

The



BASS LAKE BULLETIN

Vol. IX No. 10

The Voice of the Bass Lake Community

November 2011

www.basslakeaction.org



Map showing the location of proposed Dixon Ranch development

DIXON RANCH HOME DEVELOPMENT PROPOSED

The El Dorado Hills Area Planning Advisory Committee (APAC) recently reviewed a proposal to develop a 150-acre parcel along the south side of Green Valley Road.

The parcel, bounded by Green Springs Ranch on the south and east, Green Valley Road on the north, and Highland View on the west, is slated to provide lots for 727 lots, of which 714 would be single-family home lots, and 13 would be park, open space, and landscape lots. The project will be a planned development, which means that a builder may build homes at a higher density if sufficient open space is provided in the development.

The density of the proposed project will be thrice that of neighboring Highland View, which has 247 homes on substantially the same acreage (click [here](#) for a detailed project map).

The upshot of the review was that APAC members were reluctant to approve the various deviations from the standard residential development standards, and informed the county project planner of their concerns.

Among the reasons for nonsupport were (1) That the project approval process should be delayed until the Environmental Impact report and related traffic study are completed and available for review, (2) That a traffic light should be installed at Green Valley Road at the entrance to the development, with dedicated right- and left-hand turn lanes, (3) That the front yard setback should be the required 20 feet from street to the front of the house instead of the requested variation to 15 feet, and (4) That the width of the streets, and especially the cul-de-sacs, be increased to provide better traffic flow.

A minority APAC report favored conditional support of the project because the data provided was not complete, and conditioned future support on the satisfactory furnishing of the data in the future.

The two connector roads leading out of this proposed community will be the extension of Lima Way through Highland Hills and a new exit leading out to Green Valley Road. Neighbors are concerned that traffic will increase through Highland Hills to intolerable conditions. The Highland Hills Homeowners Association is very much opposed to the safety hazard this will cause as hundreds of additional vehicles could poten-

tially speed down Aberdeen Lane to Appian Way and out to Silva Valley Parkway.

The Dixon Ranch project is identified as PD 11 0006 on the planning services section of the county website. Aaron Mount, Project Planner with the El Dorado County Planning Services Department in Placerville, is in charge of the project. ~



COUNTY, CSDs, BLAC TO DISCUSS BASS LAKE REGIONAL PARK

John Knight, District 1 Supervisor, has initiated talks with the community services districts of El Dorado Hills and Cameron Park to discuss the possibility of setting up a joint use arrangement among the agencies to administer Bass Lake Regional Park. The future park is planned for the now-vacant 40 acres of land on Bass Lake Road across from the communities of Woodridge and Bridlewood Canyon. Supervisor Knight has invited Bass Lake Action Committee to participate in the discussions.

Readers will recall that the Bass Lake property was traded to the county in 2001 for commercial property that was owned by the county in Cameron Park. A public workshop was held to solicit ideas for a park design later that year, and a conceptual park design was approved by the Board of Supervisors in 2002. That design included two ball

(continued on page 2)



PRESIDENT'S LETTER



Hello Everyone,

Autumn is certainly here. The big storm ushered in the cool weather, bringing our mild Indian summer to an end. Luckily we had brought everything in from outdoors, so we were ready for the rain. As I write this, the clouds are gathering and the blowing wind is predicting a storm on its way.

After last year's bad crop due to powdery mildew in the vineyard, I am glad to say that we have 25 gallons of wine bubbling away in the winery, undergoing its malolactic fermentation (MLF). MLF is not really a fermentation, it is a bacterial process that changes the tart malic acid in the wine to the softer lactic acid, giving the wine a rounder, fuller mouthfeel, and the process takes some time. This is the first year that we have tried it, and it is a new experience. We shall see how it turns out.

The cold weather has certainly started the leaves to turn, the fall colors are always lovely to see, all yellow and golden. Of course, raking them up is always a chore, but at least it's not hot out when we have to pick them up.

With the fall colors comes the first hints of the Christmas season, which to us really begins at Thanksgiving, though the merchants would have us believe it starts at Halloween. Not so! But even though it seems darker now that daylight savings time is over, the bright lights of Christmas and New Years cannot be far away.

Fran and I want to wish everyone a Happy Thanksgiving, with loads of turkey, or whatever—we are having lamb, ourselves. Best wishes to you all!

Sincerely,

John E. Thomson

President



ALAN DAY WINS DISTRICT 5 EID SEAT

Challenger Alan Day has won the Division (District) 5 director seat from incumbent Harry Norris. Day, who has lived with his wife and two children in El Dorado Hills since 1996, is a small business owner and employer, with a degree in business administration. Day got about 60 percent of the vote, Norris about 40 percent.

Day campaigned on a platform that included less smoke and mirrors and more straight talk and genuine fiscal accountability, so ratepayers can know what is going on; improved transparency and more opportunity for public input, including meetings in the evening that people can attend; a targeted forensic audit by an independent accounting firm that does not have ties or pre-existing relationships with EID to find out what is really going on, and where we stand; and wants to get independent, outside, legal counsel to review questionable EID practices and alleged State law violations.

According to his website, Day advocates "reducing costs and spending wherever we can and as fast as we can to try to slow down EID spending, debt and rate increases." ~

BASS LAKE *(continued from p. 1)*

fields in the southern portion of the park and two soccer fields, with the balance of the parkland dedicated to passive use.

About the same time, then-El Dorado Hills CSD general manager Wayne Lowery was quoted in the Village Life newspaper as favoring a joint-use arrangement between El Dorado Hills, Cameron Park, and the county for operating the park.

In early 2003, the county revised and approved a new conceptual plan to increase the density of active park use and invited comment from the public. Due to complaints that the public notification process was inadequate, the time in which to comment was extended an additional two weeks. In July of 2003, several hundred Bass Lake residents met with county staff to voice their disapproval of the inclusion of baseball field lights at the proposed park site.

Later that year, representatives of BLAC met with county officials, including then-supervisor Rusty Dupray and county staff Randy Pesses and Craven Alcot. The outcome of the meeting was unsatisfactory to BLAC, and BLAC continued to oppose the park if the plan included field lights.

As time went on, and no funding for the park became available, the Environmental Impact Report for the project began to get stale. Then it was discovered that the money set aside to begin the park had to be spent on something or it would be lost, so the money was used for county regional park improvements in the eastern half of the county. Since then, the park plans have languished.

Kathy Prevost, BLAC vice president for political affairs, said that BLAC was looking forward to making a constructive contribution to the upcoming joint use discussions. ~



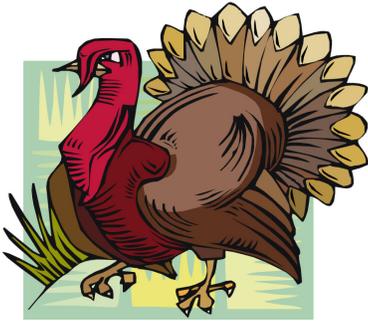
MORE BANKS AND BUSINESSES COMING TO EL DORADO HILLS

The Montaña de El Dorado will soon be the new home of a US Bank branch. The bank, which will begin the second phase of the shopping center, will face onto White Rock Road at the eastern end of the property and occupy over an acre on the site. The bank hopes to open its doors by April of next year.

The bank will have two automatic teller machines and a double drive-through. The U.S. Bank branch located in the Safeway store on Francisco Drive will remain operating after the new branch opens.

The new bank is just one of many in El Dorado Hills. A new, still unnamed bank is planned for The Shops center at El Dorado Hills Boulevard and Saratoga Way. Chase Bank recently opened an office in Town Center, near Nugget Market, and another earlier this year in the Safeway shopping center.

According to Vinyl Perkins, the Montaña developer and head of Perkins Commercial Group, the first phase of the shopping center is 90 percent occupied, with just two spaces vacant. The upper parking lot at the main center was opened with 46 additional spaces to relieve parking constraints on the recently opened Kinnee O'Reilly's Irish Pub, Pottery World and other tenants. ~



THE THANKSGIVING TURKEY STORY

Thanksgiving, like many holidays, is formed around a story that goes something like this: "Upon their first harvest, the Pilgrims set aside a day to give thanks for their bountiful harvest, and together with the native Indians, they had a great feast." The fact is that little is truly known of the first Thanksgiving. In fact, there is some dispute about when exactly the first Thanksgiving occurred.

Noted writer Daniel Taylor believes that stories are the single best way human beings have discovered for preserving and making sense of their experience, and these stories increase one's ability to make one's own life story a rich one. Story or not, we all enjoy the tradition of Thanksgiving, and the turkey has become the centerpiece of the holiday, evidenced by the fact that many people call Thanksgiving "Turkey Day."

Turkey actually did not become a part of the American Thanksgiving tradition until the 1860s. Even then, the bird did not achieve its status as the traditional centerpiece of the holiday meal until after World War II, when aggressive marketing by the poultry industry and development of larger hybrid turkeys made the turkey into a symbol of American abundance. The advertising industry made turkeys, pumpkins, and cornucopias popular images associated with Thanksgiving by linking them to ideas of bounty, prosperity, and abundance. Civic, religious, and folk liturgies were intertwined with commercial holiday rituals that centered on consumption.

Thanksgiving Days of today are marked by a mix of old and new traditions, as many families gather together to eat many of the same foods that their forebears did. The melting pot of America, with influxes of immigrants from all over the world, has produced many variations on the traditional Thanksgiving meal. But the Thanksgiving story, of Thanksgiving Day being a time for giving thanks that we live in such a great country, remains the same. ~

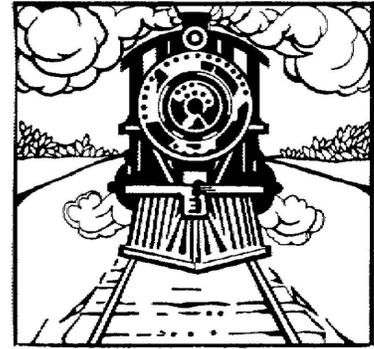
EL DORADO COUNTY OLDER ADULTS SURVEY OF NEEDS

El Dorado County Area Agency on Aging, with assistance of the County Commission on Aging, is conducting a needs assessment survey of older adults in the community. This survey, "Second 50 Years in El Dorado County," will help to identify challenges currently faced by older adults, and potential challenges for the Baby Boomer population. The results of this survey will also assist the Area Agency on Aging in the planning process for senior services.

One of the perceived unmet needs for seniors is that of transportation. The county is struggling to decide what type or mode of transportation seniors need to access needed services and shopping. For example, Montgomery County, Maryland, has a Call 'N' Ride service, which is a subsidized taxi coupon program for seniors age 67 and over. There are income eligibility requirements, seniors must register for the program, and a senior may purchase one coupon book per month. The coupon cost is determined by income and is charged on a sliding fee scale and the coupons are used for meter rate taxi services provided by sedan and accessible taxicab vans.

While there is only one transportation question on the survey, the results will drive the discussion of whether more senior transportation services are needed in El Dorado County. So please take a few minutes to complete the survey, which is accessible by clicking [here](#), to let the county know about yourself, your experiences, resources you have accessed or are currently using, and any problems or challenges you may be experiencing related to retiring and/or aging in our community.

If you have any questions, you may contact Yasmin Hichborn, Department of Human Services, at (530) 642-4833, or via email at yasmin.hichborn@edcgov.us. ~



SPTC-JOINT POWERS AUTHORITY SAYS NO TO RAILS REMOVAL

Proponents of an excursion rail service planned over the existing railroad tracks along the Sacramento-Placerville Transportation Corridor in El Dorado County won a big victory when the Sacramento-Placerville Transportation Corridor Joint Powers Authority (JPA) that owns the corridor told El Dorado County that the county does not have the right, unilaterally, to take control of the tracks, especially not to pull them up and sell them off to salvagers.

Two members of the the JPA have concluded the track's removal could threaten the continuity of the rail corridor, which in essence scuttled the effort to remove the tracks.

Trail proponents have argued that removal of the rails from Folsom to Shingle Springs (leaving tracks from there to Placerville for a Placerville group's train development), would bring in as much as \$1 million, which could pay for a trail on the already-graded railway foundation. Opponents have maintained that removing the rails could cost the county \$150,000 because the county would have to pay union scale wages for the labor involved.

Supervisor Jack Sweeney has remained adamant about keeping the corridor's railroad infrastructure in place pending results of exploring other alternatives for location of the trail. "I believe there are alternatives for the trail that are cheaper and won't require removal of the rails and ties," Sweeney told the *El Dorado Hills Telegraph*.

Philip Rose, president of the Placerville Sacramento Valley Railroad, an organization that has already been running a single car up a portion of the tracks as part of a licensing agreement with the JPA, said he was pleased with the decision, but at the same time hopeful that the decision will stand and that other member entities will reach the same conclusion. ~



BROWN APPOINTEES APPROVE \$150 RURAL FIRE FEE

A state board restocked with Gov. Jerry Brown appointees passed a \$150 fire charge Wednesday on rural property owners, many who live in in El Dorado County.

Most will receive a \$35 discount for living in a fire district; an estimated 90 percent of structures qualify for that savings. But their remaining cost, \$115, will be significantly higher than what rural property owners would have paid under a tentative plan the state Board of Forestry and Fire Protection passed in August.

An estimated 800,000 structures in rural areas, including homes and office buildings, will be subject to the charge. An article about the fire fee was featured in the August Bass Lake Bulletin.

After the Legislature stymied Brown's effort in September to pass a \$175 fee, the governor appointed four new members to the nine-person fire board in late October, all Democrats. The state expects to collect money before the fiscal year ends in June.

Fiscal conservatives have vowed to file suit challenging the fire charge as a tax. ~



Leaves

How silently they tumble down
And come to rest upon the ground
To lay a carpet, rich and rare,
Beneath the trees without a care,
Content to sleep, their work well done,
Colors gleaming in the sun.

At other times, they wildly fly
Until they nearly reach the sky.
Twisting, turning through the air
Till all the trees stand stark and bare.
Exhausted, drop to earth below
To wait, like children, for the snow.

— Elsie N. Brady



PROPANE PRICES LEVEL OFF BUT CONTINUE HIGHER

Wholesale propane prices continued to trend higher than this time last year but seem to be leveling off. The latest wholesale price at Benicia is \$1.82 per gallon. The benchmark Mont Belvieu Texas wholesale price is currently \$1.81 per gallon. Last year the Mont Belvieu wholesale price was \$1.62 per gallon.

The current delivered price to JS West contract price customers in Woodridge, Bridlewood Canyon and Sierra Crossing is \$2.33 (1.77 + .06 transportation + .50 markup) per gallon. Last year at this time the JS West total contract price was \$2.04 per gallon.

It's still not too late for propane users in Bridlewood canyon, Sierra Crossing and Woodridge to switch to JS West and obtain the contract price. Call Bette Easton at JS West, 530-642-7001 for information.

The difference between this year and last year for JS West contract customers is the higher wholesale price, not any increase by JS West. Previous articles in the Bulletin have described the tighter propane market in the United States, presumably due in part to lower inventories and increased U.S. propane exports to Asia and Europe. ~

BLAC CHRISTMAS PARTY IN DECEMBER

The next BLAC meeting will be the annual Christmas Party that will be held at the home of John and Fran Thomson, 501 Kirkwood Court (Woodridge) El Dorado Hills, on December 5, 2011, starting at at 6:00 PM.

No speaker is scheduled, but pursuant to the Bylaws, there will be an election of officers for 2012. There being no nominations, the incumbent board members have agreed to serve another term, and will be on the ballot.

Invitations will go out to members, supporters, and local dignitaries before Thanksgiving.

For information, call John or Fran Thomson at 530-677-3039. All BLAC members are cordially encouraged to attend.

The January BLAC meeting will be held January 9, 2012. For further information regarding our meetings, please contact Kathy Prevost, 530-672-6836. ~

The Bass Lake Bulletin is published monthly seven to ten days after the regular monthly BLAC meeting, by the Bass Lake Action Committee, El Dorado Hills, California
Copyright © 2011. Permission to reproduce unabridged articles is granted if appropriate attribution is given to the Bass Lake Bulletin

John E. Thomson, Ph.D.
President and Editor
doctorjet@basslakeaction.org
530-677-3039

For additional information
see our website, basslakeaction.org
or contact

Vice President Kathy Prevost
kathyp@basslakeaction.org
530-672-6836

Bass Lake Action Committee
501 Kirkwood Court
El Dorado Hills, CA 95762