

THE BASS LAKE BULLETIN

The Voice of the Bass Lake Community
<http://basslakeaction.org>

THE BASS LAKE ACTION COMMITTEE

The Bass Lake Action Committee was formed by a group of concerned property owners in the Bass Lake Area and incorporated in 2003 as Non-profit organization, a 501(C)(4) corporation.

Our Mission Statement:

To provide a voice for Bass Lake homeowners in dealing with the county and other community agencies.
 To keep homeowners informed about issues and meetings.



image credit - BRI Appraisal Document - Golf Course Option Property in BLUE

EDH CSD PURCHASES REMAINING GOLF COURSE PARCEL

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has voted to purchase the remaining 41.66-acre parcel of the former executive golf course. The decision, made during a special meeting on July 23, was approved by a 3-1 vote. The acquisition brings the EDH CSD's total ownership of the former golf course property to approximately 98 acres.

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CSD PURCHASES REMAINING GOLF COURSE PARCEL *(con't)*

Directors Heidi Hannaman, Michael Martinelli, and Noelle Mattock voted in favor of the purchase from Serrano Associates LLC. Board President Stephen Ferry voted against the motion.

The purchase price for the parcel is \$9,951,940, with an estimated \$100,000 in closing costs, bringing the total to just over \$10 million. The EDH CSD will finance approximately \$5.3 million of the purchase through a 20-year loan from Umpqua Bank, with the remainder funded by cash on hand. According to Director of Administration & Finance Teri Gotro, the annual payment for the financing will be about \$419,000.

The acquisition of this parcel follows the EDH CSD's previous purchase of 55 acres of the golf course in November 2023 for \$10 million. The initial purchase agreement included an 18-month option to acquire the second portion.

Board Member and Resident Perspectives

Supporters of the purchase stated that ownership of the land is the only way for the CSD to control the future use of the property. Director Michael Martinelli stated that purchasing the

property is the only way the EDH CSD can "make sure we are able to control the visioning process for that property."

Director Heidi Hannaman spoke about the importance of preserving the community's character, stating, "We owe our community something beautiful when we get off that freeway. We have to work to get that back so that's what I'm going to do."

Concerns were raised by some residents and board members regarding the property's appraised value and financing options. Board President Stephen Ferry voiced his disagreement with the appraisal, stating, "I spent 35 years in mortgage banking and I seriously disagree with the appraiser's assessment and I am really concerned with Oppenheimer (loan consultant) refusing to make the loan based on the property we are buying." He added, "Obviously, all their subject banks did not think the subject property's value was even close to \$10,000,000."

Some residents also questioned the necessity of the purchase, noting a restrictive covenant in the initial agreement that prevents Parker Development from changing the zoning of the property. However, David Wraa of Bender Rosenthal Inc.,

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CSD PURCHASES REMAINING GOLF COURSE PARCEL *(con't)*

the firm that completed the appraisal, clarified that this covenant could be nullified if El Dorado County were to change the General Plan and Zoning designation for the property. He noted that "People are buying these properties with the potential to develop."

Director Hannaman called this a "real threat" and stated that purchasing the property is the only way to stop unwanted development.



*EDH Executive Golf Course circa 1965
image credit: Center For Sacramento History*

Future Vision for the Property

Now that the EDH CSD owns the full 98 acres, more public input will be sought regarding what amenities residents would like to see on the property. A community engagement survey from last year listed the most preferred types of recreation as open

space/nature areas, followed by a community park. Suggested amenities included bathrooms, unpaved trails, a driving range, pickleball courts, and an amphitheater.

A trail has already been developed on a portion of the property. At this time, funding for additional improvements has not yet been identified.

Sources:

EDH CSD July 23 2025 Board meeting minutes and recording [Village Life July 24, 2025 reporting by Noel Stack](#)

COUNTY UPDATES OAK TREE ORDINANCE

By John Davey

The El Dorado County Board of Supervisors has approved revisions to the county's Oak Resources Conservation Zoning Ordinance, as well as a new urgency ordinance. The changes, which were adopted during a meeting on July 22, create new circumstances under which native oak trees can be removed without a permit.

According to Tom Purcell, senior planner with the Long Range Planning Unit, the changes are "that attempt to do the best we can to balance the need for oak resources preservation while

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COUNTY UPDATES OAK TREE ORDINANCE *(con't)*

also allowing responsible removal of oak resources for these particular circumstances, especially with the heightened awareness of fire season now approaching."the public continues to discuss and debate, even in their current more natural states, they remain valuable open space for residents to use and enjoy.

New Exemptions and Clarifications

The new permit exemptions include the removal of trees with trunks less than 6 inches in diameter or 4 feet high, trees damaged by natural disasters, and those removed for defensible space activities. Exemptions also apply to trees that require removal for county road projects or public utility construction or maintenance.

Mitigation exemptions were also added for trees that are dead or dying, as well as for trees that must be removed due to an insurance requirement. "These mitigations do not require fee payment or replanting," Purcell said, but do require county oversight "due to historic difficulties with enforcement."

The urgency ordinance, which took effect immediately, specifically addresses interim regulations for defensible space and insurance requirements. It adds an immediate

exemption for the removal of hazardous, dead, dying, or diseased trees within the defensible space area around existing structures. Other new exemptions will be effective 30 days after the board's vote, on August 22.

The ordinance also updated the definition of a "heritage tree" to resolve measurement challenges with multi-trunked trees. A heritage tree is now defined as "a single main trunk measuring 36 inches dbh (diameter at breast height) or greater, or a multiple trunked tree with the aggregate diameter of the three largest trunks measuring 36 inches dbh or greater."

Board and Public Discussion

During the meeting, Supervisor George Turnboo questioned whether the new rules would address the removal of "scrub oak," a type of live oak he believes should be eliminated for fire safety. "We're the most highly restricted county when it comes to oak trees," Turnboo stated.

Supervisor Lori Parlin said she believes staff "came up with a pretty good solution with the urgency ordinance," while Supervisor Brian Veerkamp noted that a full-scale overhaul of the ordinance to exempt live oaks would "cost a significant amount of money and take a significant amount of time."

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COUNTY UPDATES OAK TREE ORDINANCE *(con't)*

Regarding the new administrative permits for insurance-related removals, Supervisor Turnboo expressed concern that the stated timeline of a week for processing would not meet the five-day deadline many insurance companies impose, potentially leading to policy cancellations. Thea Graybill, acting Long Range Planning manager, responded that staff is "very aware of the situation and would do everything to process these permits as quickly as possible."



California Live Oak

image credit - <https://selectree.calpoly.edu/>

The motion to approve the changes passed with a 5-0 vote, including the

adoption of the EIR addendum and the proposed amendments to the ordinance and master plan. The motion also included the adoption of the urgency ordinance.

SOURCES:

El Dorado County Board of Supervisors Minutes and Recording [Village Life August 4, 2025 reporting by Jo Carrerow](#)

COUNTY FEES ON THE RISE

By John Davey

El Dorado County is set to implement fee adjustments this fall in two of its departments to align with rising costs of labor, materials, and services. The changes were approved by the Board of Supervisors on August 19.

Treasurer-Tax Collector's Office

Fees charged by the Treasurer-Tax Collector's Office will be updated for the first time since 2020. According to Sean Coppola, assistant treasurer tax collector, the new fees will allow the office to "catch up, and more accurately, for the costs incurred" due to increases in materials and labor.

The new fees are set to take effect in the third week of September.

Examples of fees that have increased include:

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COUNTY FEES ON THE RISE *(con't)*

- Nonpayment of credit card draft, returned check, and nonacceptance of electronic funds transfer fees from \$25 to \$35.
- Business license fees from \$51 to \$61.
- DMV hold fees from \$38 to \$47.
- Bankruptcy claim fees from \$154 to \$186.

The Board of Supervisors voted 5-0 to approve Ordinance 5237, which enacts these changes.

The Planning and Building Department is also adjusting its rates to more accurately reflect the estimated costs of its services. According to Jennifer Morris, senior administrative analyst for the department, a 2023-24 study was updated to reflect 2025-26 expenditures and current salaries.

The Planning Division will see a 13% increase in its hourly rate, from \$219 to \$247. Morris noted that the department is not seeking 100% cost recovery on all services. "We are not seeking 100% cost recovery on some of our callbacks and counter time for public service," she said, adding that only about 15% cost recovery is being sought for those services.

The hourly rate for the Building Division is recommended to increase by 16%, from \$144 to \$167 per hour, while the Code Enforcement Division's hourly

rate will rise by 38%, from \$107 to \$148 per hour.

The Stormwater Quality Unit will see a 47% increase, with its hourly rate going from \$190 to \$280. Morris explained that the unit is requesting a 57% cost recovery because "we're not going to require the public to pay for any state-mandated permitting or any other things that we have to do for storm water."

In contrast, the hourly rate for the Vacation/Hosted Home Rental Unit, which is seeking 100% cost recovery, will decrease by 26%, from \$190 to \$141 per hour.

During the discussion, Supervisors Brian Veerkamp and George Turnboo briefly expressed concerns about the "Oak Exemption Permit," but agreed to discuss the issue at a later date.

The updated rates for the Planning and Building Department were also approved by a 5-0 vote. Most of the new fees will become effective in October, while fees for the Code Enforcement and Vacation/Hosted Home Rental divisions will begin in September.

Sources:

El Dorado County Board of Supervisors Minutes and Recording
[Village Life August 22, 2025 reporting by Jo Carrerow](#)

BASS LAKE AREA LLAD ASSESSMENTS SET FOR 2026

By John Davey

At an August 7, 2025 Board meeting, which was a continuance of the public hearing that began at the July 10, 2025 regular meeting, the El Dorado Hills Community Services District (EDH CSD) Board of Directors approved the 2026 Landscape and Lighting Assessment Districts (LLAD) Engineers Reports that support the assessments levied on property owners in each LLAD.

The assessment levies for LLAD properties in the Bass Lake area for 2026:

Bass Lake LLAD A (The Hills of El Dorado)

278 units full Assessment \$79,691
Per unit Levy for 2026 \$286.66
 MAX possible Levy per unit \$286.67

Bass Lake LLAD B (Woodridge)

294 units full Assessment \$90,687
Per unit Levy for 2026 \$308.46
 MAX possible Levy per unit \$639.03

Hollow Oak LLAD (Laurel Oaks - includes Laurel Oaks Park)

99 units full Assessment \$50,985.00
Per unit Levy for 2026 \$515.00
 MAX possible Levy per unit \$947.56

Hawk View LLAD

(DORMANT/INACTIVE/SHELL LLAD - serves as backup to HOA)

114 units full Assessment \$0
Per unit Levy for 2026 \$0
 MAX possible Levy per unit \$971.72

Bell Ranch LLAD (Emerald Peak)

(DORMANT/INACTIVE/SHELL LLAD - serves as backup to HOA)

113 units full Assessment \$0.00
Per unit Levy for 2026 \$0.00
 MAX possible Levy per unit \$1,535.34

Bass Lake North LLAD (Hidden Ridge)

(DORMANT/INACTIVE/SHELL LLAD - serves as backup to HOA)

90 units full Assessment \$0.00
Per unit Levy for 2026 \$0.00
 MAX possible Levy per unit \$636.78

What are the improvements, or assets, in each Bass Lake Area LLAD?

LLAD No. 16 Bass Lake This District consists of all parcels within the **Bass Lake Village** development and is generally located south of Bass Lake Road. Bass Lake has been segmented into:

Zone A (The Hills of El Dorado), containing two-hundred seventy-eight (278) assessable parcels.

Zone B (Woodridge), containing two-hundred ninety-four (294) assessable parcels.

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BASS LAKE AREA LLAD ASSESSMENTS 2026 *(con't)*

The areas of improvement for Zone A include:

47,769 square feet of landscaping along Bass Lake Road, Tea Rose Drive, and Alyssum Circle
 1,190 linear feet of wooden rail fence with twenty-seven (27) brick pilasters along Bass Lake Road
 Eighteen (18) streetlights
 Fourteen (14) landscape lights at the entry to "The Hills of El Dorado" neighborhood
 11,058 square feet of pedestrian walkway along Bass Lake Road
 139,548 square feet of open space
 Entry sign walls and lighting at the Bass Lake entrance
 15 linear feet of masonry block wall located on Bass Lake Road streetside.

The areas of improvement for Zone B include:

Approximately 20,588 square feet of landscaping and irrigation
 540 linear feet of wrought iron (tubular steel) fencing
 220 linear feet of 6" concrete header
 Two (2) monument entry signs
 1,042 linear feet of masonry wall
 800 square foot median at Madera Way
 Fourteen (14) stone pilasters
 Landscape lighting system including six (6) accent uplighting; and Eleven (11) streetlights

Twenty-seven (27) acres of open space (annual weed abatement)*

**Beginning in fiscal year*

2025/2026, the district will assess benefiting properties in Zone B for open space maintenance, as originally approved in the resolution of formation.

LLAD No. 23 Hollow Oak This District consists of all parcels within the Hollow Oak Subdivision, generally located around the eastern end of Hollow Oak Drive. The **areas of improvement for Hollow Oak include:**

Laurel Oaks Park Approximately 1.7 acres of landscaping at the park site consisting of turf, irrigation systems, trees, shrubs, and ground cover, picnic tables, barbeques, drinking fountain, and benches;

325 linear feet of steel fencing and gate;

2,164 square feet of access road;

51,088 square feet of turf area;

3,258 square feet of walkways;

2,071 square feet of basketball court;

One (1) monument park entry sign;

One (1) tot lot play structure;

Six (6) streetlights;

Pet waste stations

APN 119-350-031-000 (Lot C) o This area is a gated emergency access road with an automatic gate, asphalt

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BASS LAKE AREA LLAD ASSESSMENTS 2026 *(con't)*

roadway which includes landscaped areas with trees, shrubs, and bark.

LLAD No. 31 Hawk View This **dormant** District consists of parcels within the Hawk View development generally located north of Hawk View Road and west of Bass Lake Road.

The improvements include:

110,225 square feet of open space

22,563 square feet of landscaping

one (1) corner monument

two (2) entry monuments

three (3) streetlights

The improvements are currently maintained by the Hawk View Homeowners Association (HOA). The District was established as a backup funding mechanism for the maintenance of the improvements. If necessary, assessments may be levied and collected in the event that the HOA is dissolved or EDHCSD determines that the HOA is not properly or adequately maintaining the improvements. In such case, the Board may authorize the levy of assessments as necessary to provide funding for the maintenance and operation of all or a portion of the improvements at an assessment rate that is equal to or less than the authorized adjusted maximum assessment rate for that fiscal year.

LLAD No. 34 Bell Ranch (Emerald Peak)

This **dormant** District consists of parcels within the Bell Ranch development, generally located north of the US Highway 50. The

improvements include:

986,428 square feet of open space

88,140 square feet of landscaping, & trails

two (2) streetlights

The improvements are currently maintained by the Bell Ranch Homeowners Association (HOA). The District was established as a backup funding mechanism for the maintenance of the improvements. If necessary, assessments may be levied and collected in the event that the HOA is dissolved or EDHCSD determines that the HOA is not properly or adequately maintaining the improvements. In such case, the Board may authorize the levy of assessments as necessary to provide funding for the maintenance and operation of all or a portion of the improvements at an assessment rate that is equal to or less than the authorized adjusted maximum assessment rate for that fiscal year.

LLAD No. 40 Bass Lake North

This **dormant** District consists of all parcels within planned development

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BASS LAKE AREA LLAD ASSESSMENTS 2026 *(con't)*

known as Bass Lake North, located north of Hollow Oak Drive and east of Sienna Ridge Road. The

improvements include:

511,174 square feet of open space

13,016 square feet of landscaping

one (1) entry monument

one (1) corner monument

one (1) streetlight

2,090 linear feet of exterior fencing.

The improvements are currently maintained by the Bass Lake North Homeowners Association (HOA).

The District was established as a backup funding mechanism for the maintenance of the improvements. If necessary, assessments may be levied and collected in the event that the HOA is dissolved or EDHCSD determines that the HOA is not properly or adequately maintaining the improvements. In such case, the Board may authorize the levy of assessments as necessary to provide funding for the maintenance and operation of all or a portion of the improvements at an assessment rate that is equal to or less than the authorized adjusted maximum assessment rate for that fiscal year.

MARSHALL OPENS NEW EDH FACILITY

Press Release: Fernando Diaz - Marshall

RIBBON CUT ON NEW MARSHALL EDH FACILITY

In front of more than 200 invited guests, Marshall president and CEO Siri Nelson officially cut the opening ribbon on the Marshall El Dorado Hills facility on Wednesday, Aug. 13, ushering in a new era of healthcare in the community. Specifically designed to meet the needs of the area's active residents, the new facility will open to patients on Aug. 25.

"We did it! I am grateful to everyone who has been on this journey with us," said Nelson of the occasion.

"This facility will be the premiere provider in the treatment of orthopedic and sports injuries for residents of all ages in El Dorado Hills. Our unique walk-in care clinic — the only one in the county for these services — is not only more convenient but also less costly than going to the emergency room. We've paired those services with complimentary programs like cardiology, family medicine, same-day primary care, podiatry, diagnostic imaging and laboratory services — so whatever it is that this community we've got you and your family covered."

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MARSHALL OPENS NEW EDH FACILITY *(con't)*

The facility, formerly the Blue Cross building, was completely redesigned and rebuilt from the walls in to prioritize the patient experience. Marshall's El Dorado Hills Community Task Force, a committee comprised of area residents and leaders had a voice in every aspect of the project, from the needs of area residents and the services to be provided, to the design of the building and patient flow. Even the artwork on the walls was selected in consultation with the El Dorado Hills Arts Association to ensure that the space reflects the surrounding community.

"Every component of this building was built by the voices of this community, and we're so thankful for that," noted Jon Haugaard, chair of Marshall's Board of Directors. "It's no secret we've got a lot of big names just down the hill, but no one knows this community better than Marshall, which means no one can take care of its residents the way Marshall can. We've earned that trust over nearly 70 years. We value it dearly. When the community speaks, we answer the call."

The 25,000 square-foot state-of-the-art facility is home to 29 universal exam rooms, three advanced procedure

rooms, diagnostic imaging, laboratory services and a spacious 3,500-square-foot physical therapy and rehabilitation space. With same-day appointments and walk-in care as well as extended hours, Marshall's goal is to provide comprehensive, convenient care under one roof.

The Marshall Foundation for Community Health provided \$1 million in funding to make the new facility possible and secured a charitable gift from Robert and Star Pepper to complete the \$375,000 in funding necessary to purchase the first ZeroG 3D system west of Salt Lake City.

Set to be installed later this year, ZeroG 3D is a robotic body-weight support system which will significantly enhance Marshall's already highly rated physical therapy and rehabilitation program.



Marshall Medical EDH Facility Ribbon Cutting

image credit - courtesy photo Marshall Medical

AUGUST LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in June 2025.

El Dorado Hills Area Planning Advisory Committee Meetings:
Typically the second Wednesday of each Month

August 13th Meeting

https://www.youtube.com/live/_HSHpatL3e4?si=nEo9gWN-ifvXVLR7

El Dorado Hills Community Services District Board of Directors Meetings:
Second Thursday of each month

August 7 Adjoined Regular Meeting

<https://basslakeaction.net/edhcsd-8-7-25>

August 11th SPECIAL Meeting

<https://basslakeaction.net/edhcsd-8-11-25>

August 14th, regular Meeting

<https://basslakeaction.net/edhcsd-8-11-25>

El Dorado Irrigation District Board

EID Meetings, Agendas, Minutes -

<https://www.eid.org/about-us/board-of-directors/meetings-agendas-and-minutes>

EID Recorded Meetings on EID

YouTube Channel -

www.EID.org/YouTube

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BLAC BOARD MEETING



The Bass Lake Action Committee Board of Directors held the third quarter Board business meeting on August 7th.

The next quarterly meeting of the Board of Directors is scheduled for Monday November 10th at 7PM. Members will receive the Agenda & Meeting location details via email invitation. All Members are encouraged to attend.

The BLAC Annual meeting & Holiday Party is tentatively scheduled for Dec 6th.

For more information about meetings and membership, please contact President John Davey at 530-676-2657, or email basslakemembers@gmail.com.

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>