



BASS LAKE BULLETIN

Vol. XIII No. 9

The Voice of the Bass Lake Community

September 2015

www.basslakeaction.org



CSD BOARD OPTS OUT OF GOLF COURSE PURCHASE

Golf course land too pricey for CSD

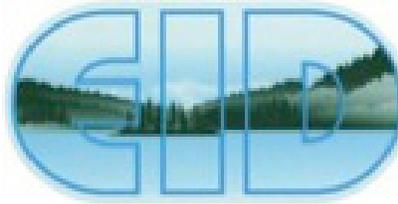
The El Dorado Hills Community Services District (CSD) Board of Directors reported out of its August 27 closed session meeting that the CSD will not pursue the purchase of the 98 acres of open space known as the former Executive Golf Course at Serrano after two separate appraisals valued the land at \$24 million — much higher than the CSD expected.

Parker Development Co., owner of the land, has applied to the county to change the land's current recreation or open space zoning to residential. Their plan is to build 763 dwelling units on the property, including some high density and commercial, and to leave 35 acres for open space and 15 acres for a public park.

CSD General Manager Brent Dennis said in a press release, "Since the El Dorado Hills CSD was the only logical local government agency (other than the county) with the power to obtain and maintain/program a property such as the former Executive Golf Course, the CSD Board of Directors conducted its own survey in April 2014 to determine to what extent the community would support the EDHCSD in possibly purchasing the property. The results of the professionally conducted survey demonstrated overwhelming support of such an acquisition and illustrated at what levels the community may be willing to tax themselves to pay for purchasing the property."

"In order to negotiate in good faith and be more knowledgeable of local market values

(continued on page 2)



EID WATER SUPPLY, PENSTOCK UPDATE

An updated water supply report was received by the El Dorado Irrigation District (EID) Board of Directors in August.

According to the annual report, staff said the district can count on 63,500 acre-feet of water supplies 95 percent of the time. An acre-foot is defined as the volume of one acre of surface area covered to a depth of one foot.

However, the district acknowledged it cannot presently deliver 63,500 acre feet per year, nor is there a demand for that much water. Instead, while the potential water delivery capability is 63,500, the actual supply is 48,110 acre-feet.

EID currently services three major areas: El Dorado Hills; the Western Region which includes Bass Lake, Cameron Park, Shingle Springs, El Dorado and Diamond Springs; and the Eastern Region, which includes Pleasant Valley, Sly Park, Pollock Pines, Camino, Placerville and Lotus-Coloma.

El Dorado Hills receives its water from Folsom Lake and from eastern water supplies via the Gold Hill intertie. Between those two sources, 14,110 acre feet of water is available to the area. Average usage by a single family home per year, based on a 10-year average, is .74 acre-feet.

For the Western-Eastern Region, supplies consist of 15,080 acre-feet from Project 184 at Forebay and approximately 21,000 acre-feet from Jenkinson Lake, totaling 36,000 acre-feet per year. Average demand for a single family home in these areas, again based on a 10-year average, is .50 acre-feet.

For 2015, total potential demand for the district was put at 42,538 acre-feet.

The board also unanimously approved a

(continued on page 2)



EL DORADO HILLS CSD STANDS BY PARCEL TAX

El Dorado Hills Community Services District (CSD) General Manager Brent Dennis and the CSD Board of Directors collectively responded to, and largely disagreed with, the 2014-15 El Dorado County Grand Jury's findings and recommendations that asked the CSD to reexamine a 32-year-old \$10 annual tax on each home collected to enforce Covenants, Codes and Restrictions (CC&Rs). The Grand Jury inquiry occurred after several residents complained that their home owners' associations enforce their own CC&Rs rather than the CSD, and therefore the homeowners were paying a tax but receiving no benefits.

The special tax in question (Measure B) was adopted in 1983 by El Dorado Hills voters, by a two-thirds majority, for the specific purpose of enforcing CC&Rs.

[A special tax is a charge for specific purposes against a landowner, a charge which can be used to pay for services and/or facilities that provide certain specific benefits for that property - Ed.]. Today 19 out of 27 neighborhoods, or approximately 8,200 homes, fall under the jurisdiction of their own HOAs.

EDHCSD officials stand by the tax, explaining they do not have legal authority to revise or reverse it, and they believe it's "cheap insurance" for the greater good of the community.

The Grand Jury's findings and recommendations, and the CSD's responses, follow.

Finding 1. The special tax is no longer being used exclusively for CC&R enforcement.

"The CSD believes this finding to be unsupported by the facts," Dennis responded.

(continued on page 2)



PRESIDENT'S LETTER

Hello All,

While this August was pretty warm, September looks to be somewhat cooler. And, by the way our trees have been losing their leaves, it looks like we may have an early Fall this year. We will see.

I have heard from reliable sources that the California Highway Patrol has promised to conduct random speed limit enforcement on Summer Drive during the morning and evening commute hours.

I also understand that, contrary to what some may believe, Summer Drive is a "statutory 25-mile-per-hour" residential street at all times. So please be careful when driving in the neighborhood.

I don't know if you have noticed that the new landscaping in the median on Madera Way, at the Woodridge entry, has been kept in good shape by the gardeners. They have also removed the tree stakes, to promote the pear trees' trunk growth.

I am really looking forward to the installation of the new lighting along the entry walls there on Madera, which will make for better visibility as the Fall days become shorter.

All of you who are customers of JS West Propane are probably as pleased as I am at the very reasonable price of propane lately. If prices stay this low, I will probably not post propane prices in the Bulletin this fall and winter.

In closing, may I wish you and yours a very Happy Labor Day holiday!

Sincerely,

John E. Thomson

President

Labor Day

September 7th

CSD OPTS OUT *(continued)*

of the former executive golf course property, the CSD Board of Directors then commissioned an appraisal to obtain an approximate market value of the property," Dennis continued. "In comparing the appraiser's conclusion with our previous survey results suggesting public funding support for levels of approximately one-third of that appraised value, it became clear to the board that the CSD was not in a financial position to enter into productive negotiations for acquisition of the property at this time."

Dennis said an advisory vote (Measure E) asking residents whether they want the golf course to remain recreation or open space will still be on the November 3rd ballot. Advisory votes are non-binding and do not change the law, but the Board of Supervisors may be more likely to deny a rezone if the community so strongly opposes it.

The EDHCSD Board of Directors holds its regular meetings on the second Thursday of each month at 6:30 PM. For additional information call (916) 933-6624 or visit edhcsd.org. ~

Credit: Julie Samrick, Mtn. Democrat

EID *(continued)*

contract in the amount of \$698,500 to GEI Consultants for the Penstock Condition Assessment Project.

A penstock is a sluice or gate or intake structure that controls water flow, or an enclosed pipe that delivers water to hydro turbines. It is a term that has been inherited from the earlier technology of mill ponds and watermills.

The EID penstock is a three-mile long length of pipe that transfers water from the El Dorado Forebay to the El Dorado Powerhouse to generate electricity. Power generated at the El Dorado Powerhouse is delivered to the Pacific Gas & Electric Company transmission and distribution system at the powerhouse switchyard.

With the largest, highest pressure, and oldest pipes in the district's inventory, the EID penstock was originally built in 1922, with sections of it being 93 years old. Purchased by EID in 1999, the powerhouse provides one of the district's more significant non-rate sources of revenue.

Staff reported the last detailed engineering evaluation was performed 25 years ago. The penstock has experienced three failures since it was put in operation in its "high pressure" section. The last failure was in 1993. The report noted that the King Fire burned tunnel timbers around the Penstock and there could

be possible damage.

Staff anticipates the project will take three years to complete with work expected to begin in September and to be completed by April 2018.

The board also asked for some idea of the cost of replacing the system, with that number estimated at between \$18 to \$20 million. ~

Credit: Dawn Hodson, Mtn. Democrat

CSD PARCEL TAX *(cont.)*

"Parcel tax revenue is restricted to the funding of CC&R enforcement and related design review expenses."

The CSD collected approximately \$146,600 from the \$10 per parcel special tax and spent approximately \$138,600 in the CSD board approved fiscal year budget for CC&R enforcement, according to its annual report. Dennis explained in a phone interview last week that in past years, the CC&R budget fell short of expenses and the board approved funds from its General Fund to supplement it. Once the number of El Dorado Hills homes increased (and more \$10 per parcel taxes were collected), the borrowed funds were returned to the General Fund.

CC&R enforcement and design review expenditures make up 1.44 percent of the CSD's \$9.9 million budget. If the parcel tax were to be repealed by voters, Dennis said concerts and other community benefits wouldn't be affected because the money for CC&Rs is only used for that. However, the CSD would not perform any CC&R duties.

"We would not be allowed," he said. "I imagine it would be all or nothing."

Property taxes are the primary revenue source for the CSD's General Fund. The CSD also earns income from recreational programs, classes, swimming pool passes and occasional grants.

"CC&Rs do vary from neighborhood to neighborhood," Dennis explained. "The CSD ensures aesthetic and architectural standards are met when residents want to add swimming pools, additions or remove trees, etc. It's about the entire community. It would be like if you lived in an upscale mobile home park across from Serrano. What happens right across the wall from your home has something to do with the value of your property."

"It should be noted that when requested, the CSD often provides special support services, guidance, information and staff resources to HOAs that have their own additional CC&R fees and are responsible for CC&R enforcement when requested,"

(continued on page 3)



Map showing the locations of the development and the Skinner Pioneer Family Cemetery

FINAL PHASE OF CAMERON GLEN ESTATES APPROVED

Phase five of the Cameron Glen Estates was approved by the El Dorado County Planning Commission at its July 23 meeting. This is the final phase of the project.

Fifteen single family residences are slated to be built on a 1.64-acre parcel located on the south side of Green Valley Road near the intersection with Cameron Park Drive.

Described as an income-restricted affordable housing development, it's estimated the Cameron Park homes will cost close to \$300,000 when finally constructed.

Local engineer Bobbie Lebeck, who was at the meeting on behalf of the applicant, described the housing as being affordable rather than income-restricted.

Discussion of the project centered around several issues having to do with the sound barrier adjacent to Green Valley Road, the type of sidewalk material used, and a small family cemetery adjacent to the development called the Skinner Family Cemetery.

Speaking on behalf of preserving the cemetery and access to it was Mike Roberts, a representative of the Cemetery Advisory Committee. He noted there are many small family cemeteries scattered throughout the county that should be considered part of its cultural resources.

The commission made some minor changes to several conditions and then voted 4-0 to approve the project with Commissioners Rich Stewart, Dave Pratt, Brian Shinault and Gary Miller voting yes. Commissioner Tom Heflin was absent. ~

Credit: Dawn Hodson, Mtn. Democrat

CSD PARCEL TAX (cont.)

Dennis states in the CSD's response. "It is also understood that should an HOA reverse (its) decision to self-enforce CC&R and/or design review, the CSD would be present and able to assume that role and responsibility."

Findings 2 and 3. The CSD receives tax funds from almost 8,200 parcels for CC&R enforcement they do not provide and parcels in HOAs that enforce CC&Rs are paying twice for CC&R enforcement.

"The CSD agrees with this finding," Dennis responded. "However, the CSD provides special support services to the HOAs when requested and understands that should a particular HOA decide to no longer be responsible for CC&R enforcement of properties located within that neighborhood, the CSD would assume the responsibility."

Finding 4. Most CSD taxpayers are unaware of the special tax and its original purpose.

"It appears the Grand Jury interviewed individuals representing seven HOAs," Dennis said. "From these seven individuals, the Grand Jury reached a conclusion that 'most' taxpayers who reside within the CSD's jurisdiction are unaware of the special tax and its application. The CSD believes that the source of the Grand Jury's information pool was too limited in the size to be able to make such an inference. The CSD understands that the Grand Jury foreman, Jim Kern, is one such citizen who lives within a neighborhood whose HOA enforces the CC&Rs and who has voiced concern over the application of the CC&R parcel tax."

By phone Dennis later called this connection "peculiar."

"I have to believe that a lot of people who live in the gated communities or that do their own CC&Rs would prefer to have the greater community fall under some umbrella of architectural standards," Dennis said. "Aesthetic qualities do jump over gated walls. (Individual choices) do over time affect the whole community."

Recommendation 1. The CSD should evaluate the appropriateness, inequities and continued need for the special tax.

"The district will be organizing a series of town hall style meetings to solicit input from the broader community regarding CC&Rs and these three topics to be better informed as to potential action plans and responses to many of the issues and citing raised in the report," Dennis responded.

Recommendation 2. The CSD should enter into a memorandum of understanding with HOAs enforcing CC&Rs to reimburse the cost of enforcement.

"The district would not be opposed to this consideration, but realizing that many of the HOAs actually manage and enforce their CC&Rs with volunteers and not actual expenditures, ... exploring a fair and equitable reimbursement formula or factor may be the bigger challenge for all concerned."

Dennis said he inquired what portion Serrano residents, for instance, pay for CC&R enforcement out of HOA fees.

"It wasn't delineated," Dennis said. "It would be impossible for the district to compensate them when they don't even know what that expense is. The report was very focused on the district and didn't reveal much at all about what actually goes on with the CC&R portion of communities that take it on themselves. What are their expenses? Do they rely on volunteers? Is it offset by other revenues? It was very focused on just the district."

Recommendation 3. The CSD should establish a new voter referendum to modify or repeal the tax.

"This is premature," Dennis responded. "Such a recommendation would be better addressed after receiving feedback or survey results from the community."

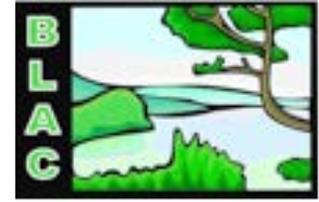
Dennis said the CSD would not change anything about the parcel tax unless voters decide to do so.

"This was a voter-initiated special tax and we really have no latitude to vary it," he said. "It would take a new ballot initiative to change it. In 1983 it was passed for \$10; with inflation that's about a penny a day. I think that's very inexpensive insurance for the greater good of the entire community." ~

Credit: Julie Samrick, Village Life



Oak Knoll Park and Clubhouse in the Hills of El Dorado



BLAC BOARD TO MEET IN NOVEMBER

The next regular board of directors meeting of the Bass Lake Action Committee will be held on Monday, November 2, at 7:00 PM at the home of John and Fran Thomson, 501 Kirkwood Court in Woodridge, El Dorado Hills, 530-677-3039.

Remember to save the date of the evening of December 7, 2015, for the Bass Lake Action Committee's Annual Membership Meeting, Board Election, and Christmas Party. Invitations will be sent to members and invited guests.

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. ~

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

Copyright © 2015. 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@aol.com
530-677-3039

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

Vice President Kathy Prevost
blacinfo@aol.com
530-672-6836

BE A PARK PLANNER!

On Tuesday, September 29, the El Dorado Hills Community Services District (CSD) is throwing open the doors at the Oak Knoll Clubhouse, 3371 Alyssum Circle, El Dorado Hills, and inviting residents to be a Park Planner for Oak Knoll Park. A map of Oak Knoll and to scale drawings of park amenities will be provided to participants to design their park at Oak Knoll. The sum of \$80,000 is allocated in the current CSD budget for improvements at Oak Knoll Park.

Other activities include a scavenger hunt to explore Oak Knoll Park, a bounce house and face painting for kids, and an ice cream social for everyone to enjoy. Please stop by the park anytime between 5:00-7:00 PM, meet the CSD Parks & Planning Committee members, and join in the fun to plan YOUR park at Oak Knoll. No reservations needed. For more information, please contact Jill Ritzman, CSD Recreation Director, 916-614-3235. ~



As Summer Into Autumn Slips

As Summer into Autumn slips
And yet we sooner say
"The Summer" than "the Autumn," lest
We turn the sun away,
And almost count it an Affront
The presence to concede
Of one however lovely, not
The one that we have loved—
So we evade the charge of Years
On one attempting shy
The Circumvention of the Shaft
Of Life's Declivity.
—Emily Dickinson

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