



BASS LAKE BULLETIN

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Beth Gaines



John Hidahl

BLAC HOSTS DISTRICT 1 SUPERVISOR CANDIDATES

Bass Lake Action Committee hosted Beth Gaines and John Hidahl, the two candidates running for the District 1 supervisorial seat in November, at the regular BLAC Board Meeting on August 1st.

The forum began with a brief biographical sketch of each candidate.

Beth Gaines

Beth Gaines is a successful business owner, community leader, and a mother of six children who started her family in El Dorado County over 30 years ago.

Beth was born and raised in Sacramento County, graduated from La Sierra High School and studied at the University of California, Irvine. Beth and her husband Ted married in 1985 and then moved to El Dorado County, where they started their family.

Beth was a marketing consultant for her former family business, Point West Insurance Associates and is currently co-owner of Gaines Insurance Agency. Her prior business experience includes sales and marketing for a medical supply company and management experience at the local branch of a national workforce employment firm. She has also served as a teacher for local pre-schoolers.

Long active in the local community, Beth Gaines has served as a volunteer for numerous charities and groups, including the Child Abuse Prevention Council, MOPS (Mothers of Pre-Schoolers) and Acres of Hope. She

has served as a Sunday School Teacher at Bayside Church and is a member of the local chapter of the Federation of Republican Women

Gaines has served as the State Assembly-member for District 6 since 2011.

Beth and her husband Ted are blessed with six children, ranging in ages 13 to 27. They live in El Dorado Hills with their family dog Bow.

John Hidahl

After a long history of volunteering in the community, the recently retired aerospace engineer said it's time to focus full time on the district he's called home since 1978 when he and his wife Eileen moved to El Dorado Hills and raised their five daughters.

He has served as an elected director on the El Dorado Hills Fire Board for 33 years, currently serving as president. He served as the El Dorado County Parks and Recreation commissioner for District 1 and as chairman of the El Dorado Hills Community Council. He is a former chairman of the El Dorado Hills Area Planning Advisory Committee and spokesman for the Parks, Not Parker team, fighting to keep the 98-acre former Executive Golf Course zoned open space/recreation.

Hidahl was instrumental during the cityhood effort in 2005. El Dorado Hills didn't incorporate then but it's a subject being

buzzed about again.

Hidahl said he believes El Dorado Hills needs a community plan that could be shaped by community input. For instance, he doesn't say what he thinks should be done with the former Executive Golf Course, only that it should be preserved as open space and "then see what the community wants."

If the land becomes available for purchase, Hidahl said he thinks a funding mechanism should be in place and infrastructure thought about ahead of time. "I support sensible growth in El Dorado Hills and the county at large," he said. "This is neither 'no growth,' nor 'pro growth,' but rather reasonable, properly scaled growth."

He'd like to see an El Dorado Hills advisory board make a comeback, much like the El Dorado Hills Community Council that was formed by Sam Bradley. "It was only District 1 members," Hidahl remembered. "They got to be the voice of District 1 but that fell by the wayside after Bradley left office."

Hidahl said he'd also like to see one umbrella organization that all others fall under, perhaps the newly formed United Neighborhoods of El Dorado Hills. "There are lots of different committees and boards (in El Dorado Hills) but each board or body thinks about its own needs," he explained.

Question Period

The candidates were then given a chance to answer five pre-selected questions. Each candidate had 3 minutes to address the question.

Question 1: If elected, what goal do you most wish to accomplish during your tenure as supervisor, and what steps would you propose to accomplish that goal?

Beth:

Beth's main goal is to protect the quality of life here. El Dorado County is unique and beautiful. Open space is important.

Another goal is to work collaboratively with the other County Supervisors to get consensus. She sees that there has been a lack of leadership in the county for a long time. She has small business experience and knows how to be fiscally responsible.

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She thinks the county should hire someone to cut through the red tape and help small companies get established in the county. She would like to see the Business Park filled with imaginative new technology companies.

John:

John has three primary goals: First, a structurally balanced budget for the county. If we don't have the funds to do things like road maintenance, it's a problem. The cost for the new Sheriff's Facility that has been approved will come out of the general fund and take money away from other activities, like road maintenance.

Second, maintain as much open space in El Dorado Hills as possible.

Third, continue to improve the senior services and housing in the county. El Dorado County has an aging population. It has the second highest number of seniors in the nation. He would emphasize good services and housing opportunities for seniors.

By following the Strategic Plan that the county has passed, John would work for good county government. He would start with good leadership in developing a sensible budget. He would support public safety. Because of being involved with the Fire Board for 33 years, John understands how important the services of paramedics and the Fire Department staff are to the whole community.

Economic development is important because that's what keeps El Dorado County vibrant. We need to stop sales tax leakage.

Infrastructure must be maintained. The new Sheriff's Facility needed to be built and was long overdue.

John sees the challenge of maintaining healthy communities by providing services to people who need them.

Question 2: Based on your knowledge, what particular initiatives are desired by the residents of El Dorado Hills from the county?

John:

John thinks that residents want to see traffic circulation and signalization improvements and the creation of bikeways.

They want to see the roads maintained, and there currently isn't money at the county to do this. This year, the Supervisors took \$3 million from the budget that was for road maintenance and diverted it to other budget areas.

They would like to see more law enforcement presence in El Dorado Hills. We are starting to see a rise in types of crime in El Dorado Hills that didn't happen before.

John thinks current response time from the Sheriff is too long.

Beth:

Beth thinks that El Dorado Hills residents deserve an "open door policy" from their Supervisor. This is something that she has at the Capitol in her role as Assembly person.

She agreed that residents want to see the roads maintained. Californians pay some of the highest gas taxes in the U.S. and still have bad roads.

She thinks that residents would like to see an easing of the red tape to start small businesses in El Dorado County.

She thinks preservation of open space and the uniqueness of the area is important to residents. She thinks it is important that El Dorado Hills gets its fair share of the tax dollars in the county, rather than having them sent up to Placerville.

Beth believes all of these things can be achieved by strong leadership.

Question 3: What unique skills do you possess that would enable you to meet the challenges of the office of county supervisor?

Beth:

Beth said that she has been successful at the Assembly because she is able to bring all sides together on an issue and build consensus. One of the bills she introduced, and which the Governor has signed, will provide public funds to deal with the increase in diabetes in our populace.

Beth considers herself a public servant and has a constituent services department, which helps constituents with issues involving the State Department, Veterans Affairs, people who need help getting their rightful benefits, etc.

Beth works on behalf of the people. She was instrumental in calling for an audit of the State Parks & Recreation Department, which wanted to close many parks, including ones in El Dorado County, for lack of funds. The audit disclosed that \$54 million of park monies had been diverted into hidden funds.

Beth never thought she would run for public office, but her experience as a business owner and a mother of six has given her valuable skills that have enabled her to be successful in the Assembly.

John:

John said that he has 33 years' experience in the public sector as a Director on the Fire Board. He understands union negotiations and how a public organization operates. He understands the Brown Act and its requirements of public agencies.

John has 41 years' experience in the private sector. He worked at Aeorjet Direct



PRESIDENT'S LETTER

Hello All,

We were very pleased to be able to host the recent Candidates' Night with Beth Gaines and John Hidahl. After hearing from both candidates, I am sure that whoever is elected, the victor will represent District 1 and El Dorado Hills in an excellent manner. I hope you enjoy the front-page article in this month's Bulletin.

I am afraid that a more disturbing trend has emerged, with the apparent rise in smash-and-grab burglaries of vehicles parked outside in driveways and on the street. Of course, the answer is to keep our cars in the garage, but not all of us can do that all the time. Unhappily, we sometimes have to keep a car or truck outside overnight; then you should remove all valuables from it to prevent theft.

On a happier note, it looks like the Silver Springs Parkway extension has taken one more step towards completion as the supervisors approved the Final Supplemental EIR and gave the staff the green light to move forward with design and preparations for construction. Though no construction date was set, we may see the road completed in a couple of years.

The Fourth of July is behind us, and the coming Labor Day will be celebrated on the first Monday September. Labor Day constitutes a yearly national tribute to the contributions American workers have made to the strength, prosperity, and well-being of our country. It also signals the symbolic end of summer and the start of fall.

Enjoy the rest of the summer!

Best regards,

John E. Thomson

President

(continued on page 3)

for 31 years. He understands best practices and how to analyze systems to determine and eliminate waste. Public agencies don't have that constraint.

He has industry training and is a "LEAN" practitioner, which helps him to determine where there is value added, what the "customer" will pay for, and how to eliminate waste.

Question 4: Given that the county is facing reductions in state funding, as supervisor, what steps would you propose to enable the county to meet the challenge of continuing to provide the same level of services to its residents?

John:

John thinks that the county should be structured around a strategic plan. He feels that the management structure should shrink and would try to minimize the number of people in the management chain. He would emphasize operational effectiveness and right-sizing the organization.

The county will need to do more with less. He thinks cross-training personnel should be a requirement of the job. The county needs to be more competitive.

Beth:

Beth thinks country programs need to be prioritized to determine which are most important. The Supervisors need to evaluate what is currently being done. She would be a watch dog and look at the programs to see if there is a cost/benefit analysis.

Beth's experience in the private sector, especially during the recent recession, have helped her to see how to maximize resources.

Question 5: What is your position on cityhood for El Dorado Hills?

Beth:

At this time, Beth does not support cityhood for El Dorado Hills. She doesn't think El Dorado Hills has the tax base to support it. She doesn't like the idea of adding layers of bureaucrats, and becoming a city costs a lot of money.

John:

John strongly supports cityhood for El Dorado Hills if it is economically viable; however, he mentioned that funds formerly provided by the State to cities are no longer available.

John would like to see El Dorado Hills incorporate as a "town," if not a "city," to provide more local control. He believes the new entity would absorb the existing EDH CSD into the town structure, and it would be responsible to the town council.

As a town, El Dorado Hills would have to use more contractor services versus having government employees.

When asked what the difference between a "city" and a "town" is, John replied that there is no difference from the perspective of LAFCO, which has to approve such an incorporation. The connotation of "town" is more of a community versus "city," which calls to mind tall structures and heavier density.

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CANDIDATES' NIGHT HIGHLIGHTS



BLAC President John Thomson with Beth Gaines



The Four Johns: (l to r) John Raslear, John Thomson, John Hidahl, and John Davey



(l to r) Sally Raslear, Beth Gaines, and Angie Hansen

SUPERVISORS *(continued)*

There followed several questions from the floor:

Kathy Prevost mentioned the concern of Bass Lake Road residents about the future of Bass Lake, which the EID sold to the Rescue Union School District as part of a future school site. Subsequently RUSD purchased another property where they plan to put their school. Kathy asked what the candidates would do to ensure that Bass Lake doesn't just disappear.

John:

John said that if one studies the environmental constraints on that property, one would see that there are some major issues on waterways, fish and wildlife, and drainage. He said that if the State upholds the agreements made in the past, the land could not be developed for housing.

John also pointed out that even if the County were considering acquiring the land on which Bass Lake sits, they would be required to conduct such discussions in closed session under the Brown Act, and we would not know about it.

Beth:

Beth said she doesn't think anything would be built around the lake.

The formal question period being over, John Thomson presented a question submitted by Betty January regarding how the candidates thought the county was going to cope with Measure E.

Beth:

Beth said it will take quite a while before Measure E gets out of litigation. She thinks its a tough thing when land use planning is put on the ballot. She thinks it will take a strong voice on the Board of Supervisors to alleviate issues arising from Measure E.

John:

John thinks one needs to understand the intent of the authors of Measure E. The measure seeks to limit development that will "worsen traffic." It is supposed to make major developers put in road improvement and stop TIM fee money from being used elsewhere.

Then Dale Chambers asked whether John and Beth would continue to keep the office in Town Center if they are elected.

Beth:

Beth feels that \$1,500 per month to rent the space is a lot of money. She does feel that the District 1 Supervisor needs to have a presence in Town Center. She would work on this to see if she could get a better deal and be there more than one day per week.

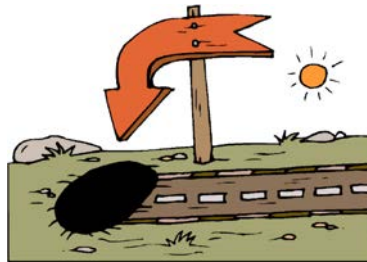
John:

John agreed with Beth but he would look to rent space from the Fire Department or CSD so that whatever rent was paid would benefit the community.

After that, John Raslear asked Beth why she decided to run for Supervisor in El Dorado Hills.

Beth responded that shortly after she got married in 1985, they moved to El Dorado Hills, and they always have loved the community. She has history here, and has represented El Dorado County in the Assembly for five years. She said she is excited at the prospect of representing El Dorado Hills at the local level.

The meeting was adjourned to a reception which allowed the candidates and the audience to mingle over drinks and hors d'oeuvres. ~



EDCARP FILES LAWSUIT SEEKS TO INVALIDATE MEASURE E

Local nonprofit organization El Dorado County Alliance for Responsible Planning (EDCARP) has filed a Petition for Writ of Mandate in El Dorado County Superior Court seeking to invalidate Measure E on the grounds that it is unconstitutional, violates state law, and is inconsistent with and frustrates implementation of the County's adopted General Plan.

EDCARP's position is that they respect El Dorado County voters and their right to enact legislation through the initiative process. However, they maintain that the law does not set a double standard for legislation adopted by initiative, and neither elected officials nor voters are empowered to pass legislation that is unconstitutional or violates California law.

Prior to the election, EDCARP, along with many other organizations, expressed concern that Measure E did not simply target large development projects, but instead would stop "discretionary" approvals of many uses needed to create jobs, to encourage small businesses, to support agriculture, to provide housing for moderate income families, and to provide facilities and ser-

vices, such as parks and ballfields for the county's growing population.

A link to the Petition for Writ of Mandate may be found on the EDCARP website, www.edcarp.org. ~



NEW SILVER SPRINGS CONNECTOR MOVES FORWARD

This month, the Board of Supervisors unanimously approved actions that will move the completion of the southern end of Silver Springs Parkway along its tortured path, completing a journey that began in 1986.

Briefly, the board certified the Final Subsequent Environmental Impact Report (SEIR), adopted the Mitigation Monitoring and Reporting Plan and the CEQA Findings of Fact, and Approved the Project as described in the Final SEIR.

The project will construct the approximately quarter-mile segment of the southern portion of Silver Springs Parkway. This new portion will connect Bass Lake Road to the recently-constructed northern segment of Silver Springs Parkway (locally referred to as "the road to nowhere") that intersects with Green Valley Road. The project will also construct a new intersection at Bass Lake Road and modify Bass Lake Road immediately south and east of that new intersection.

The board Authorized Transportation staff to proceed with design, rights-of-way acquisition, permitting, and preparation for construction. No date was given for the start of construction.

Local residents along Bass lake Road have expressed misgivings over the potential increased traffic and road noise after the new road is completed.

Construction of the project is funded by Developer Advance Traffic Impact Mitigation Funds (45%), Developer Funds (39%), Traffic Impact Mitigation Fees (15%), and Road Fund (1%). ~



Don't let this happen to you!

CAR THEFTS CONTINUE

An SUV was reported broken into recently in the Hills of El Dorado, the theft occurring between approximately 1:00 and 3:00 A.M. The thieves used a large stone to break a rear window. A Coach bag with a laptop inside was taken. It is believed that the car alarm must have scared them off, for they missed a backpack with over \$4,000.00 worth of camera equipment on the seat.

Residents are urged to not leave anything of value in a car that is parked in the driveway or on the street. ~



FOLSOM SOUTH OF 50 PROJECT UPDATED

Renamed Folsom Ranch

The South of 50 Project is moving forward after a reconsideration of the scope of the large project. In 2011, Folsom approved a land use plan for the area south of Highway 50. After reviewing several land use options, it became clear to those in charge that the land use needed to be more balanced between retail and residential use.

The plan originally had 5.1 million square feet designated to retail. That has now been decreased to 2.4 million square feet of retail, said Scott Johnson, city planning manager.

“We wanted to balance out the retail with residential,” he said. “There will be 11,337 homes put in south of 50.”

The Folsom plan area is now known as Folsom Ranch.

“Folsom Ranch is the premiere master planned community in Northern California,” said Bill Bunce, president of WestLand Capital Partners. “It has been carefully planned for over a decade and will complement the existing, extraordinary quality of life that Folsom residents currently enjoy.”

WestLand Capital Partners owns about 80 percent of the land south of 50 which is approximately 2,500 acres out of the 3,500 acres, Bunce said.

Along with the homes there will be a mixture of commercial and industrial offices and more, Johnson said.

“Importantly, over 1,000 acres of the plan area are permanently preserved as open space, which will be accessible through hiking and bike trails,” Bunce said.

Eagle Commercial Partners and Eagle Office Properties own about 10 percent of the land south of 50 which is approximately 300 acres out of the 3,500 acres.

“There will be some professional offices such as business parks or a hospital, regional commercial, neighborhood commercial, such as a grocery store with restaurants and some shops,” said. Tim Kihm, the consulting project manager.

The land could have some light industrial use such as research and development, he said. There will also be low, medium and high density multi-family housing which consists of apartments, condos and townhomes. There will also be a mix of schools and parks, Kihm said.

What about the water usage? Is north of 50 going to have to conserve more for these houses to have water? No.

“We have water rights for everything south of 50,” Johnson said. “From a traffic standpoint, the traffic will be reduced dramatically.”

While there will be a large amount of infrastructure being built on the land, construction will not begin until the end of 2017, or in 2018, Johnson said.

According to Kihm, it could be 20 to 30 years before all of the commercial infrastructures are completed since residential usually is built before commercial.

“We look forward to Folsom’s continuing excellence as the most desirable community in the region,” Bunce said. “Strong employment, recreational opportunities, superior schools, cultural amenities, high quality housing, shopping and dining are reasons Folsom residents love their community. Folsom ranch will enhance Folsom’s legacy over the coming decades.” ~

Credit: Rachel Zirin, Folsom Telegraph

COUNTY PLANNERS APPROVE MEMORY CARE FACILITY, VILLAGE J MAP EXTENSION

The El Dorado County Planning Commission was in an obliging mood in July as it approved all the items on its agenda.

Memory Care Center

Approved on a unanimous vote was a conditional use permit for the Westmont Assisted Living and Memory Care Facility to be located at the corner of Golden Foothills Parkway and Carson Crossing Drive in El Dorado Hills. The four-acre site is planned as a residential home for those with dementia, Alzheimer’s disease and other memory disorders.

Michael O’Rourke, CEO of Westmont, spoke before the commission, saying he and his partner have 12 such retirement communities.

The Westmont facility will be a complete residential care facility offering housing, meals, transportation, housekeeping, exercise rooms, a pool, movie theater, game room and 24-hour nursing staff. A total of 134 units will be built in two phases. Phase 1 will include 52 studio units, 39 one-bedroom units and nine two-bedroom units. Phase 2 will include eight studio units, 20 one-bedroom units and six two-bedroom units.

Planning Commissioner Brian Shinault noted the project will cover most of the site, but he said, “It’s needed.”

Serrano Village J, Lot H

The planners also considered a request for a six-year extension of a tentative map for Serrano Village J, Lot H. A little more than 25 acres in size on Bass Lake Road, the property is planned as the future site for 83 homes.

Kirk Bone, director of government relations for Parker Development Company, requested the extension, citing “marketing and development challenges” that prevented the development from going through earlier.

The planners approved the time extension on a 5-0 vote. The subdivision map now expires on July 28, 2022. ~

Credit: Dawn Hodson, Village Life





SHERIFF'S FACILITY GETS GREEN LIGHT

The El Dorado County Board of Supervisors approved moving forward on an approximately \$61 million public safety facility, voting 4-1 during a recent special meeting. Board Chairman Ron Mikulaco opposed the project, saying that financial analysis to date is insufficient.

The project will be financed by borrowing \$61 million with a 40-year loan from the U.S. Department of Agriculture. The USDA offers low-cost, specialty loans to rural counties for numerous projects, currently at an interest rate of 3 percent. The county adopted a repayment schedule of \$2.6 million per year for the next 40 years.

The buildings and facilities include a 58,000-square-foot administrative head-



August

Birds fly in formation;
 Tree leaves sway from side to side;
 Clouds gather in small huddles,
 discussing the weather;
 Grass shoots shoot up once more,
 their roots replenished;
 A Phoenix nearby hums his Ode;
 Tranquility is in place,
 after the long bitter wait;
 Alive, now, is the world.

— J. I. Stuart

quarters building, a morgue, evidence warehouse, special operations and training facility and an indoor shooting range. All together the campus will comprise 99,000 square feet occupying nearly 10 acres on a 30-acre parcel in the Diamond Springs Business Park. Future plans call for a 7-acre solar farm as well as solar panels on a substantial area of covered parking as an additional cost.

The two-story main building will be constructed with tilt-up concrete while the evidence building and special operations sections will be fabricated with pre-engineered steel. The morgue and shooting range will be built with masonry and all the facilities are designed to serve the county well beyond 50 years.

The board considered four options, beginning with the full build-out project that was approved. Each of the three remaining options deleted one or more of the buildings with the least comprehensive being construction of only the main headquarters building at this time.

The current sheriff's administrative building on Fair Lane in Placerville was built in 1970 at just more than 22,000 square feet. In 2013 the Vanir Construction Management firm declared the building was at "end of life" and would be prohibitively expensive to rebuild to current standards, especially including the state's Seismic Safety Act of 1986.

Sheriff John D'Agostini told the board, "The 1970 facility was inadequate on day one." He said the county currently spends "about \$300,000 a year" on more than a dozen satellite offices and facilities. Two recent grand jury reports agreed with the Vanir assessments, according to the sheriff, who added that none of the leased facilities are in compliance with the Seismic Safety Act. ~

Credit: Chris Daley, Mountain Democrat



BLAC BOARD SETS NEXT MEETING DATE FOR NOVEMBER 7th

The next regular meeting of the Bass Lake Action Committee Board of Directors will take place on November 7, 2016, at 6:00 PM. at the home of John and Fran Thomson, 501 Kirkwood Court in Woodridge, El Dorado Hills, 530-677-3039. Nominations for officers/board member positions will be accepted at the November meeting.

The election of officers/board members will take place at the annual BLAC Christmas Party, which will be held on the evening of December 5, 2016

For further information about BLAC meetings and membership, please contact Vice President Kathy Prevost at 530-672-6836. ~

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