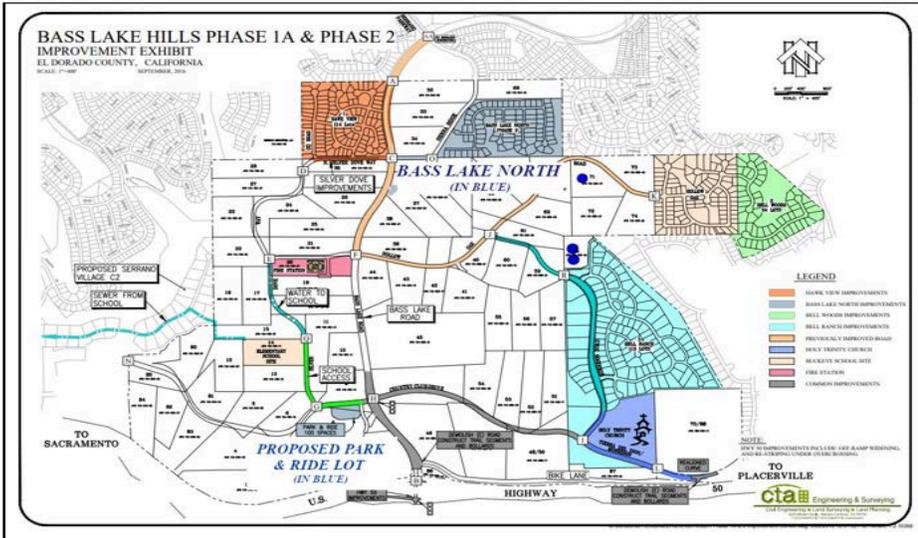




# BASS LAKE BULLETIN

Vol. XVIII No.12 The Voice of the Bass Lake Community December 2020  
www.basslakeaction.org

## BOARD OF SUPERVISORS DENIES BASS LAKE NORTH COA APPEAL REQUEST



Bass Lake Hills Specific Plan Improvement exhibit: 2017 Approved Bass Lake North 90 home development in blue at the top right, the Conditioned 100 space Park & Ride Lot at bottom center in blue

By John Davey

At the December 8th El Dorado County Board of Supervisors meeting, the Board denied an appeal request by N.C. Brown Development to overturn the November 12, 2020 Planning Commission rejection of a change request for Condition of Approval (COA) #66 for the 90 home Bass Lake North Development. COA #66, part of the project approval in 2017, states:

*66. Park & Ride Lot Construction: The applicant shall cause to be constructed, before the 45th building permit, at least 100 spaces in the Park and Ride Lot located on Country Club Drive near the intersection of Bass Lake Road. The applicant may enter into a reimbursement agreement with the County providing for reimbursement of the funds provided by the applicant and used for the construction, or construction-related, activities (including land acquisition*

*if required) for these improvements to the extent they are included in the Bass Lake Hills Public Facilities Financing Plan Fee Account. Applicant shall be granted a credit against their PFFP fee for such improvements.*

The Bass Lake North project was approved in 2017, and the project also had COA #67 added by the Board of Supervisors requiring the Developer to construct a segment of Class 1 Bicycle Lane along the east side of Bass Lake Road, from the old Country Club Drive intersection (which has just been converted to a bicycle lane) north to the Hollow Oak Drive intersection.

The Developer filed a request to reduce his obligation of 100 spaces to 50 spaces, and move the responsibility for the remaining 50 spaces to an undefined "future" development in the BLHSP Plan Area – meaning the next project would have to build the other 50 spaces. His -

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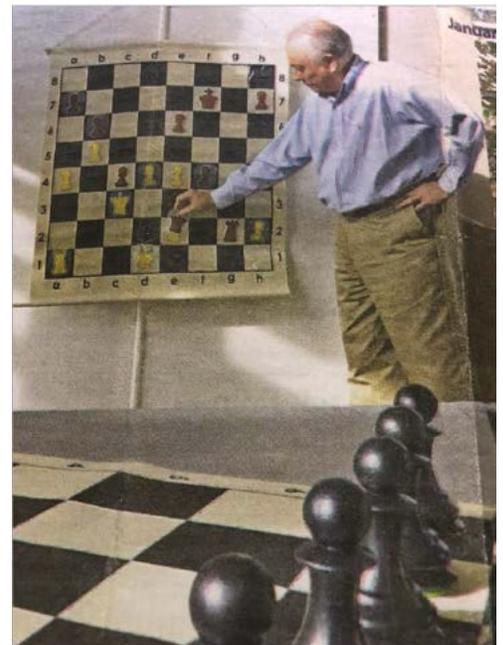
## EDH CHESS CLUB ON HOLD AT OAK KNOLL PARK CLUBHOUSE

By Wil Brunet

The pandemic has halted nearly all social activities and interaction, to a point that our Chess Club, initiated in 2015 at Oak Knoll Park Clubhouse, unfortunately had to suspend its weekly activity.

Initially, it grew to nearly 20 members, and it included mainly seniors and college students of all levels. We had mini tournaments and analyzed famous games, specially following the career of our most famous America player and World Champion, Bobby Fischer.

Due to COVID-19, "Over the board" chess has practically disappeared, but online chess is booming, and internet sites have grown to provide an ideal platform for matches - from beginners to Grand Masters in world competitions.



B.L.A.C. Treasurer, and former ranked chess player Wil Brunet leads the weekly EDH Chess Club

(continued on page 2)

## BOS DENIES APPEAL *(con't)*

- request was based on the significant costs to build the Park and Ride spaces, and his determination that his 90-home project was being unfairly burdened with an excessive share of infrastructure costs. During the November Planning Commission public hearing, the developer also provided his own nexus analysis of the need for park and ride spaces in the area based on his status as a licensed civil engineer in California – his determination was that the full build out of the entire Bass Lake Hills Specific Plan area would only generate the need for a little more than 11 total park and ride spaces, and that his project specifically would only generate the need for less than four spaces.

El Dorado County Planning Staff supported granting the change request.

After public testimony by the El Dorado Transit Authority, the Planning Commission voted 3-2 to deny the change request. The Planning Commission's reasons for denial were:

1. *No technical analysis or justification was presented to support the applicant's request;*
2. *The El Dorado Transit Master Plan, testimony from the Transit Authority and Public Comment shows a need for the Park-and-Ride spaces and the Transit Authority Board has not vetted any technical analysis for this request;*
3. *These projects (Park-and-Ride spaces) are going to be fully refundable to the applicant through the Public Facilities Financing Plan (PFFP);*
4. *The intention of the Bass Lake Hills Specific Plan was to front load the needed infrastructure;*
5. *The assertion that it would be reasonable to push the requirement of the additional 50 Park-and-Ride spaces to potential future projects (potentially smaller future projects) would be unfair to those future projects and applicants;*
6. *The applicant agreed to the front loading infrastructure as approved and conditioned by the Planning Commission, and the Board of Supervisors additional condition of approval to include a bike path; and,*
7. *The current approved project is more consistent with the Bass Lake Hills Specific*

*Plan and the County General Plan than the proposed modified request as presented to the Planning Commission.*

The Bass Lake Action Committee asked members, and area residents, to contribute public comments for the Board of Supervisors to review. A dozen community members provided written public comments, which was significantly more than the two public comments supplied to the Planning Commission.

The N.C. Brown Development appeal was heard before the Board of Supervisors. El Dorado County Planning Department Staff at this hearing supported the Planning Commission findings, and recommended denying the appeal. The Board heard testimony from the Developer, from the El Dorado Transit Authority, the El Dorado County Transportation Commission, and County Auditor Controller Joe Harn, who encouraged the Board to deny the appeal, and to stick with promised development improvements.

B.L.A.C. President Kathy Prevost, serving as chair of the El Dorado Hills Area Planning Advisory Committee's (EDH APAC) Bass Lake North Subcommittee, contributed several pages of supporting research, to both the Planning Commission, and to the Board of Supervisors.

The El Dorado Transit Authority indicated that they wouldn't go to construction on Park and Ride facility without at least 100 spaces.

After exploring several potential solutions that might allow a reduction in the number of constructed parking spaces in the Park and Ride lot, including a possible grant funding application, the Board determined that it was more important to get the Park and Ride lot constructed, instead of delayed, to match the intent of the Bass Lake Hills Specific Plan, and voted 4-0 to deny the appeal.



2017 Approved 90 home Bass Lake North development, located on Sienna Ridge Road, east of the Sienna Ridge Shopping Center

## EDH CHESS CLUB ON HOLD AT OAK KNOLL *(con't)*

- Needless to say, chess is an ideal educational tool for young players, as it develops different skills that help their logical thinking, decision making, and teaches how to handle loss and victory.

Now, the Netflix series *The Queen's Gambit* has brought new synergy as a game changing moment for chess, in particular for girls, as the main character, Beth, becomes a famous world chess player.

Seriously, at the Club, we may have looked for a new Bobby Fischer with his chess qualities, or perhaps, when the Club at Oak Knoll Park Clubhouse reopens, we will get really luck and find a Barbie Fischer. ~

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***Wil Brunet serves as Treasurer of the Bass Lake Action Committee Board of Directors. Wil is a former ranked chess player, and leads the weekly El Dorado Hills Chess Club at the Oak Knoll Park Clubhouse, 3371 Alyssum Cir, El Dorado Hills, CA 95762, in The Hills Of El Dorado Village.***

*While the EDH Chess Club is on hold for in-person chess, you can sign up for the chess club when in-person play becomes available again, through the El Dorado Hills Community Services District.*

***If you'd like to learn more about the EDH Chess Club, you can email [baslakemembers@gmail.com](mailto:baslakemembers@gmail.com) and The Bulletin will share your questions with Wil.***



El Dorado Hills Community Services District Oak Knoll Park Clubhouse, 3371 Alyssum Cir, El Dorado Hills, CA 95762

## EDH CSD BEGINS WORK TO CLEAR DRAINAGE PARCELS IN THE HILLS OF EL DORADO SUBDIVISION

By John Davey

On Tuesday December 8th, crews from Tailored Tree Company started a clean-up of the greenbelt-drainage area between Tea Rose Drive and Watsonia Glen Drive. B.L.A.C. Member Rowland Gaal talked to the crew from Tailored Tree on Tuesday and shared that:

"They were removing trees overhanging property fences, and trees less than 6 inches in diameter. I think anything lower than 8 feet goes (limbs) or shrubs. Also, dead trees. They will be eradicating the Blackberries. The idea is fire prevention."

Rowland also heard from El Dorado Hills Community Services District (EDH CSD) General Manager Kevin Loewen:

"The CSD led this effort even though it is 100% not the CSD's responsibility. The goal is to give residents a fresh start – a safer place – but for the ongoing and future clean-up and maintenance to be taken on by homeowners."



Tailored Tree Crews at work in The Hills Of El Dorado Village

photo credit: Rowland Gaal

I checked in with EDH CSD Parks and Planning Director Tauni Fessler on Tuesday, and she shared that:

"We had been on the contractors schedule to start week after Thanksgiving but it was delayed. We would/ should have caught this and messaged out before the work began, but we literally found out while they were headed to start yesterday morning. They moved some work around to get us going."

Still no word on how the CSD received permission to do the work, because the property remains "un-owned" - the original developer Forecast Homes filed bankruptcy in the early 2000s, and never transferred ownership to either the County or the CSD as they were required to do with the filing of the final Maps of the neighborhood. So Lots B, C, & D remain on the County Assessor rolls as Administrative Drainage Parcels, still owned by Forecast Group LP - a company that no longer exists.

Consequently, since there was no tax dollars or fees approved for maintenance, neither the County or the CSD would accept the property.

There was supposed to be a required fee mechanism through property taxes that was to be used via CSA (County Service Area) #19, but it was never formed.

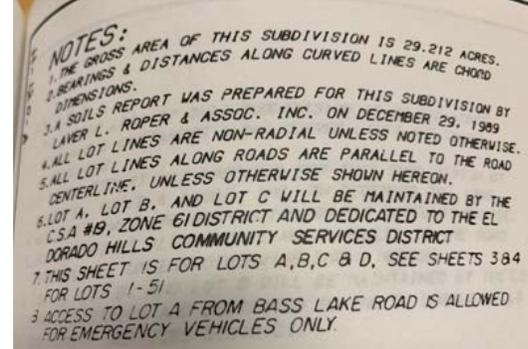


image credit - photo text message from El Dorado County Assessor Kark Weiland

The current project is supposed to last about a week. When the crews get to the area behind our fence, they will find parts of 12 oak trees that have fallen, or broken off (with several coming through our fence) between July 2019, and June 2020. The parts of the trees that fell into our yard were broken up and hauled away at our expense, the parts of the trees that fell into the Drainage Parcel Property were left in place. With this much dead tree and vegetation material, this is very important fire safety work, to be sure.

Also uncertain, is how the EDH CSD or El Dorado County can compel property owners to maintain the area after this one-time cleanup, especially as it remains "un-owned", and residents could be exposed for any work that they choose to do themselves, on property they do not own. Plus, since Green Springs Creek runs through the drainage area, it's technically a "Waters of The United States" and any impact of maintenance from adjacent property owners on the creek might expose them to risk of fines or fees.

I would like to be able to help maintain the section behind our property, but there has to be a legal mechanism that gives permission, and also protects us as property owners - plus, it's possible not every property owner would want the responsibility, the exposure to risk, and the costs(!) for maintaining property that they do not own.

One option would be to form a Fire Safe Council for the community, that could seek grant funding to help secure ongoing maintenance in the drainage parcels, so that they would be compliant with the El Dorado County's Vegetation Management Ordinance, and El Dorado Hills Fire Department's Defensible Space programs.

After twenty five years of waiting, many property owners along the drainage parcels are very happy that something, at last, is being done to clean up the fire danger. Some neighbors question the degree of the cleanup, citing several healthy oaks that have been removed.

Original owners along the drainage parcel have mentioned that the developers charged lot premiums to buyers because of the greenbelt view, and ironically, because of all the oak trees. An amenity that the Developer, and the County, failed to protect. Kudos to the EDH CSD for at least getting some activity completed in the drainage parcels, even though it falls outside of their responsibility. ~



photo credit: Rowland Gaal

## EDH CSD LOOKS TO ADDRESS UNDERFUNDED BASS LAKE LLAD-A IN 2021

By John Davey

Over the past 25 years a half dozen trees in the entrance landscaping green belt that the EDH CSD owns/controls along Tea Rose Drive have fallen or have been removed. Two more trees were just removed in the past two weeks.

I asked Parks and Planning Director Tauni Fessler if the CSD have had arborists look into their health, as we have been told by arborists that the oaks directly near paved areas, or next to home construction with impacts to their root systems might last 20-25 years, and the subdivision is about 26 years old.

Parks and Planning Director Fessler explained: "I'm looking into the oaks you referenced in the LLAD and will have an answer for you."

Also, since the EDH CSD was exploring ways to correct our underfunded LLAD for The Hills Of El Dorado (Bass Lake LLAD A), back in January – February 2020, but had to stop when pandemic hit California, Parks and Planning Director Fessler indicated:

"We are also working on getting the LLAD residents on a zoom meeting to discuss the LLAD assessment for this upcoming FY 21/22 budget year and the underfunded status, given some updates to the cost allocation plan that were made and further evaluation of what can be done to help with the landscape, maintenance, etc."

The LLAD Assessment, and Maintenance issues should be coming up again at the beginning of 2021.



### From The BLAC Board President's Letter December 2020

The sun shone so brilliantly on the trees the morning after our recent rain storm, they looked like they were decorated with tinsel. I tried to capture this vision with my cell phone but it didn't do it justice. All the plants looked much happier too as did the myriad of birds that daily pass through the bird feeder which also included a woodpecker this past week.

Like many of you, I am still working on my Christmas cards, keeping track of what's been delivered and what's not been delivered (and will they be there or here by Christmas), putting up Christmas decorations (and lights this year), having a typical just more complicated Christmas season minus the baking which I also love to do.

On winter solstice, which is December 21st this year, the planet's Jupiter and Saturn will be so close that they will seem to merge with one another. This has not occurred between the two planets under a dark sky for almost 800 years.

In an incredibly rare occasion, the last time they were so close together away from the Sun was in 1226 A.D. and Genghis Khan was conquering large areas of Asia. Europe was still several generations away from the Renaissance.

The next time you will be able to see a repeat performance will be in 2080.

While Jupiter and Saturn share the same part of the sky for much of the year, beginning in December they are just two degrees apart and they create an already impressive sight. They may be found in the southwestern sky just after sunset until around 630pm.

By December 16th, the moon will be just five degrees away from Saturn and Jupiter and they will reach their greatest conjunction on December 21st. A conjunction happens when two celestial objects seem to be passing close to one another as seen from Earth.

(continued on page 5)

## EDH FIRE DEPARTMENT SANTA RUN RECONFIGURED: TO BE HELD DEC 17th-18th

By John Davey

In an effort to make sure that a Santa Run Event is held in El Dorado Hills in 2020, the El Dorado Hills Fire Department will conduct the 57th Santa Run as drive through event in at the Rolling Hills Church Parking lot on the evenings of December 17th and 18th, beginning at 7:00PM each both evenings, and lasting through 9:00PM. Rolling Hills Church is located at 800 White Rock Road, in El Dorado Hills.

As always, in addition to spreading Joy and Holiday Cheer, the Santa Run event seeks to gather new toys and food donations for undeserved members of the community.

From the EDH Fire Department Santa Run webpage <https://www.edhfire.com/santa-run/santa-stops>:

For the safety of our community, we have modified this year's Santa Run to a Drive-Thru Event with social distancing. Our engines, along with Santa and Mrs. Claus, will be stationed at the Rolling Hills Church. Community members are invited to follow the route below to join in the fun and drop off your toy/food donations.

As always, it is our goal to spread holiday cheer while collecting toys and food for local families in need. For the safety of all, please remain in your vehicle during this event.

We hope to see you out there!

For more information contact the Toy Collection Lead [csickenberger@edhfire.com](mailto:csickenberger@edhfire.com)

## SILVER SPRINGS PARKWAY - BASS LAKE ROAD - MADERA WAY CONSTRUCTION PHOTOS SUBMITTED BY B.L.A.C. MEMBER TASHA BOUTSELIS CAMACHO



photo credit - Tasha Boutselis Camacho



photo credit - Tasha Boutselis Camacho

El Dorado County Transportation Department expects construction activity to continue, on the southern connection of Silver Springs Parkway to Bass Lake Road.

Once the connection is made at Bass Lake Road and Silver Springs Parkway, construction will shift in the spring to shifting the eastern segment of Bass Lake Road to form a three-way intersection with a right turn pocket. When completed, drivers wishing to continue north on Bass Lake Road will make a right hand turn in the turn pocket towards Magnolia Hills Drive and Woodleigh Lane.

To accommodate the construction of the right turn lane on northbound Bass Lake Road, Bass Lake Road will close for 2 months (expected to be March - April 2021) between Madera Way and Magnolia Hills Drive. Motorists should use the new Silver Springs Parkway connection to continue north to Green Valley Road. ~

**Get Ready...**  
EDH Fire SANTA RUN is coming to town!

For the safety of our community, we have modified this year's Santa Run to a Drive-Thru Event with social distancing. Our engines, along with Santa and Mrs. Claus, will be stationed at the Rolling Hills Church. Community members are invited to follow the route below to join in the fun and drop off your toy/food donations. As always, it is our goal to spread holiday cheer while collecting toys and food for local families in need. For the safety of all, please remain in your vehicle during this event.

Rolling Hills Church - 800 White Rock Rd., EDH  
December 17th & 18th from 7:00 p.m. to 9:00 p.m.

Safety Message: Remember to water your Christmas tree daily. Be sure to turn off your tree lights before going to bed at night. Santa doesn't need a nightlight!

## President's Letter - (con't)

- While they are not necessarily physically close, they simply look that way because of their orbital alignment.

While conjunctions are very common, having two bright planets like Jupiter and Saturn meet up is extremely rare. In May of 2000, Jupiter and Saturn were relatively near the Sun which made it hard to see and this also happened in 1623 A.D. when they were also near the Sun.

You will not need binoculars or telescope to see this rare event which will be visible throughout the month of December. The planet Jupiter shines brighter than any other star while Saturn is dimmer but is still quite bright.

On the 21st, telescopes in the East will be able to see *Ganymede*, one of the Jupiter's four moons, as it moves past Jupiter for 3 1/2 hours. The best time for West Coast viewers to see its shadow hovering over Jupiter's cloud tops and the conjunction will be in the 45 minutes just after sunset which is at 446pm.

The year's best meteor shower is from December 11 through the 18th as some of you may have already noticed when the sky was clear. Sunday, December 13 was the peak of the Geminid meteor shower and we had some wonderfully received rain so we have missed it this year unfortunately.

However, in the two months from November 2nd to January 10th there are four plus one showers. The Leonids are in November, the Geminids in December, the Ursids from December 17 to 26th, and the Quadrantids from December 28th 2020 to January 12th 2021 with its peak on January 4th.

## Ode to Joy

The National Geographic Travel section recently had a story about the choirs in Japan who perform Ode to Joy across the country in hundreds of concerts in December from shopping malls to community centers. Many of the performances include Ode to Joy sing-along, which is the choral part of the symphony's fourth movement. . This includes one of the world's largest singing spectacles of a 10,000 person chorus singing a message of peace, hope and joy.

(Continued on page 6)

## 2021 BASS LAKE ACTION COMMITTEE BOARD OF DIRECTORS ELECTION RESULTS

The Bass Lake Action Committee conducted the 2021 Board of Directors Election online, in observance of the ongoing prohibition on large public gatherings. The results were revealed at the Monday December 14, 2020 Annual Meeting, which was held virtually via Zoom.

The 2021 Bass Lake Action Committee Board of Directors:

President  
Kathy Prevost

Vice President  
John Davey

Treasurer  
Wil Brunet

Secretary  
Jan Buxton

Director At Large  
Ron Cassidy

Voters can view the results by visiting the following URL:  
<https://vote.electionrunner.com/election/uyhIN/results>

## EFFECTS OF PROPOSITION 19 ON EL DORADO COUNTY

By Kathy Prevost

Estimated by the California Association of Realtors to generate thousands of additional yearly home sales, Proposition 19 was recently approved by the voters and allows persons older than 55 to transfer their Proposition 13 tax base to another home anywhere in the state.

If the value of the new home is greater than the difference is added to the new tax valuation. The effects of this new proposition will probably not be felt until spring in El Dorado County which currently reflects a very low inventory and already rising home prices.

In November, the median selling price was \$565,000 as compared to \$485,000 a year ago in El Dorado County. This year, 75% of all homes sold within 30 days at 101% of their listing price with half the inventory of 2019 while 39% of all sales sold at 99% of the listing price within 30 days for the same month last year.

With both buyers and sellers concerned about the

the future direction of the country and market, many are waiting on the sidelines. There are some who compare the recent increases to 2005 and 2006 and feel the market would be declining if mortgage rates were not low and the Federal Reserve was not putting money back into the economy.

In his Home Source December 4th column, "Blue Wave Coming", Realtor Ken Calhoun stated the last real estate bubble resulted from an inflated demand with a market that had excess supply, whereas the market today has a very limited supply which only continues to worsen. Home builders in California built 207,000 homes in 2005 as compared to 82,500 in 2019.

He believes with the combination of the continuing low mortgage rates and Proposition 19 there will be an opportunity for homeowners in the Bay Area to move away from the congestion to areas that have less expensive housing and safer neighborhoods. This may not be beneficial to local El Dorado County seniors who are thinking about moving in an effort to lower their expenses and will need to relocate to other areas, most likely out of state in search of fewer taxes and lower housing prices.

Spread out over a decade, more than a million people left California as opposed to those who moved here from other states according to a 2018 California Legislative Analyst's Office study. It also said high taxes, cost of living and affordable housing were among the main reasons why people were leaving.

Similar findings with voters were found by a UC Berkeley study. The poll showed about half of the state's voters have considered leaving California and the main reason was the high cost of housing. Also, high taxes and the political culture were an important consideration.

The rising home prices, development of a covid-19 vaccine, and the beginning of a return to normalcy would result in 1000 new county listings this spring according to Calhoun.

He also feels the influx of possibly more wealthy, higher educated residents into the county will result in demographic and economic changes as has been happening in Sacramento with an influx of millennials and tech workers since 2010. By removing the property tax obstacle for seniors and allowing those to move from west to east not only will there be changes to the real estate market but also "unintended demographic, social and political consequences".

So where are Californians moving to when they leave California? In 2019, 653,000 Californians decided to move to a new state and 480,000 became new residents.

The California exodus also led among other states with only the numbers for Texas – 453,000, Florida – 457,000, and New York – 439,000 coming close.

(Continued on page 6)

President's Letter - (con't)

- The story of how the choral of Beethoven's 9th Symphony became a holiday tradition has been made into a movie, Following the Ninth by author and film maker Kerry Candaele in which he documents the global impact of Beethoven's final Symphony.

In explaining why the movement has been so captivating, Candaele explains, "this Symphony has that capacity to heal and repair broken people and a broken world at times. The Ninth elevates us to recognize the best parts of ourselves."

National Geographic writer Rachel Ng explains the story of how the choral of Beethoven's Ninth Symphony became a holiday tradition. "While world wars, fascism, and communism couldn't silence the Ninth, the current pandemic has posed an obstacle to group singing," she reported. "For some Japanese, singing 'Ode to Joy' is a way for them to connect more broadly with humanity."

In Japan, the Suntory 10,000 Ninth, held a smaller version of a "miracle concert" on December 6 including 1,000 singers and 1,000 people in the audience using safety measures which included social distancing and plastic mouth shields. They were joined by 9,000 other participants singing in their own homes by video.

<https://www.nationalgeographic.co.uk/history-and-civilisation/2020/12/in-japan-beethovens-ode-to-joy-is-a-christmas-carol>

May you all have a wonderful holiday and New Year. We look forward to seeing you in 2021!

Kathy Prevost  
President



**PROPOSITION 19 EFFECTS ON EL DORADO COUNTY**

(con't)

- Census data reflects that many Californians are heading to Texas, Arizona, Washington, Nevada, and Oregon. The number of people who left California has increased every year since 2011, but for the first time in 2019 that number was reduced from 691,000 to 653,000.



**BASS LAKE ACTION COMMITTEE HOLDS DEC 14, 2020 ANNUAL BOARD MEETING 2021 BOARD OF DIRECTORS ELECTED**

The Bass Lake Action Committee Board of Directors conducted the Annual Board of Directors meeting for 2020 virtually on Monday December 14, 2020.

At the meeting, the Results of the 2021 Board of Directors Election were announced (see the Election Article above).

Due to the ongoing restrictions from the State of California regarding public gatherings, the February 8, 2021 Bass Lake Action Committee Quarterly Board meeting will be held virtually, online, beginning at 7PM.

All Bass Lake Action Committee Members are invited to attend, and members will receive an email invitation that will include the Zoom Link and instructions for attending the meeting in February.

The Bass Lake Action Committee would like to hear from members regarding concerns or questions about issues in the Bass Lake area.

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



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