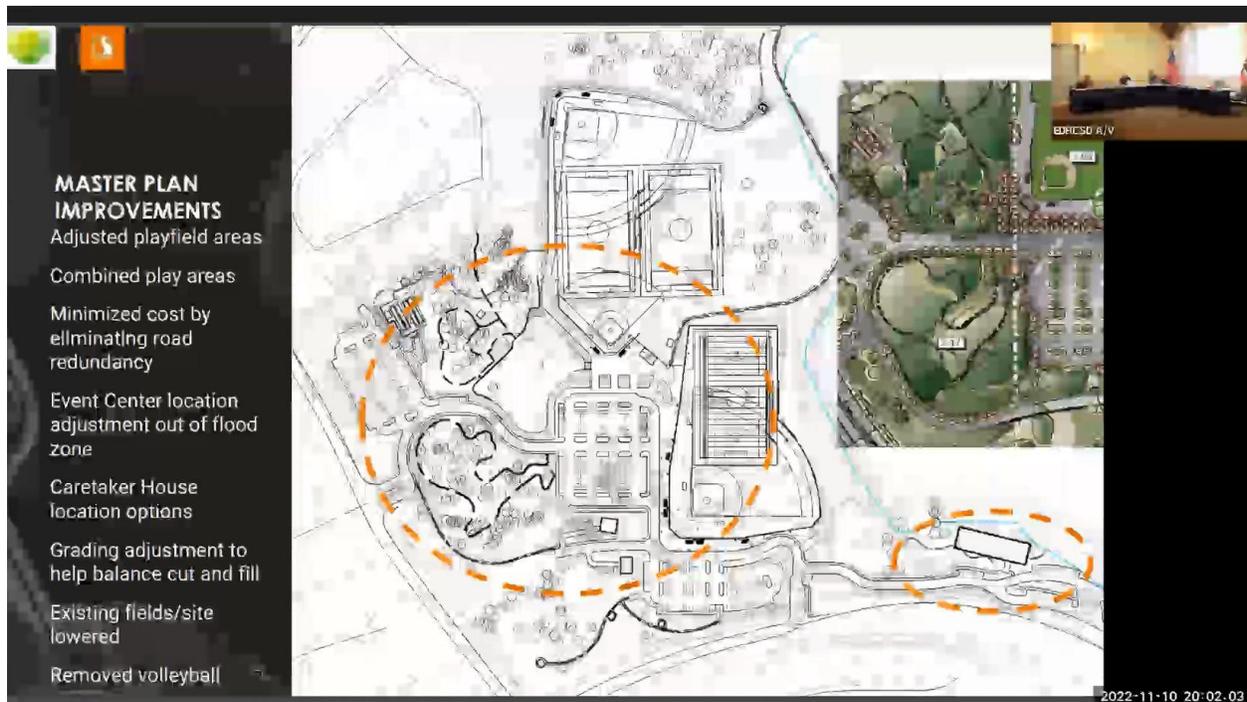


# The **BASS LAKE BULLETIN**

Vol. XX No.12 The Voice of the Bass Lake Community December 2022

<http://basslakeaction.org>

## EDH CSD DIRECTORS RECEIVE UPDATES ON LATEST BASS LAKE REGIONAL PARK DESIGNS



*Bass Lake Village Unit 4: Lots 1 through 68*

*By John Davey*

At the November 10, 2022 El Dorado Hills Community Services (EDH CSD) District Board of Directors meeting, Directors received an update on progress on the design and preparations for the environmental review of the proposed Bass Lake Regional Park.

EDH CSD Bass Lake Regional Park consultants Stantec presented revised plan elements, primarily focused on the park's west side, which is anticipated to the more developed and

highly programmed area of the 200-plus acre regional park.

Plans on the park's west side for the past several years have included amenities such as multiple lighted multi-use playing fields, an all abilities-inclusive playground/play area, a sensory garden, picnic areas, volleyball courts, and a venture area.

Upon further study, Stantec consultants determined that the plans for more than 500 parking spaces on the west side had been designed with these many park amenities intermixed across many areas surrounding the

parking lot layout. Stantec reached the conclusion that park visitors, including families with children, having to cross interior roads and the parking lot areas presents challenges and risks for circulation and safety. By redesigning the parking area on the west side of the park, it is possible to centralize the active-use park elements and remove some of the challenges of crossing parking areas and interior roads. Multi-use playfields and park play areas have been redesigned to combine these elements into a cohesive arrangement

*(Continued on page 2)*

**UPDATES ON LATEST BASS LAKE REGIONAL PARK DESIGNS** *(con't)*

to make it possible for families to attend athletic events on the playfields, while at the same time also allow parents to keep an eye on children using the various park amenities.

Stantec consultants stated “We really want to consolidate all those play areas into one. You can supervise your children. They’re close to restrooms and you’re not crossing streets.”

Another change centered on playing fields. The number of playing fields continue to be reduced, as the lake itself comprises most of the park area, and it is required that there be no intrusion into the dam area. The existing Sellwood Field at Bass Lake Park, constructed by volunteers in the 1990s, including grading, equipment and equipment operators donated by Syblon Reid General Engineering Contractors, may have to have its grading lowered by upwards of six feet, to be consistent with additional playing fields that the EDH CSD desires to develop. The layout of the baseball field at Sellwood Field is configured for adult play, but instead of multi-use playfields, several local youth and adult leagues including little league, girls softball, rugby, lacrosse, and soccer leagues have suggested that fewer multi-use fields be considered in favor of single purpose fields.

Girls Softball in particular have access to only one single purpose field in all of El Dorado Hills, while youth little league has access to 33 playfields. Area athletic leagues are

looking for a bit more parity to help avoid scheduling conflicts and overlapping usage of the playfields.

Stantec also redesigned the location of the conceptual event center. It was determined that the previous location suggestions would place the event center in flood zone areas. Stantec further recommended that the event center should be made larger, growing from the previous 8,500 square feet to 13,500 square feet. Some designs were shown that featured a two-story facility, and another with a single story, along with some design and styling alternatives. Amenities for the event center are suggested to include a warming kitchen, restrooms, viewing deck, storage area, two ballrooms, and two meeting areas. Unfortunately, the building designs, along with the suggested changes for the park design and layout are not available in the Meeting Agenda Packet.

Additionally, the proposed nature center is recommended to be increased from the previously considered 2,500 square feet to 5,200 square feet. Plans for the nature center include two classrooms, two labs, a science center, a conference room, warming kitchen, storage, restrooms, outdoor area, and a reception area.

Also modified in the updated plans are several options for a 1,500 square foot caretaker building.

The eastern parking lot is still seeking solutions for access. The El Dorado County Transportation Department had suggested at a public meeting held by the Bass Lake Action Committee in 2017 at the Oak Knoll Park Clubhouse that the now completed Bass Lake Road-Silver Springs Parkway intersection would be designed to facilitate access to the Lake property, but it now appears that

the required right of way to access the lake property at the Silver Springs Parkway intersection is inadequate.

For now, it seems that the proposed Bridlewood Drive-Bass Lake Road roundabout would be the eastern parking lot access point. The conceptual roundabout may provide an opportunity for pedestrian access for residents on the east side of the Lake, but details are not yet available.

When it comes to parking, Bass Lake Action Committee members, and the community, are conflicted. In recent years, the park designs had featured 500-plus parking spaces on the more active west side of the park, with 170 parking spaces placed in the lot on the east side of the park across from Madera Way.

With 700 parking spaces proposed, and now suggested at upwards of 900 spaces, that is almost as many parking spaces as there are homes on the east side of the park. With two exceptions, every community around the park is gated, so there is no place for overflow parking from tournaments or events. It is possible the overflow parking may spill into the non-gated Woodridge, The Hills of El Dorado villages, or the Sienna Ridge shopping center. County ordinances specify exactly how many parking spaces are required for developed space, but those are minimum requirements, and would may not be adequate for overflow parking situations. Parking must be sufficient to prevent overflow parking from using our neighborhood streets.

Further complicating the transportation & pedestrian circulation challenges, is that Bass Lake Road as it exists now is

*(continued on page 3)*

### Bass Lake Bulletin

December 2022

## UPDATES ON LATEST BASS LAKE REGIONAL PARK DESIGNS *(cont)*

inadequate for current traffic volume around the lake. The realigned Bass Lake Road – Silver Springs Parkway intersection, completed in 2021, is the only capacity/circulation improvement that was planned. County Staff have been consistent since 2015: Bass Lake Road north of Serrano Parkway will not see any additional capacity or safety improvements. 900 additional vehicles entering and leaving the Bass Lake Regional Park for tournaments or events over the course of a weekend or event date will only add to the already impacted traffic condition in our community.

Still unresolved is the question of the Lead Agency responsible for environmental review – per CEQA, a lead agency is required to process the environmental studies to determine if impacts will be made, if they can be mitigated, or if they are unavoidable.

For the 2002 County proposed 41-acre park on the former County owned property on the north side of Bass Lake, the County was preparing a Draft Environmental Impact Report. The County lacked the funding to proceed with the 2002 Park effort, and ended up disbanding the County Parks Department (since reactivated in recent years).

At 200-plus acres, with intense active use and programming – which many residents are eager to see realized, it seems odd that only a Mitigated Negative Declaration would be required for the larger park concept. EDH CSD Planning Staff advised at

the November EDH CSD Directors meeting that the project will have difficulty moving forward without the CEQA Lead Agency question being resolved – eventually a determination will be made, either the EDH CSD will act as the CEQA Lead Agency, or El Dorado County will.

The Bass Lake Action Committee has long supported a version of the Bass Lake Park - our membership is concerned about mitigating impacts, and the concept that a major attraction can be developed at the lake property without Bass Lake Road being improved for both capacity, as well as for improved vehicle and pedestrian circulation and safety. Our hope is that the EDH CSD and El Dorado County can work in concert to achieve the vision of a regional park.

The park is a transformative project - and a large project by acreage - but the majority of the acreage is the Lake itself, so what can fit is very limited. The park cannot be all things for all uses. Over-programming uses for the park takes away the most unique and desirable aspects and opportunity of the property: To preserve natural spaces in a sea of developed suburban villages.

The original costs of developing the Lake property were suggested at \$15 million in 2018-19: It is now suggested to be between \$70 and \$100 million based on the current design goals.

BLAC has provided The November 2022 EDH CSD Board of Directors Meeting video recording trimmed to the beginning of the Agenda item regarding the Bass Lake Regional Park Update on our YouTube Channel [HERE](https://youtu.be/SJpkEA2ZsWk)

## RESCUE UNION SCHOOL DISTRICT OPEN TRUSTEE POSITION TO BE FILLED BY PROVISIONAL APPOINTMENT

Press Release:

Rescue Union School District leaders on Tuesday voted to make a provisional appointment to fill a vacancy on the district’s board of trustees, according to a news release from RUSD officials.

The vacancy comes after appointed trustee Michelle Bebout was elected to a four-year term Nov. 8, which required her to formally resign from her two-year appointment.

The RUSD Board of Trustees has used the provisional appointment process in the past to fill vacancies rather than calling for a special mid-term election, which could cost more than \$100,000. The provisional appointee would need to be elected in November 2024 to retain the seat.

Applicants must be a citizen of the United States, at least 18 years of age and a registered voter residing within the boundaries of the Rescue Union School District. RUSD boundaries can be viewed online at [schoolworksgis.com/Rescue/schoollocator.html](http://schoolworksgis.com/Rescue/schoollocator.html).

Interested parties are encouraged to review the qualification requirements and request a provisional appointment

(continued on page 4)

## RUSD OPEN TRUSTEE POSITION *(con't)*

packet by contacting Christina Mason, RUSD administrative assistant to the superintendent, by email at [cmason@rescueusd.org](mailto:cmason@rescueusd.org) or by phone (530) 677-4810.

All candidate applications must be received by 3 p.m. Jan. 9. Interviews will be conducted in open session at a Jan. 24 special meeting of the board of trustees. Selected applicants will be notified of interview times.

From Jan. 9-13 trustees will screen applicants for eligibility and identify candidates to interview. Interviews will occur in the Rescue Union School District board room at 2390 Bass Lake Road in Rescue.

It is anticipated the provisional appointee will attend the next regular board meeting Feb. 7 to be sworn in.

## EDH COMMUNITY COUNCIL DECEMBER MEETING

*By John Davey*

The December 5th El Dorado Hills Community Council meeting featured guest speaker, El Dorado County Recorder-Clerk Janelle Horn, who provided a very interesting discussion recording what the Recorder-Clerk's office is experiencing in regards to document trends:

The number of documents recorded went from 250+ a day to 400 per day. June 20 of this year was the lowest recording day with only 79 documents.

## Bass Lake Bulletin

Currently recording 125-150 per day which is a 45-50% decrease possibly due to interest rate increases, inflation, and the election.

There is a current increase in document types, notices of default and notice of trustee sales. Lenders are adding additional titles under the deed of trust; assignments of rents, notice of defaults, security agreements, covenants, options to purchase and power of attorney.

Recorder-Clerk Horn advised that residents should get educated before signing any contracts regarding getting money to help pay for your home as there are several predatory lending practices out in the market. One new nationwide real estate brokerage firm is giving a "homeowners benefit agreement" which offers customers between \$500 and \$5,000 with no credit check, escrow fees and no monthly payments in exchange for a future listing agreement. What the homeowner actually signs are a memorandum of homeowner benefit agreement which includes an agreement, a lien and a 40-year covenant that binds future successors-in-interest.



El Dorado Hills Community Council

District 1 Supervisor Hidahl provided the following County updates:

- Nothing new on the CEDHSP project has been received to date for public review - County Development Agreement (DA) Team (comprised of

## December 2022

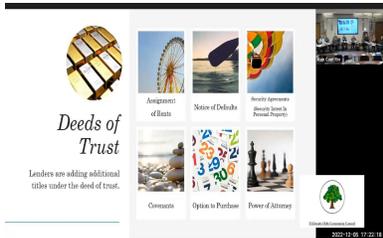
the CAO, the director of Planning and Building, the director of DOT, the Auditor/Controller and County Counsel) is meeting with the Developer at their request.

- Nothing new on the Costco project has been received to date for public review - EDH 52 considering changes to their adjacent development.
- Several complaints received about the County resurfacing of the Northern end of EDH Blvd - DOT and/or District 1 Office responded to all submitted complaints, explaining the planned completion with striping. When project was completed, some compliments were received. Lesson learned-more outreach to set expectations might be helpful.
- Meeting with Evelyn Schaeffer, new Director of Health and Human Services was held in the EDH Senior Center on 11/30 to discuss the reopening of the Senior Lunch Program ASAP, and discuss planning with staff from Volunteers of America, the opening the County Homeless Shelter/Navigation Center in Placerville in mid-January 2023
- County CAO recruitment efforts continue-Two candidates were interviewed by the BOS on 12/3, following 4 panel interviews by staff and some of the electeds to select the preferred candidates.

*(continued on page 5)*

## EDH COMMUNITY COUNCIL DECEMBER MEETING (con't)

To view the December 2022 EDH Community Council meeting recording, visit <https://youtu.be/M7NKTgw868E>



To receive the monthly EDH Community Council meeting agenda, email the District 1 Supervisor's office at [bosone@edcgov.us](mailto:bosone@edcgov.us), and ask to be added to the distribution list

## COUNTY NAMES INTERIM HEALTH AND HUMAN SERVICES DIRECTOR

*By John Davey*

At the December 13<sup>th</sup> El Dorado County Board of Supervisors meeting, Supervisors voted unanimously to appoint current County Director of Public Health Olivia Byron-Cooper as the interim Director of the County Health and Human Services Agency (HHS).

Byron-Cooper takes on the interim director position following the Board of Supervisors December 6<sup>th</sup> dismissal of previous HHS Director Evelyn Schaeffer. No reason for Schaeffer's dismissal was provided by the County, but the Board voted 5-0 for the dismissal in closed session. Director Schaeffer was appointed by the Board

## Bass Lake Bulletin

as director of HHS on September 24, 2022, lasting about three months.

This is the second time the County has been without a director of HHS in 2022. In April 2022, former HHS Director Don Semon "voluntarily resigned" from the position, receiving \$165,000 in severance pay. Semon was also set to receive an additional \$90,000 in leave balances – a total of \$255,000. According to a County statement, the County agreed to pay Semon the nine months severance pay, and additional other payouts to which he is entitled, while Semon agreed to waive any claims against the county. Semon served at HHS as director from 2019 to April 2022.

Director Schaeffer had an annual salary of \$216,000 and was reimbursed \$5,8660 for moving expenses when stepping into the HHS Director position.

## BOARD OF DIRECTORS SET FOR 2023 AT BASS LAKE ACTION COMMITTEE ANNUAL MEETING AND CHRISTMAS PARTY

*By John Davey*

The Bass Lake Action Committee's annual meeting and Christmas party was held at the Oak Knoll Park Clubhouse on the evening of December 9<sup>th</sup>. Attendance was light, with about 20 guests, including Supervisor Hidahl and his wife Eileen, who have been frequent guests over the years. Previous years have seen upwards of 40 attendees.

This was the first in-person Annual Meeting and Christmas party since

## December 2022

December 2019. Understandably several of our members still have concerns about public gatherings, with some members unable to be vaccinated, or with other health risks, and we want to respect those member concerns. We're hoping that next year's party will draw an even larger turn out.

It was fantastic to see members again in person and catch up. We had plenty of food, desserts, and drinks, and the Oak Knoll Park Clubhouse was set up nicely by El Dorado Hills Community Services District Staff.

The one issue we had at the party was... no one took any photos!!! In previous years our meetings were chronicled in photos by Fran and John Thomson – we had such a great time being together, that we neglected to capture any pictures of the event. We'll do better next year!

At the meeting the results of the 2023 Board of Directors election results were announced. Returning for service on the Board for 2023 are President Kathy Prevost, Vice President John Davey, Secretary Jan Buxton, and Director at Large Ron Cassity. The Board still lacks a Treasurer – the treasurer functions will be covered collaboratively by board members. Any member interested in serving the 2023 term as an appointed Treasurer can contact Kathy Prevost at [blacinfo@aol.com](mailto:blacinfo@aol.com) or John Davey at [basslakemembers@gmail.com](mailto:basslakemembers@gmail.com) ~





**From The BLAC Board**

## President's Letter

### Happy Holidays 2022

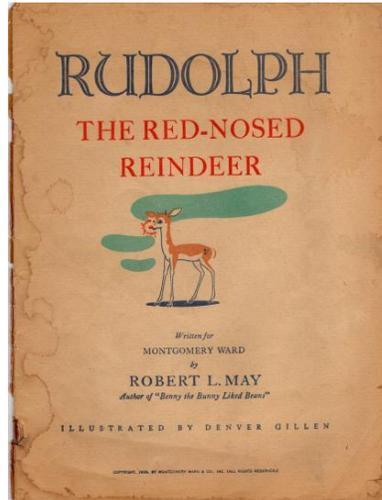
As I carefully unwrap each ornament to decorate the now much smaller Christmas

tree, each one brings back wonderful memories of past holidays. Each has a story, from the time the kitten climbed the tree to the top and brought the whole 10 foot tall tree down, to the tree that was cut down in the middle of a snow and ice storm in Illinois with a bird's nest in it.

But one of my favorites is from when we were growing up in Northern Virginia and Santa with his reindeer visited the house. The house was a classic older home with a broad veranda (porch) and there were definitely what seemed to be reindeer hoof prints on the roof of the porch visible from a second story window, much to the wonder and amazement of my younger sisters.

## Bass Lake Bulletin

I'm sure there must have been some discussion about how Santa found the house in the dark under the huge trees guided by Rudolph. Many of you may already know the story of Rudolph who did not come along until 1939, unlike the other reindeer who had been around since the 1800's, a very long time. Rudolf was created by Robert L. May who was a catalog writer at Montgomery Ward in Chicago.



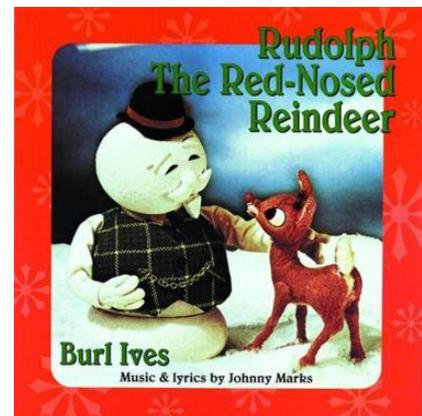
He was asked to write a story for the store's own book for children. Every year the store gave away free books to children each Christmas and May felt that the story of Rudolph would be a good addition.

They printed more than 2 million copies that year and May received many letters from teachers, store managers and children from across the country. Around 10 years later

December 2022

Montgomery Ward gave the rights to the story to May. He had a brother-in-law who was a songwriter who turned the little book into a song which was picked up by Gene Autry, a very famous cowboy at the time.

In 1949, the song was very popular selling more than 25 million copies topping the charts and a classic holiday movie followed, "Rudolph, the Red-Nosed Reindeer" premiered in 1964. It is known as the longest running Christmas TV special. Consequently, Robert May and his family were financially taken care of through his life and beyond. He was happy to be the person who brought the oddball reindeer and his tale to the world.



References:

<https://www.npr.org/2015/12/25/461005670/the-history-of-rudolph-the-red-nosed-reindeer>

*(continued on page 7)*

## Bass Lake Bulletin

December 2022

### President's Letter

*(con't)*

#### Current State of the El Dorado County Housing Market?

As we all are very much aware, the U.S. housing market has been affected by the rising interest rates and the subsequent effect on the purchasing power of buyers. Mortgage rates have doubled in this past year. According to Ken Calhoun's December 16th column in the Home Source magazine, U.S. home prices have been falling for 9 months which is the longest losing period since the records have been kept by the National Association of Realtors.

The November existing home sales were 52% lower than

November of 2021, which was the lowest number of monthly sales since the middle of the Great Recession in 2008.

Sellers accepted less than the asking price and homes are taking longer to sell. Fourteen days on the market was the average in November of 2021 and 75% of all offers that were accepted were 101.29% over listing price. This November, sellers received an average of 98.36% of their asking price and 54% of the homes were on the

market for an average of 40 days before they sold.

El Dorado County home prices had been steadily increasing since the end of the 2008 Great Recession. The median selling price in 2010 was \$295,000 and by 2020 the price had increased 78% to \$525,000. The median selling price in the county increased from December 2020 to June 2022 by 35%, from \$515,000 to \$700,000.

In November 2022, the median selling price in the county was \$565,000 which is a 20% drop from the peak in June and the lowest price since March of 2020.

A recent survey by Lending Tree indicated that 41% of Americans believe the housing market will crash within the next 12 months and 74% of that number feels it will be as significant as the 2008 Great Recession.

Despite the declining sales and home sale prices, Calhoun mentioned that November and December are usually the slowest months of the year and June is normally one of the best of the year. The home prices in November were 20% lower than the peak in June. For the last 11 months, the median sales price was \$650,000, which was

\$30,000 higher than the statistical average for last year.

Last year 43 homes were sold in November for more than \$1 million as compared to this November when 16 homes sold for over \$1 million dollars which affects the median price of homes sold in El Dorado County. Homes that are priced in a moderate range are selling faster than homes priced over \$800,000 according to Calhoun. Properties in more rural areas are selling slower than homes in more developed areas and for about 7% less.

Calhoun believes the chronic shortage of homes in California will allow the state to weather the housing recession better and since El Dorado County has more people who would like to move here than homes available, we should fare better than the state.

#### Current drought monitor map

<https://droughtmonitor.unl.edu/>

We wish you all the very best of holidays and a very Happy New Year 2023.

Respectfully,

Kathy Prevost  
President

# EL DORADO HILLS ROTARY CLUB CRAB & TRI TIP FEED SET FOR JAN 28, 2023

By John Davey

The El Dorado Hills Rotary Club will hold its Crab Feed and Dance on January 28<sup>th</sup>, from 6PM to 10PM at the El Dorado Hills Community Services District gymnasium located at 1021 Harvard Way in El Dorado Hills.



**Rotary El Dorado Hills**  
Presents the 27th Annual  
**Crab & Tri Tip Feed**  
**Saturday January 28, 2023**  
6pm - 10pm  
CSD Gym (1021 Harvard Blvd)

**Tickets & Sponsorships: EDHRotary.org**  
Thank you to our sponsors!  
EDH CSD  
Marshall Medical Center  
El Dorado Disposal  
SERRANO by Parker Development Co



Tickets sell out SWIFTLY – and can be purchased online at <https://www.eventbrite.com/e/edh-rotary-crab-feed-and-dance-tickets-463831581747>

This year the Crab Feed will be raising money to complete the “Rotary Trail” at Bass Lake Regional Park. The trail features interpretive signs that educate visitors about the Lake's history and the ecosystem it supports.

The event will have a Mardi Gras theme, and will feature food catered by Rudy’s Hideaway and West Coast

## Bass Lake Bulletin

by Pacific Auction, music by Allstar DJ Group, raffle prizes, a dessert auction, and more fun activities.

Remember – act fast! The event is always a sell-out!

## SILVER SPRINGS PARKWAY SPEED LIMIT SIGNS POSTED

By John Davey

Speed Limit Signs have recently been posted on Silver Springs Parkway.

The speed limit is set at 40 Miles Per Hour.



Remember that Silver Springs Parkway at Green Valley Road is a School Zone - 25 MPH when School is in session.

Also be alert at the Silver Springs Pkwy & Bass Lake Road intersection, as we continue to observe multiple drivers running the stop signs. ~



OR VISIT:

<http://basslakeaction.net/SUBSCRIBE>

## NEXT BASS LAKE ACTION COMMITTEE BOARD MEETING

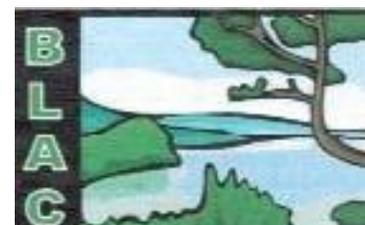
The next Bass Lake Action Committee Board of Directors meeting will be held on Monday February 13, 2023 at 7PM, in-person at the home of Meirve & John Davey, and virtually via Zoom. Members will receive the Agenda & Meeting link/location via email

The Quarterly Board Meeting Schedule for 2023:

- Monday February 13, 2023
- Monday May 8, 2023
- Monday August 14, 2023
- Monday November 13, 2023

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>



The Bass Lake Bulletin is published monthly by the Bass Lake Action Committee, 3907 Watsonia Glen Drive, El Dorado Hills, CA 95762. Copyright © 2021. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording or any storage and retrieval system, without prior written permission from the Bass Lake Action Committee.

Editor Emeritus John Thomson Ph.D.

Editors: 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

[blacinfo@aol.com](mailto:blacinfo@aol.com) - 530-676-2657

For additional information contact: Vice President John Davey 916-752-8183