

The

BASS LAKE BULLETIN

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DEVELOPERS FACE NEW PARK IMPACT FEES

The El Dorado Hills CSD directors this month approved an almost fifty percent increase in the park fees imposed on new home developers. The CSD collects impact fees from developers to cover the cost to develop park and recreation facilities to meet the requirement that 5 acres of parkland be provided for each 1,000 CSD residents.

The CSD has had the ability to charge park impact fees on developers for some time. In 2002, the CSD raised the park impact fee from about \$2,800 to about \$4,400 per new dwelling. The latter amount compares favorably to nine other local communities that currently impose an average of \$4,300 per new dwelling in park impact fees.

A Park Development Impact Fee Nexus Study was recently prepared for the CSD by the consulting firm Economic Planning Systems of Sacramento. The study in essence justifies the higher fee by establishing a reasonable relationship between the cost to provide the required recreation facilities and the amount of money to be collected by the impact fee.

The study concluded that the park impact fee should be increased to about \$6,500 per dwelling unit to cover the projected costs of parks and recreational facilities in the district. Those projected costs are set forth in the CSD's recreation facilities master plan. Among the reasons given for the rise in the impact fee were increased construction costs and the need to pay for mitigating naturally occurring asbestos at proposed park sites.

A preliminary analysis of the impact of the park impact fee on the Bass Lake area suggests that by buildout the CSD will get about \$9.77 million from the new homes to be built in the Bass Lake Hills specific plan area.

That money will not necessarily be spent on parks in the Bass Lake commu-

nity. It is the CSD's position that it has the discretion to spend the park impact fees collected from a developer anywhere in the district. That is, the fees do not have to be spent for recreation in the development that generated the impact fees.

An in-depth analysis is currently underway by BLAC to determine what CSD costs the Bass Lake area is shouldering, and the net benefits the residents are getting from the CSD. The results of the study will be announced in the *Bulletin*.

✂

BASS LAKE HILLS BELL WOODS DEVELOPMENT IN LIMBO

At last month's Area Planning Advisory Council meeting, developer Norm Brown presented a tentative development map of Village J in the Bass Lake Hills Specific Plan.

Called Bell Woods, the development would consist of 54 medium-density homes on the triangular 34.38 acre parcel just east of Oak Hollow. The development is almost bisected by an open space easement containing oak groves.

One major impediment to development is that though the parcel is in the Bass Lake Hills Specific Plan, the parcel is in neither the EDH CSD or the Cameron Park CSD, and is not in the El Dorado Hills County Water (Fire) District.

Another problem is that the BLH Specific Plan prohibits the construction of

any public road connecting EDH to Cameron Park through the parcel, effectively dividing the parcel into two separate jurisdictional areas.

APAC recommended that Brown first redraw the map to provide for access only from Oak Hollow on the west, effectively linking both development areas in the parcel with El Dorado Hills.

Subsequent steps will probably have to be taken to integrate the parcel into the EDH CSD and the Water (Fire) District before development can take place. ✂

BLAC BOARD TO HOST TALK BY CSD CHIEF

Larry Brilliant, President of the El Dorado Hills Community Services District, will be a guest of the Board of Directors at the April 5th Board meeting, where he will speak on the role of the CSD. Brilliant's presentation will be one in a series that has included Assemblyman Dave Cox, cityhood advocate John Hidahl, and APAC Co-Chair Norb Witt.

The presentation will begin at 7 o'clock, followed by the regular board meeting at 8 o'clock. The meeting will be held at the home of Sue and Stuart Colvin. BLAC members are encouraged to attend both the presentation and the board meeting.

Contact Kathy Prevost at 530-672-6836 for further information. ✂

GENERAL PLAN CHOICE SET TO SLOW COUNTY GROWTH?

It appears that the county will adopt a slow growth General Plan when the final decision is made by the County Supervisors in May or June. This was the impression reached by the BLAC representatives

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who attended the Planning Commission General Plan hearings in March.

The commission had to choose between several draft general plans: The 1996 general plan, a roadway constrained plan, and an environmentally constrained plan.

The planning commissioners decided to adopt the environmentally constrained plan as the basis for a final general plan that they will recommend to the supervisors. Therefore most testimony at the hearings was aimed at modifying or clarifying the language of the environmentally constrained plan.

“The voter’s rejection of Measure G sent a signal to the county government that residents prefer slower growth,” said BLAC President Kathy Prevost, who attended planning commission hearings.

Though the environmentally constrained plan will form the basis of the final general plan, statements and actions of the commissioners at the hearings indicated that certain features of the other general plans will be incorporated into the final plan. For example, the parks and recreation element will be augmented by incorporating elements from the other proposed general plans.

Most public testimony at the planning commission hearings centered on clearing up ambiguities in the plan’s language, and there were also some general comments. The commissioners requested that people’s remarks be focused on specific provisions of the plan rather than general comments.

The resulting draft general plan put together by the planning commission will go to the Board of Supervisors, who will hold hearings on the general plan in May. The supervisors will adopt a general plan based on the recommendations of the planning commission and input at the supervisor’s public hearings.

Residents will have a chance to attend the Board of Supervisor’s General Plan hearings on the following dates (the first time shown is daytime and second time is in the evening):

May 3, 2004 (Mon) 9-4
 May 5, 2004 (Wed) 9-4 and 6-9
 May 12, 2004 (Wed) 9-4
 June 17, 2004 (Thurs) 9-4 and 6-9
 June 18, 2004 (Fri) 9-4
 July 19, 2004 (Mon) 9-4

Representatives from BLAC will attend the supervisor’s hearings. If you have any

concerns, let us know. A BLAC position paper summarizing our concerns will be prepared and submitted to the supervisors. ✍



US AGENCIES ASKED TO ASSESS PROPOSED PARK SITE FOR ASBESTOS

In the wake of the finding of what seems to be dangerous asbestos at Oak Ridge High School, BLAC has petitioned both the U.S. Environmental Protection Agency and the U.S. Agency for Toxic Substances and Disease Registry to test the soil and air at the proposed Bass Lake regional park site for possible asbestos contamination.

Federal law provides for interested individuals and organizations to petition the EPA to perform a “preliminary assessment” of a property for potentially hazardous substances. In the same manner, the ATSDR may be petitioned to perform a “public health assessment” to see if a property poses a threat to the public health.

On March 1, 2004, BLAC sent petitions to representatives of both EPA and ATSDR, asking them to examine the proposed park site at Bass Lake for asbestos contamination in conjunction with their examination of the schools in El Dorado Hills.

Dan Meer is Chief, Response, Planning and Assessment Branch, Superfund, Division, for EPA Region 9 headquartered in San Francisco. Dan is in charge of the

“Never believe that a few caring people can’t change the world. For, indeed, that’s all who ever have.”

— Margaret Mead

EPA response in El Dorado Hills. Dan’s email is meer.daniel@epa.gov.

Libby Levy is Regional Representative, for ATSDR Region 9 headquartered in San Francisco. Libby’s email is libby.levy@cdc.hhs.gov.

It would be helpful if interested persons would email both Dan and Libby to urge that their respective agencies perform assessments of the park site to see if dangerous asbestos contamination is present. ✍



TELEGRAPH ARTICLE SPOTLIGHTS BLAC ASBESTOS CONCERNS

On March 17, the EDH Telegraph ran a front page article by reporter Ryan Rose (“Bass Lake Committee holds breath”) about BLAC’s fight to have the proposed parkland next to Bass Lake tested for asbestos.

The article rightly pointed out that when BLAC raised the asbestos issue last year it was accused of being alarmist and obstructive, to put it politely. Yet the discovery of asbestos at nearby Oak Ridge High School and the resultant involvement of the Environmental Protection Agency showed that BLAC was indeed right to be concerned.

The EPA has announced that it may test all of the schools and playgrounds in the Oak Ridge contamination area. BLAC has petitioned both the EPA and the Agency for Toxic Substances and Disease Registry to also assess the area around Bass Lake for possible asbestos contamination. ✍





THE PRESIDENT'S LETTER

Holidays are special times to be enjoyed by families, and friends who become like family, as we move about in our highly mobile society. "Friends are the family we choose for ourselves," is a saying I have framed on my desk. Through the years of living mostly away from family, we have celebrated many holidays with friends whose friendship still endure. It has created such a richness of texture to our lives that I have always said when we leave a home, it is the people I shall miss, not the place!

Recently, John Thomson and I attended the Planning Commission session on Circulation and Parks and Recreation in Placerville. These sessions will be broadcast on Channel 2 if you have Comcast cable, and it is interesting to watch the commissioners sort through the various elements and options to prepare a General Plan to be submitted to the County Board of Supervisors.

It is an arduous task to say the least, and County Staff was available to them to answer questions they might have. A determined effort was being made to obtain public impact on specific provisions.

If you can find the time to attend the Supervisor's General Plan hearings in May, I believe you will be surprised at how much you will learn. The decisions the BOS are making will have a huge impact on our future here in the Bass Lake area. By constraining growth to five certain areas of the county, it also means those areas are the most affected.

With 93% of EDH built upon or planned to be built upon already, the remaining 7% left should be very carefully developed. We are privileged to be able to have a say through APAC in what will be happening to the Bass Lake Hills area as it is improved. Our goal is to

maintain the quality of life we were seeking when we first moved to this area.

At a recent EDH CSD Board meeting, we had the opportunity to meet with Patricia Kriz, of EDH Community Vision. Their group is also a non-profit, and they recently raised \$4,200 through sales of a calendar, with all the proceeds going to the proposed Teen Center on Harvard Way. Community Vision is supporting peer counseling/mentoring programs and mini-grants to eight youth programs.

Anyone interested in learning more about this group may contact Pat at patkris@earthlink.net.

In closing, I felt the following story might have much meaning for us:

One day a man was walking along the beach when he noticed a figure in the distance. As he got closer he realized the figure was that of a boy picking something up and gently throwing it into the ocean. Approaching the boy, he asked, "What are you doing?"

The youth replied, "Throwing starfish in the ocean. The sun is up and the tide is going out. If I don't throw them in, they will die."

"Son," the man said, "Don't you realize there are miles and miles of beach and hundreds of starfish? You can't possibly make a difference!"

After listening politely, the boy bent down, picked up another starfish, and threw it into the surf. Then smiling at the man, he said, "I made a difference for that one."

Happy Easter to all of you,

— Kathy Prevost



EDH CITYHOOD MAKES HALTING PROGRESS

The El Dorado Hills cityhood movement has made steady progress so far as it wends its way towards incorporation, but the going may soon prove to get tougher. It all revolves around money.

The movement got a boost when the El Dorado County supervisors originally endorsed the concept of cityhood, but failed to come up with any funding.

The EDH CSD is also on record as favoring cityhood, but its support has been limited to providing information to the residents of EDH. However, the CSD recently agreed to set up a charitable gift fund so that donors who want to support the cityhood committee can make tax-deductible contributions toward the effort.

The EDH Chamber of Commerce recently voted to support the cityhood committee, based on their goal of providing leadership in the community and a need to represent the business community, to the extent of gathering and disseminating information to the community. More concrete support may emerge as the Chamber mulls its options.

The incorporation committee did manage to come up with a required \$20,000 payment to the Local Agencies Formation Committee (LAFCO) in February, but it probably needs hundreds of thousands of dollars more to complete the incorporation process.

The committee has hired project manager Nathaniel Taylor to steer the project through the process, but disagreements between Taylor and the Committee have arisen with respect to how much the incorporation process will ultimately cost. The Committee was looking at spending around \$250,000 and Taylor has estimated the final cost at \$300,000 or so.

John Hidahl, incorporation committee president, remains optimistic. Hidahl and his vice-president, Norm Rowett, have worked long and hard for incorporation, and their cheerfulness and good natured approach to getting the job done has won the admiration of many residents.

BLAC was pleased to host a meeting with Hidahl earlier this year, and members were impressed with his enthusiasm and energy. Whatever happens, people are sure to be watching closely as events unfold. ☺



BLAC SETS MAY 1 FUNDRAISER SALE

The sky is blue,
The birds are preening,
It's time to do
Your spring house cleaning!
Your closets and drawers
Will probably burst,
If you don't donate that "stuff" for
BLAC's sale on May first.

Yes, it's that time of year again. The days are longer, the weather is warmer, and plants are popping up.

Most are of our garages are also popping at the seams with great stuff that we just haven't seemed to need or use in a year or two.

BLAC would welcome the opportunity to liberate your donatable items and give others a chance to give them a loving home.

So sale committee members have set **Saturday, May, 1, from 7:00 AM to 4:00 PM**, as the date for a fundraiser garage sale that will be held at several homes in Woodridge.

BLAC will use the proceeds from the garage sale to fund its ongoing efforts to keep you informed of local events that may impact the communities on Bass Lake Road.

As this month's *Bass Lake Bulletin* demonstrates, there is a lot happening right now, such as El Dorado Hills' proposed incorporation, the asbestos issues at Oak Ridge High School, and the upcoming EIR for the proposed park near Bass Lake.

The sale will center around the intersections of Kirkwood Drive, Kirkwood Court, and Jasmine Circle/Summer Drive. Should the fates see fit to send rain on that date, the "rain date" will be Saturday, May 15.

In addition to donating goods for the sale, BLAC will need volunteers on Friday, the day before, to help mark prices and organize the items for the sale.

Also needed are volunteers to help set up on Saturday morning, help manage the sale itself, and pack up at the end of the day.

This is a great opportunity to get to know your BLAC fellow members and have a good time as well!

To donate or to volunteer, e-mail blacinfo@aol.com or call Fran Thomson at 530-677-3039. We're counting on you

to make this first BLAC fundraiser a success. ☺

APAC CO-CHAIR ADDRESSES BOARD

Norb Witt, Co-chair of the El Dorado Hills Area Planning and Advisory Council was the guest speaker at the last BLAC board meeting, which was held at the home of Peggy and David Glazier.

Norb, who by profession is a land developer, gave a brief overview of his own background in community politics, which includes a stint on the Los Gatos Parks Commission and several years on the EDH Design Review Committee. He has also been a member of the EDH CSD Board since 2000 and is currently co-chair of APAC.

He described APAC as originally appointed by the county supervisor, but today it is a totally independent advisory committee that works with the county planning commission. APAC currently meets the second Wednesday of each month in the Pavilion at the CSD headquarters on Harvard Way.

When an application for some type of development is submitted to the county planning department, APAC is one of about 15 organizations the receives copies of the submitted materials and is



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asked to review and comment on the proposed development. After investigating the circumstances surrounding a proposed development, including site visits and interviewing neighbors, APAC prepares a letter to the planning commission which contains APAC's comments and recommendations with respect to the project.

Some of APAC's recent reviews have involved the Saratoga Way realignment near the EDH Boulevard on-ramp to Highway 50 and the Safeway development at Francisco Drive and Green Valley Road.

Board members and guests were very appreciative of Norb's remarks and insight into APAC. Enthusiastic applause and a brief question and answer session concluded Norb's presentation. ☺



The Bass Lake Bulletin is published monthly by the Bass Lake Action Committee, El Dorado Hills, CA



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The Bass Lake Action Committee is a group of concerned homeowners from the communities immediately adjoining Bass Lake. Our purpose is to provide a voice for Bass Lake community homeowners in dealing with the county and other community organizations and agencies.



For information, see our website
www.basslakeaction.org

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