

The

# BASS LAKE BULLETIN

The Voice of the Bass Lake Community

<http://basslakeaction.org>

August 2018

## OAK KNOLL PARK VOLUNTEERS WORKING TO INCREASE USAGE

The El Dorado Hills Community Services District announced in early 2018 that repairs to the roof of the Oak Knoll Park Clubhouse at 3371 Alyssum Circle in The Hills of El Dorado village would cost the General Fund district park in excess of \$70,000.00. A less costly option to the EDH CSD was to tear the building down, and replace it with other park facilities. The community has responded that they wanted to see the clubhouse saved. EDH CSD is exploring the possibility of obtaining a CC&R waiver to replace the existing CC&R required tile roof with a simple

Composition roof, which more realistically could run closer to \$14,000.00.

One of the challenges facing the EDH CSD regarding the park itself is that it is underused. It is difficult to program as the surrounding residential area consists of less than 1000 homes, and the EDH CSD primarily programs larger attendance events at the EDH Community Park on Harvard Way.

**BLAC member, Rowland Gaal** took it upon himself to canvas the neighborhood, going door to door (continued on page 2)

## SPECIAL AUGUST EDITION

*Our intrepid Editor is traveling this week, so BLAC members are pitching in to help out. We wanted to make sure that readers receive an August Bulletin. You can expect a return to our regular format, with the updates and insightful information readers have come to expect in the Bass Lake Bulletin, next month, in the September 2018 edition!*



**OAK KNOLL VOLUNTEERS** *(continued)*

speaking to dozens of neighbors, trying to get feedback on what activities neighbors would use at the Oak Knoll Park if they were available. Rowland worked collaboratively with EDH CSD staff and developed a unique proposal: He would lead a team of volunteers to program usage of the park, and the EDH CSD would provide free usage of the clubhouse for those activities. Rowland has been granted access to the Clubhouse, controlling the keys and security systems to open and close the facility for events. ALL of the events are volunteer led.

Some of these Volunteer-led activities have been:

Monthly Morning Coffee and Tea  
 Stretch-Flex & Balance  
 Watercolor Lessons  
 Retro Board Games Night  
 Storytime With Grandmas for Ages 1 ½ to 4



The challenge remains usage – Rowland has tried to schedule events for different times of the day: mornings, mid-mornings, afternoons, evenings. With less than 700 homes in The Hills and Woodridge it is proving difficult to attract usage – the same issue the EDH CSD has been facing since the park and clubhouse were completed in 1995.

With Volunteers starting the events in late spring and summer, the challenge might have been families being too busy with summer vacations. Another challenge is area residents being away at work during the day. Rowland diligently posts the event details on Nextdoor.com – BLAC shares the events on our Facebook Page as well.

The EDH CSD has published their Fall Recreation Guide with the volunteer events included on the Oak Knoll Park & Clubhouse section (page 25)

<http://eldoradohillscsd.org/images/recreation/activi>

[ty-guide-fall18-web.pdf](#) .

**BLAC member Wil Brunet** has been leading the Chess Club at the Oak Knoll Clubhouse. The Chess Club meets Thursdays from 2-4PM.

The EDH CSD has also indicated that local non-profit groups can use the Clubhouse – if you have a Boy Scout Troop, or a Girl Scout Troop that needs a meeting space, contact the EDH CSD for more information.

It comes down to usage – the park and Clubhouse, along with a swimming pool were intended as amenities for our (in 1995!!!) remote corner of eastern El Dorado Hills. Due to a lack of usage, operating and repair costs, the pool was filled in and covered with new concrete several years ago. Without usage, the park will continue to face challenges, especially since it is a “General Fund” park that the CSD funds itself, without a dedicated assessment from Bass Lake Village neighbors. Usage will determine the future of both the park and the clubhouse. The Volunteers, and the EDH CSD welcome any ideas or suggestions for the clubhouse – submit ideas to [oakknolledh@gmail.com](mailto:oakknolledh@gmail.com)

## BASS LAKE HILLS SPECIFIC PLAN PROJECTS UNDERWAY

Initial grading work appears to be underway on the 113 residential lot Bell Ranch project north of the Holy Trinity Catholic Church in El Dorado Hills, at the end of Tierra de Dios Drive.

*(continued on page 3)*



**BASS LAKE HILLS SPECIFIC PLAN** *(continued)*

Nearby, just east of the Laurel Oaks village on Hollow Oak Dr, initial work is underway on the 54 residential lot Bell Woods project. Technically this will be a community with a Cameron Park address but will interconnect with the new Morrison Road running roughly north to south from Bell Woods into Bell Ranch, and from there to the future realignment of Country Club Drive on roughly the current alignment of City Lights Drive at Tierra de Dios.

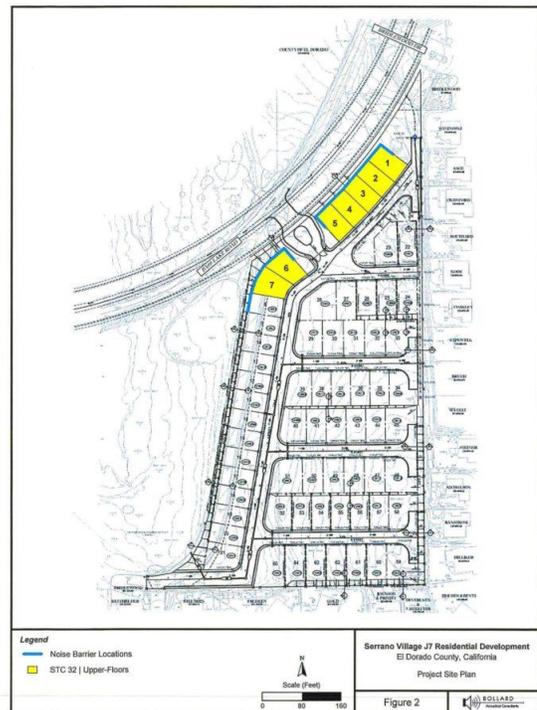
The 114 residential lot Hawk View project at Hawk View and Bass Lake Road has had rough grading for pads, and a large amount of underground utility work since January. Recently work to clear a new access road into the project from Bass Lake Rd has begun.

**ONGOING CONSTRUCTION AROUND BASS LAKE: UPDATES**

BLAC has recently heard from utility vendors for the Sienna Ridge Commercial Center – the new shopping center anchored by a Safeway Grocery at the corners of Serrano Parkway/Sienna Ridge Rd. and Bass Lake Rd. Utility vendors have indicated that construction on the Donahue Schriber owned and developed Safeway project is delayed until January 2019. Still scheduled to open in 2019, it appears that the opening has been pushed back by several months. No response has been provided by Donahue Schriber.

The Serrano Associates residential project at Village J6 on Bass Lake Rd, south of the Lake show two builders as the owners of the parcels: Cal Atlantic Homes and Woodside Homes.

The 65 residential lot Serrano J7 Village project, which is located to the south and east of the Bass Lake overflow, along the wall of Bridlewood Canyon, a new application for a Tentative Subdivision map has been submitted to El Dorado County



*Serrano J7 Village*

Details for the Serrano Associates J7 project can be found on the EDHAPAC website [HERE](#)

**EID DIV 5 DIRECTOR ALAN DAY ADDRESSES STUDY TO SEPARATE EL DORADO HILLS SERVICE AREA FROM EID AT AUGUST EDH APAC MEETING**

On August 8<sup>th</sup>, Alan Day, EID Division 5 Director, representing most of the EL Dorado Hills area, provided some insight into the EID Study to divest the El Dorado Hills Service Area from the El Dorado Irrigation District, and transfer the assets to another agency, or, alternately, creating new EID cost zones, of which El Dorado Hills would be one, potentially with an alternate rate structure.

Director Day indicated that the proposal was made by EID Division 2 Director George Osborne *(continued on page 4)*

**EID DIRECTOR DAY AT EDH APAC**  
(continued)

(representing very rural and agricultural areas in El Dorado County) in May. The EID Board approved the study, with an initial goal of completion in October or November of 2018. EID Staff has indicated that it is not a priority project, and consequently, the Study will not be completed until sometime in 2019. When questioned about the costs of the Study, Director Day indicated that it was assigned to Staff time. Comments made by Director Day, and audience questions, are available in the [EDH APAC August Meeting Minutes](#).

**UPDATE ON EDH CSD PLANS FOR BASS LAKE PARK/RECREATION FACILITY**

At the beginning of August, BLAC checked with the EL Dorado Hills Community Services District to get an update on the status of efforts to create a large 200 plus acre EDH CSD facility at Bass Lake. The EDH CSD is currently working on plans for the last 12.5 acre park facility obligation from the 1988 El Dorado Hills Specific Plan (Serrano) to be located at the Village J Lot H property on the north east corner of Bass Lake Rd and Serrano Pkwy. In addition to this, the EDH CSD is currently in escrow for the EID property adjoining the Village J Lot H property, next to the dam at Bass Lake, which will be added to the Lot H park property.

Another part of the plans at Bass Lake, the EDH CSD has also made an offer to the Rescue Union School District to obtain their surplus Bass Lake Property. The RUSD property is currently under appraisal.

The last moving piece of the plans for Bass Lake is the El Dorado County owned 41 acres on the north side of the Lake. The EDH CSD would like to make a conceptual proposal regarding the property to the

County Parks Commission in August.

**SILVER SPRINGS RESIDENTIAL PROJECT**

The 234 residential lot Silver Springs development, originally approved in 1997, has requested, and been granted, a 2-year time extension on the project’s tentative subdivision map. While eligible for six years’ worth of extensions, the applicant only requested two years – which is an indication that development may be just around the corner.

This could coincide with the final Southern extension of Silver Springs Parkway, and the new connection with Bass Lake Rd at “The Curve” between Madera Way to the south, and Magnolia Hills Drive to the North. El Dorado County CIP still shows the start of construction of the extension of Silver Springs Pwky as scheduled in the 2019-2020 time frame. Silver Springs project details can be found [HERE](#)

BLAC members contacted El Dorado County District 1 Supervisor John Hidahl’s office about the perceived recent increases in accidents at “The Curve” on Bass Lake Rd – Supervisor Hidahl put the concerns to El Dorado County Transportation Director Rafael Martinez. Director Martinez had the California Highway Patrol office in Placerville check accident statistics – the CHP indicated that the accident rate is actually LOWER than previous years.

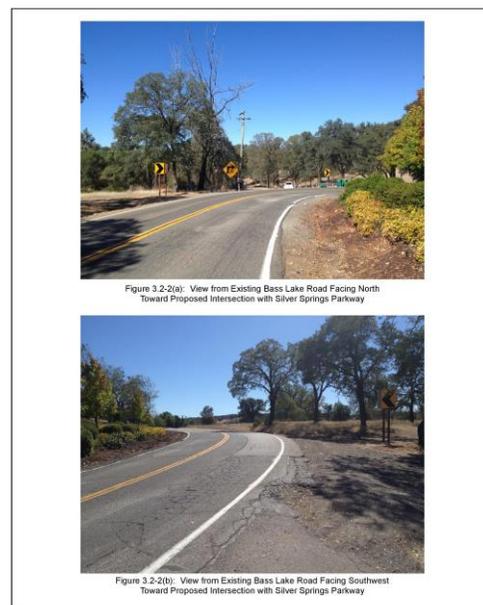


Figure 3.2-2(a): View from Existing Bass Lake Road Facing North Toward Proposed Intersection with Silver Springs Parkway  
 Figure 3.2-2(b): View from Existing Bass Lake Road Facing Southwest Toward Proposed Intersection with Silver Springs Parkway  
 SOURCE: Benchmark Resources 2015  
 Figure 3.2-2. Representative Photos (Part 1)  
 Silver Springs Parkway to Bass Lake Road (South Segment)  
 El Dorado County, California

# BASS LAKE VILLAGE LLAD ASSESSMENTS

The EDH CSD posted the required 2018/19 LLAD Engineer Reports – these help establish the LLAD assessments for 2018/19

**LLAD A – The Hills**  
**\$99.00 assessment**

**Deferred maintenance projects for FY 18/19 include:**

- Split Rail Fence Maintenance  
**\$2,436.00**
- Landscape Lighting (retrofit to LED)  
**\$4,367.00**

**LLAD B – Woodridge**  
**\$49.50 assessment**

**Deferred maintenance projects for FY 18/19 include:**

- Irrigation Valve Replacement  
**\$1,447.00**
- Landscape Lighting Replacement  
**\$4,410.00**
- Plant Replacement  
**\$3,247.00**

*BLAC is extending invitations to local candidates for statements to be included in the September Bulletin*



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