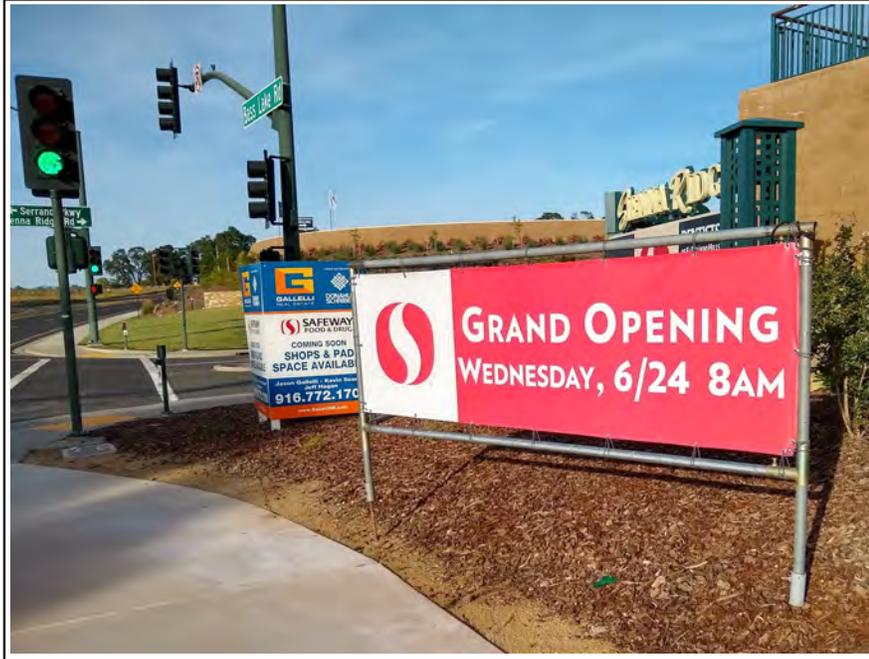




BASS LAKE BULLETIN

Vol. XVIII No. 6 The Voice of the Bass Lake Community June 2020
www.basslakeaction.org

SIEENA RIDGE SAFEWAY GROCER OPENS JUNE 24



GRAND OPENING Announcement posted at Sienna Ridge Road & Bass Lake Road
(Photo Credit: John Davey)

By John Davey

The talk of the Bass Lake area is the scheduled June 24th opening of the new Safeway Grocery store, located in the Sienna Ridge Shopping Center at 3383 Bass Lake Road.

The opening is scheduled for 8AM.

The Sienna Ridge Shopping Center was approved by the El Dorado County Board of Supervisors in 2017. The original 1988 El Dorado Hills Specific Plan envisioned two shopping centers at the intersections of Bass Lake Road, Serrano Parkway, and Sienna Ridge Road.

The demand for commercial space has significantly declined in the past decade, with online shopping options making serious inroads into in-store retail sales.

When Safeway sought a new location through their development partner -

Donahue Schriber, they requested that the second retail center, planned on the north side of Sienna Ridge Road be eliminated, in favor of additional housing at the Serrano J6 Village. This in turn helped to make the commercial project pencil out for the anchor retailer.

The Safeway store comes in at 55,000 square feet, and is matched to another Donahue Schriber Safeway anchored project in El Dorado Hills, at the corner of Green Valley Road and Francisco Drive. Amenities typical inside a new Safeway location include a bank, an independent cafe (frequently Starbucks), Bakery, Deli, Western Union, Door Dash, Drive Up and Go, Grocery Delivery, and more. A precise list has not yet been released.

Also included is a Safeway Fuel Station, which is located at the south west edge of the shopping center.

In addition to the Safeway opening, the frozen yogurt, ice cream, and treats business -

(continued on page 2)

BASS LAKE ROAD CONSTRUCTION PROJECTS CONTINUE - WITH UPDATED TIMELINES

By John Davey

Many Bass Lake Area residents may have noticed that in addition to the ongoing Bass Lake Road Detour for the new Signalized Country Club Drive - Bass Lake Road intersection re-alignment, that construction crews have been seen recently near the Bass Lake Road Madera Way intersection.

This is some initial work for the long promised southern extension of Silver Springs Parkway to Bass Lake Road - a project that will eliminate the dangerous 25 MPH curve on Bass Lake Road, just north of Madera Way.

Residents in the Woodridge Village may also have noticed some construction stakes, curiously close to the Woodridge wall along Bass Lake Road, and in some the entrance landscaping at Madera Way.



The Bass Lake Action Committee recently spoke with Rich Lee, from the El Dorado County Transportation Department (EDC DOT). Mr. Lee shared some details about the upcoming Silver Springs Parkway Southern Extension project.

The project is waiting on utility relocations from both El Dorado Irrigation District, as well as from PG&E. As you can expect, PG&E is behind schedule on many projects, as they find their way -

(continued on page 2)

SAFeway SIENNA RIDGE CENTER OPENING (con't)

- Jon & Bon's Yogurt Shoppe has been open for several weeks, and has been a hit with home-bound Bass Lake Area residents looking for a local escape during the Stay-At-Home period of the COVID-19 crisis.



New businesses in the Sienna Ridge Shopping Center. Photo Credit - John Davey

Also expected soon are the following businesses:

- Food: Mexico Lindo Restaurant, Sourdough & Co Sandwiches

- Services: Chase Bank - with drive-thru service, Fresh Cleaners, Bark Avenue pet supplies and grooming, Nail Retreat, Great Clips, El Dorado Hills Dentistry

The Bass Lake Action Committee's Traffic Safety Committee would also remind residents that the south west exit from the Sienna Ridge Center, onto Bass Lake Road, permits a left turn movement out to Southbound Bass Lake Road - the sightlines at the driveway are very poor, so expect to slow down long before the northern Bass Lake Road driveway into and out of the center (restricted to right turns only) that is just south of the Traffic Signal at Bass Lake Road and Serrano Parkway/Sienna Ridge Road. ~



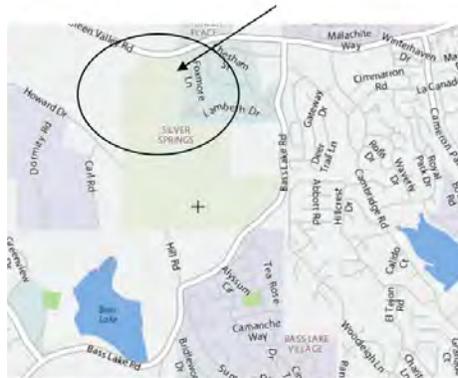
EXAMPLE - Sienna Ridge Shopping Center Southwest exit to Bass Lake Road - left turn movement to southbound Bass Lake Road permitted. Photo Credit - Ron Cassity

BASS LAKE ROAD CONSTRUCTION PROJECTS (con't)

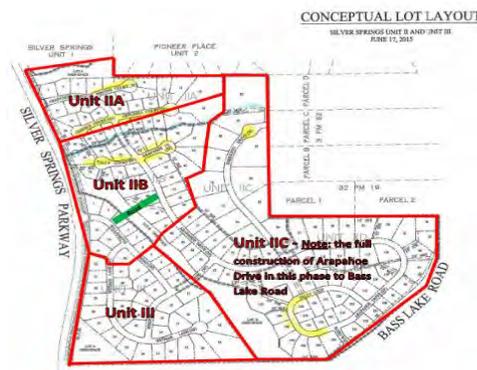
- through their recent bankruptcy filing. EDC DOT has indicated that the utility relocations are expected very soon, and the EDC DOT Staff expects to go before the El Dorado County Board of Supervisors soon to seek permission to publish a request for construction bids on the project. EDC DOT believes that the project will begin construction in 2020. It will not be a quick project, as new water and sewer utilities will be constructed along with the new road segment, to facilitate the Silver Springs residential project, currently under Unit 1 construction at the northern end of Silver Springs Parkway and Green Valley Road.

The Silver Springs residential development is planned for 234 single-family-homes, and recently sought, and was granted approval for, a two year subdivision tentative map extension.

Silver Springs Unit 1



The Silver Springs Development will eventually touch the north side of Bass Lake Road at a proposed new intersection (Arapahoe Drive) just across from Tea Rose Court in The Hills of El Dorado Village.



When completed, the new EID water service connections along Silver Springs Parkway will allow EID to eventually switch Bass Lake area residents from gravity fed water supplies, to pumped water from Folsom Lake.

The construction stakes placed in the area of Bass Lake Road near Madera Way provide some general idea of where a new right turn pocket from northbound Bass Lake Road into Madera Way will be located. This will move Bass Lake Road much closer to the Woodridge Village wall, and eliminate a portion of the existing entrance landscaping.



Madera Way at Bass Lake Road - construction stakes (photo credit: John Davey)

Additionally, EDC DOT's Rich Lee provided an updated timeline on the **Bass Lake Road Detour**, which began May 1st, and was expected to last through mid-August.

Mr. Lee indicated that the Bass Lake Detour could be removed as early as the end of July.

The current work involves relocating some PG&E utilities, raising the grade of the existing Bass Lake Road for improved sightlines and safety, and some initial clearing and grading for a park & ride lot on the west side of Bass Lake Road, along a future Country Club Drive extension to Silva Valley Parkway.

This would be followed by the Signalization of the new Bass Lake Road - Country Club Drive intersection. The full realignment project is expected to conclude in October.

This includes converting the abandoned section of Country Club Drive from Tierra de Dios Drive west to the existing Bass Lake Road intersection into a Bicycle path. This bicycle path will connect existing bicycle lanes on Country Club Drive in the east, to new bicycle lanes that will be installed along Bass Lake Road, that will travel north to bicycle lanes along Serrano Parkway. ~

PROPOSITION 13 "SPLIT-ROLL" PLAN TO ALTER LANDMARK LAW QUALIFIES FOR BALLOT

By Kathy Prevost

This November, voters will probably see an initiative on the ballot that would undo part of the landmark law that for many years has capped property tax increases. It is the first qualifying initiative that would make changes to Proposition 13 in over 40 years and was certified to appear on the ballot by the Secretary of State for the November election on May 22, 2020.

In 1978, California voters passed Proposition 13 which set a strict limit on property taxes by allowing reassessment only when a property changed hands or underwent redevelopment. It also restricts annual tax increases which can provide stability and predictability to both property owners and the government coffers.

The California Tax on Commercial and Industrial Properties for Education and Local Government Funding Initiative qualified to appear on the ballot in California as an initiated constitutional amendment on the November 3, 2020 ballot and would change how California taxes properties with a "split-roll" initiative.

If approved in November it would retain a limit on tax increases for residential properties but allow new assessments on commercial properties worth more than 3 million dollars except those zoned as commercial agriculture. However, while it would not apply to the land, it would apply to the structures or improvements and certain crops and orchards would be reassessed annually.

Proponents of the Initiative, The Schools and Communities First Coalition, is a statewide coalition sponsored by teachers unions, Democratic leaders and 300 social justice, faith based educators, labor and philanthropic organizations.

League of Women Voters of California president Helen Hutchison, whose organization supports the initiative, has stated "schools and communities are desperately underfunded and need the additional revenues that would come from lifting the property tax caps on commercial and industrial land".

Opponents of the initiative believe Proposition 13 has allowed businesses operating in California to compete nationally despite the high cost of doing business in the state and that removing the Proposition 13 protections for commercial properties could lead to significantly higher tax bills for long time corporate landowners.

Legislative director for the Howard Jarvis Taxpayer Association, David Wolfe (named after the principal proponent of Proposition 13), related that small businesses will suffer and some may see rents go up if they are leasing space at malls which face steep property tax increases. "You start tinkering with it for commercial properties, you're going to kill job growth, you're going to kill growth in the economy,"

The initiative could still be removed from the ballot by a mid-June deadline if the proponents are able to negotiate with lawmakers which apparently Governor Newsom has expressed interest in brokering.

A 2/3 vote of both houses of the legislature is required by Proposition 13 to approve any state tax. Any tax levied by local governments that is designated for a special purpose like parks or roads also requires two-thirds of the voter's approval.

Depending upon the real estate market, it is projected the new Amendment could bring in as much as 12.5 billion dollars in additional tax revenue each year for schools and local governments. The California Chamber of Commerce Board of Directors said the new proposal "would be the largest tax increase in California ever". The Chamber believes that property taxes could rise by as much as 25% for businesses.

Last year, the California Business Roundtable funded a multimillion-dollar effort to defend Proposition 13, mostly focused on the law's residential property tax rate. Working alongside other groups such as the Howard Jarvis Taxpayers Association, they have launched a campaign to defeat the split-roll ballot and reportedly raised \$2.6 million this election cycle for official campaigns.

Others who are opposing the coalition are



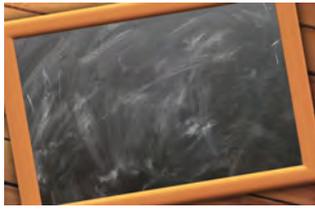
the Californians to Stop Higher Property Taxes which is largely made up of business associations such as the Business Roundtable California Coalition Committee, the Orange County Business Council, the Los Angeles City Business Federation and the Valley Industry Chamber Association.

While it has been long thought that challenging Proposition 13 was not a wise move politically, some of the state's top Democratic leaders including President Pro Tem Toni Atkins and Los Angeles Mayor Eric Garcetti are reportedly supporting the split-roll initiative. With large contributions from the California Teachers Association and the Chan Zuckerberg Advocacy, supporters report they have raised over 14 million dollars for this election.

This is a second effort by supporters of the initiative, however, they had to spend millions to rewrite the measure in 2018 to include exemptions for small business owners whose properties are worth less than 3 million dollars. If approved, the funds collected from the higher taxes would be for the benefit of schools and other local governments as soon as 2022.



Governor Newsom has proposed that the November 3, 2020 election in California be conducted entirely by mail, in light of the continuing COVID-19 crisis. However, this has been challenged in court by Assembly Member Kevin Kiley, resulting in the court issuing a restraining order. The California Legislature is currently working on a vote by mail compromise. ~



From The BLAC Board President's Letter June 2020

This June, like the past few months this year, has been extraordinary for almost all of us including the very warm weather we experienced for a few days. However, I have rather enjoyed the Zoom meetings, doctor's appointments by telemedicine, searching online rather than in the grocery store for hard-to-find items and Snapchats from my granddaughter and her two children....Mila, 5 years and Evan, 10 months old.

I may have to rethink shopping online when our very own Safeway store on Bass Lake Road opens and my sources say it is planning a soft opening at 8AM on Wednesday, June 24th.

The impacts of the Pandemic Coronavirus on the El Dorado County budget for the next fiscal year are not clear to the county at this stage. The 2020 - 2021 budget was presented to the County Supervisors by County staff at the June 9th Board of Supervisors (BOS) meeting. The budget which is 12% less than last year is projected to be approximately 647.7 million dollars.

Recognizing the uncertainties of the impacts on the state budget and revenues, the suggested budget largely maintains the status quo which staff and the county leaders will work on over the summer for adoption in September. Formal budget hearings will take place in September and Don Ashton, El Dorado County Chief Administrative Officer offered "it will be very difficult to adopt a final budget in September without reducing services or impacting investments into our infrastructure, including roads, buildings and information technology".

The BOS also reviewed the 2020 Annual Capital Improvement Program (CIP) which included one new project, the South Tahoe Greenway/Upper Truckee River Bridge at Johnson Meadow.

(continued on page 5)

EL DORADO IRRIGATION DISTRICT PLANNING FOR PG&E SHUTOFFS

Power shutoffs and an analysis of the cost of relocating the Bass Lake wastewater facility were among the items taken up by the El Dorado Irrigation District Board of Directors at its Monday meeting.

EID staff is making preparations to minimize impacts to its system in the event of more PG&E public safety power shutoffs this year.

EID has 168 electrical service connections with PG&E. In 2019 the largest power shutoff event affected 125 of those connections. The outages compromised EID's ability to pump water and wastewater, provide fire protection, generate hydroelectric power and operate the Sly Park Recreation Area.

To plan for the upcoming fire season the district has taken a number of steps including investing in the permanent installation of generators. The district has 187 generators, 11 of which are mobile and can be moved around as needed. EID is also pursuing contracts with vendors to rent additional generators as needed and has applied for a FEMA grant to help fund the purchase of additional generators.

To minimize the number of sites affected, district staff have met with representatives from PG&E. The power company is planning to make supervisory control and data acquisition (SCADA) improvements and add equipment in the El Dorado Hills area to reduce the number of sites that could be affected by a future power shutdown.

And while the California Public Utilities Commission, Cal Fire and the California Office of Emergency Services have advised PG&E to minimize the impact of shutoff events on residents and businesses, EID staff said they don't expect PG&E to change their approach in carrying them out.

Bass Lake facility relocation

Previously the board approved the relocation of a wastewater collection system from Bass Lake to the El Dorado Hills Wastewater Treatment Facility where a new facility is being designed and built. But questions were raised regarding whether it would have been cheaper to just renovate the existing facility.

Staff responded with an analysis, putting the cost of relocating the Bass Lake facilities at \$3.1 million. A cost that included the \$925,000 the district received in selling the property to the El Dorado Hills Community Service District. The cost of renovating existing facilities at Bass Lake was put at \$3.8 million.

A major factor underlying the decision was how much development has occurred around the Bass Lake site. When the facility was first built it was largely surrounded by vacant land. Now subdivisions are closing in around the facility, making future conflicts inevitable.

Director Alan Day suggested that such an analysis should have been done upfront rather than afterward, as he requested the staff to include such analyses on future projects.

2019 audit

The board unanimously approved an audit for 2019 prepared by Hudson Henderson & Company. The auditors reported a 'clean' or "unqualified" finding for the agency. EID's Finance Director Mark Price said the district has never had a qualified audit.

Operating revenue for last year increased \$4 million to \$68.2 million from 2018 due primarily to hydroelectric sales. Property tax revenue increased \$.4 million to \$13.1 million. Capital assets, net of accumulated depreciation, totaled \$727.9 million, an increase of \$13.2 million from 2018.

Charges for new hookups were \$12.9 million, a \$7.1 million decrease from 2018, due to a slowdown in development. Operating expenses, not including depreciation, increased \$3.6 million to \$56.8 million. Net long term debt and loans were \$315.6 million, a decrease of \$32.9 million.

Residents can read the district's annual comprehensive financial report, which includes the auditor's report, at eid.org/home/showdocument?id=13651.

Other matters

The board held a hearing on adopting a mitigated negative declaration on a project to recoat two water tanks in Camino.

(continued on page 5)

President's Letter - (con't)

This process is used to establish a 20-year growth forecast so the county may maintain acceptable levels of service and determine funding sources.

It also includes a list of traffic impact mitigation (TIM) fee funded projects for the Western Slope of El Dorado County. CIP projects which are not funded through TIM fees are included and are funded from a variety of other sources. These are projects that are not necessary for new developments and are, therefore, not eligible for TIM fees.

Unfunded projects are also included and may be added at a future time once funding has been sourced.

In May, the El Dorado County Planning Commission approved a request submitted by Norm Brown to extend the Bass Lake North approved tentative subdivision map for an additional 6 years. The 38.57 acre subdivision plans include 90 residential lots, two right of way lots and four open space lots.

Apparently, the developer's second request to build a 50 car park and ride lot rather than a 100 car lot, which is a Condition of Approval for the project, is still under review by the county planners.

The founding of the Bass Lake Action Committee began in June of 2003 with a chance encounter in a local grocery store. To read a little bit of history, you might enjoy this article from the June 2004 Bass Lake Bulletin.

BLAC PASSES FIRST ANNUAL MILESTONE

Bass Lake Action Committee old-timers will recall that it was a year ago this month that the seeds of our group were planted. Twelve months ago, Peggy Glazier and Kathy Prevost chanced to meet in the grocery store and decided to write a letter to Supervisor Rusty Dupray about the proposed Bass Lake Park. As a result of that initial letter, Rusty met several months later with a group of concerned Bass Lake residents at Peggy and David Glazier's home in Woodridge. After an inconclusive and somewhat acrimonious discussion, Rusty declared, "You folks really ought to get organized."

So we have Rusty to thank for encouraging us to organize. As they say, "The rest is history."

Today the Bass Lake Action Committee is a tax-exempt, nonprofit public benefit corporation. It boasts a popular website and a fine monthly newsletter, and is recognized throughout the county and beyond as a voice for the folks that live in the Bass Lake community. Thanks to all of our members, supporters, and friends who made it all possible.

An early happy Fourth of July to you all!

Kathy Prevost
President
Bass Lake Action Committee

Congratulations to the Class of 2020 Graduates!

***Behind you, all your memories
Before you all your dreams,
Around you, all who love you,
Within you all you need.***

Author Unknown

EID PLANNING (con't)

The painted surface of both tanks is approximately 16 years old and eroding. Staff said they expect to bring a contract to carry out the work to the July 13 board meeting with the work carried out over two years.

A contract for \$530,730 was approved with Express Sewer & Drain, Inc., to rehabilitate 5,400 feet of wastewater pipes in El Dorado Hills and Cameron Park. An additional \$175,000 was approved for engineering construction support, capitalized labor and contingencies.

A \$476,300 contract was awarded to Auburn Constructors, LLC to replace the El Dorado Main No.1 Pressure Reducing Station No. 5 located in Camino. The El Dorado Main No. 1 is part of the system that delivers water from Pollock Pines to the Lotus/Coloma area. An additional \$168,100 was approved for SCADA programming, capitalized labor and contingency.

The board also authorized the purchase of several vehicles and new equipment including one truck chassis, five utility and pick up vehicles, one backhoe, one compact excavator, one truck with a vacuum tank and one closed circuit television sewer inspection van. ~
credit:

***Dawn Hudson, Mountain Democrat
June 12, 2020***



BASS LAKE ACTION COMMITTEE BOARD MAKES UP MISSED MAY MEETING BY GOING VIRTUAL ON JUNE 8TH.

The Bass Lake Action Committee choose to make up the missed May 11th Quarterly Board Meeting, by conducting a Virtual Board Meeting via Zoom on June 8th. The Board was able to conduct all aspects of a regular Board Business Meeting Successfully.

The next Bass Lake Action Committee Quarterly Board Meeting is scheduled for August 10, 2020 at 7PM. The meeting location will be announced in the July Bass Lake Bulletin. If unable to conduct an in-person meeting, the Board will again use Zoom. All Bass Lake Action Committee members are invited to attend.

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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