

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.



FEB EDH CSD BOARD MEETING TURNS CONTENTIOUS

By John Davey

With the purchase of 55 acres of the former El Dorado Hills Executive Golf Course closing in January following a decade of debate and effort, the EDH community might expect a celebratory note at the February 2023 meeting of the El Dorado Hills Community Services District (EDH CSD) Board of Directors.

However, concerns from residents, and concerns between individual Board Directors led to an acrimonious meeting.

Returning from the Board closed session meeting, Director Steve Ferry began his Director comments by announcing

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FEB EDH CSD BOARD MEETING *(con't)*

that he had prepared statements he wanted to share with the Board, and with residents in attendance. Director Ferry noted that he had hired his own attorney when the matter of the independent investigation of former General Manager Kevin Loewen began in the summer of 2023. In addressing this, Director Ferry commented:

“I hired my own attorney recently to protect myself in the general manager personnel issues. I wanted nothing to do with the change of contract issue that took place in 2020, considering I did not join the Board of Directors until December of 2022, however, Mr. Tyra seemed to lump me and Director Hannemann into the group of 5 that the district attorney has written about as follows: ‘We are concerned not only about this. This is the district attorney. We have concern not only about the serial meetings that appeared to have occurred back in late 2020, when it looks like the Board of Directors approved Kevin Loewen providing consulting to other public agencies and other businesses.’ Director Hannaman and I were not even members of the Board of Directors in 2020, but we were supposed to defer to Counsel’s judgment, be caught up in the Brown Act violation there that the district attorney has described above, and basically because of closed session requirements of secrecy go along with Counsel’s directions.”

[The February 7, 2024 letter from Assistant District Attorney James Clinchard to the EDH CSD Board of Directors can be seen here.](#)

Director Ferry also mentioned that he had been the subject of three anonymous complaints submitted to the EDH CSD. He went on to observe that several residents have expressed concerns that the final 12.5 acre parkland dedication required of Parker Development in the 1988 El Dorado Hills Specific Plan (primarily the Serrano El Dorado development) also required the delivery of a turnkey park, which based on the EDH CSD development costs per acre in 2020, should have resulted in a built and delivered 12.5 acre park estimated at between \$9 million and \$12 million in developed costs, instead was accepted by the EDH CSD without a completed park, and only the parkland dedication of the 12.5 acres of the Village J Lot H site (located at northeastern corner of of the Bass Lake Road/Serrano Parkway intersection), along with what has been suggested was the ‘remaining’ \$3.5 million of available Mello Roos/CFD fees collected via the build out of the Serrano El Dorado development. Essentially leaving between \$6 - \$9 million unpaid by Parker Development. Critics are calling this an illegal gift of public funds.

[The transcript of Director Ferry’s comments are here.](#)

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FEB EDH CSD BOARD MEETING *(con't)*

The next to comment was Director Heidi Hannaman. Director Hannaman indicated that she has been the target of several anonymous complaints to the EDH CSD as well. She shared that she found it unusual that the two newly elected directors had been the target of these anonymous complaints. She observed that it had not occurred to her when she ran for election that she would have to pay for the cost for an attorney because of these anonymous complaints, when the expectation was that the District's paid legal counsel should be representing the Directors.

On the matter of the anonymous complaints, Director Hannaman commented *"it seems that it is targeted at only 2 of the newest board members. This is coming from an anonymous source. In the last few months I have personally received 3 anonymous complaints and 2 anonymous public records requests asking for a vast amount of information from me, including conversations with many of you in this very audience.*

I have been advised that what is being requested is potentially outside of the scope of the Public Records Act. So I will be asking the district to pay for a second legal opinion, to be sure that my privacy interests are protected. As at this point in time, I do not appear to be getting the legal support I would expect from the Board's legal counsel, given potential conflicts of interest that exist between the board legal counsel and 2 of its board members."

Director Hannaman continued *"I also need to express grave concern that the anonymous person also appears to have hacked into my CSD emails, or that someone possibly inside the CSD has leaked them as a citizen. This is very concerning to me that someone could get access to our email so easily, and I would like I.T. to look into this immediately.*

It is sad to see this board become so petty. It feels like this is becoming a hostile environment for those of us who are just trying to do good by actually being responsive and meeting and talking with those in our community. This is a volunteer job, and while I knew there would be ups and downs, no one should be subject to harassment, bullying, and intimidation."

[The transcript of Director Hannaman's comments are here.](#)

Director Hannaman made a motion, seconded by Director Ferry, for the District to provide additional legal counsel for herself, and Director Ferry. The motion failed on a 3-2 NO vote.

In his Director comments, Director Ben Paulsen observed that *"I want to definitely agree with Director Hannaman on the anonymous complaints are out of control and stupid, and we're all being affected by it. I think that calling for legal counsel for 2 people was a bit premature.*

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FEB EDH CSD BOARD MEETING *(con't)*

Without getting anybody else's feedback on these anonymous complaints, and I would actually take the next step and say the policy should be adjusted there. Anonymous complaints don't hold sway because it's obviously being abused and not working in the manner that I would believe it was meant for, so that would be my suggestion."

Board President Noelle Mattock indicated that she too had anonymous complaints submitted, including letters sent to her personal address, complaints to her place of employment, which she said had suggested that she was engaged in EDH CSD board business while she was on work time for her employer. Director Mattock also shared that *"I've been sued by a resident for a decision the entire board has made."*

Director Mattock also concluded *"that we are receiving so many anonymous complaints, and it isn't just limited to the 2. I know how it felt when I received those and so I completely understand. But I didn't seek to have additional counsel. I had to represent myself in court as well. So that's all I'm gonna have to say on that, and we will go ahead and move on to general public comment."*

During the general Public Comment session that followed, several community members offered comments that became very contentious, and challenged the

Board of Directors to provide answers. Several commenters offered public comment following up on the belief that the EDH CSD provided an illegal gift of public funds in regards to the Village J Lot H parkland dedication. This was also accompanied by more calls for transparency and a full reporting of the findings of the investigation of departed General Manager Kevin Loewen.

To this point, the Bass Lake Action Committee is starkly concerned - why an investigation that was purportedly focused on a conflict of interest in former General Manager Loewen working for, or providing consulting services to, then EDH CSD vendor DTA Inc, should be ongoing from the Summer of 2023, remains a mystery. It seems a simple question to ask, and a simple question to answer - it is either Yes, or No. Why it would require seven months to make an investigatory finding is curious. Also remaining unanswered, is whether the EDH CSD provided a severance package, or other payout to the departed General Manager.

The EDH CSD Board continues to face numerous challenges - the final determination of the Austin vs El Dorado County lawsuit, in which the EDH CSD faces the loss of a significant amount of collected impact fees from the prior decade, the ongoing lawsuit against El Dorado County regarding the collection of

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FEB EDH CSD BOARD MEETING *(con't)*

Landscape and Lighting Assessment District (LLAD) levies (approaching its third year of no levies being collected from property owners), the final findings into the ongoing investigation of departed General Manager Loewen, and now questions from the community about the 12.5 acre Village J Lot H parkland dedication.

The full [February 8, 2024 EDH CSD Board of Directors meeting recording with transcripts is here](#) Director Comments begin at the 1 hour, five minutes, and 30 seconds mark.

OPINION:

- **this author** has attended parks and planning meetings at the EDH CSD periodically since 2015. Since 2017 the EDH CSD has long held that they did not want a delivered turnkey park at Village J Lot H - one reason is that because the Village J Lot H parcel will be used for more than just typical park development, including a significant amount of parking space for the planned 200-plus acre Bass Lake Regional Park. Village J Lot H contains a large amount of granite, and granite outcroppings, and three sets of native oak tree groves, making many aspects of park development challenging at best. The other reason mentioned over the years was that the EDH CSD management held a belief that Parker Development would deliver another 'cookie-cutter' park (the Parker Development built and delivered Allan Lindsey Park along

Silva Valley Pkwy, and the Village Green Park adjacent to the EDH Library at Serrano Pkwy and Silva Valley Pkwy as examples), lacking many amenities and features that the EDH CSD desired for the Bass Lake Regional Park.

This author has also been witness to the absolute acrimony expressed by BOTH the prior EDH CSD Management, and Parker Development representatives, in meetings with each other while I was present, and many times individually with one of each party without the other party present. To suggest that some nefarious intent of collusion between the EDH CSD and Parker Development resulted in an illegal gift of public funds - i.e. willfully letting Parker Development slide on \$6 to \$9 million in park development costs to deliver a turnkey Village J Lot H Park - is tantamount to dream-theater. Especially in the 2020 timeframe when the mistrust and conflict between the parties was at its highest.

The agreement for the parkland dedication of the Village J Lot H property was facilitated by the EDH CSD legal counsel, and El Dorado County, and based on discussions between the EDH CSD Counsel and District management, El Dorado County, and Parker Development. If there was fault, it would be due to the failure/negligence to recognize the release of obligation of a fully funded \$9-12 million 12.5 acre park,
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FEB EDH CSD BOARD MEETING *(con't)*

and in its place just accepting the undeveloped 12.5 acre property along with what was suggested to be the “remaining” \$3.5 million in Mello Roos/CFD funds. It is more likely attributable to negligence from the EDH CSD management and its legal counsel, and **not an intent** to commit an illegal act - a sin of omission, and not of commission, along with poor/negligent guidance and oversight from the County of El Dorado as to the actual requirements of the County Approved 1988 El Dorado Hills Specific Plan, and the 1989 twenty-year Development Agreement between the County of El Dorado and Parker Development, now in its thirty-fifth year, which called specifically for fully developed turnkey parks. ~

EDC BOS ADOPTS UPDATED ANNUAL RESIDENTIAL AND EMPLOYMENT GROWTH RATES

El Dorado Hills Continues to Outpace Western Slope Average

By John Davey

The El Dorado County Board of Supervisors (BOS) recently adopted updated annual residential and employment growth rates, paving the way for a major overhaul of the Traffic Impact Fee (TIF) program

later this year. This article explores the key findings and potential implications, with a particular focus on how growth rates differ across the western slope region.

Key Findings:

Growth on the West Slope: BAE Urban Economics, commissioned by the county, projects 9,996 new housing units and 6,776 new jobs created by 2045.

Average annual growth rates: Housing (15-20%), Employment (12-25%).

Jobs-to-housing ratio: Falls short of General Plan target (0.67 vs. 1.5). El Dorado Hills growth: Likely to outpace western slope average.

El Dorado Hills vs. Western Slope: While the overall growth figures represent averages, significant variations are expected across different areas. El Dorado Hills is projected to witness growth exceeding the western slope average, potentially placing additional strain on local infrastructure and resources. In contrast, areas like Cameron Park, Shingle Springs, Diamond Springs, Placerville, and the balance of the west slope may experience slower growth.

Implications:

TIF program update: Revised growth rates will inform the TIF program update, ensuring fees accurately reflect infrastructure needs generated by development.

Policy considerations: The BOS needs to address the jobs-to-housing

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UPDATED ANNUAL GROWTH RATES *(con't)*

imbalance and explore how to prioritize specific housing types like granny flats.

Community concerns: Affordability and potential impacts of the proposed VMT fee remain key concerns for residents.

At the January 9, 2024 Board of Supervisors Meeting, the Department of Transportation provided a El Dorado County-wide Housing and Employment Projections, 2018 – 2045 Memorandum and Presentation pertaining to the 2024 Major Update of the Traffic Impact Fee (TIF) Program, recommending that the Board adopt an annual residential growth rate of 0.62% and an annual employment growth rate of 0.62% through 2045.

At the January 9, 2024 Board of Supervisors Meeting, the Department of Transportation provided a El Dorado County-wide Housing and Employment Projections, 2018 – 2045 Memorandum and Presentation pertaining to the 2024 Major Update of the Traffic Impact Fee (TIF) Program, recommending that the Board adopt an annual residential growth rate of 0.62% and an annual employment growth rate of 0.62% through 2045.

The annual residential and employment growth rates impact the TIF formula, which helps to set the fee schedule for development fees for impacts to the El Dorado County Road Network. In the 1990s to early

2000s era, impact fees collected for impacts for specific projects could not always be found to be used to offset those specific impacts. This process was corrected when the calculus for traffic impact fees changed in El Dorado County, with the label changing from TIF to TIM (Traffic Impact Mitigation), and specific TIM zones established throughout the County (with El Dorado Hills becoming Zone 8). The TIM fee program was adopted on August 22, 2006, and the first 10-year TIM fee program was added to the 2004 Voter Approved El Dorado County General Plan on that date.

Subsequently, on August 31, 2021, the BOS approved Ordinance 5144, which revised Section 12.28 of the County Code in its entirety, to update the program's name to the Traffic Impact Fee Program. On May 17, 2022, the Board adopted Resolution 072-2022 adopting the 2022 TIF Schedule Annual Update. This is the first time that a more detailed set of historical data for both residential growth, and employment growth has guided the analysis for the determination of the County-wide growth rate(s) – the data is based on Community Regions (El Dorado Hills, Cameron Park, Shingle Springs Diamond Springs/El Dorado, and Placerville Community Regions), and also incorporates Rural regions as “Balance of West Slope”. Key data points for Residential Growth indicated the following actual

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UPDATED ANNUAL GROWTH RATES *(con't)*

growth rates:

El Dorado Hills 3.30%

Cameron Park 0.44%

Shingle Springs 1.06%

Diamond Springs 0.23%

Placerville 0.10%

Balance of West Slope 0.62%

Future steps:

BAE Urban will delve deeper into land capacity analysis to pinpoint suitable areas for future growth. Public input and BOS discussions will shape policy decisions regarding job creation, housing types, and infrastructure investments.

Stay informed:

Residents are encouraged to stay informed about the TIF program update and participate in public hearings to voice their concerns and suggestions. It is of significant importance that planning in El Dorado County recognizes the differences in actual growth rates between specific communities, and not rely on an overall county median growth rate. To do so short changes all communities.

- **Sourcing:**
[January 12, 2024 Mountain Democrat Reporting by Eric Jaramishian](#)
- [El Dorado Hills Board of Supervisors January 9th Meeting Minutes](#)
- [El Dorado Hills APAC](#)

CAL FIRE BOLSTERS AERIAL FIREFIGHTING FLEET WITH SEVEN UPGRADED C-130S

By John Davey

California's fight against wildfires just got a major boost with the addition of seven **C-130H Hercules** aircraft to the Cal Fire fleet. These workhorse planes, undergoing **\$45.5 million in renovations at McClellan Airport**, will significantly enhance the agency's ability to combat blazes across the state.

Previously used by the Coast

Guard, the C-130s were approved for transfer to Cal Fire in 2018, and the recent **National Defense Authorization Act** solidified their official handover. Once retrofitted with **firefighting equipment including tanks and pumps**, these planes will double Cal Fire's capacity to drop fire retardant on remote fires.

Key Improvements:

Each C-130 will carry **4,000 gallons of retardant**, nearly **three times more** than Cal Fire's current S2-T airtankers. This increased capacity, along with a larger payload compared to helicopters, enables faster and more concentrated retardant drops on wildfires. Five C-130s will be

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CAL FIRE BOLSTERS AERIAL FIREFIGHTING FLEET *(con't)*

strategically stationed at existing air attack bases across the state, with two remaining mobile for surge capacity and maintenance needs.



(image courtesy of CalFire)

Project Highlights:

Renovations are underway at McClellan Airport, a central hub for Cal Fire maintenance. Amentum Services Inc. manages the maintenance, retrofit, and pilot contracts for Cal Fire. The addition of these planes comes after devastating wildfire seasons as recently as 2022, prompting many home insurers to withdraw from the state, or raise homeowner premiums upwards of 30%.

Impact:

This significant investment in firefighting resources directly addresses the growing threat of wildfires in California.

Increased retardant capacity improves initial attack and suppression efforts,

potentially minimizing fire damage and protecting communities.

The expanded fleet strengthens Cal Fire's preparedness and response capabilities for future fire seasons.

Sourcing: [February 16, 2024 Sacramento Business Journal](#)
Reporting by [Mark Anderson](#)

COUNTY CEMETERY ADVISORY COMMITTEE DISBANDED: NEW INITIATIVES FOR CEMETERY CARE

By John Davey

County Streamlines Cemetery Care with New Initiatives

The El Dorado County Board of Supervisors has taken decisive steps to improve the management and maintenance of its cemeteries, disbanding the Cemetery Advisory Committee in favor of a more collaborative approach.

This shift, announced on February 6, 2024, aims to address longstanding concerns and leverage available resources more effectively.

Previously, the Cemetery Advisory Committee faced limitations in its ability to directly address hands-on maintenance needs. Recognizing this, the board opted to dissolve the

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COUNTY CEMETERY ADVISORY COMMITTEE DISBANDED *(con't)*

committee and forge a stronger partnership with the non-profit organization Save the Graves. This collaboration harnesses Save the Graves' expertise and dedicated volunteer base, fostering a more robust approach to cemetery care.

Furthermore, the county plans to actively promote the existing Adopt-a-Cemetery Project, encouraging community members to contribute their time and energy to specific cemeteries. This dual approach, combining the efforts of Save the Graves and community volunteers, promises a significant boost to cemetery upkeep.

To ensure transparency and accountability, the Board of Supervisors will receive annual progress reports from Save the Graves, tracking the impact of their work and identifying areas for improvement. Additionally, a comprehensive cemetery maintenance plan is being developed, outlining the specific needs and priorities of each individual cemetery. This plan will serve as a roadmap for allocating resources and directing care efforts.

One of the initial projects spearheaded by Save the Graves involves

researching and documenting veteran graves in Placerville Union Cemetery.

This initiative ensures proper recognition and respect for those who served our country, while also contributing to the preservation of local history.

The dissolution of the Cemetery Advisory Committee marks a new chapter in El Dorado County's commitment to its cemeteries. By collaborating with Save the Graves, engaging the community through volunteer programs, and implementing a strategic maintenance plan, the county's goal is to ensure these historic sites receive the care and respect they deserve. Residents are encouraged to learn more about the Adopt-a-Cemetery Project and consider contributing their time, while staying informed about the progress of the maintenance plan and future initiatives.

Sourcing:

[February 16, 2024 Mountain Democrat reporting by Eric Jaramishian](#)



FEBRUARY LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in February 2024.

El Dorado Hills Community Council Meetings: First Monday of each month.
February Meeting

https://youtu.be/ULb6mZ6hKgE?si=D8zb-Zg0_ZRfTAVs

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

February Meeting
FEBRUARY MEETING CANCELED

El Dorado Hills Community Services District Board of Directors Meetings: Second Thursday of each month
February Meeting
<https://basslakeaction.net/edhcsd-feb-2024>

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 -
<https://www.youtube.com/@eldoradoirrigationdistrict3994>



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The first quarterly meeting of the Bass Lake Action Committee Board of Directors was held on February 12, 2024. The next Board meeting will be held at 7PM, on Monday May 13, 2024 in-person & virtual via ZOOM. Members will receive the Agenda & Meeting link/location details via email.

For more information about meetings and membership, please contact Vice-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>