



BASS LAKE BULLETIN

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SALE OF BASS LAKE TO EDH CSD ADVANCES

The first step in the series of events that must precede a sale of Bass Lake to the El Dorado Hills Community Services District (CSD) was taken Thursday. A committee representing both the surrounding community and the school district met and voted unanimously to recommend to the Rescue Union School District (RUSD) Board that the school district's Bass Lake property be declared surplus to the district. Sean Martin, RUSD Assistant Superintendent - Business Services, facilitated the meeting, which was also attended by RUSD Superintendent Cheryl Olson.

The process to be followed in disposing of school-owned property is set forth in the California Education Code.

The next steps in the process are a declaration by the RUSD Board that the property is indeed surplus to the district, then the board must offer the property for sale to public agencies, the sale price being limited to the district's original coat of acquiring the property.

The committee's decision rested upon several findings. First, the Bass Lake property had originally been selected by the school district as a school site. However, a more suitable site on Sienna Ridge Road was subsequently purchased, leaving no reason to retain the Bass Lake site.

Second, the dam and the lake it contains present an ongoing liability risk for the school district.

Third, the cost of maintaining the property, the dam and the lake, consume considerable maintenance staff time and generates additional expenses of from \$10 to \$15 thousand a year that the district could apply to school maintenance.

A formal report by the committee, rec-
(continued on page 2)



FCC WARNS OF CALLER ID SPOOFING SCAMS

The Federal Communications Commission has warned consumers that they cannot rely on the caller ID feature of their telephone to report who is actually calling them.

"Spoofing" occurs when a caller deliberately falsifies the information transmitted to your caller ID display to disguise their identity. Spoofing is often used as part of an attempt to trick someone into giving away valuable personal information so it can be used in fraudulent activity or sold illegally. U.S. law and FCC rules prohibit most types of spoofing.

How does spoofing work?

Caller ID lets consumers avoid unwanted phone calls by displaying caller names and phone numbers, but the caller ID feature is sometimes manipulated by spoofer who masquerade as representatives of banks, creditors, insurance companies, or even the government.

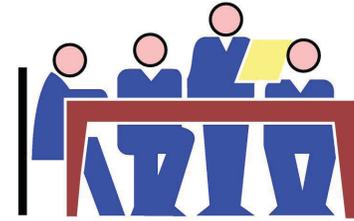
What you can do if you think you're being spoofed

You may not be able to tell right away if an incoming call is spoofed. Be careful about responding to any request for personal identifying information.

Never give out personal information such as account numbers, Social Security numbers, mothers' maiden names, passwords, or other identifying information in response to unexpected calls, or if you are at all suspicious.

If you get an inquiry from someone who says they represent a company or a government agency seeking personal information, hang up, and call the phone number on your account statement, in the phone book, or on the company's or government agency's website to verify the authenticity of the request.

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PLANNING COMMISSION ENDS 2017 WITH A FLURRY OF DECISIONS

In November the County Planning Commission turned down a request to build two fast food restaurants in El Dorado Hills on property located between El Dorado Hills Boulevard and Saratoga Way with traffic congestion being the primary objection. Other projects fared better.

With a long list of items on the agenda, those that received a quick nod were six cell tower proposals. One is a Cal.net MUP Auburn Lake Trails project in Cool that will sit atop an existing water tower. AT&T also proposed five cell towers on monopine towers. They would be located in Pleasant Valley, Nashville, Greenwood, Outingdale and Somerset.

One of the larger projects up for approval was the El Dorado Hills Memory Care Project (The Pavilions), which drew many comments from the audience. The proposed 64-bed facility would care for those with dementia or Alzheimer's disease.

While some in the audience were enthusiastic supporters of the project, others questioned the cutting down of so many oak trees to construct the facility, with one person calling the county's recently adopted Oak Woodland Management Plan a joke.

Tim White, who serves on the El Dorado Hills Area Planning Advisory Committee, said the project would have the least impact on traffic in the area, while other residents worried the facility would add to security and safety concerns in their neighborhoods as well as traffic problems during construction. Sue Taylor called the project deceitful if not illegal, saying the developer is paying to cut down trees and said the building size needed to be reduced.

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BASS LAKE *(continued)*

ommending that the property be deemed surplus, is expected to be presented to the school board in the near future.

Since the CSD has indicated that it would like to acquire the property, it is highly likely that the CSD will be the ultimate owner of the Bass Lake property. For details, see the article that appeared in the November 2017 Bulletin. The CSD has circulated a preliminary plan of how they would use the property, which includes developing the west side of the lake as a recreation park and leaving the east side of the lake as natural open space with walking trails.

The CSD has already entered into an agreement to purchase the EID maintenance yard property below the Bass Lake dam and adjacent to the district's Bass Lake property. ~

PLANNING *(continued)*

In response, the developer said he was not aware of any tree cutting currently taking place other than one tree that might have been brought down by a utility company.

Approximately half the oak trees on the property will be removed to make way for the facility.

Commissioner Jon Vegna suggested the developer meet with homeowners in the area to address their concerns and especially any issues having to do with traffic through their neighborhoods.

The commission approved the project 5-0.

Saratoga Redesign Denied

A second large project in El Dorado Hills did not fare as well.

Called the Saratoga Retail Project, the property is located on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way.

The project was originally approved by the planning commission in 2009 and consisted of three commercial buildings totaling 30,628 square feet. Divided into two phases, Phase I consisted of the construction of a 13,263-square-foot building that is now occupied by Walgreens.

At the meeting, the developer was back for approval of Phase 2, which included changes to the plans approved in 2009. Instead of two more commercial buildings, the revised plans include reducing the square footage of the commercial building by 6,907 square feet and constructing two drive-through restaurants to be occupied by Chick-fil-A and Habit Burger.

Brad LaRue, CEO of United Growth and

the project developer, began by saying the project had already been approved and what was before the commissioners was just a minor design modification.

Asked if there were adequate parking spots for the new uses, LaRue insisted there were plenty to accommodate employees and patrons while at the same time he requested an exemption from providing parking spots for RVs.

Commissioner James Williams questioned that statement, saying the company's request to waive the RV parking was based on their putting in extra parking spots. He also noted that the original project did not have a drive-through restaurant.

Drawing out the discussion was the testimony of a large number of residents from El Dorado Hills, many of whom brought stacks of petitions signed by neighbors, who asked the planners to turn down the redesigned project. Some worried about outsiders coming into their neighborhoods, the prospect of additional crime, and how the development might affect their property values.

However, the issue brought up most frequently was the impact on traffic from people using the fast-food restaurants, especially Chick-fil-A, with one man claiming that, on average, between 95 and 100 cars go through their drive-through line from noon to 1 p.m. every day.

Others questioned why the project received a negative environmental declaration when it was expected to generate so much additional traffic and noise.

Many of those speaking said they would welcome a family restaurant in their area but not fast-food restaurants because of the amount of congestion they would generate in addition to spillover parking. Others simply didn't like the idea of people's first impression of El Dorado Hills being fast-food restaurants.

"El Dorado Hills is a classy place to live," said one resident as she asked the planners to keep those neighborhoods in mind when voting.

In response to the testimony, LaRue reiterated he was only requesting a minor modification to the original design and that should have required a staff level decision rather than a public hearing. At the same time he promised to build the best development possible and one that would hopefully be enjoyed by people in the future.

Seeking some kind of compromise, Vegna asked if LaRue would meet with the homeowners to hammer out a "win-win". Williams also asked if the developer would consider downsizing the project.

In response, LaRue said he didn't want to downsize the project any more than had already been done.

In the end, the planners unanimously voted to conceptually deny the design modification. Staff were then asked to return to the January planning commission meeting with the findings of facts as to the reasons for the denial with traffic being the main sticking point. The developer has the option of appealing the decision to the El Dorado County Board of Supervisors once the planners make their final decision in January.

Rezoning Decisions

A separate project called the Oliver Project did gain the planners' approval. It called for rezoning a quarter acre in the El Dorado/Diamond Springs area from commercial to high-density residential. The building on the lot has been used in the past as a daycare center.

The commission voted 4-1 to approve the rezoning with Williams voting no.

Another item, the Dowler Project in the Greenwood area, was continued off calendar.

The owner had sought to amend the General Plan land use designation on .06 acre of a larger parcel and to rezone it from 1-acre residential to commercial in order to operate a farm store on the property. But the commission questioned the amount of parking available, the absence of a loading zone, and the changes in land use designations being sought. In the end the commissioners felt those items could better be addressed off calendar before being brought back to the commission for a decision.

A last item on the agenda, the El Dorado Hills Apartments project, was continued to the January planning commission meeting. That project calls for a 214-unit apartment complex to be built within the Town Center. ~

Credit: Dawn Hodson, Mtn.Democrat





SUPERVISORS APPROVE MARIJUANA MORATORIUM

The El Dorado County Board of Supervisors approved an urgency ordinance banning commercial and medicinal marijuana activities for 45 days, beginning December 12. They also established a Cannabis Advisory Committee to explore how the county should handle the commercial cultivation and sale of marijuana — ballot measures could be on the horizon.

The ban does not impact medical cannabis dispensaries' ability to operate as previously permitted under county Ordinance 4999; however, it does affect local growers who provide products to those dispensaries.

“Our state is still in a bit of a flux,” said District 5 Supervisor Sue Novasel, who will serve on the committee.

Come January 1 commercial cannabis businesses will be allowed to operate in the state if properly licensed per voter approved Prop. 64, which legalized recreational marijuana. It's up to each of California's 58 counties to decide if they will permit commercial grows, storefronts, etc., and to what extent.

“We're not closing the door on anything,” Novasel assured.

One member of the board—District 2 Supervisor Shiva Frentzen—has said she would oppose any recreational marijuana grows and businesses. The other four have expressed varying levels of interest in taking initiatives to the voters.

“We want to ask a more thoughtful question and get a more powerful response,” said District 4's Michael Ranalli, who will also serve on the advisory committee.

Conceding that El Dorado County voters rejected Prop. 64, Ranalli argued that there's no way to determine why they voted against legalizing recreational marijuana. A well-written local initiative authorizing commercial activity in El Dorado County, possibly with a tax tied to it that would fund local programs and benefit residents, could pass, he said.

Cannabis enthusiasts encouraged the

board to move quickly.

Rod Miller with the El Dorado County Cannabis Growers Alliance said the county needs a process that's a “win-win” for the county and cannabis supporters. He argued that permitting commercial grows would help retain the county's rural character while another speaker said cannabis enthusiasts are “an asset to the county, not a detriment.”

A local property owner said she'd like to use some of her 10.5 acres to grow marijuana and supplement her income.

A ban doesn't stop the “bad actors,” another speaker said.

Supervisors Novasel, Ranalli, Brian Veerkamp and John Hidahl supported the temporary ban. Frentzen opposed it. ~

Credit: Noel Stack, Village Life



Mike Ranalli

RANALLI ANNOUNCES RE-ELECTION EFFORT

Michael Ranalli recently announced his intention to seek re-election to the El Dorado County Board of Supervisors and serve a second term as Supervisor of District 4.

Though the majority of the Bass Lake community is in Supervisor Hidahl's District 1, parts of the north and east portions lie in or abut either District 4, which includes Rescue, and District 2, which includes Cameron Park.

“I have done my best every single day to represent District 4 and will begin the campaign process right after the first of the year,” Ranalli said. “I hope to have earned your support to continue serving as your county supervisor beyond 2018.

Public safety has been a priority for Ranalli, who has worked with the El Dorado County Sheriff's Office in the consolidation of scattered public safety functions into a new public safety building.

“Often, increasing efficiency is more productive and less costly to the taxpayers than adding personnel,” said Ranalli. “By combining functions under one roof, we get better communications and a more efficient

sheriff's department.”

Ranalli said he has also worked with the sheriff's office to have a resident deputy on the Divide and led an enforcement strategy for large cannabis grows in residential neighborhoods while remaining sensible about citizens' rights, voters' decisions and federal law.

Ranalli is a familiar face throughout El Dorado County District 4. He is currently vice-chair of the Board of Supervisors, vice-chair of the county Water Agency, vice-chair of the county Transportation Commission, treasurer of the Mountain Counties Water Resources Association, vice-chair of the Rural Counties' Environmental Services Joint Powers Authority, a board member of the Rural County Representatives of California, an appointed member of the Sierra Nevada Conservancy, chair of the Golden Sierra Job Training Agency, a member of the Taxpayers Association of El Dorado County, former vice-chair of the El Dorado County Community and Economic Development Advisory Committee and member and former officer of the El Dorado Wine Grape Growers Association.

Originally from a Western Pennsylvania steel town, Ranalli came to California in the late 1970s with private sector experience that consisted of 22 years with Intel Corporation and has lived in District 4 for more than 33 years. Michael and his wife of 24 years, Colleen, live in Lotus and are wine grape growers. ~

Credit: Noel Stack Village Life

CALLER ID *(continued)*

Use caution if you are being pressured for information immediately.

If you have a voice mail account with your phone service, be sure to set a password for it. Some voicemail services are preset to allow access if you call in from your own phone number. A hacker could spoof your home phone number and gain access to your voice mail if you do not set a password.

Filing a complaint

You have options for filing a spoofing scam complaint with the FCC at <https://consumercomplaints.fcc.gov> or 1-888-CALL-FCC (1-888-225-5322). ~

Source: Federal Communications Commission





The EDITOR'S CORNER

Hello Everyone,

This is the first Editor's Corner, which will take the place of the former President's letter. I hope you will enjoy it.

The new year promises to be an busy one, and the air is full of anticipation.

The site of the new Safeway Center has been graded, and hopefully construction will start as soon as dry weather arrives. It will be so nice to just go down to the corner for groceries and such, instead of all the way over to El Dorado Hills Boulevard, or to Cameron Park. Of course, we will probably have all the other obligatory shopping center amenities:



Raindrops

Raindrops are such funny things.
They haven't feet or haven't wings.
Yet they sail through the air
With the greatest of ease,
And dance on the street
Wherever they please.

—Author Unknown

a Subway sandwich shop, a pizza parlor, a nail shop, etc.

Across Sienna Ridge, the lots for the new homes in Village J are finished. The sound of the rock crusher has stopped, and I expect that soon we will hear the sounds of hammers and saws when the home building begins.

Also, it appears that the El Dorado Hills CSD is moving forward in its plans to buy the land for Bass Lake Park. They have already purchased the EID maintenance yard property, and are on their way to buying the Bass Lake property from the Rescue School District. The only unknown at this time is the fate of the forty or so acres that El Dorado County owns between the east side of the lake and Bass Lake Road. The county originally received the acreage in trade for some land they had in Cameron Park.

I have been led to understand that the plans for the park will provide for developing the west side of the lake, where Sellwood Park is now, into a larger recreation park, with ball fields, etc. The east side will be left as open space with nature trails and the like.

And perhaps this year will see a start on the completion of our own "road to nowhere," the long-promised extension of Silver Springs Parkway to Bass Lake Road. We will have to see what the new year brings.

In closing, I hope that you all have a happy and prosperous 2018.

Sincerely,

John E. Thomson
Editor

Bass Lake Action Committee
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El Dorado Hills, CA 95762



BLAC BOARD SETS FEBRUARY MEETING

The February Board Meeting of the Bass Lake Action Committee will be held on February 5, 2018, at the Oak Knoll Club House in Oak Knoll Park, in the Hills of El Dorado, 3371 Alyssum Court, El Dorado Hills, CA 95762.

The meeting will begin at 7:00 P.M. BLAC Members and members of the public are cordially invited to attend.

For further information about BLAC meetings and membership, please contact President Kathy Prevost at 530-672-6836. ~



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