

The

# BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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www.basslakeaction.org

## GENERAL PLAN DECISION HINGES ON HIGHWAY 50 TRAFFIC

On March 8th, voters will decide the fate of the 2004 General Plan by voting on Ballot Measures B and D. Cutting through all the rhetoric and slogans, the choice revolves around how much future housing growth and resulting traffic El Dorado County residents want on Highway 50. The voters will decide whether to approve the adoption of what was the old 1996 General Plan, now repackaged and called the new 2004 General Plan.

The mail has been full of advertisements on both sides of the issue. So an examination of the facts is in order.

### **Housing Growth**

The county has already approved some 44,708 new housing units that have yet to be built. The Environmental Impact Report prepared for the three alternative plans estimates that the respective plans will allow the following additional housing units (over and above those 44,708 new units already approved but not yet built): the Roadway Constrained Plan, 41,652 new homes; the Environmentally Constrained Plan, 55,078 new homes; the 1996 Plan, 78,692 new homes (EIR Table 3-2, page 3-24).

The Planning Commission spent days and weeks reviewing the three alternative plans, holding hearings, and listening to testimony. Representatives from Bass Lake Action Committee attended the hearings, and they were impressed with the thoroughness of the Planning Commission process. The Planning Commission ultimately recommended that the Environmentally Constrained Plan be adopted by the Board of Supervisors. The decision was reported in the May 2004 Bass Lake Bulletin.

On May 3, 2004, the supervisors rejected the recommendation of the Planning Commission and chose instead to adopt the 1996 Plan, which allows for the highest growth in residential housing, or 78,692 additional homes. That

decision was reported in the June 2004 Bulletin.

### **Widening Highway 50**

Opponents of the high-growth 2004 (1996) plan are concerned that traffic and congestion on Highway 50 will worsen if the high growth occurs. Under specific provisions of the 1996 plan, up through 2009 the supervisors may not approve any new development that would cause Highway 50 west of Placerville to go to Level F (gridlock) condition (Plan Policy TC-Xa, page 72). However, starting in 2009, the supervisors may vote to approve new development that would allow Highway 50 west of Placerville to go to Level F (gridlock) condition (Plan Policy TC-Xc, page 74).

Obviously, Highway 50 will be adversely affected by housing growth. Widening the highway would ease congestion, but it appears that the expense to widen it would be prohibitive. The High Occupancy Vehicle (carpool) lanes proposed for Highway 50 would add commuter lanes in the center strip, and sound walls along the shoulders, from El Dorado Hills Boulevard to Ponderosa Road. Plans call for construction to begin in spring of 2007, with completion in 2008, at a total cost of estimated to be \$32.8 million, but the project is currently not funded. Reportedly, Caltrans has no other plans to widen Highway 50, and given the fiscal state of California, future funding seems elusive. Other road projects, like the Missouri Flat overcrossing and interchange, are reportedly facing funding shortfalls and cutbacks.

### **Measures B and D**

Measure B is a referendum on the supervisor's decision to adopt the 2004 (1996 high-growth) General Plan.

Measure B Ballot language is as follows: Shall the resolution adopting a general plan for El Dorado County, entitled "Resolution No. 235-2004 of the

Board of Supervisors of the County of El Dorado Adopting the El Dorado County 2004 General Plan, a Plan for Managed Growth and Open Roads, a Plan for Quality Neighborhoods and Traffic Relief," be adopted?

A Yes vote on Measure B approves of the supervisor's decision to adopt the 2004 (1996 high-growth) General Plan.

A No vote on Measure B disapproves of the supervisor's decision to adopt the 2004 (1996 high-growth) General Plan.

Measure D seeks to amend the county charter so that future development will not overwhelm Highway 50. It seeks to limit housing development unless the highway is widened sufficiently to carry the additional traffic generated by development.

Measure D Ballot language is as follows: Shall Measure D, which would amend the County Charter to add sections: (1) prohibiting Highway 50 west of Placerville to reach level of service F during peak-hour commute periods at build-out using a specified basis for determining traffic capacity, and (2) requiring the Board to postpone approving single-family residential subdivisions of

*(continued next page)*



**EASTER**

**GENERAL PLAN** (continued)

3 or more parcels until Highway 50 is widened to 8 lanes between Cameron Park and the Sacramento County line, be adopted?

A Yes vote on Measure D would amend the County Charter as specified.

A No vote on Measure D would reject the amendment to the County Charter. ✎

**CITYHOOD UPDATE**

A preliminary look at the recently released Draft Environmental Impact Report (DEIR) for the proposed incorporation of El Dorado Hills shows no significant environmental obstacles to cityhood. The next step after the DEIR will be the revenue neutrality negotiations with the county.

Persons interested in participating in the cityhood effort can contact John Hidahl at 916-933-2703 or email him at hidahl@aol.com.

**DEIR and Fiscal Study**

Residents will have the opportunity of reading and commenting on the DEIR between now and the end of March. The DEIR is available on the incorporation committee's website [www.edhcity.org](http://www.edhcity.org).

The latest meeting on cityhood was held on February 24, and Bass Lake Action Committee was represented by member Kevin Stankiewicz. According to Kevin, the fiscal study is scheduled to be issued on March 14th. That study will indicate whether the new City will be fiscally viable for three years. Based on the study, LAFCO will decide in June whether to give the go-ahead for a cityhood vote in November.

Kevin spoke in favor of the "No Unincorporated Islands" policy in the DEIR, which recommends the inclusion of

Promontory and Marble Valley in the city to avoid creating unincorporated "islands" in the city boundary. He also pointed out the desirability of including the Business Park in the city limits.

He also commented about moving the city boundary north to Green Springs Creek, and mentioned that perhaps the line should be moved further north to Green Valley Road to include the new Junior High School and proposed new High School (next door south) so that local El Dorado Hills City Police can quickly respond to any incidents at the High School instead of waiting forever for the County Sheriff to come from Placerville. The LAFCO board was interested enough in these proposals to ask Kevin to submit his proposed boundary revision to the map as a written comment.

The next and last public meeting and hearing on the DEIR will be held on March 23. Written comments on the incorporation draft EIR are due by March 31st. The final EIR will be certified by LAFCO on April 28th.

**Revenue Neutrality**

Negotiations on revenue neutrality begin next week. Revenue neutrality means that city incorporations should result in a proportional transfer of both revenue and responsibility for service delivery between the county, the incorporating city, and other agencies affected by the incorporation. The intent of the Legislature is that the incorporation of new cities will result in a similar exchange of both revenue and responsibility for service delivery among the county, the pro-

posed city, and other subject agencies and, as a result, minimize the long term negative fiscal effects that incorporations may have on counties. The revenue neutrality statute is completely silent regarding the method for calculating financial impacts or the process for determining revenue neutrality.

A ten-year revenue neutrality agreement is needed. The fate of the Vehicle License Fee revenue, if any, due to new cities is under negotiation in Sacramento. The new city's fair share of the county's affordable housing will also be discussed in the revenue neutrality negotiations. The affordable housing issue centers on how much low income housing the county can delegate to the new city if the current development agreements, specific plans, and the General Plan do not show any affordable housing space within the proposed city limits. LAFCO will make the determination as to whether the proposed incorporation will be revenue neutral. ✎

**NO STATE MONEY TO IMPROVE HIGHWAY 50?**

It looks as if the California State Transportation Commission will not get \$1.5 billion of transportation funding that it had slated for infrastructure projects this year. This will adversely affect any local work on Highway 50, such as the \$38.7 million Missouri Flat interchange project, the improvements to Highway 50 in Placerville, and the HOV (high occupancy vehicle or diamond lane) expansion of Highway 50 eastward from El Dorado Hills.

The shortfall looks to continue until the state legislature can manage to stop spending \$8 billion more than it takes in, so prospects are not good for the foreseeable future.

It appears that County Supervisor Baumann was right when she said Highway 50 would not be widened in her lifetime. ✎



**Happy  
St. Patrick's  
Day**

**RENEW YOUR BLAC  
MEMBERSHIP TODAY**



## THE PRESIDENT'S LETTER



The daffodils are in full bloom, raising their yellow and white faces to wave in the wind and drink the rain of a new spring. They do look lovely in the sunshine! Herb and I study our newly grafted fruit trees daily watching for the first blossoms from the tightly budded branches. Spring slowly marches its way to the foothills, with summer not so very far behind.

A recent study of 3,550 communities in the nation based on the US 2000 census by the 41 newspaper American City Business Journals chain scored cities for socioeconomic stress. West Sacramento and Sacramento ranked as having the highest stress and unincorporated Granite Bay and El Dorado Hills as having the lowest stress. Other local cities scoring well were Auburn, Roseville, Rocklin, Elk Grove, and Folsom.

By assessing the education levels, poverty, unemployment and other factors, the survey found no local city scored among the most socioeconomically troubled in the country. Having less stress may help local suburbs to attract and retain businesses. Roseville who also scored well started using the then new specific plan process in the 1980's and charges almost the full cost of new infrastructure to the developers. They have also formed strong alliances with schools and build consensus on planning through surveys.

Los Rios Community College District's newest college, Folsom Lake College, is on a 151-acre site of a campus to be completed in 2015 with enrollment to be between 18,000 and 20,000 students. It will be the third largest college in the

district with the centerpiece being the Learning Resource Center, a \$14 million two story structure that is at the highest point of the property. It will also be the first community college to be built in California in 25 years.

The 51,000 square foot building will be followed by a 38,000 square foot phase 1B, which will house the laboratories and additional classrooms. There will also be a 32,000 square foot addition to the Learning Resource Center and a two-story \$9 million college bookstore and cafeteria. A fine arts building, and a physical education building are also planned for the future.

Making this a visual icon for the community, the rooflines follow the Sierra foothills that surround it using materials that blend with the natural environment. Eighteen acres of the site are wetlands, which will remain a learning resource. Tennis courts and soccer fields will be operated under a facilities use agreement with the city of Folsom and open to the public.

Developers are building a deluxe ministorage facility in El Dorado Hills to store wine and to offer valet parking for boats at a boat stacking center. Containing 500 lockers beneath a 409-unit storage center on Golden Foothills, Gold Key Cellars would have a paneled elevator, and a tasting area with a fireplace. Special features would be a full kitchen, events/conference room, and broadband access. The lockers would be made of wood, be climate-controlled, and be fronted by copper screens. Each locker would hold one to two cases of wine and have its own lock and alarm. Construction should be completed by July.

Also anticipated to be complete by July, the boat storage "stacking" center located on Suncastr Lane will have room for about 400 vessels, plus additional space for 85 motor homes and self storage units. Modeled on a yacht club, valets would fuel the boat, put a lunch in the refrigerator, and deliver the boat to the ramp at Folsom Lake. RV services include electrical hook ups, jump starts, cleaning, propane and a dump station.

Happy Spring!

*Kathy Prevost*

President

Bass Lake Action Committee

## LAUREL OAKS OPENS IN BASS LAKE HILLS

Pulte Homes' new development of approximately 100 homes, called Laurel Oaks (Village I in the Bass Lake Hills Specific Plan), is getting ready for the opening of their model homes at the site. Three floorplans will be offered, priced starting in the mid-\$500 thousand range. The first phase of six homes is already sold out.

The Laurel Oaks development is east of Bass Lake Road on Hollow Oak Road (old Stonehill Road). Pursuant to an agreement with the county, no more than 19 of the new homes may be occupied until completion of the planned improvements to Bass Lake Road. *B*



## CITYHOOD COMMITTEE MEETS, PLANS INFO OUTREACH

With the recent release of the Draft Environmental Impact Report (DEIR) for the proposed City of El Dorado Hills and the anticipated release of the Comprehensive Fiscal Analysis coming soon, the Cityhood Communications Committee has resumed operations and recently held a meeting at the Community Service District's headquarters on Harvard Way.

The Committee has decided to explore developing a program using volunteers to reach out to the community and businesses, using the 300 page DEIR document and the Fiscal Analysis to explain the benefits of cityhood to local residents and businesses.

Between now and June 28 when the Local Area Formation Committee (LAFCO) will make a final decision on the viability of Cityhood for El Dorado Hills, the Committee is seeking volunteer assistance for this community outreach. If you have an interest in assisting the EDH Cityhood Incorporation Communications Committee, please contact John Hidahl, 916-933-2703 (hidahl@aol.com) or Norm Rowett, 916-933-2211 (arowett@pacbell.net). The EDH Incorporation Committee website may be found at [www.edhcity.org](http://www.edhcity.org). *B*

## CSD SEEKS BASS LAKE CC&R COMMITTEE VOLUNTEERS

In 1983 the voters of El Dorado Hills passed a ballot measure that allows the Community Service District to enforce a village's Covenants, Conditions & Restrictions (CC&Rs), and provides for a parcel tax of \$10 per year to offset the expense of enforcement. Each village that has chosen the CSD to enforce their CC&Rs may have two representatives on the CC&R Citizens Advisory Committee.

Bass Lake Village (Woodridge) needs two representatives to serve on the CSD's CC&R Citizens Advisory Committee. The purpose of the CC&R Citizens Advisory Committee is to promote and encourage voluntary compliance with the CC&Rs within the committee member's own neighborhood. Committee members assist the CSD's CC&R compliance staff with the enforcement process by making the first, neighborly contact with an alleged violator. This contact may be made either in person, by telephone, or in writing. One of the goals of the neighborhood representative is to inform residents about CC&R issues. The committee meets once a month to discuss and act on topics pertinent to living with CC&Rs.

If you live in Bass Lake Village (Woodridge) and have the desire to represent your village, please call Cindy Diez at the District's CC&R Compliance Officer (916) 614-3203 for further information. Applications are also available at the CSD office or on line at [www.edhcsd.org](http://www.edhcsd.org). ☞

*"Reflect upon your present blessings – of which every man has many – not on your past misfortunes, of which all men have some."  
- Charles Dickens*



## WOODRIDGE CC&Rs ON LINE AT CSD WEBSITE

A copy of the Bass Lake Village (Woodridge) Covenants, Conditions and Restrictions is now available on line at the El Dorado Hills Community Service District's website, [www.edhcsd.org](http://www.edhcsd.org).

Note that the maps at the end of the CC&R document are not comprehensive and do not reflect the whole area covered by the CC&Rs. ☞

## SUPERVISOR PAINE TO ADDRESS BLAC

The next Bass Lake Action Committee monthly board meeting will be held at the home of Herb and Kathy Prevost, 1080 Jasmine Circle, Woodridge in El Dorado Hills, on March 7th at 7 PM. All BLAC members are cordially invited to attend.

County supervisor Charlie Paine will speak to the group and will answer your questions about county government. Supervisor Paine said the following during the election in 2002: "What we have witnessed over the past three years is a myriad of lawsuits, initiatives, special interest groups, and deep pockets filling the vacuum of leadership and direction. The major problems of traffic, road maintenance, and water supplies still remain unresolved. Our communities, residents, and voters are mainly ignored until election time. This must change. . . ."

For further information or driving directions, please call Kathy Prevost at 530-672-6836. ☞

## NEIGHBORHOOD WATCH COMMITTEE

The Neighborhood Watch Committee under the leadership of Theresa Storlie of WoodRidge recently held a meeting at her home. The Committee has obtained the necessary signs to post in the Bass Lake neighborhood and is investigating where and how to mount them.

If you are interested in being part of this committee or would like to participate in a neighborhood watch in your neighborhood, please contact Theresa at 916 343-1173 or email her at [tstorlie@erarealtycenter.com](mailto:tstorlie@erarealtycenter.com). ☞

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Bass Lake Action Committee  
1080 Jasmine Circle  
El Dorado Hills CA 95762

## BLAC MEMBERSHIP RENEWALS POUR IN

Bass Lake Action Committee treasurer Peggy Glazier reports that membership renewals have been coming in at a good clip. Peggy expects to announce record membership receipts at the next board meeting, which is scheduled for March 7th at Herb and Kathy Prevost's home.

"It's gratifying to see the wonderful member response," said Glazier. She reminded tardy members to be sure to send in their dues to avoid a reminder notice. ☞



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John E. Thomson, Ph.D., Editor  
[doctorjet@basslakeaction.org](mailto:doctorjet@basslakeaction.org)  
530-677-3039



For information, see our website or contact:  
Kathy Prevost  
[kathyp@basslakeaction.org](mailto:kathyp@basslakeaction.org)  
530-672-6836  
or  
David Glazier  
[glazierd@sbcglobal.net](mailto:glazierd@sbcglobal.net)  
530-677-5371