

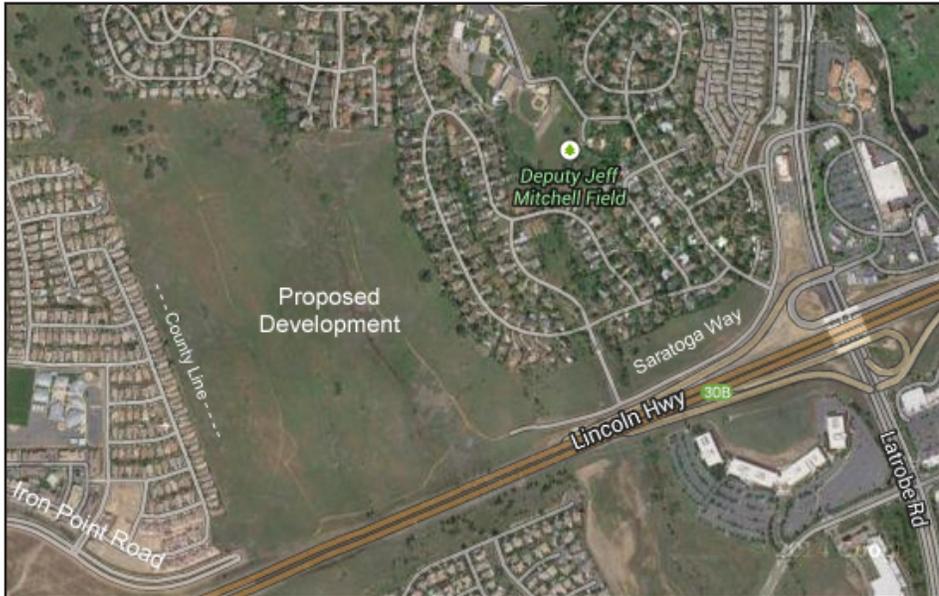


BASS LAKE BULLETIN

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Map showing the general location of the Saratoga Estates development in El Dorado Hills

NEW SARATOGA WAY HOUSING PROPOSAL

Mulled for development since 1989, 122 acres close to the border between El Dorado and Sacramento counties are slated for a 316-home subdivision called Saratoga Estates.

A long-watched piece of undeveloped land near the Sacramento/El Dorado county border has a proposal for a 300-home plus subdivision of single-family homes.

Late last month, El Dorado County officials received an application for the proposal, called Saratoga Estates, which is just east of designated open space butting up against Folsom.

The property is just to the north of where Highway 50 crosses the county line, and would be accessed by Saratoga Way connected to Iron Point Road, according to a county planner.

"We had heard they were going to come back in with a new map," said planner Lillian MacLeod, a principal planner. As far back as 1989, various proposals have circulated for the 122-acre property, the most recent of which led to county approval for a 207-lot project that didn't move forward, she said.

Persons familiar with the area agree that

the development will probably be required to fund the extension of Saratoga Way from its present dead-end in El Dorado Hills to the Sacramento County line. This would give El Dorado Hills residents a way to get to Folsom other than White Rock Road and Highway 50.

Under the new proposal the county received, Saratoga Estates would have 316 homes on 6,000-square-foot lots, though exact home sizes haven't been disclosed yet.

With the Serrano and Promontory projects developed to the north and east of the property, and Folsom largely built out to the west beyond the open space, Saratoga Estates could be considered an infill development.

Southern California-based Renasci Development is the proponent for the project; property ownership is largely with Rancho Dorado Partners in Burlingame, which had a previous proposal by that name for the site.

MacLeod said an environmental impact report will be necessary for Saratoga Estates, and it won't go up for entitlements before county planning commissioners and supervisors until sometime next year. That would seem to mean construction won't come until sometime in 2016.

Credit: Ben van der Meer, Sacramento Business Journal

EDH TOWN CENTER APARTMENTS NIXED

Plans for a 250-unit apartment complex in Town Center, to be built by the A.G. Spanos Cos. of Stockton, have been given an initial thumbs-down by the El Dorado County Planning Commission over density questions.

The commission is scheduled to submit its report recommending denial to the county Board of Supervisors for consideration, tentatively at the board's Oct. 14 meeting.

Developer Spanos wanted to boost the residential density allowed in the county's General Plan to a top of 55 dwelling units per acre from 24 units per acre. The planned site on Town Center Boulevard, across from Selland's Market-Café, is 4.56 acres.

Spanos also sought to amend the El Dorado Hills Specific Plan from General-Commercial Planned Development to Multifamily Residential-Planned Development.

When the planning commission began studying the apartment complex plan submitted by Spanos in June, the agency raised questions about traffic, design and water issues.

Commission senior planner Mel Pabalinas said the Spanos Cos. can still submit a revised plan to the supervisors. Calls to Spanos were not immediately returned.

He said the commission did not include a density number in its recommendation.

"We just said the project is too dense," Pabalinas said.

The original Spanos plan called for a five-tier parking building that would be 60 feet high and have a capacity of about 436 vehicles.

Apartment units would range in size from 576 square feet to 1,302 square feet, with a mix of 62 percent studio one-bedroom units and 38 percent two-bedroom units.

The lower-end rents were expected to be about \$1,000 a month, and those in the upper

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PRESIDENT'S LETTER

Hello Everyone,

If the weatherman is right, we are fast sliding from Summer into Fall. Fran and I went up the hill to one of our favorite wineries last week, and all of the merchants in Apple Hill were open for business. Every year it seems that Apple Hill gets bigger and better. If you go on a weekday, you will probably find the roads less crowded.

Please read and heed our article on late-night car break-ins. If you must leave your car or truck outside, be sure to remove all temptation. A thief will usually not break into an empty car. The sheriff has told us that an economic downturn usually breeds more property crime, and that certainly is proving to be true.

The Silva Valley interchange seems to be coming along quite rapidly. Work on this overcrossing will continue through the winter months. The first concrete pour for the superstructure is tentatively scheduled for mid-November. I have also noticed that the grading for the bridge approaches is almost done, and the realignment of Tong Road is also almost complete.

The November election is almost upon us. New candidate signs and posters advocating one initiative measure or another are springing up like mushrooms on every corner. Congratulations to Shiva Frenzen for capturing the District 2 supervisor seat in the special election. The winners of the other two seats being vacated by Ron Briggs and Norma Santiago, both of whom were termed out, will be decided in November.

I'll leave you with this exhortation: Pray for rain.

Sincerely,

John Thomson

President

TOWN CENTER *(Continued)*

end would be priced in the \$2,200 to \$2,400 range, according to Alexandros Economu, regional vice president for Spanos.

Construction had been targeted for early 2015.

The luxury complex was to include a bocce ball court, swimming pool, barbecue area, fitness center and clubhouse.

"It's all about the 'live, work, play' concept that's often talked about," Economu said.

The Spanos Cos. would not disclose a cost figure for the project. The property is owned by Trade Winds Partnership. Spanos has been in negotiations to buy the lots that would be the site for the apartment building. ~

Credit: Art Garcia, EDH Telegraph



JOHN KNIGHT RUNNING FOR LOS RIOS SEAT

Former El Dorado county supervisor John Knight has entered the race for Trustee of the Los Rios Community College District, which includes Folsom College.

John's campaign message is, "To make sure that your tax dollars are well spent and reach classrooms to benefit all students." Knight has experience in that regard, having served on the El Dorado County Board of Supervisors, where he did his best to work cooperatively with schools, community organizations and public officials to be sure they were all pulling in the same direction for the benefit of everyone. Knight says that he will work with students, faculty, staff, administration and the community to assure that Los Rios keeps improving. We need to provide quality education that our community deserves, according to John.

John and his wife Georgi, who is an educator, say that both their children, Cliff and Joy, have benefitted greatly from California's

community college system in general, and from Los Rios Community College District in particular. They are very grateful for the benefits their family has received from community colleges.

Whether students are returning veterans, students looking to transfer to a university, career technical training or retraining for a new career, John says he will continue to support equal access for all students that are willing to put forth the effort to enhance their future. ~



BASS LAKE AREA CAR BREAK-INS RISE

The neighborhoods of Woodridge and Hills of El Dorado have recently seen a spate of late-night vehicle break-ins. The victim's cars and trucks have been parked in their driveways.

Thieves case the vehicle, and if they see anything inside to steal, they retire to the street and use a slingshot to break out a car window. If someone hears the window break and comes out to investigate, the thieves simply drive away. If no one comes out, they ransack the car and make off with their loot.

There are few effective solutions that local police can implement to prevent thefts from residential streets and driveways. The fact that streets and the driveways attached to them are accessible to everyone makes cars very vulnerable. Probably the most effective response for car owners is to park their cars in their garages rather than their driveways. Of course, many car owners may not have that option.

Many of the strategies commonly used to prevent vehicle theft do not apply when the thief is willing to break out a window to get at valuables. Locking your car, for instance, will not deter a window-breaker. However, removing any incentives may deter a thief. Some suggestions:

Empty your car. Almost any worthless personal item that's visible from the outside—

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This image shows Kidde hard-wired smoke and combination smoke/carbon monoxide alarms, from left, model i12010S; model i12010SCO; and model KN-COSM-IBA. The alarms are being recalled because they could fail to alert consumers of a fire or a carbon monoxide incident following a power outage.

KIDDE SMOKE AND CARBON MONOXIDE ALARMS RECALLED

U.S. Consumer Product Safety Commission has announced a recall of more than 1 million Kidde hard-wired smoke and combination smoke/carbon monoxide (smoke/CO) alarms because the alarms could fail to alert consumers of a fire or a carbon monoxide incident following a power outage. The models recalled include model i12010S with manufacture dates between December 18, 2013 and May 13, 2014; combination smoke/CO alarm model i12010SCO with manufacture dates between December 30, 2013 and May 13, 2014; and combination smoke/CO alarm model KN-COSM-IBA with manufacture date between October 22, 2013 and May 13, 2014.

These alarms are hard-wired into a home's electric power. The i12010S and i12010SCO come with sealed 10 year batteries inside. The KN-COSM-IBA model has a compartment on the front for installation of replaceable AA backup batteries. Kidde is engraved on the front of the alarm.

Kidde, the model number and manufacture dates are printed on a label on the back of the alarm. "Always On" is also engraved on the front of alarms with sealed 10-year batteries. They were sold from January 2014 through July 2014.

For more information, call Kidde at 844-553-9011 from 8 a.m. to 5 p.m. ET Monday through Friday or visit www.kidde.com and click on Recalls for more information. ~

Credit: Sacramento Bee.



CAR BREAK-INS *(continued)*

even an empty shopping bag—could be seen as a valuable or a carrier of valuables. If you have an SUV that leaves your cargo area on display, consider getting a cover. Most of these vehicles can be fitted with inexpensive retractable covers to help keep shopping bags or other belongings out of sight.

Conceal all the evidence. Don't leave any bait out for thieves; stow your electronics and accessories well out of sight—or better yet, bring it in with you. The evidence alone might be enough to pique the interest of thieves, so hide that too, including power plugs, telltale iPod adapters, or navigation system windshield suction-cup mounts, and even put the cigarette lighter back in place.

Get an alarm, or use the one you have. If you don't have an alarm system, get one. If you have it, use it. The noise alone may be enough to scare away an inexperienced thief and prevent the break-in. Factory-option alarm systems are generally best, but a carefully installed, properly calibrated aftermarket system can provide just as much safety. ~

Source: Center for Problem-Oriented Policing

COUNTY UPDATES DEAD ANIMAL DISPOSAL POLICY

The El Dorado County Board of Supervisors has updated County Policy G-3, which stipulates who is responsible for the removal and disposal of dead animals within the county. The county has published the basic guidelines and telephone contact numbers for dead animal removal and disposal in the county.

The policy stipulates that dead owned animals are the responsibility of the owner of the animal.

Any dead animals on State highways within El Dorado County, such as Highways

50 and 49, should be reported to CalTrans, the California Department of Transportation, at (916) 859-7810.

For any dead animals on El Dorado County-maintained roads, you may contact EIDoCo DOT, the El Dorado County Department of Transportation, at (530) 642-4909.

For any dead animals on incorporated city roads, Placerville and South Lake Tahoe, contact El Dorado County Animal Services at (530) 621-5795 on the West Slope of the County or (530) 573-7925 in South Lake Tahoe, respectively.

Dead animals that are found on county property, other than roads, will be disposed of by El Dorado County Animal Services.

Dead animals found on private property and private roads are the responsibility of the property owner. El Dorado County Animal Services may be able to pick up the dead animal for a fee, if resources are available.

A complete copy of the policy may be found online at the El Dorado County website: www.edcgov.us/BOS/Policies/Policy_Manual.aspx. ~



NEW COUNTY ANIMAL SHELTER TO OPEN

El Dorado County Animal Services has announced the opening of the County's new Animal Services shelter facility. The new facility, located at 6435 Capitol Avenue in Diamond Springs, will officially open its doors on October 16, 2014, and serve residents on the west slope of the County. The Animal Services' business office at the facility will be open Monday through Friday from 8:00 a.m. to 5:00 p.m. Shelter services, including adoptions and kennel access, will be available Monday through Saturday from 9:30 a.m. to 4:30 p.m.

The new Animal Services facility will house lost, abandoned and abused animals, including cats, dogs, livestock

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SHELTER *(continued)*

and small animals. It will also include adoption areas, quarantine areas to safely house sick and injured animals, a barn, pasture areas for livestock and exercise runs for dogs. A public counter will be available for business services, such as obtaining and renewing permits and licenses.

Animal Services staff and volunteers expect to move the animals and most items from their old facility buildings in Placerville between October 12 and 15. During the move dates, Animal Services will only be open for essential services such as receiving stray animals and allowing owners to reclaim their pets. Animal Services is requesting that residents please delay visiting the new facility until October 16 or later.

Construction on the new facility began in March of 2014 and was completed ahead of schedule. Funding for the \$5.7 million shelter project came from the County's General Fund and Tobacco Settlement dollars. Local animal welfare groups and citizens also helped raise funds to purchase some needed equipment and other enhancements for the project.



Pomona's Tapestry — Edward Burne-Jones

From "Poems by the Way"
 I am the ancient Apple-Queen,
 As once I was so am I now.
 For evermore a hope unseen,
 Betwixt the blossom and the bough.
 Ah, where's the river's hidden Gold!
 And where the windy grave of Troy?
 Yet come I as I came of old,
 From out the heart of Summer's joy.

— William Morris

Special appreciation is given to PAWED (People for Animal Welfare in El Dorado County), a local non-profit, and its supporters who raised over \$200,000 which was used to purchase equipment for the shelter's new surgical and grooming rooms, the new barn, turf and shade structures for the dog exercise areas, special cat housing units for the cat adoption area and other needed items.

Animal Services plans to host a grand opening celebration and open house in a couple of months, according to Brzezinski. For questions about the move, or for general Animal Services information, please call (530) 621-5795 or visit www.edcgov.us/animalservices. ~



BLAC BOARD TO MEET IN NOVEMBER, ANNUAL MEETING IN DECEMBER

The next regular Bass Lake Action Committee board meeting will be held on November 3 at 7:00 PM at the Thomson's, 501 Kirkwood Court in Woodridge, El Dorado Hills, 530-677-3039.

The 2014 Annual General Membership Meeting and Christmas Party will be held on December 1, 2014, at the home of Stuart and Sue Colvin, 131 Gage Court in Serrano, El Dorado Hills, 916-358-9333. The election of officers will be the only item of business on the agenda. All BLAC members and invited guests will receive an invitation, with directions and a gate code, in the mail.

BLAC continues to monitor local issues,

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

such as the sale of the El Dorado Irrigation District land that includes Bass Lake to the Rescue School District, the amount of the assessments for the Landscape and Lighting Districts of Woodridge and Hills of El Dorado, the planned pavement overlay project for the northern portion of Bass Lake Road, the Green Valley Road Corridor, and the extension of Silver Springs Parkway to connect with Bass Lake Road.

As always, all BLAC members are cordially invited to attend all meetings. For further information about BLAC meetings and membership, please contact Vice President Kathy Prevost at 530-672-6836. ~



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