

# BASS LAKE BULLETIN

## DEVELOPMENT, ROAD ISSUES DOMINATE AGENDAS

### EDH APAC REVIEWS SERRANO VILLAGE J-7 DEVELOPMENT PLANS

Parker Development has begun the approval process for a proposal (Planned Development 07-0029 and Tentative Map 07-1457 – Serrano Associates LLC) to build a number of two- and three-story cluster homes on land next to Bridlewood Canyon designated as Serrano Village J-7. The triangular parcel is bounded by Bridlewood Canyon on the east and south sides, while the western side abuts that part of Bass Lake that extends south of Bass Lake Road.

The project was reviewed by the El Dorado Hills Area Planning Advisory Committee (APAC) on November 14, 2007, as part of the approval process. After a presentation by the applicant and comments from the public, APAC recommended approval of the application with several limitations.

APAC is concerned that the proposed three-story residences along the eastern and southern boundaries of the project, coupled with the short setback from the neighboring Bridlewood Canyon boundary, would create substantial visual impact and would be inconsistent with the policies set forth in the El Dorado Hills Specific Plan.

The design guidelines in the Specific Plan provide that “buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact” (Appendix B, Design Guidelines, Section 2.1.a). APAC is concerned that three-story dwellings built along the project’s boundary with Bridlewood Canyon could have a significant negative visual impact. APAC recommends that no three-story buildings be built along the project’s immediate boundary with Bridlewood Canyon.

Also, several APAC members noted that the Specific Plan provides for the matching of lot densities along the eastern boundary of

the Specific Plan area (Section 2.4, Location of Dwelling Unit Types). They are concerned that the “six-pack” residence design coupled with the fifteen-foot setback currently proposed could create an inconsistent density along the proposed development’s boundary with Bridlewood Canyon.

APAC is concerned that the traffic circulation pattern for the proposed project provides that future residents may make unregulated left turns across Bass Lake Road to enter or leave the project. The Committee is concerned that Bass Lake Road is becoming a well-traveled road, and such left turns may be hazardous. APAC recommends that the County Department of Transportation do a very thorough review of the left-turn traffic pattern associated with entering and exiting the proposed project.

APAC’s concerns were sent to County Project Planner Mel Pabalinas for inclusion with the materials that will go to the Planning Commission. ~

### BLAC COMMENTS ON SERRANO VILLAGE J-7 DEVELOPMENT

Parker Development representative Kirk Bone has met several times with Bass Lake Action Committee in an effort to garner support for Parker’s proposal to develop the parcel adjacent to Bridlewood Canyon known as Village J-7 and build a number of two- and three-story cluster homes on the parcel.

Parker is requesting county approval to subdivide the parcel into 72 residential single-family attached lots and 14 landscaped home-owners-association-maintained lots. The lots will range from 2,594 square feet to 5,637 square feet in size. The 9.86 acre property is located on the south side of Bass Lake Road approximately 300 feet south of the intersection with Bridlewood Drive.

*(continued on next page)*



Map showing location of Serrano Village J-7 adjacent to Bridlewood Canyon

## COMMENTS *(continued)*

BLAC shares the concerns of the El Dorado Area Planning Advisory Committee, in that the proposed three-story houses planned along the boundary of neighboring Bridlewood Canyon would be incompatible with the existing Bridlewood architecture. BLAC is also concerned that the fifteen-foot rear setbacks of the project would create substantial visual impact and the smaller lot densities would be inconsistent with the policies set forth in the El Dorado Hills Specific Plan.

BLAC is additionally concerned that the addition of an entry and exit from the J-7 homes will add to a series of driveways on a short curved stretch of Bass Lake Road that requires left turns in order for emerging motorists to travel south on the roadway.

Another issue is that any road improvements will require that the roadway be relocated to the center of the 100-foot right-of-way along that route. Such a realignment could take out a substantial part of the existing land and driveway now in front of Bridlewood Canyon (see photos on this and the front page).

BLAC members were generally pleased with the outreach by Parker and recently offered several suggestions with respect to the project and the planned improvements for that portion of Bass Lake Road that passes in front of the development.

BLAC has made known its concerns about the road improvements to county officials, including DOT Deputy Director Russ Nygaard. It is hoped that the road issues will be settled by the time BLAC hosts Mr. Nygaard as a guest speaker in February 2008 and he can then give a full report. ~

## COUNTY HOLDS TAC MEETING ON J-7 PROJECT

The county held a Technical Advisory Committee (TAC) meeting on November 26, 2007, to discuss Parker Development's request for approval of a request for a tentative subdivision map and planned development (PD 07-0029 & TM 07-1457)



to subdivide and develop Village J-7. The property, identified by Assessor's Parcel Number 123-040-11, consists of 9.86 acres, and is located on the south side of Bass Lake Road approximately 300 feet south of the intersection with Bridlewood Drive, in the El Dorado Hills area. The meeting was called by El Dorado County Project Planner Mel Pabalinas.

The purpose of a TAC meeting is to review preliminary project design to ensure conformance with County policy and ordinances. The meeting may also provide early identification of possible issues giving the applicant the opportunity to seek solutions or consider design alternatives before formal filing of an application. The staff may also suggest alternatives for the project which, in the experience of the staff, have improved chances of a recommendation for county approval.

BLAC representative Greg Violette attended the TAC meeting and raised BLAC's concerns about the project, including the set back distance, three story structures and traffic.

Greg suggested that it was the responsibility of the Department of Transportation to do a thorough review of the Bass Lake Road traffic corridor as a whole and not as unrelated parts. Greg specifically raised the issue of line-of-sight for cars exiting Village J-7



onto Bass Lake Road. Parker Development representative Kirk Bone also urged DOT to thoroughly review the entire Bass Lake Road corridor, not only the portions of the road that front Parker's developments.

The DOT representatives at the meeting sought to allay the BLAC concerns by asserting that the proposed modifications to Bass Lake Road would address that issue.

Present plans call for the road to narrow over the portion of road way that crosses the waters of Bass Lake then widen out in front of Bridlewood Canyon.

DOT informed Parker that Parker would be responsible for road improvements to the right of way, though Parker would be eventually eligible for reimbursement for doing so.

Any comments on the project and the road mitigation plans should be addressed to Mr. Pabalinas at the El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA 95667. ~

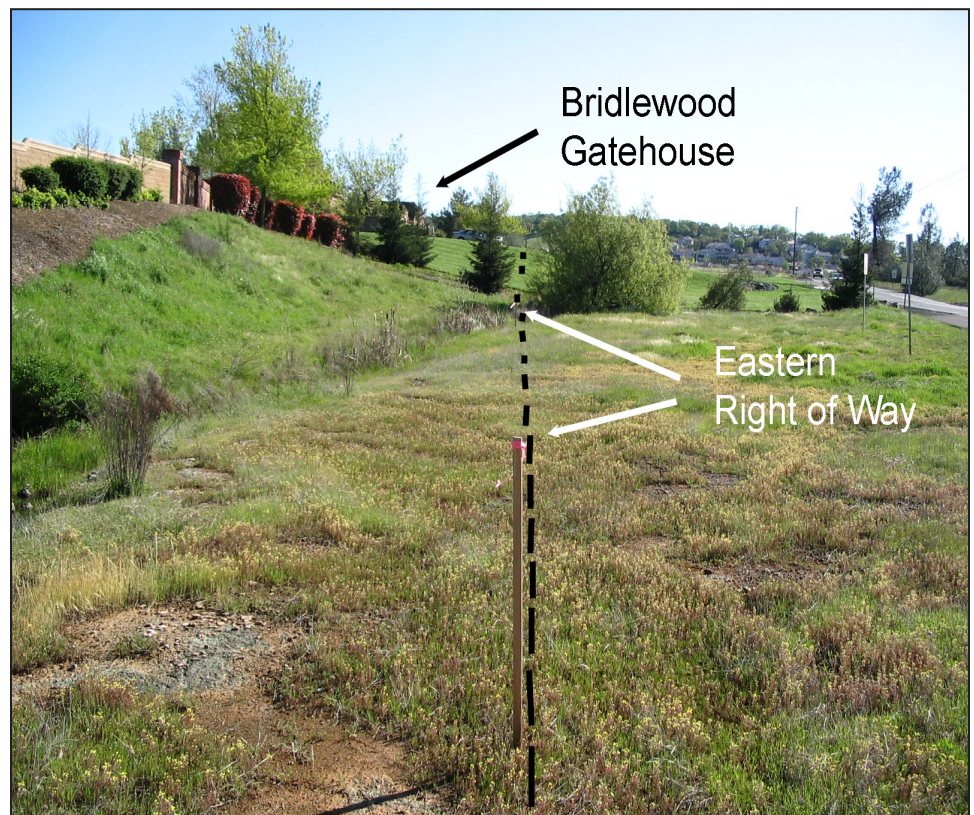


Photo showing the extent of the eastern side of the right of way for Bass Lake Road as it passes in front of Woodridge and Bridlewood Canyon

## THE PRESIDENT'S LETTER



Hello Everyone,

Here we are approaching another Christmas season, a season of joy and thankfulness. Joy because we have had a wonderful year, thankfulness because we live in our beautiful community in the foothills.

Fran and I have had occasion to look around us and marvel at the changes that have occurred over the last few years. Our trees are becoming mature, and our garden is growing lush.

The other day someone who has lived in this area a long time remarked that when our hills were covered with nothing but oak trees and grassland, there were few birds to be seen. Now we are blessed with many beautiful birds. I believe that the masses of trees and bushes that have been planted, and the numerous water features, now bring the birds to El Dorado Hills.

We see birds at our fountain all the time. Bright green finches, brilliantly-hued hummingbirds, and all kinds of bluebirds, to mention a few. Almost every day finds us thumbing through the bird book trying to identify a new bird we have seen.

Then there are the birds that hop along the ground, eating what must be the seeds that fall from our plants, and the ones flitting through the trees, eating the berries there.

I see also that the Canada geese that winter over at Bass Lake are back. They seem to spend the night at Bass Lake then head off east in the morning to somewhere else to spend the day. They usually fly right over our house in a vee formation, honking loudly, every morning and every evening. What a sight.

So we all have much for which to be thankful, including all of our neighbors and friends up and down Bass Lake Road. May you all have a Merry Christmas and a Happy New Year!

*John E. Thomson*

President

## COMMUNITY SERVICES DISTRICT UNVEILS STREETScape MASTER PLAN

The El Dorado Hills Community Services District Planning Department will accept comments on Version I of the proposed El Dorado Hills Streetscape Master Plan and the Initial Study and Negative Declaration associated with the Streetscape Master Plan for the thirty day period ending on December 8, 2007.

The term “streetscape” typically refers to exterior public spaces located between street curbs and building facades. In rural neighborhoods, streetscape typically refers to the public space between the edge of the road and the private property lines. Examples of streetscape components are paving (sidewalks, curbs, accessible sidewalk ramps), plantings (street trees, supplemental plantings, container plantings), and street furnishings (benches, bus shelters, sign poles, fences, utility covers, lighting). A streetscape plan also may include fencing, pedestrian crosswalks, and traffic calming measures located within the vehicular space.

The El Dorado Hills Streetscape Master Plan does not address objects mounted to building facades such as signs, canopies, awnings, window boxes, railings, and other architectural features. The Streetscape Master Plan is intended to act as a guide for the progressive development and improvement of streetscapes along the arterial and collector streets within El Dorado Hills. The object of the Streetscape Master Plan is to support harmony and consistency along our community collector routes, enhancing the beauty and charm of El Dorado Hills.

It is hoped that with this first version of the Streetscape Master Plan (and subsequent updates), a consistent and cohesive streetscape will gradually evolve. It is not the intent of the initial Streetscape Master Plan to complete an immediate, sweeping transformation of the streetscapes within El Dorado Hills, but to be the impetus to move towards streetscapes that depict the culture of El Dorado Hills and reflect the pride that residents have in their community.

The Master Plan documents may be reviewed on the El Dorado Hills Community Services District website [edhcsd.org](http://edhcsd.org) and comments should be directed to Associate Planner Kent Malonson at the Harvard way offices of the CSD. ~

## CP SPORTS COMPLEX DECLARED OUT OF BOUNDS

The El Dorado County Planning Commission has recommend restricting the use of a proposed ball field in Cameron Park after hearing the outspoken concerns of nearby neighbors.

Light of the Hills Lutheran Church was seeking approval to revise a special use permit for its property at Rodeo Road and Coach Lane south of Highway 50 in Cameron Park, and to extend the permit to an adjoining 5-acre parcel where it proposes to develop a multipurpose ball field.

The proposed ball field would be used for church-sponsored activities, such as carnivals and picnics now held in the parking lot, and for sports events, But residents of neighboring Cameron Estates packed the commission hearing room October 25 to protest the church’s plan to make the ball field available to community sports leagues.

A neighbor said he feared “the result will be to turn that parcel into a veritable sports complex.” Several other Cameron Estates residents said they didn’t object to the church’s building plans or to a ball field for church functions. But they complained that opening the field to community leagues would result in increased traffic congestion and noise.

Other neighbors said the ball field would draw additional traffic to an already congested area near a commercial center that includes a grocery store and restaurants, and contended that the ball field would lower property values in the area. One neighbor added that she would not have purchased a home next to a sports field.

Planning Commission members said they believed Cameron Estates residents had valid concerns about use of the field by community sports leagues. The commission recommended restricting the field to church activities, prohibiting its use by nonchurch sports leagues for either practice or games, and limiting use to between 9 a.m. and 6 p.m.

Planning staff members will prepare amended conditions for commission approval on November 8, after which the commission will forward its recommendation to the Board of Supervisors, which is scheduled to consider the matter at 2 p.m. December 11.

*(continued on page 4)*

**CP SPORTS FIELD** *(continued)*

A church spokesman noted that proposed conditions of approval for the project prohibited lights and sound systems on the field and limited use to the daytime. Citing the shortage of playing fields available for use by community sports leagues in the Cameron Park area, the spokesman said the church didn't want to limit use to just its members. But he said the field would be fenced and scheduling would be handled through the church office.

The outcry of the Cameron Estates neighborhood was reminiscent of the opposition of neighbors to the building of a proposed sports complex on the county park land on Bass Lake Road several years ago. ~

**NEW CHP COMMANDER TO ADDRESS BLAC**

Bass Lake Action Committee will host a discussion with California Highway Patrol Captain Bill Donovan at the regular BLAC meeting on January 7, 2008. Captain Donovan is the new commander of the Placerville CHP station, which covers El Dorado Hills.

Last month Captain Donovan announced a program to reallocate resources in El Dorado County to allow for a greater focus on several high-traffic areas, beginning with El Dorado Hills. This reallocation of resources will involve bringing in CHP officers from outside the county to help target areas within the county that have been identified as chronic traffic hot spots. The three-pronged program will combine educating the public through non-ticketed traffic stops, enforcement as necessary, and traffic engineering (working with the county Department of Transportation on street signage and design).

El Dorado Hills has been targeted as a starting point of the program specifically because of its dense population and high

traffic volume, including a high number of complaints from community members ranging from excessive speeds along certain stretches of roadway to parking problems around local schools.

The meeting will be held on January 7, 2008, at the home of John and Fran Thomson, 501 Kirkwood Court in El Dorado Hills, beginning at 7:00 PM. For further information contact Kathy Prevost at 530-6722-6836. ~

**BLAC ELECTS 2008 BOARD OF DIRECTORS**

The Bass Lake Action Committee elected its Board of Directors to serve in 2008 at the regular membership meeting on December 1, 2006. The many members present re-elected the 2008 board with a resounding vote, sweeping the incumbents into office for another year. The 2008 Board, which is made up of the officers, will include President John Thomson, Vice President Kathy Prevost, Secretary Fran Thomson, Treasurer Tasha Boutselis, and Director-at-Large Hal Erpenbeck.

The membership meeting was followed by the annual Christmas party, which was a delicious pot-luck affair held at the home of Andi and Tom Stuchell in Woodridge.

BLAC President John Thomson promised the group that BLAC would continue to look out for the interests of the neighborhoods along Bass Lake Road, and wished everyone a Merry Christmas and a Happy New Year. ~

Bass Lake Action Committee  
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Best Wishes  
for a  
Merry Christmas



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