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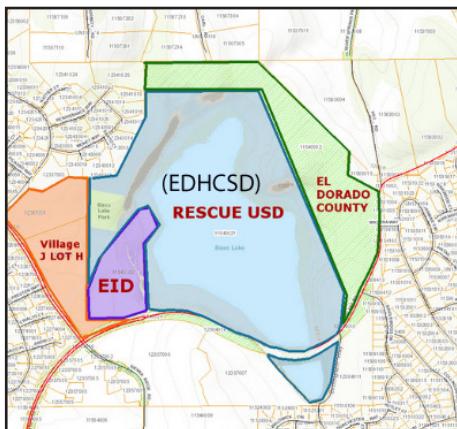
BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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April 2019



Map of properties involved in Bass Lake Park project

BASS LAKE PARK NAMED A TOP PRIORITY BY EDHCSD

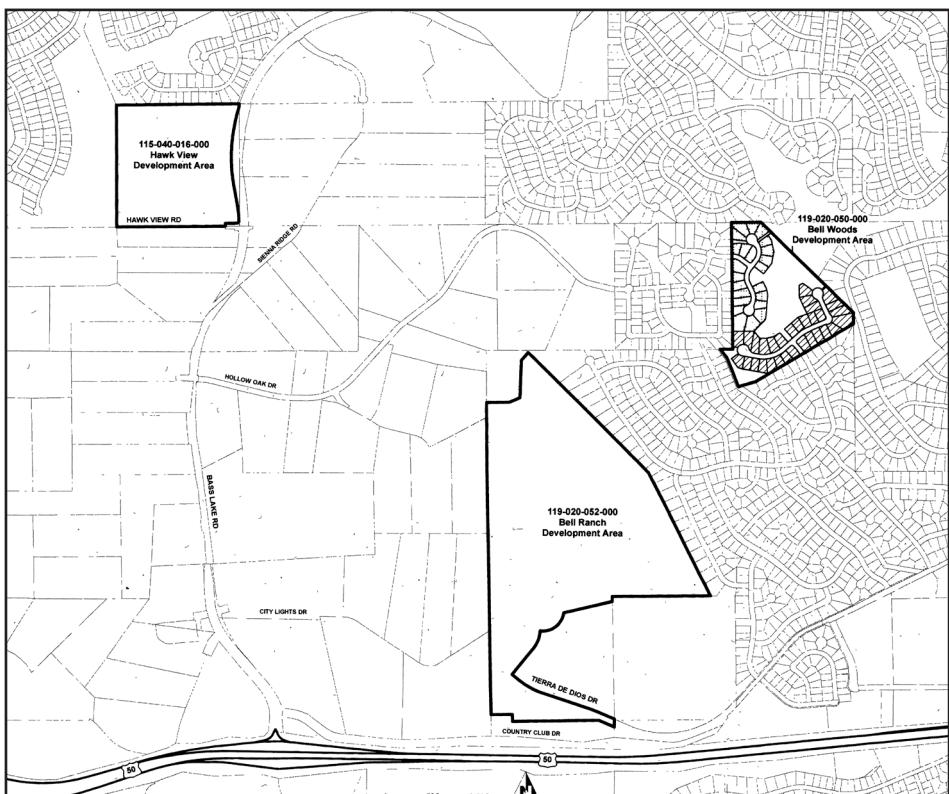
Residents near Bass Lake will enjoy a state-of-the-art recreational facility just steps from their front doors if the El Dorado Hills Community Services District (CSD) gets its way. The CSD is fast-tracking its plans for the park and revealed a proposal for the waterfront at the March EDH Area Planning Advisory Committee meeting.

CSD General Manager Kevin Loewen presented the latest plans for the park, which include disc golf, bocce ball and, because of the lake feature, sand volleyball. "We believe it would be a great asset to have a full-blown disc golf course, since we don't have one in our EDHCSD jurisdiction. And we've been hearing that people like sand volleyball. We're trying to be responsive to concerns and input," Loewen said.

A dock walkway is planned for the outer Bass Lake Road area for residents to enjoy a walk along the water, especially during high water levels.

One central feature is the 3,000-square-foot outdoor educational facility that schools can use and build into their curriculum. A local homeowner at the meeting suggested it be developed as a multi-use facility so residents can enjoy a glass of wine and play some bocce ball. Also proposed is a dog park, though dog restrictions may be im-

(continued on page 2)



Map showing the location of the three areas included in the new community facilities (Mello-Roos) district. Left to right, Hawk View, Bell Ranch, and Bell Woods.

BASS LAKE HILLS SPECIAL DISTRICT TO FUND INFRASTRUCTURE

A new community facilities district (CFD) was recently approved by the El Dorado County Board of Supervisors, along with a bond offering to help finance it.

Called the El Dorado County Community Facilities District No. 2019-1 (Bass Lake Hills Services), the ordinance establishing the CFD was approved by the Board on April 9.

The establishment of the CFD was part of

the agreement with Lennar Winncrest LLC, the developer of the Hawk View, Bell Ranch and Bell Woods areas of the Bass Lake Specific Plan. The CFD will assist the developer in maintaining the public roads and drainage facilities related to the residential projects.

The county will levy an annual special tax beginning in the 2019-20 fiscal year against any parcel within the CFD used for a private residence. The maximum special tax per unit for Hawk View will be \$172.52, for Bell Ranch \$161.98, for Bell Woods Zone A \$132.94 and for Bell Woods Zone B \$39. The tax can be increased up to 2 percent each year.

Improvements to be funded by the special tax have already been identified. At Hawk View funds will be used for asphalt pavement, subgrade, curb and gutter, asphalt concrete berms, traffic striping, signage and other supporting road infrastructure along Silver Dove Way for approximately 1,300

Happy Easter



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BASS LAKE *(continued)*

posed on certain parts of the lake. Guidelines for horses are up for debate.

"We're still looking into that but right now we don't allow horses into our parks. I don't see that happening just yet," Loewen said.

Traffic and pedestrian access is a major concern for park planning. A potential entrance into the park is the intersection of Silver Springs Parkway and Bass Lake Road. The CSD has submitted a traffic study to the El Dorado County Department of Transportation to determine if this entrance is feasible and whether a traffic signal needs to be installed. Residents in the neighboring area have expressed concerns that even if there is a crosswalk and signal installed, there is no safe, non-motorized passage surrounding the proposed entrance. Preston Way is another possible entrance and under examination for access and traffic flow impact.

Grass sports fields slated for the park include two lighted baseball and soccer fields as well as a multi-use field. Whether an artificial turf field would be installed is under consideration. Loewen was quick to address light pollution concerns, explaining that current light technology has made great advances toward mitigating the amount of light that might disturb nearby homeowners. "They're directional and we turn them off at 10 p.m. unless there are specific sports activities going on at the field," Loewen added.

Parking lots, on the other hand, legally require 24/7 lighting for safety. The lights installed in the lots will be directional, dim at night and will only light up when their motion sensors are triggered, according to CSD plans.

An all-ages, all-abilities playground is planned that Loewen assures will not only be accessible to children with disabilities, but inclusive as well. The lake would be stocked with fish for special events such as the fishing derby.

Construction is projected to start not earlier than eighteen months from now, as the CSD is still acquiring parts of the property. While the district owns the biggest portion, measuring at approximately 142 acres including the lake, the county has yet to transfer its forty-one acre piece to the CSD. However, the Board of Supervisors recently declared the County-owned 41 acres on the east side of Bass Lake as surplus land, which will allow the County to sell the property to the CSD. The Board of Supervisors has also authorized County negotiators to begin discussions on the sale or transfer of the property to the CSD.

The adjacent El Dorado Irrigation District property southwest of the lake is in escrow, and is slated for close by year end. However, EID has an ongoing maintenance operation on the land, and will need time to move that operation down to its wastewater treatment facility plant on Latrobe Road.

The final piece, Village J Lot H, is still owned by Parker Development but is owed to the CSD as part of the overall Serrano plan, according to Loewen. Parker has a history of dedicating land for community use, though the details of what the development company will provide for the park are still under discussion.

The environmental permits, approval of design and construction drawings, as well as project bids, are still to be completed.

Costs for the park are estimated to run into the millions, and CSD officials are in the process of identifying possible funding sources. To help raise money, El Dorado Hills Promise Foundation has taken on the task of seeking sponsors and donors.

"The CSD Board of Directors has raised the priority level to darn near the very top," Loewen said of the Bass Lake Park project. "They want to acquire and preserve this for the community and bring an amazing park and recreation and open space asset to you for generations to come." ~

Credit: Sel Richard, Village Life

NEW DISTRICT *(continued)*

linear feet to the west from Bass Lake Road.

Other improvements include storm drainage facilities, manholes, catch basins, intake and outfall facilities and fabric-lined ditches primarily beneath Silver Dove Way and also extending beyond the limits of Silver Dove Way into the drainage to the west of the proposed Hawk View development.

Improvements to Bell Ranch will include asphalt pavement, subgrade, sidewalk, curb and gutter, traffic striping, signage and other supporting road infrastructure along Morrison Road for approximately 4,600 linear feet from Hollow Oak Road in the north to Tierra de Dios Drive (off County Club Drive).



Additional improvements will be road-related storm drainage facilities, manholes, catch basins, intake and outfall facilities and rock-lined ditches.

Improvements to Bell Woods will include asphalt pavement, subgrade, sidewalk, curb and gutter, asphalt concrete berms, traffic striping, signage and other supporting road infrastructure along Hollow Oak Road, Whisky Drift Drive and Salt Wash Way for approximately 7,020 linear feet to the east from Bass Lake Road to the limits of the Bell Woods development.

Other improvements will include road-related storm drainage facilities manholes, catch basins, intake and outfall facilities and rock-lined ditches.

A related item was approving the issuance and sale of special tax bonds in connection with the Bass Lake Hills CFD. This was previously approved Aug. 28, 2018, when the board authorized issuing up to \$25 million in bonds to finance the improvements and fees outlined in the CFD.

The board only approved issuing the first series of bonds totaling \$13 million. Not an obligation of the county, the bonds will be paid off using the special tax assessed via the CFD.

Supervisors unanimously approved all three items related to the Bass Lake CFD.

Credit: Dawn Hodson, Village Life



BOS EXTENDS EDH SUBSTATION LEASE

The Board of Supervisors recently approved an extension of the lease on the El Dorado Hills Sheriff's Office in Town Center East.

The Sheriff's Office has been leasing space in El Dorado Hills for a substation since 1997. In 2010 the SO relocated to the leased location at 4354 Town Center Boulevard, saving approximately \$12,000 in monthly rent since there were no monthly rental costs associated with the Town Center lease. That initial lease was from 2010 through 2013, and the lease was subsequently extended to 2015.

In 2015, the lease was further extended

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The EDITOR'S CORNER

Hello Everyone,

Those of us who moved here during the housing boom of the 2000s are experiencing déjà vu all over again. Then, as now, the roads were full of cement trucks, and the air was filled with the sound of carpenters wielding framing hammers.

On Bass Lake Road, Hawk View by Lennar is building a new community of high-end single-family homes on the west side of Bass Lake Road. They will offer four home designs in both single and two-story layouts. The foundations are in for the models, so construction and sales should surely follow soon.

Prices have not yet been announced, and square footages will range from 2,005 to 3,487 square feet, with 3 to 5 bedrooms and 3 to 5.5 baths. Judging from the prices announced for Sienna Ridge Estates below, home prices may start well north of \$600 thousand.

Then we have Sienna Ridge Estates, another Lennar development in Serrano, located on the northeast corner of Serrano Parkway and Sienna Ridge Road, across from the new Safeway shopping center. Model construction is is well along, and unbuilt homes are already available for sale at the Lennar Welcome Center.

The pricing ranges from the mid-\$600 thousands, for homes with square footage from 2,527 to 3,051, with 3 to 4 bedrooms and 3 to 4.5 baths. The homes are advertised as coming with solar, stainless steel appliances, quartz countertops, backsplashes and integrated home automation all included in the price.

The housing boom isn't likely to slow down for some time, with pent-up demand for housing at an all-time high. So we'll just have to see.

Best regards,
John E. Thomson
Editor

Clarksville Day

May 4th

10:00AM to 3:00PM

Come Celebrate the Rich History of El Dorado Hills

Historical Exhibits

Live Music • Antique Cars

Craft Beer • Local Wine

Food & Beverages

Wagon Rides and More!

Free Admission

**White Rock Road and
Silva Valley Parkway at Highway 50**

Presented by



/EDDORADOHILLSHistory/



www.edhhistory.org

CLARKSVILLE DAY RETURNS IN MAY

The history of El Dorado Hills comes to life on Saturday, May 4, at the Ninth Annual Clarksville Day celebration, brought to you by the Clarksville Region Historical Society and their generous sponsors. See Pony Express riders and cowboy saloon shoot-outs, have a beer and listen to the Ole West Trio belt out some western songs.

The lineup of local history groups and displays is bigger, better and more historical than ever. Don't miss it.

The event takes place at the corner of Highway 50 and White Rock Road. Look for the signs. Hours are from 10 AM to 3 PM. Admission and parking are free. For more information, see edhhistory.org ~



EIA: PROPANE PRICES REMAINED STABLE

Nationwide, propane prices remained 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 \$2.397 at the end of March.

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

As of April 10, 2019, the price for participants in the JS West propane contract price program was \$1.780 per gallon.

This is our last propane price article until this coming October. ~



Springtime

In the glow of the dawn,
Welcome a new day,
Greet the golden sunlight or rain,
Nature in all its subtlety.
Whip of the wind,
Earth unfolds,
Softly falling rain,
Growing plants and buds blossoming,
Visions of the earth, with glories of nature,
Beauty of the daffodils,
Sunshine and rain from a rainbow,
Awe! Nature in full bloom.
— Blanche Black

SHERIFF *(continued)*

to 2017, and the rent was kept to nothing per month but operating expenses were increased to \$850 per month from 2015 through 2016, and from 2016 through 2017 expenses were \$875 per month.

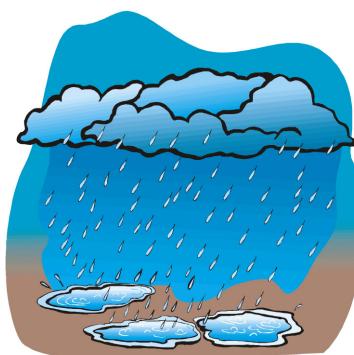
The lease was extended for two years in 2017, to April 2019, continuing the rent at nothing, but increased operating expenses to a flat rate of \$900 per month the first year and \$930 per month the second year.

In 2018, the lessor was changed from Town Center East, LP to EDH Waterfront LLC, and EDH Waterfront became the Lessor, and assumed all the rights and obligations of the lease. Also in 2018, the substation was moved from Suite 112 to Suite 113.

The current approval will extend the lease term to April 2022. The rent payments will remain at nothing, and operating expenses will increase to \$2,083.33 per month from 2019 through 2020, \$1,250 per month from 2020 through 2021, and \$1,287.50 per month from May 1, 2021 through April 30, 2022. The initial increase in operating expenses is to repay the leasehold space improvement costs paid for by the lessor EDH Waterfront, LLC.

The increased cost of the latest extension is already accounted for in the current Sheriff's Office's annual operating budget, and the budget item will continue to be requested in coming years. The lease contains a provision for termination by the County if no funds are appropriated for this purpose.

Interested persons may contact Undersheriff Randy Peshon at the SO in Placerville for further information. ~



LOTS OF RAIN FELL ON WOODRIDGE IN MARCH

The unofficial rain gauge at the Thomson's house in Woodridge recorded rainfall of 5.875 inches of rain during last month. That's more rainfall than we can remember in quite a while. ~



BLAC BOARD MET FEBRUARY 11, SETS MAY BOARD MEETING

The Board of Directors of the Bass Lake Action Committee (BLAC) have set May 13, 2019, as the date of the next BLAC Board Meeting. The meeting will be held at the home of Fran and John Thomson, 501 Kirkwood Court, Woodridge, El Dorado Hills, CA 95762, 530-677-3039. All BLAC members are cordially invited to attend.

Treasurer Wil Brunet would like to remind BLAC members that 2019 renewals are due, and any extra contributions will be gratefully accepted.

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



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