



# BASS LAKE BULLETIN

Vol. XV No. 3

The Voice of the Bass Lake Community

March 2017

[www.basslakeaction.org](http://www.basslakeaction.org)



## SUPES REJECT DIXON RANCH PROJECT

On February 28, the El Dorado County Board of Supervisors reaffirmed its earlier decision to deny the Dixon Ranch development.

The project off Green Valley Road in El Dorado Hills was to include 605 homes with approximately 160 of them restricted to older adults.

The board denied the project February 14 in a 3-2 split vote after a five-hour hearing.

The project was determined to be inconsistent with El Dorado County General Plan goals governing jobs, generation of sales taxes and creation of moderate income housing. The project was also deemed inconsistent with a policy that requires development projects be located and designed to avoid incompatibility with adjoining land uses as well as inconsistent with objectives of the plan's Economic element.

Dixon Ranch development team representatives present last week claimed the earlier February 14 hearing was unfair and, in opposition to the findings presented, they asserted the project is consistent with the General Plan.

Joel Korotkin, agent for the development, suggested they were being penalized for not "guessing" what the board wanted and didn't receive the guidance needed to design a project that would gain its approval.

Asking for a continuance, Korotkin said they are open to making changes to the project with additional direction from the board.

Speaking against the project was county Auditor-Controller Joe Harn, who also spoke in opposition at the February 14 hearing.

Harn said he thinks the assumptions built  
*(continued on page 2)*



## SUPERVISORS APPROVE BASS LAKE NORTH PROJECT

El Dorado County Supervisors in March approved a rezone of 38.5 acres for the Bass Lake North Project in the El Dorado Hills area. The Planning Commission approved the rezone in January and recommended the board do the same.

The project is a proposal by Norm Brown's NC Brown Development, Inc. and includes plans for 90 single-family residential lots ranging in size from 7,204 square feet to 23,975 square feet and four open space lots totaling approximately 11.37 acres, according to board documents.

Supervisors voted unanimously on six out of seven separate elements of the item; however, board chair and District 2 Supervisor Shiva Frentzen opposed item number six which dealt with a number of specific Design Waivers. Other elements such as a Tentative Subdivision Map, an addendum to the 1992 Bass Lake Road Area Final Program Environmental Impact Report, and a Mitigation Monitoring and Reporting Plan, were also approved.

An extensive set of conditions, (Specific Plan Urban Collectors and Major Transportation Facilities), requires the developer to be responsible for improvements to Bass Lake Road from US 50 to City Lights Drive, which along with Tierra De Dios Drive will become the realigned Country Club Drive, Planning Commission documents state.

A variety of road improvements including realignments, widening, and signalization are required under the county's Traffic Impact Mitigation Fee program and must be completed by the developer before building permits can be issued and before the first  
*(continued on page 2)*



## GREEN VALLEY ROAD EXPANSION GETS GREEN LIGHT

As many residents travel between Folsom and El Dorado Hills, traffic can get heavy when there are only a few roads to get to and from.

Luckily for Folsom and El Dorado Hills residents, the city of Folsom got the green light to expand Green Valley Road between East Natoma Street and Sophia Parkway, said Christine Brainerd, Folsom's communications manager.

Instead of one lane in each direction, there will be two, giving drivers less stress about merging lanes at the height of rush hour.

In addition, there will be wider shoulders and bike lanes, she said.

"The \$4 million project is funded primarily through a grant we successfully applied for in 2014 through Sacramento Area Council of Governments (SACOG) Regional/Local Funding Program, with some local funding from our Measure A and/or Transportation Impact Fees," Brainerd said. "The project has been cleared environmentally, and the design will be completed later this year.

Brainerd said the city anticipates construction to start in spring 2018.

*Credit: Rachel Zirin, EDH Telegraph*



**Happy St. Patrick's Day**

## PRESIDENT'S LETTER



Dear Members and Supporters,

I hope all is well with our BLAC members and supporters. I'd like to wish everyone a happy St. Patrick's Day.

Enjoy your corn-beef and cabbage and have a few Guinness's but, don't get caught up in an Irish folly...be safe and sane.

Our historical Bass Lake may be moving forward with new plans. While, I'm sure, a lot of us have thought that this bird sanctuary could become a more beautiful lake for our enjoyment as a nature reserve and educational location for our children over the years, there are some new discussions to possibly make our dream come true.

Please keep in mind that this dream is a long way off but, the organizations that can make it happen are now in discussion. That's all I know now, but BLAC and I will keep our communication lines open with those organizations that are currently involved and keep our members, supporters and community informed.

The Bass Lake Action Committee is now in the process of mailing out our annual membership dues applications. BLAC relies only on its members' dues and donations to finance its operations. Please renew your membership, become a new member, tell a neighbor or make a donation and you will help us keep our organization funded. We need your support to keep up our efforts on your behalf. Please share our website with new interested members and always feel comfortable in viewing our website at [www.basslakeaction.org](http://www.basslakeaction.org).

Vision is the art of seeing what is invisible to others.

Sincerely,

*Dale A. Chambers*  
President

## DIXON RANCH (continued)

into the financial impact analysis (FIA) prepared by the developer were wrong and that the project would result in having to cut services to other residents. When Harn said he asked the developer to respond to his questions about the FIA assumptions, he never received an answer, he told the board.

Previously Harn had sent supervisors an email in which he wrote, "It is now clear that CDA (Community Development Agency) presents developer-prepared FIAs to the Planning Commission and your board without any reasonable level of examination or scrutiny by the CDA staff."

Resident Sue Taylor insisted the project violates of the county Oak Woodlands Management Plan and Measure E. She accused county staff and the developers of trying to get around those policies while also ignoring the impact the project would have on neighboring schools.

In the discussion that followed, Supervisor Sue Novasel acknowledged problems with the process. She suggested starting over to see if they could make the project work.

In response, Supervisor Mike Ranalli said while the process could have been better, the applicant had the opportunity to schedule the hearing later and said the scale and scope of the project was of concern to him.

The board ultimately voted as it had on February 14, with Supervisors Ranalli, John Hidahl and Chair Shiva Frentzen voting to reaffirm the project's denial. Voting against the reaffirmation were Supervisors Brian Veerkamp and Sue Novasel. ~

*Credit: Dawn Hodson, Village Life*

## LA BORGATA SHOPPING CENTER THRIVING UNDER NEW OWNER

Built in 2003, La Borgata had an original loan of \$14.4 million. In 2012, the bank took back the center when it had an outstanding loan balance of more than \$11.7 million.

Then last July Ethan Conrad Properties Inc. bought the dormant 63,183-square-foot shopping center, with bidding starting at \$4 million.

Now there is only one retail vacancy left, while new lessees include Mirror Mirror Fashion; a clothing boutique; a plastic surgeon; Bella Home Décor, a home furnishing store; and high-end Parnell jewelers. About 8,000 square feet of office space is still available.~

*Credit: Art Garcia, Folsom Telegraph*

## BASS LAKE (continued)

occupation occurs.

Other improvements include conversion of the existing segment of Country Club Drive into a Class I bike path and multi-use trail, with a new paved trail eight feet in width placed at each end to provide connectivity to adjacent facilities.

The Conditions of Approval further require the developer to perform a supplemental traffic analysis in conjunction with each final map application to determine Level of Service (LOS) of the Highway 50 at Bass Lake Road interchange and ramps, to include existing traffic plus traffic generated by each final map:

"If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded by the existing traffic plus traffic generated by that final map, the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map" the conditions specify.

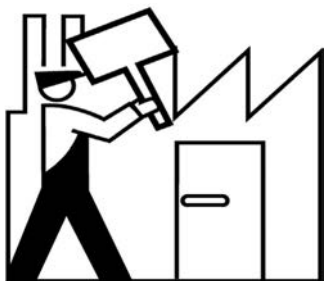
"If the County's LOS policies are not exceeded upon application for the last final map within the project, the payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact. If the necessary improvements are constructed by the county or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact."

The proposed project includes a rezone from Residential Estate Ten Acres (RE-10) to Single Unit Residential-Planned Development (R1-PD) for a combination of High Density Residential Planned Development (14.9-acres) 1-4 dwelling units (du) per net acre) and Medium Density Residential Planned Development (23.2-acres) (MPD: 1-1.75 du per net acre), Planning Commission staff reported.

In accordance with the Bass Lake Hills Specific Plan, staff further reported that the proposed subdivision has an approximate density of 2.3 dwelling units per acre, which is consistent with the surrounding density and falls below the Specific Plan's maximum allowed density of 2.6 dwelling units per acre for this site. ~

*Credit: Chris Daley, Mountain Democrat*





## ORGANIZED LABOR STRIKE LIKELY AT EDHCSD

Eight months after new three-year contracts were supposed to be finalized, the union representing full-time employees at the El Dorado Hills Community Services District (EDHCSD) says it won't settle for the district's "last, best and final offer."

Employees are asking for a 15 percent raise over three years and an increase in cash in lieu of benefits to \$1,350 from the current \$1,150.

The district has offered a 13 percent raise and wants to stop cash in lieu of benefits entirely.

"Our proposal would cost \$600,000 over the course of the new contract," said union representative Richard Boyd of Local 1, American Federation of State, County and Municipal Employees (AFSCME). "As the number of full-time employees continues to decrease (there are 20 today compared to 48 six years ago), the amount of money the district has in reserves continues to rise."

Financial reports indicate that the CSD currently operates on an \$11.8 million annual budget, with another \$11.9 million in reserves. In 2013 the CSD had \$5 million in reserves.

"The Master Plan identifies over \$140 million in anticipated improvements for public parks, ball fields and facilities, whereas the district's general fund capital reserves for this fiscal year are identified as meeting less than 6 percent of the funds needed to achieve those community goals," EDHCSD General Manager Kevin Loewen explained.

"Projects, services and improvements within the Master Plan are anticipated to be funded by a variety of sources, such as from park impact fees, grant funding, charitable giving and, of course, the general fund," Lowen continued. "With such a herculean undertaking, there is a necessity for the board to continue actively working toward meeting the needs of the public and the district's work forces through its responsible fiscal stewardship of the public's funds."  
 "They say they're saving money to imple-

ment the Master Plan, but it's old fashioned bait-and-switch," Boyd said. "How is the community being served if the money is all in reserves?"

The last time employees and the district were at a negotiation impasse, in 2013, the district noted it was saving for future commitments, which then general manager Brent Dennis said would total \$11 million. The district also needs to save 15 percent of operating costs to pay for commitments to employees, including pensions.

"The EDHCSD has seen unprecedented growth," Boyd continued. "It is time it becomes a full-functioning agency."

Earlier this month a neutral party mediator sided with the district, Boyd conceded, but he noted because of certain statutes the mediator couldn't comment on what Boyd called the real argument. "That the district has the money," Boyd said. "I am recommending that the union members go on strike."

In late 2016 when Village Life first reported on stalled contract negotiations, Loewen said the district is "committed" to raising salaries that are not at least at the median pay scale and that the district has already raised some salaries 15 percent or more.

Members of Local 1—AFSCME provide everything from maintenance and landscaping of parks to recreational services for the community. ~

*Credit: Julie Samrick Village Life*



## PROPANE TANK EXPIRATION DATES

Twenty-pound propane tanks, such as are used for gas barbeques, can be refilled for up to 12 years after their manufacturing date.

All tanks have the date stamped into the valve guard. In the picture above, the tank's manufacturing date is January 1999. Twelve years after that date, reputable propane dealers will not refill the tank, unless it has been recertified.

Most propane dealers recertify tanks, but you should call ahead to make sure they perform the service, and ask if they charge a fee. Recertified tanks are stamped with the recertification date on the valve guard, and

they may be used for an additional 5 years.

Propane supplier JS West will re-certify tanks at their offices at 403 Stage Street in Placerville. A tank to be recertified must be left with them for at least twenty-four hours. There is no charge for existing residential customers, and the fee for all others is \$5.00.

What causes a tank to fail recertification? Extensive rust is one thing. And if valve requirements have changed by law, you may need to have the valve replaced in order to recertify.

Of course, you avoid this issue if you exchange your tank at a supermarket, gas station, or big box store. Tank exchange is very convenient, but is expensive. It's cheaper to own a tank and refill it over 12 years, or an additional 5 years, than it is to exchange your tanks. ~



## EXCHANGE OR REFILL YOUR PROPANE TANK?

### *Advantages and Disadvantages*

It would seem that there are fewer and fewer propane filling stations these days. With the growing popularity of propane tank exchange locations, you may find it difficult to get your propane any other way. This is an unfortunate direction for the propane supply, since exchanging can cost you considerably more than refilling.

### *Advantages of Propane Tank Exchange*

If you exchange a tank rather than refilling, the process is fast and convenient. It is  
*(continued on page 4)*



easier to find an exchange location that is open at night or weekends. There are usually far more exchange locations than refill stations. Many are at convenience stores, gas stations, Wal-Mart, Home Depot, and grocery stores.

You are assured that the tank is inspected, cleaned, leak-tested, and has up-to-date safety information and instructions printed on the tank. The tank will also have been requalified on schedule.

If you receive a tank in exchange that has a leak or problem, you should be able to take up the issue with the vendor.

You may want to check online reviews if you have any difficulty with a specific vendor.

#### ***Advantages of Refilling a Propane Tank***

It is less expensive to refill a tank rather than exchanging. If you are diligent about

maintaining your propane tanks and checking for leaks yourself, you may prefer to rely on your procedures rather than those of the tank exchange employees.

Some people have noticed they get more propane in the tank when they refill them rather than when using an exchange tank. Some note that it seems to be a policy to fill only 15 pounds in a 20-pound tank. Therefore, you get more propane if you fill it yourself to the 20-pound limit, which still allows for a 20 percent vapor area for safety.

If you have a new tank that was included when you bought a grill, you may prefer to refill it for its lifespan rather than exchanging it. ~

## **STORMS COST COUNTY \$15 MILLION PLUS IN DAMAGE TO PUBLIC WORKS**

El Dorado County staff has reported to the Board of Supervisors that they estimate that the latest rain storms caused more than \$15 million in damage to roads and parks.

In the best-case scenario, staff estimated the county could recoup about \$14.3 million of the costs from state and federal governments.

That leaves the county on the hook for about \$769,000 in road repairs and potentially \$594,100 in park and miscellaneous damage.

Transportation infrastructure was the hardest hit, with 22 emergency projects in the works. Workers repaired some of the damage already, but many projects won't begin until the summer or fall.

In the county parks system, Henningsten Lotus Park, the El Dorado Trail, and the Sacramento-Placerville Transportation Corridor sustained damage totaling \$169,100. ~

*Credit: Ellen Garrison, Sacramento Bee*

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## **NEXT BLAC BOARD MEETING SET IN MAY**

The next meeting of the Bass Lake Action Committee (BLAC) Board of Directors Meeting will be on Monday, May 22, 2017, at 7:00 PM at the home of Dale and Anh Chambers, 2188 Summer Drive, El Dorado Hills, CA 95762, 530-350-8763. All BLAC members are cordially invited to attend Board Meetings.

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



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*THE FOUR SEASONS, SPRING,*  
by Paul Cezanne, (1839–1906)