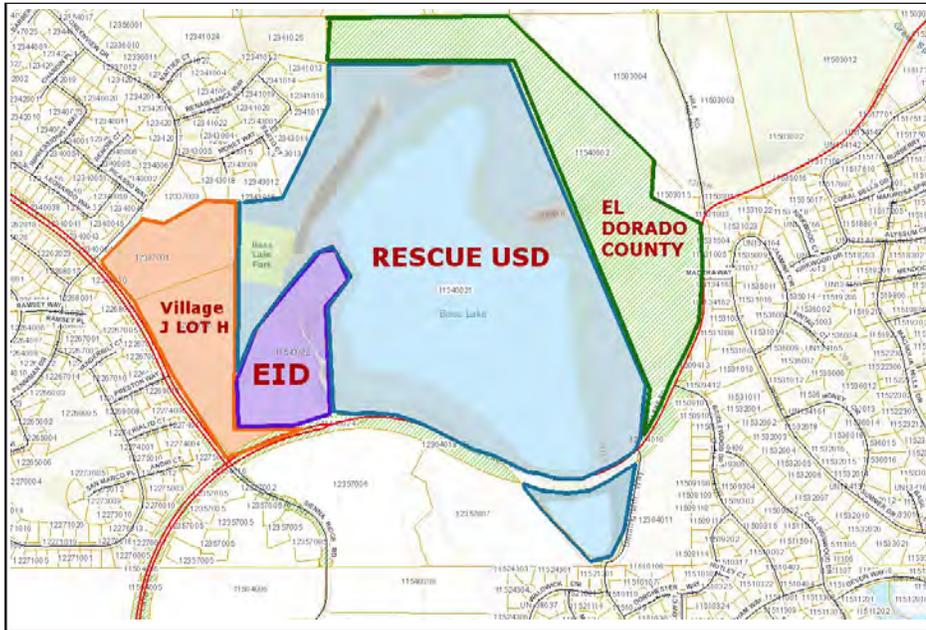


BOARD OF SUPERVISORS APPROVES SALE OF COUNTY OWNED BASS LAKE PROPERTY



2017 Parcel Map reflecting ownership of various Bass Lake Parcels. Since that time, the El Dorado Hills Community Services District has purchased the Rescue USD owned lake parcel, is in the process of completing the purchase of the EID maintenance yard, is negotiating the parkland dedication of Serrano Village J Lot H, and has agreed to purchase the 41 acre El Dorado County parcel.

By Kathy Prevost

On January 28, 2020, the El Dorado County Board of Supervisors unanimously approved the purchase and sale agreement between El Dorado County and the El Dorado Hills Community Service District (EDHCSD) for the 41.70 acre (APN 115-400-002-000) county-owned property adjoining the north side of Bass Lake for \$250,000.

The approval included a recommendation from the Chief Administrative Office in regards to the sales proceeds which is - considered to be discretionary funding and could be used at the Board's discretion.

The Board directed the Chief Administrative Office to arrange a budget transfer to place the money in a designated reserve for future park acquisition or development consistent with the General Plan and Park Master Plan and to return to Board. They also directed staff and the

Budget Ad Hoc Committee to consider the purchase of a generator for Pioneer Park. This property which is zoned RE-5 was originally part of a land exchange in April of 2000, between the County and Bass Lake Properties owned by Norm Brown. The County traded a 16 acre industrial zoned parcel in Cameron Park for the Bass Lake property to be used for the proposed Bass Lake Regional Park. The County issued a Notice of Preparation of an Environmental Impact Report (DEIR) in 2003, however, following the County reorganization and the elimination of the Department of General Services, the necessary DEIR was never completed. They did complete two segments which included a study of the sound impacts and a geological study and soils testing which we are aware of. They, also, received a comment letter from the State of California Department of Fish and Game detailing the possible significant project impacts on Bass -

(continued on page 2)

BOARD OF SUPERVISORS HEAR SERRANO J7 APPEAL

Proposed Roundabout at the Bass Lake Road-Bridlewood Drive intersection included in approval

By John Davey

The El Dorado County Board of Supervisors concluded a hearing on Tuesday February 11th regarding an appeal of the Serrano Village J7 65 lot residential development project located on Bass Lake Road, between the Bridlewood Canyon development, and the Bass Lake Overflow. The Serrano Village J7 project was approved at the County Planning Commission on October 24, 2019, following 2 previous Planning Commission hearings. The Bass Lake Action Committee's Traffic Safety Committee submitted several public comment letters citing concern that long promised Bass Lake Road improvements, and the project's conditioned road frontage improvements were being ignored. Specific issues centered on the close proximity of the proposed Village J7 entrance at Bass Lake Road - less than 500 feet from Bridlewood Drive, the allowance for left turn movements onto, and off of Bass Lake Road at the Village J7 entrance on a curve at the narrow Bass Lake overflow, ten year CHP collision rates on the road segment, and the lack of pedestrian and traffic safety improvements suggested for the area over more than 25 years of development.

El Dorado County Auditor-Controller Joe Harn filed an appeal of the project, as a private citizen, to the Board of Supervisors, based on two concerns:

1) "the maps conditions approved by the Commission do not adequately ensure that the park mandated by the 1989 development agreement will be constructed by Serrano Associates, LLC".

2) "Further, this approval will increase automobile, bike, and pedestrian traffic that will create safety and circulation impacts that are not mitigated by the conditions approved by the Commission."

(continued on page 2)



YOUR VOICE MATTERS
Join the El Dorado Hills Community Services District at a critical meeting for Bass Lake A residents to discuss your Landscape Lighting Assessment District (LLAD). The meeting will review options related to landscape maintenance, potential cost savings and the proposed assessment increase.

Friday, February 21st 6:00 pm

El Dorado Hills Community Services District
Norm Rowett Pavilion
1021 Harvard Way
El Dorado Hills, CA 95762

EDH CSD ANNOUNCES FEB 21st LLAD MEETING FOR HILLS OF EL DORADO OWNERS

The El Dorado Hills Community Services District has scheduled a meeting on Friday February 21st at 6PM in the CSD Pavilion located at 1021 Harvard Way, for property owners in The Hills of El Dorado Village - Bass Lake LLAD A, to discuss options for funding and maintaining the Lighting And Landscape Assessment District in the subdivision.

When established in 1995, the assessment to property owners of the 278 lots was set at a fixed \$99 per lot per year. This is intended to provide funding for all 27 street lights in the village, as well as to maintain amenities such as the entrance greenbelt landscaping at Magnolia Hills Drive, including the sidewalks in the entrance greenbelt, the plantings, irrigation system, landscape lighting, mulch, entrance monument sign, and the split rail fencing.

A survey of property owners last year presented three options: 1) No change in the assessment, which would eventually result in reduction in services - landscaping maintenance, irrigation, entrance lighting, scheduled replacements of items like plantings, turf, fencing, etc. 2) Property owners could form their own HOA and take over the LLAD responsibilities and assets. 3) Approve an assessment increase, and provide for a future funding increase mechanism tied to the San Francisco CPI (the standard used in Northern California) - this was suggested in 2019 to initially increase the assessment from the current \$99 to \$189 per year. In the details of the January EDH CSD Agenda item concerning underfunded LLADs, this assessment increase has been revised to \$239 per year.

Options to be discussed include changes to current landscaping for potential cost savings. ~

COUNTY SELLS BASS LAKE PROPERTY (con't)

- Lake and the necessary mitigations and studies of the habitat, fish and wildlife. At one point in 2005, there was discussion with Rescue Union School District (RUSD) regarding building the proposed Bass Lake School on part of the property. However, when the El Dorado Irrigation District (EID) declared the Bass Lake property they owned to be surplus in late 2009, RUSD purchased it for \$300,000 with the plans to construct a school with an environmental studies program on part of the site. EID retained 30 acres for an equipment storage and maintenance yard. The cost of building the necessary infrastructure was found to be quite expensive and RUSD then purchased 20 acres on the east side of Bass Lake Road for a future school.

Subsequently, they sold their Bass Lake property to EDHCSD for \$570,000 for a future Bass Lake Park which was ultimately planned to include the remaining 30 acre EID property, the 41.70 acre county owned property and a 12 plus acre property designated for a park in Serrano Village J, Lot H.

On April 2, 2019, the El Dorado County Board of Supervisors designated their property as surplus excluding a 100 foot strip of land necessary to connect Bass Lake Road to Silver Springs Parkway. The EDHCSD plans to incorporate this piece of property into their overall Bass Lake Park concept. Preliminary plans show the area will include trails, a Frisbee golf course and a 100 car lighted parking lot. ~

VILLAGE J7 APPEAL (con't)

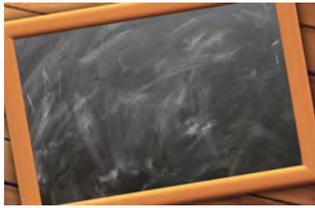
The appeal was first heard December 10, 2019, and continued to February 2020 to allow time for Serrano Associates and the El Dorado Hills Community Services District to further refine the timing and methodology of the 12.5 acre parkland dedication at Village J Lot H, as well as to provide time for planning staff to review traffic and pedestrian safety concerns and possible solutions.

At the end of December, County DOT reached out to Bass Lake Action Committee officers to discuss a possible solution. BLAC Vice President John Davey, and Director at Large Ron Cassity (who serves on the Board of Directors for the Bridlewood Canyon HOA), met with DOT in Placerville to discuss the options they had available. One option was left turn pockets at Bridlewood Drive, and another at the Serrano Village J7 entrance, with an acceleration lane connecting them. This was estimated at over \$3 million. A second option was a single left turn pocket at Bridlewood Drive, estimated at \$2.2 million. The third option was a roundabout at the Bass Lake Road-Bridlewood Drive intersection, estimated at \$2.2 million. Because the Village J7 project impact was so minimal, improvements at Bridlewood Drive could not be charged to Serrano Associates. Because there are no road fund dollars available to construct the first two options, the roundabout option seemed to be the most obtainable. The State of California has ample grant funding to construct roundabouts, but the current traffic conditions on - (continued on page 3)



Conceptual Bass Lake Park, with Village J Lot H 12.5 acre parkland on the west
[click image for large view](#)

Credit: El Dorado Hills Community Services District



**From The BLAC Board
President's Letter
February 2020**

- A Little bit of This and That -

"Nothing is so certain as change" is a quote from my Dad many years ago. Certainly it applies to the new homes and Safeway shopping center being constructed in our Bass Lake area as well as the El Dorado Hills Community Services District (EDHCSD) planned Bass Lake Park.

It also seems to quite aptly apply to the submittal of a request by N. C. Brown, Inc., Norm Brown/CTA Engineering and Surveying to El Dorado County Planning Services to amend the Conditions of Approval for the Bass Lake North project to reflect the reduction of the required number of parking spaces for a planned Park and Ride from 100 to 50.

They are also requesting a six year time extension for the project. The Bass Lake North project will be constructed on the east side of Sienna Ridge Road adjacent to the Bridlewood Canyon development. It is in the Bass Lake Hills Specific Plan as a Phase 2 project.

The project was most recently revised on February 29, 2017 and at that time one of the Conditions of Approval was that this project would construct at least a 100 space Park and Ride lot on Country Club Drive near the intersection of Bass Lake Road before the 45th building permit.

When the ninety home project (38.578 acres) was granted approval in 2017 by the Board of Supervisors, a request was made by District 2 Supervisor Frantzen that they also complete the Bass Lake Road Bike Trail from Hollow Oak to Highway 50...

(continued on page 4)

VILLAGE J7 APPEAL (con't)

- Bass Lake Road wouldn't qualify for a grant on its own. However, if there were seed money available, DOT believes that the roundabout project will qualify for a grant. DOT proposed to BLAC members that a \$200,000 contribution from Serrano Associates matched by a \$200,000 contribution via a Community Facilities District (CFD) funded by an assessment on homeowners in the Bridlewood Canyon HOA would qualify the project for a State grant.

Director at Large Ron Cassity took this information back to his Bridlewood Canyon HOA Board, and they are exploring the CFD option.

At the February 11th Appeal Hearing, Serrano Associates agreed to contribute \$200,000 to the roundabout project. Serrano Associates and the El Dorado Hills CSD have reported that they are close to an agreement that would transfer the 12.5 acre Village J Lot H property to the CSD, along with the attached funding from park fees from the Serrano project, that will facilitate construction of the 12.5 acre park. With these two items in place, the Board of Supervisors voted to approve the project with these new conditions.

Auditor-Controller Harn was not satisfied with the degree of these conditions, and expressed concern that the Parkland dedication was still left in an uncertain state. He also shared his deep concern that pedestrian facilities should be in place to connect the villages on the east side of Bass Lake to the new Sienna Ridge shopping center. The BLAC Traffic Safety Committee

also believes that Pedestrian facilities need to be part of the solution. However, faced with the option of no improvements at all, or the proposed roundabout project, the BLAC TSC endorses the proposed roundabout solution.

In fact, were it not for BLAC TSC letter(s) beginning in August 2019, expressing grave concern about the lack of Bass Lake Road improvements, as well as comments from the Community, and similar concerns from District 4 Planning Commissioner Williams, and District 1 Commissioner Vegna, the Village J7 project stood ready to be approved with no additional study. These concerns prompted two additional hearings, and an additional Traffic Study in September 2019, which resulted in the conclusion that a left turn facility at Bridlewood Drive was an existing condition - even though County Planners and DOT insisted that it was not warranted as late as August 2019. Full credit is extended to Auditor-Controller Harn for his appeal effort that helped to usher in this proposed improvement.

[The El Dorado County Transportation Commission updated their Active Transportation Plan](#) in the past week, and it includes:

- A Class one shared use bicycle/ pedestrian path on Bass Lake Road from Silver Springs Parkway to Serrano Parkway
 - A Class two bicycle lane on Bass Lake Road from Silver Springs Parkway to Green Valley Road.
- Hope springs eternal. ~



Proposed Bass Lake Road-Bridlewood Canyon Roundabout Project
- image credit El Dorado County Department of Transportation
[Click the image for a larger version](#)

February 2020

Bass Lake Bulletin

President's Letter - A Little bit of This and That - (con't)

as one of the Conditions of Approval.

This project is also conditioned to purchase the right-of-way for Hawk View Road (North Silver Dove extension) and complete that section of road.

Along with the Bell Woods, Bell Ranch and Hawk View projects, the project is responsible for the improvements to Bass Lake Road from US50 to the realigned Country Club Drive (aka Tierra De Dios, aka City Lights Drive) and construction of the new Country Club Drive.

Additionally, they are responsible for the construction of improvements at the intersection of Bass Lake Road and the US50 interchange ramps, both east and west bound and the signalization of the eastbound off-ramp terminus intersection with Bass Lake Road.

The developer is suggesting that the cost burden to build the 100 space Park and Ride lot is too high. Also, they are asking for an extension of their Tentative Map's approval because it took them two years to complete the annexation into EID through the Local Agency Formation Committee (LAFCO). EID would not accept the Facility Plan Report for review until the property was annexed.

The Technical Advisory Committee (TAC) will meet on March 9th to make an environmental determination, determine the final Conditions of Approval and/or confirm the public hearing date.

Water seems to have been a subject that has been discussed every February in recent years as we've encountered either drought or until this February, a very robust rain weather pattern. In their December 9, 2019 meeting, EID adopted their 2019-2020 Mid Cycle Operating Budget and 2020-2024 Financial Plan including a previously approved in February 2016, 3% rate increase for 2020 water and recycled water and a 0% increase for wastewater.

In 2010, under the leadership of the Bass Lake Action Committee, residents representing a cross-section of Bridlewood Canyon and Woodridge, negotiated a contract with J. S. West for reduced propane delivery prices at a volume rate. This offer is available for the homes in the Bridlewood Canyon, Sierra Crossing and Woodridge developments as it is a volume discount for specific geographical areas of contiguous homes.

These developments will continue to benefit from a recently extended five year propane rate contract effective April 1, 2020, negotiated with J. S. West by our Propane Committee (which consisted of Steve Slattery, Frank Sulzberger, John Thomson and Ken Evans) with one small change. Because of the California State sales tax requirements, residents will now need to have their barbecue propane tanks refilled at the company site in Placerville rather than setting them beside their propane tank for fill. To take advantage of the special rates, interested residents of these communities should contact Kari Veerkamp Norton at J. S. West. Kari's direct phone number is (530) 391-7076 and the main number for J. S. West is (530) 642-7001.

The El Dorado County Transportation Department recently negotiated the purchase of a part of the necessary right-of-ways in order to complete the construction of Silver Springs Parkway which will eventually connect Green Valley Road to Bass Lake Road. Construction is set to begin this year once all the necessary right of ways are secured.

Be sure to mark your calendar to save the date for the very successful and much anticipated 10th Annual Clarksville Day which will be held on Saturday, May 2, 2020 this year. Also, do not forget to set your clocks forward on March 8th! I hope you all have been enjoying our spectacular sunsets!

Respectfully,
Kathy Prevost
BLAC President



El Dorado Hills Community Services District
Yesterday at 3:47 PM

Isn't it going to be fun to take a walk out at Bass Lake Regional Park when the weather is especially nice like it is today? #edhparks

Photo Credit EDH CSD Facebook Page



BLAC BOARD HOLDS FEBRUARY 2020 MEETING.

The first quarterly BLAC Board of Directors Business Meeting of 2020 was held Monday, February 10, 2020, at the home of Fran and John Thomson.

At the meeting the BLAC Board established the following quarterly meeting dates for 2020: May 11th, August 10th, and November 9th.

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657, email basslakemembers@gmail.com, or visit our online membership form at <http://basslakeaction.net/members> ~

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Editor Emeritus John Thomson Ph.D.

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