



## COSTCO LOOKING AT BUILDING A NEW WAREHOUSE STORE IN EL DORADO HILLS

Bass Lake shoppers who head across the Sacramento county line to get their 30-pack of toilet paper and extra large jars of jelly beans might have a new option.

El Dorado County District 1 Supervisor John Hidahl recently announced that Costco has signed a letter of intent to build a warehouse store on property known as the EDH 52 parcel where Highway 50 meets the Silva Valley Parkway interchange in El Dorado Hills. The project is in the early stages and by no means set in stone.

Hidahl told residents attending a recent Rotary Club of El Dorado Hills meeting that traffic studies, environmental studies, etc. must be completed before shovels hit the ground and loaded shopping carts roll through the parking lot. As the project moves forward, residents will get a chance to weigh in during public meetings, the supervisor noted.

“After Costco has released (its) information, I can discuss this further with you as I will have a better understanding of it,” Hidahl told *Village Life* when reached after the Rotary meeting for further comment.

El Dorado County’s Communications Director Carla Hass confirmed to the *Village Life* that Costco representatives and El Dorado County officials have met to discuss Costco’s interest in the area and additional discussions are in the works.

The Folsom Costco is about 5 miles from the Silva Valley interchange but building two of the wholesale retail warehouses close together isn’t unheard of; Folsom’s Cavitt Drive location and the Rancho Cordova Costco are less than 12 miles apart. There are also Costco warehouses in Sacramento, Elk Grove and Roseville.

Securing a Costco would be an economic win for El Dorado County, which loses millions of sales tax dollars each year when shoppers head down the hill. El Dorado Hills Chamber of Commerce President/CEO Debbie Manning told *Village Life* the chamber has been invited to a meeting with the county and Costco in early March. “We look forward to hearing the details,” she said. ~

*Credit: Sel Richard, Village Life*



## NEW COSTCO MAY DOOM EDH CITYHOOD

*County may Demand “Alimony” from New City*

The coming of a new Costco store to El Dorado Hills may prove to be an insurmountable obstacle to the current El Dorado Hills cityhood effort.

The 2,000 pound gorilla hindering incorporation of new cities in California is something called “revenue neutrality.” A provision of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, revenue neutrality has caused incorporations across California to grind to a virtual halt.

Revenue neutrality is a form of alimony that a new city must pay to the county to make up for any revenue loss that the county incurs as a result of their incorporation. The county’s biggest revenue loss is usually that portion of the overall sales tax that the new city would get instead of the county.

Historically, a new Costco store has annual sales of about \$100 million. A ten-year-old Costco generates about \$200 million. So one can see that the sales tax generated per store is considerable.

The cityhood effort in 2005 barely attained the threshold of fiscal viability after cutting a multi-year revenue neutrality deal with the county. Adding a Costco to the retail base will no doubt greatly increase the size of the revenue neutrality payments demanded by the county

There is no standard mechanism to implement revenue neutrality. The law does not specify any formula for satisfying revenue neutrality. It does state that the county can agree to the incorporation without insisting

*(continued on page 2)*

## CITYHOOD *(continued)*

on revenue neutrality, or that revenue neutrality can be satisfied through tax sharing agreements, lump-sum payments, payments over a fixed period of time, or any other terms and conditions. In short, whatever deal the county and new city may strike satisfies the law.

The single most important factor in determining whether revenue neutrality will be a barrier to incorporation is the particular county's attitude toward incorporation. Counties across California have taken very different approaches to implementing revenue neutrality. In summary, if a county is dead set against incorporation, or demands hundreds of thousands of dollars in revenue neutrality payment, it will be nearly impossible for any community to incorporate.

During the last cityhood effort in 2004, the county took what the cityhood advocates thought was a hard line on revenue neutrality, and the agreement that was finally hammered out would have been fairly onerous for the city if the cityhood had been approved by the voters. ~



*Sam Kyburz Home in  
Clarksville, built in 1868*

## ANNUAL CLARKSVILLE DAY RETURNS TO EL DORADO HILLS MAY 4

El Dorado Hills history comes to life on Saturday, May 4, at the Ninth Annual Clarksville Day celebration, brought to you by the hard-working volunteers of the Clarksville Region Historical Society and their generous sponsors.

They've made the old ghost town safe for the hundreds of participants and thousands of anticipated attendees. The lineup of local history groups and reenactors is bigger, better and more historical than ever.

The event began in the 1970s as a reunion picnic for the families of the pioneer descendants of the area, organized by Mimi Tong and Madeleine Petersen Moseley. Old  
*(continued on page 4)*



Map showing the possible site of Costco store that has been proposed for El Dorado Hills at Highway 50 and Silva Valley Parkway. This area has been zoned for commercial use for a number of years, according to persons familiar with both the area and the El Dorado Hills Specific Plan. ~



## NEW COUNTY SHERIFF'S STATION TO OPEN

The new \$61 million El Dorado County Sheriff's Station is due to be completed this summer, with move-in tentatively scheduled for October, according to Sergeant Anthony Prencipe of the Sheriff's Department. The move to the new facility will be complex, considering that there must be no break in law enforcement services to the public.

The facility will include a 58,000-square-foot administrative headquarters building, a morgue, evidence warehouse, special op-

erations and training facility, and an indoor shooting range. All together the campus will comprise 99,000 square feet occupying nearly 10 acres on a 30-acre parcel in the Diamond Springs Business Park, near Missouri Flat Road and Pleasant Valley Road. Future plans call for a 7-acre solar farm as well as solar panels on a substantial area of covered parking as an additional cost. The cost of the facility is being financed by a low-cost loan from the US Department of Agriculture.

The two-story main building is being constructed with tilt-up concrete, while the evidence building and special operations sections will be fabricated with pre-engineered steel. The morgue and shooting range will be built with masonry, and all the facilities are designed to serve the county well beyond 50 years.

The current sheriff's administrative building on Fair Lane in Placerville was built in 1970 at just more than 22,000 square feet. In 2013 the Vanir Construction Management firm declared the building was at "end of life" and would be prohibitively expensive to rebuild to current standards. ~



## The EDITOR'S CORNER

Hello All,

Well, it's been a rainy February for sure so far. By my rain gauge, we have gotten over five inches of rain in the first half of February. I guess when they start letting water out of Folsom Dam, which they started recently, you know we have gotten a lot of precipitation.

But those folks in the legislature are sure that we are all going to die from global warming, so we are going to start having our water rationed. The way the law reads now, we will have an initial limit for indoor water use of 55 gallons per-person per-day in 2022, which will gradually drop to 50 gallons per person by 2030. Oh well, we will have to see what happens in a few years.

It seems as though people have more stuff than ever, since more and more storage facilities are being built and are filling up with people's junk. Oh, excuse me, I meant valuable family heirlooms. I guess people are running out of space in their garages. I know the garages are pretty full, since more and more people are parking their cars in their driveways.

Right now there is a proposal to build a 120,000 square-foot storage facility near White Rock Road and Vine Street, next to Town Center, and more are in the pipeline. "Find a need and fill it" used to be an old business adage. Now the mantra seems to be "Build a storage facility and they will fill it."

Fran and I have an agreement: If we buy something new, we have to toss out something old. We have managed to keep both of our cars in the garage for 18 years, so I guess we are doing okay. But I must also admit that we don't have any kids—if you have kids, then all bets are off.

Sincerely,

*John E. Thomson*

Editor

## PG&E POLE WORK CUTS POWER, SNARLS TRAFFIC



Residents of Woodridge and Hills of Eldorado were without power most of the day and evening of January 30, as PG&E workers replaced several power poles in the vicinity. Originally slated to be out from 9:00am to 5:00pm, power was not restored until around 9:00pm.

The picture above shows the construction trucks parked along Bass Lake Road between Madera Way and Magnolia Hills Drive during the work. Traffic was restricted to one lane with traffic controls in place, to the chagrin of Bass Lake Road motorists, especially during the afternoon commute hours.

Affected homeowners had been previously warned about the planned power cut. Residents who were normally home during the day reportedly passed the time reading books and going out for meals during the outage.

PG&E said that the pole replacement was necessary in order to maintain a reliable power supply to the local neighborhoods. ~



## SHERIFF'S CITIZENS ACADEMY OPENINGS

The El Dorado County Sheriff's Office Citizens Academy is one of the most valuable programs that is offered to the community. This academy familiarizes El Dorado County residents with the many aspects of law enforcement and the role that the sheriff's department plays within the community. It puts the participants behind the scenes and gives them hands-on experiences that engage and educate.

EDSO has instituted the concepts of Community Oriented Policing and Problem Solving (COPPS). The goal of the COPPS program is to open a positive line of com-

munication with our citizens and to involve the community in some of the decisions regarding law enforcement.

This very popular and unforgettable program runs 14 consecutive weeks, twice a year, and covers many diverse topics. The weekly classroom setting builds momentum and becomes more intriguing as the participants meet the various instructors and eventually end with an opportunity to play the role of these everyday heroes. A bonus of this program includes an opportunity to take a ride-a-long with a deputy and an in-depth tour of both the Sheriff's Office and the Placerville correctional facility.

The Citizens Academy is limited to 30 participants each spring/fall session and is free of charge to El Dorado County residents.

Applications are now being accepted for the next academy, March 5 through June 5. Those interested are asked to print the application found [here](#). For more information contact the program coordinator, Det. Sean Fitzgerald, at (530) 621-5714 or [fitzgers@edso.org](mailto:fitzgers@edso.org). ~

*Credit: Noel Stack, Village Life*



## EIA: PROPANE PRICES TO REMAIN STABLE

Nationwide, propane prices are projected to remain in the \$2.50 per gallon range through this winter, according to the U.S. Energy Information Agency (EIA). The average U.S. price (excluding the Far West) was \$2.43 on February 11, 2019.

Since California is not included in the EIA survey, that forecast can be but a broad indicator of relatively stable propane prices rather than actual prices paid in California.

As of February 13, 2019, the price for participants in the JS West propane contract price program was \$2.02 per gallon. ~



### The Rain

I hear leaves drinking rain;  
I hear rich leaves on top  
Giving the poor beneath  
Drop after drop;  
'Tis a sweet noise to hear  
These green leaves drinking near.

And when the Sun comes out,  
After this Rain shall stop,  
A wondrous Light will fill  
Each dark, round drop;  
I hope the Sun shines bright;  
'Twill be a lovely sight.

—William Henry Davies



## PRESIDENTS DAY

Presidents Day is an American holiday celebrated on the third Monday in February; Presidents Day 2019 occurs on Monday, February 18.

Originally established in 1885 in recognition of President George Washington, the holiday became popularly known as Presidents Day after it was moved as part of 1971's Uniform Monday Holiday Act, an attempt to create more three-day weekends for the nation's workers.

While several states still have individual holidays honoring the birthdays of Washington, Abraham Lincoln and other figures, Presidents Day is now popularly viewed as a day to celebrate all U.S. presidents, past and present. ~

## CLARKSVILLE *(continued)*

Clarksville was adjacent to the Tong Ranch, named for the pioneering family that settled in the picturesque valley still visible south of Highway 50 in the 1850s and maintained a ranch operation there until 2008.

The old ranch shacks that once housed Clarksville's founding families, names like Kyburz, Fitch and Griggs, still stand as a testament to El Dorado Hills very own ghost town. Once a year, visitors can explore the dilapidated houses through broken windows.



The barn, which stands like a movie set from an old western, will be wide open, waiting for the young at heart to explore its stalls, many with artifacts of ranch life still festooned on the walls.

The nation's first coast-to-coast road, the Lincoln Highway, ran right through the middle of Clarksville. Much of the original, narrow, concrete roadway is still visible.

The event hours are from 10 AM to 3 PM and admission and parking are free. ~



## BLAC BOARD MET FEBRUARY 11, SETS MAY BOARD MEETING

The Board of Directors of the Bass Lake Action Committee (BLAC) met on the evening of February 11, 2019. Among the business conducted was the appointment of Bridlewood Canyon resident Ron Cassity to fill the vacant board position of Director at Large for 2019.

The board also took time to commend past BLAC officer and board member Jeanette D'Amico for her long and valuable service to BLAC. Other announcements and normal business occupied the balance of the evening.

The location of the May 13, 2019, BLAC Board Meeting will be announced in the March Bass Lake Bulletin. All BLAC members are cordially invited to attend.

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657. ~

Happy  
Valentine's  
Day

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