El Dorado Hills, Cameron Park, and Rescue areas, providing one of only a handful of connectors from Green Valley Road in the north, to Highway 50 in the south, and that a free flow of traffic is necessary as part of the larger circulation designs of El Dorado County.

However, residents believe 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 some solutions.

BLAC members, and area residents, ask that the following concepts 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.
2. A stop sign on Bass Lake Road at the Serrano Village J7 entrance to "A" Street, 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.



BASS LAKE ACTION COMMITTEE TRAFFIC & SAFETY COMMITTEE

Our goal is to realize traffic & pedestrian safety and capacity improvements in the Bass Lake area of El Dorado Hills – 25 years is a very long time for residents to wait for these much-needed improvements. If they don't come now, with the current development cycle, residents feel that they might not come for an additional 25 years, if ever. We remain committed to working with El Dorado County Staff to find the most obtainable solutions to these capacity and safety concerns. We appreciate the opportunity to provide critical resident input into traffic and safety conditions in our community.

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 Planning Commission
The County of El Dorado District 1 Supervisor John Hidahl