

The

BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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www.basslakeaction.org

MIXED MESSAGES ON PARK DEIR PROGRESS

The county has been unable to furnish BLAC with a definite date as to when the Draft Environmental Impact Report for the proposed Bass Lake Regional Park will be completed.

In a newspaper interview in mid-June, George Sanders of the County opined to the reporter that the park DEIR would be out "in about thirty days."

However, Dee Olberding, one of our Governmental Affairs Committee members, recently asked about the noise monitors that were to be installed to measure ambient noise in the neighborhood in connection with the DEIR. She received the reply that "the DEIR preparation process is still underway."

Hopefully more information on the status of the DEIR will be available at the July Parks Commission meeting. Any new information that is made available will be emailed out to BLAC members immediately. ☺

BASS LAKE ROAD: THE ROAD TO NOWHERE?

After being advised that one section of Bass Lake Road was to be improved this year, and that work would be completed next year, it has become apparent that those dates may be wishful thinking.

While we were led to understand that work on the road was to have begun in June, now we hear that construction has been held up due to the need to obtain easements from property owners along the roadside to be widened because cuts and fills will encroach on their property. Also, we

hear that the county is having trouble getting the easements from property owners along the realigned section. So now construction is supposed to start sometime in the summer or possibly the fall. Nevertheless, the developer agreement with Hollow Oak provides that they can only have fifteen or so occupancy permits before the road work is substantially complete.

It is possible that Serrano might complete both the intersection of realigned Bass Lake Road with Serrano Parkway and their portion of realigned Bass Lake Road from there north to Bass Lake by the fall. That means that Bass Lake residents would have the opportunity of getting to the freeway by cutting through Serrano via Serrano Parkway to El Dorado Hills Boulevard. When the present Silva Valley Parkway extension is complete, one could take Serrano Parkway to Silva Valley Parkway and then go under the freeway to Town Center.

Add to this the emergence of the Silver Springs development, which is located north of Bass Lake between Greensprings Ranch and the existing Bass Lake Road. We hear that the developer is anxious to get going, and we know that the county DOT has started the process of obtaining the necessary permits from the Corps of Engineers and the Fish and Game Service to push a new and realigned Bass Lake Road from around Madera (the entrance to Woodridge) north up to Green Valley Road. ☺



NO CUTS FOR OAK KNOLL PARK

Thanks to the presence of John Thomson and Kathy Prevost at the EDH CSD Finance Committee meetings, funding for the operation of Oak Knoll Park and the swimming pool is assured through next year.

As part of the budget process, the CSD Finance Committee considered cutting programs at a number of recreational sites, including our own Oak Knoll Park. Early on, John and Kathy were able to point to increased use at the pool this summer and the scarcity of recreational facilities in the Bass Lake community.

As a result, the Finance Committee decided to recommend keeping the budgeted amounts for Oak Knoll at their proposed level. In the 2005 fiscal year budget, the park's operating budget will be \$38,720 plus capital expenditures of \$4,635 for painting. The provision for fiscal year 2006 is about the same, with some additional capital expenditures contemplated for landscaping.

Thanks to all of our neighbors who helped us demonstrate the need for the park and the pool by participating in the swim program. ☺



EDH CSD ADOPTS 2004-2005 BALANCED BUDGET

Despite property tax revenue cuts, the El Dorado Hills Community Service District managed to craft a budget for their coming fiscal year that maintains the service levels of previous years by utilizing some cutbacks and dipping into rainy day funds. The CSD's annual budget is for the fiscal year that covers July 1 to June 30, which conforms to the state and federal fiscal year.

When the finance committee began work on next year's CSD budget in May, prospects for balancing the budget looked bleak. The district was facing a revenue cut of \$850,000 out of their previous \$5.2 million revenue projection for the coming year.

However, through selective spending cuts, by deferring several construction projects such as the new administration building, and judicious use of reserves and contingency funds, the finance committee and the CSD staff were able to come up with a budget that preserved the prior year's level of service. The completed budget was reviewed and, after some discussion, approved at the special CSD board meeting held on June 24.

But finance committee members Larry Brilliant and Joe Chinn caution that the budget is based on the assumption that a measure limiting the ability of the state to divert future property tax funding from local government entities like the CSD will be on the ballot and pass this Fall. They noted that if the ballot measure fails they will have to revisit the budget process and perhaps make some painful decisions. ☺



BULLETIN ASKS FOR DUST PLAN INFO

The Bulletin has asked Marcella McTaggart, the El Dorado County Air Pollution Control Officer, for copies of the Asbestos Dust Hazard Mitigation Plan for both the Hollow Oak site grading and what appears to be a rock-crushing or quarrying operation making gravel in Village J in Serrano. The request was made in an email from our Editor on June 26. We have also asked for air sample readings if the mitigation plans call for air sampling.

The Bulletin did so because residents to the windward side of these operations have noticed dust blowing and are concerned that the dust might contain harmful asbestos fibers. Air sample readings that show no asbestos would calm residents' fears of contamination. ☺

NEIGHBORHOOD WATCH KICKOFF MEETING JULY 15

Residents of Woodridge and the Hills of El Dorado are invited to meet with a representative from the El Dorado County Sheriff's Department to explore setting up a neighborhood Watch committee in the community.

The meeting will be held at 7 o'clock in the evening on Thursday July 15 at the home of Paul Wong, 2066 Summer Drive. You are urged to bring your own seating.

The California Highway Patrol has also been invited and will be represented by officer Greg Beckley. ☺



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

— Margaret Mead

CITYHOOD HURDLE CLEARED WITH CSD DONATION

Cityhood advocate John Hidahl and his team were in high spirits after the directors of the El Dorado Hills Community Service District unanimously voted to donate \$30,000 to LAFCO to defray the cost of performing the fiscal impact study for El Dorado Hills cityhood. The vote was held at a special CSD board meeting held on Thursday June 24.

In the discussion that preceded the vote, the directors emphasized that the money would go directly to LAFCO, not to the incorporation committee, and the information developed by the study would further the CSD's goal of furnishing cityhood information to the residents of El Dorado Hills.

The CSD donation, coupled with the recent loan of \$25,000 from the El Dorado Irrigation District, provided the cityhood committee the funds to meet the requirement that \$40,000 be deposited with LAFCO by July 1 to cover the cost of feasibility studies and research connected with the EDH cityhood process. ☺

EDH CSD WRESTLES WITH CC&R ENFORCEMENT

Most residents are not aware that many years ago the CSD agreed to enforce the Covenants, Conditions and Restrictions (CC&Rs) for El Dorado Hills for the amount of \$10 per year per home. While this was a pioneering move at the time, the then CSD Board failed to provide for any increase in the amount of the fee over the years. Consequently, in recent years the District has subsidized the CC&R enforcement process. The recent increase in Design Review Committee fees offset the deficit, but over the long run the DRC fees will decrease ratably with the decrease in the number of new homes built. The Board must face this question in the coming years, but there is no easy answer. ☺



THE PRESIDENT'S LETTER

A Little Bit of This and That:

Our very own Oak Knoll pool is now open Tuesday, Thursday and Saturday from 1 o'clock to 4 o'clock in the afternoon through August 14 for your summer fun in the sun! I understand the swimming lessons and aquacise are well enjoyed and there might even be some spots still open for future swimmers. I was happy to see that our own neighborhood pool survived the budget cuts from the El Dorado Hills Community Services District this year.

Mark your calendar and plan to attend a Neighborhood Watch meeting scheduled for Thursday, July 15 at 7 o'clock in the evening at the home of Paul Wong, 2066 Summer Drive (bring your own chairs). A member of the Sheriff's Department will be there to discuss how to form a group in our area. We hope to solve some of our speeding issues through the auspices of a neighborhood watch committee as well as contribute to the safety of our area!

Safeway, who is building four new stores in the greater Sacramento area, is planning to open a 55,000 square foot store in El Dorado Hills in mid-2005. It will be part of the Green Valley Marketplace, which will consist of 110,000 square feet of retail space set on 14 acres at the northeastern corner of Green Valley and Francisco Drive. The Safeway store will sport a craftsman design and will have a gas station as well. The other new Safeway stores will be set in Rancho Cordova, Elk Grove, and Placerville (to replace the old Safeway there now).

While walking down Summer Drive recently on a Wednesday evening around 8:30, I spied something moving beside a trashcan in the gutter area. Much to my surprise, it was a snake that rapidly coiled in a defensive move. I quickly moved away from it and let the snake return to Mother Nature, which in this case is probably the natural wetland area.

It was probably only a Sacramento King Snake or gopher snake, but snakes are still something to be aware of while walking in the evenings around our area. They often stretch out across the roads which are still warm from the days heat, and that is what this one was doing. Also be aware they will lie next to buildings by thresholds which are warm. So watch your step!

If you are interested in learning more about the incorporation of El Dorado Hills, you will find a link to the cityhood committee on our website. They have raised most of the funds they need, unless they have to draft a new Environment Impact Report. Hopefully we can learn more about the pros and cons of cityhood for our area as the process moves forward.

I received an answer to my letter to EDC District 1 Supervisor Rusty Dupray regarding my concerns of linking Serrano Parkway to Bass Lake Road before the realignment of the latter is completed. Rusty said that while he wished that nothing could be built until the roads are all adequate, this was not possible. He also stated the CHP would further patrol and ticket speeders and irresponsible drivers. To wit, we noticed a CHP officer lurking in the dusk around a corner of the road this past week.

Happy Fourth of July!

Kathy Prevost

President

Bass Lake Action Committee



EL DORADO COUNTY LAFCO FEES HIGH?

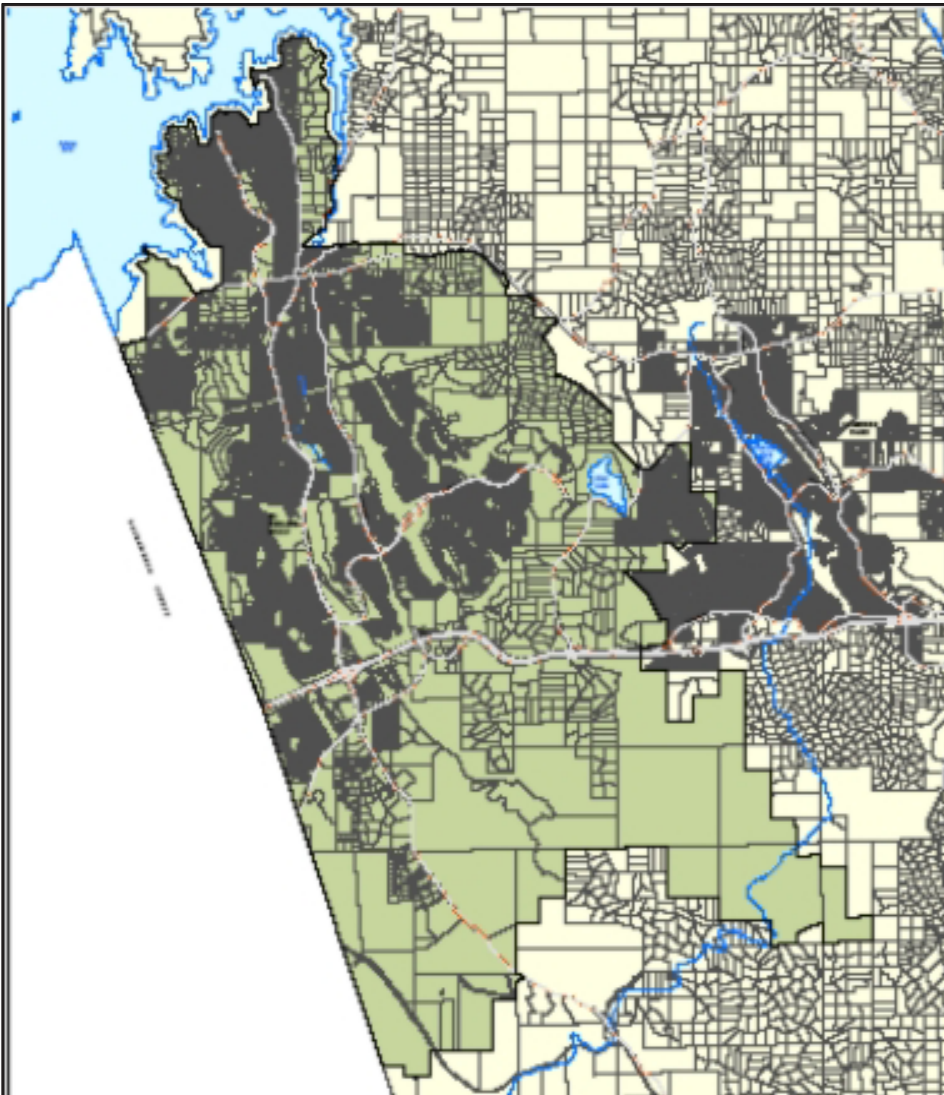
In Riverside County in Southern California, the cost of city incorporations have ranged from \$50,000 to \$150,000 based on the experience of several incorporation efforts of the past five years.

Currently, the Menifee Valley Incorporation Committee is moving forward with studies for the Riverside County LAFCO to determine if their community would be viable as a city. The 42-square-mile area of the Menifee Valley community, the area that would become the new city, includes about 40,000 people.

Menifee's incorporation group must raise \$100,000 for a study to determine if the area could support the cost of a city government. The study would answer such questions as whether the area between Perris and Murrieta generates enough tax revenue to support a municipal government and whether services would be on par with those now provided by the county, a legal requirement for cityhood.

The question arises why the El Dorado Hills cityhood proponents may be forced to come up with over \$300,000 to perform what appears to be the same type of study for El Dorado County LAFCO.

It's an interesting question. No doubt John Hidahl and the El Dorado Hills Incorporation Committee are asking the same thing. ✎



Green shaded area outlined in black is proposed city of El Dorado Hills

PROPOSED EDH CITY LIMITS SET

The proposed city limits on which the feasibility studies for El Dorado Hills cityhood will be based have been drawn. Representatives of the cityhood committee, LAFCO and the EDH CSD met in June and agreed on the proposed boundary.

The establishment of the area the city would cover was necessary because the fiscal studies must determine the revenue available to the city, the amount of which can only be determined if the properties proposed to be included in the city are known.

Changes to these proposed city limits are possible, but in any case a final map must be in place by July of 2005 to comply with the requirements of the cityhood ballot measure.

A detailed map of the proposed city limits is available at edhcity.org on the internet, the website for the cityhood committee. Click on Documents.

A link to the map is also available on the BLAC website. ☞

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BLAC WEBSITE PROVES POPULAR

The June usage statistics for the BLAC website basslakeaction.org show a consistently high hit rate from a number of users. June saw a total of over 4,000 hits to the site. Almost half of these hits were direct, that is the site was directly requested, and did not come in from a search engine. However, as far as search engines go, Yahoo edged out Google in referring users to the site. ☞



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The Bass Lake Action Committee is a group of concerned homeowners from the communities 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.

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For information, see our website or call

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