

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 - El Dorado County Planning TC_D.04-Staff-Exhibit-I-Project-Plans

PLANNING COMMISSION RECOMMENDS APPROVAL OF TOWN & COUNTRY VILLAGE PROJECT TO BOS

By John Davey

The El Dorado County Planning Commission has recommended the Town and Country Village El Dorado project for approval to the Board of Supervisors (BOS) after a six-hour special meeting on September 10. The proposed \$210 million development, located on Bass Lake Road between El Dorado Hills and Cameron Park, includes two hotels, an event center, a museum, and 112 residential cottages.

(continued on page 2)



TOWN & COUNTRY VILLAGE *(con't)*

Developer Mohanna Development Co. estimates the project could generate \$2.6 million in annual tax revenue for the county.

Project Details and Developer's Vision

The 57-acre resort has been six years in the making. According to developer Nikky Mohanna, the 112 residential cottages, averaging 560 square feet, are split between extended stay lodging and staff housing. "Because of their size they will most likely be half the average rent," Mohanna stated. The project also proposes a planned development permit to increase the height of the two hotels and the 21,000-square-foot event center, which will also feature two restaurants.

Josh Pane, of Pane & Pane Associates, said the architecture for the hotels and event center was inspired by the Ahwahnee Hotel in Yosemite and that the project is a "quality resort in El Dorado County." The resort will feature a preserved oak grove, a reception hall, a history museum, and boutique retail.

Commission's Questions and Deliberation

The commission's vote followed a lengthy discussion, with several commissioners raising questions and concerns. Commission Chair Bob

Williams expressed confusion, stating, "I'm really confused and concerned that there are areas where we still have blanks after so many years." Williams questioned the proposed interim septic system and the plan for water supply.

Other commissioners had questions about accommodating the 90 anticipated employees with the 56 designated employee cottages and the expected increase in traffic. Senior Civil Engineer Zach Oates assured the commission that upon zoning changes, they "would make changes to the traffic model and make sure (Traffic Impact Fees) cover it."

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

Commissioner Tim Costello disliked the project's location in a rural area, stating, "The project itself is pretty incredible, my concern is the location." Conversely, Commissioner Patrick Frega said, "I don't necessarily think this is the wrong location, next to an interchange on the highway makes sense."

Public and Community Feedback

Most of the attendees at the meeting voiced support for the project.

(continued on page 3)

TOWN & COUNTRY VILLAGE *(con't)*

Resident Dan Mueller said the resort would be "a dream in a lot of ways," offering a place for the community to meet and for people to spend money. Resident Randy Lafrom highlighted the potential for entry-level jobs, calling the project "an investment in our kids, our culture and the future of El Dorado County."

However, some speakers raised concerns about noise, increased traffic, and the potential loss of the area's rural character. A representative from the Cameron Park Community Services District, Tim Israel, supported the project but suggested the developer should mitigate fees for the use of its facilities, like the fire department.

Voting and Next Steps

Despite Chair Williams' request to take a day to consider and review project details, and return the following day to deliberate, the commission instead elected to vote on the project. Frega noted that commissioners had already received a postponement and that he had "spent weeks reading this document." The commission voted on four separate actions recommended by county staff, with each passing in sequence.

The recommendations will now be sent to the El Dorado County Board of

Supervisors for final approval. The Mohanna family has owned the property for more than 30 years, and developer Moe Mohanna expressed his hope to see the longtime dream project completed. "I just hope that I last to see this project," he said, thanking the commission for its approval.

Sources:

[Planning Commission Meeting Minutes and Video Recording](#)

[Village Life September 15, 2025 Reporting by Jo Carrerow](#)

INTERIM GENERAL MANAGER CONFIRMED BY EDH CSD DIRECTORS

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has unanimously appointed Stephanie McGann Jantzen as interim general manager. Having served as assistant general manager since 2024, Jantzen will now lead the organization, with her priorities centered on community trust, transparency, and organizational stability.

A Vote of Confidence

During a special meeting on September 11, the board voted 3-0 to

(continued on page 4)

EDH CSD ITERIM GM *(con't)*

appoint Jantzen, with Director Heidi Hannaman absent. Board President Stephen Ferry and Directors Noelle Mattock and Michael Martinelli all voted in favor. EDHCSD General Counsel Frank Splendorio praised Jantzen for "stepping up commendably, sacrificially and really selflessly," noting she has been a "stabilizing influence for the board and staff." Both Director Martinelli and Director Mattock also thanked Jantzen for her work, with Martinelli noting she has handled challenges "exceptionally well" and Mattock adding, "We were in a tough spot. I think you've done a great job with the staff."

A Focus on Community and Communication

Jantzen expressed her gratitude for the board's confidence, stating, "My priorities are clear: create stability for the organization, rebuild trust with our community and open new channels for public input and engagement." To foster this new era of transparency and accessibility, she is launching a public forum titled "Shaping El Dorado Hills with the GM." The first meeting will be held at 5 p.m. on October 7 at the CSD pavilion.

"I want to invite members of our community to share their ideas, ask questions and collaborate with

neighbors on shaping the future of El Dorado Hills," Jantzen said. She emphasized the importance of open dialogue, saying, "The strength of El Dorado Hills is rooted in the voices and contributions of our residents."

With a background in local and state government, including serving as the first chief of staff to now-Senator Roger Niello, Jantzen understands the importance of open communication. "We cannot build trust with information vacuums," she explained. "The only way to move forward with our community is have face-to-face conversations, own what we did wrong and tell people how we're going to fix it." She concluded by acknowledging the EDH CSD team, stating, "There is an incredible team of people that work for our community here at the CSD. Their commitment to El Dorado Hills is steadfast and unwavering."

Jantzen, who enjoys hiking local trails, shared a favorite quote from the TV show "Ted Lasso": "Be curious, not judgmental."

Sources:

[EDH CSD Board of Directors Meeting Recording](#)

[EDH CSD News Release to Village Life September 15, 2025](#)

2024 FINANCIAL AUDIT APPROVED BY EID BOARD OF DIRECTORS

*Ross Branch EID Communications & Media
Relations Manager*

At its Aug. 25 meeting, the El Dorado Irrigation District Board of Directors received positive financial news with the presentation of the district's recently completed 2024 financial audit.

Known as an Annual Comprehensive Financial Report, the audit reviews and tests accounting data to ensure that internal controls, practices and procedures are properly followed, and that financial statements accurately represent the financial position of EID without any material discrepancies.

State law requires that the audit be conducted by an independent certified public accountant. Following a competitive bid process, and in accordance with separate board policy to maintain impartiality, Badawi & Associates was selected as the EID's independent auditor for the 2024 report.

In its inaugural audit for the year ending Dec. 31, 2024, Badawi & Associates issued an "unmodified opinion" on EID's financial records, which is the highest level of assurance that an auditor can provide.

"The 'unmodified opinion' means we believe the financial statements are fairly stated in all material respects, that all significant accounting policies have been consistently applied, that all estimates are reasonable and all disclosures are properly reflected in the financial statements," explained Ahmed M. Badawi, founder and president of Badawi & Associates.

To read the [2024 ACFR](#) and other financial documents visit "[Learn more about district finances](#)" at [eid.org](#).

In other news, the board presented a resolution to outgoing General Manager Jim Abercrombie recognizing his 16 years of exemplary leadership with EID. Abercrombie retired at the end of August, concluding 48 years in the utility industry.

Sources:

[EID August 26, 2025 News Release](#)

2024 Financial Audit Approved by EID Board of Directors
Independent auditor issues highest level of assurance with "unmodified opinion"

Post Date: 08/26/2025 12:15 PM



EL DORADO IRRIGATION DISTRICT
NEWS RELEASE
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Ross Branch, Communications & Media Relations Manager
(530) 642-4127

FOR IMMEDIATE RELEASE

Placerville, Calif. – At its August 25, 2025 meeting, the El Dorado Irrigation District (EID) Board of Directors received positive financial news with the presentation of the district's recently completed 2024 financial audit. Included in a report known as an Annual Comprehensive Financial Report (ACFR), the audit reviews and tests accounting data to ensure that internal controls, practices, and procedures are properly followed, and that financial statements accurately represent the financial position of EID without any material discrepancies.

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In other news, the Board presented a resolution to outgoing General Manager Jim Abercrombie recognizing his 16 years of exemplary leadership with EID. Jim retires at the end of August, concluding 48 years in the utility industry.

EDH CSD PIVOTS TO NEW BANK FOR 10 ACRE GOLF COURSE PURCHASE DUE TO LITIGATION CONCERN

By John Davey

The El Dorado Hills Community Services District (EDH CSD) has changed its financing provider for the purchase of the second half of the Old Executive Golf Course after a threatened lawsuit caused the initial bank to withdraw. The CSD will now use River City Bank for the \$5.3 million financing, moving away from Umpqua Bank, which had previously agreed to terms.

The Cause for the Change

The shift in financing was prompted by a letter threatening litigation from Dean Getz, a former resident of El Dorado Hills. According to a letter to the EDH CSD Board of Directors from special counsel Jennifer Bradlee, Umpqua Bank required a legal opinion that there was "no pending threat of litigation" to proceed with the transaction. Due to Getz's letter, legal counsel was unable to provide that opinion, causing Umpqua Bank to be "unable to move forward." Bradlee clarified that this was not a reflection on the merit of the threatened litigation, but simply the

inability to confirm there was no threat.

Getz's letter made several claims about the lease financing agreement, including that it violates the California Constitution, has "sham lease terms," lacks "fair market rental value," and that the consultants were "sole-sourced." Bradlee's letter directly countered these claims, stating that the constitutional article cited does not apply to special districts like the EDH CSD, the lease structure is common for public agencies, the fair market rental value is supported by the asset's insurance and replacement value, and there is no requirement to publicly bid for consultants.

Community Voices on the Situation

During the September 4 special meeting, Getz maintained his position, telling directors that he was "doing stuff above board and to the letter of the law" and that he would "keep grinding till we get (the EDHCSD) to do it right."

However, several residents criticized Getz's actions, with some accusing him of having a "personal vendetta" against the district. El Dorado Hills resident Ben Glickman told the directors, "We've allowed one person, one person, who doesn't live here

(continued on page 7)

EDH CSD PIVOTS TO NEW BANK *(con't)*

to single-handedly disrupt the district's operations, to run off respected professionals." Glickman expressed concern about the precedent this sets, calling it a "hostile environment for anyone trying to do the people's business in El Dorado Hills."

Resident, Chris Nicholson, highlighted the difficulty the situation created for the district. "Thank goodness that there was another bank willing to slip in, but that was not a foregone conclusion," he said, noting the district could have been "held over the coals for higher costs, higher interest, worse terms" and "threatened the closing timing." Nicholson called it "bogus" that Getz "dresses up policy disagreements as legal arguments."

The New Financing Agreement

Despite the setback, EDH CSD Finance Director Teri Gotro confirmed that River City Bank agreed to provide the funding with the "same interest rate and prepayment terms as the previous bank." The board voted 4-0 to approve the new lease financing transaction.

Sources:

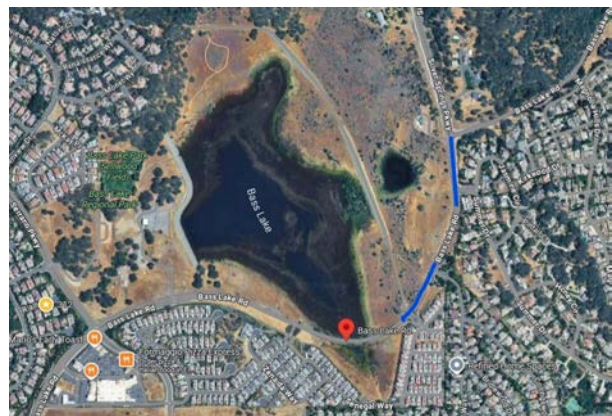
[EDH CSD September 4, 2025 Board Meeting Recording](#)

[Village Life September 10, 2025 Reporting By Noel Stack](#)

SEPTEMBER 12TH THROUGH THE END OF SEPTEMBER: BASS LAKE RD TRAFFIC CONTROLS

[El Dorado County Department of Transportation Road Work Alerts](#)

El Dorado County's Department of Transportation, in conjunction with The True Life Companies and Lund Construction Company, will be implementing lane closures and reversing traffic control along Bass Lake Road between Barbary Way and Silver Springs Parkway in order to complete work on the water and sewer lines under the roadway. Work is anticipated to start on Friday, September 12, 2025, and to continue on weekdays through the end of the month. The traffic control may not affect the entire portion of the work area depending on which portion of the roadway is under construction.



(continued on page 8)

SEPTEMBER BASS LAKE RD TRAFFIC CONTROLS

(con't)

Motorists should be aware of large trucks entering or exiting the roadway and should follow the direction of any flaggers or traffic controls when present. Message boards will be present on both Bass Lake Road and Silver Springs Parkway, and any changes to the scheduled work will be reflected on-site. Residents of the Bass Lake Village, The Hills of El Dorado, and Woodridge communities are encouraged to use Magnolia Hills Drive for access during the construction period. Motorists are advised to slow down through the work zone and expect delays during construction.

Motorists are also advised to allow extra time when traveling through the work zone in order to arrive at their destinations on time or use alternate routes to avoid the construction area.

The County sincerely appreciates the cooperation and patience of motorists that use this roadway and we apologize for any inconvenience as a result of the work.

For questions regarding this construction, please contact the County's Transportation main line at (530) 621-5900 (select Option 3 for Engineering).

ENJOY ADVENTURES THROUGH ARC

American River Conservancy News release

The American River Conservancy invites community members of all ages to deepen their connection with nature through a diverse lineup of outdoor adventures, cultural programs and educational workshops.

Among the season's highlights is a special collaboration with Placer Land Trust at the Wakamatsu Open Farm Day on Oct. 18, celebrating the rich natural and cultural heritage of the region. Additional featured events include a two-part book club exploring "Is a River Alive?" by Robert Macfarlane, hands-on workshops covering herbal medicine, acorn processing, Japanese flower arranging (ikebana) and wild spice remedies. Attendees can also enjoy unique experiences such as a night of wine and stargazing, a poetry walk and an immersive GPS detox navigation class.

All events require online registration and are subject to change. Please note that dogs are not permitted unless otherwise stated. Space is limited, so early registration is encouraged. For a full schedule of events and to register visit ARConservancy.org/events.

EDH APAC RECEIVES EL DORADO HILLS COSTCO UPDATE

By John Davey

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) recently received an update on the proposed **Costco Wholesale Corp.** project planned for Silva Valley Parkway, with the latest timeline suggesting **final votes may not occur until late 2026 or even spring 2027.**

Project Scope and Location

Costco has filed an application to build a large-scale project across both sides of Silva Valley Parkway. The main warehouse will be an approximately **165,000-square-foot store** (also reported as 156,000 square feet) with a tire center and customer parking on the south side of the parkway. The **Costco gas station** will feature **32 fueling positions** and employee parking and is planned for the north side of Silva Valley Parkway.

A new traffic light will be installed on Silva Valley Parkway at the main entrance to both the store and gas station. The project's plan also considers the county's future extension of **Country Club Drive** down to Silva Valley Parkway, which will run between the fueling station and the nearby Oak Meadow Elementary School, but the project is not expected

to contribute to the Country Club Drive Extension.

The property is already zoned **Commercial Regional**, which makes the proposed big-box development a compatible use. While the remaining Costco-owned land on the north side of the parkway—once slated for an apartment complex and retail—will remain vacant for now, Lynette Dias with Urban Planning Partners noted, "At some point in the future Costco will most likely sell that off."

Environmental Review and Timeline

A key next step for the project is the release of the **Draft Environmental Impact Report (DEIR)**. According to the presentation, the DEIR is expected to be released by late fall or winter of this year.

After the DEIR's 60-day comment period, the **Final EIR** is scheduled to be released sometime this winter. Following that, the final votes on the project would likely go before the El Dorado County Planning Commission and County Supervisors in late 2026 or spring 2027. This indicates the store's actual construction and opening are still a couple of years away.

The proposed EDH Costco project is a bit different from most other proposed

(continued on page 10)

APAC RECEIVES EDH COSTCO UPDATE *(con't)*

development projects, in that it is solely a commercial/retail project, as opposed to the majority of other development projects in El Dorado Hills focused on residential development.

Additionally, since the applicant is not seeking General Plan or Specific Plan amendments, or re-zoning, the project will be reviewed and processed only by the El Dorado County Planning Commission. The project will not go before the County Board of Supervisors for review, unless there is an appeal filed on the final Planning Commission findings to approve or deny. In that event, appeals are processed with the Board of Supervisors.

Resident Concerns and Company Response

The meeting drew comments from residents both opposed to and in support of the project. A primary concern for those in opposition is the proximity of the high-traffic commercial site to Oak Meadow Elementary School, raising issues about traffic, air quality, and noise.

Resident **Dr. Heather Siefkes**, a pediatric physician who lives near the school, maintained, "Our children deserve more than the minimum standards" when discussing the pollution and traffic hazards created by the project. Resident **Jons van Dooren**

worried the 32-pump gas station would put smaller stations out of business while having a negative health impact on the children at Oak Meadow, noting, "Breathing this much gasses into a young person's lungs for six years, that can not be healthy."

Other residents, like **Matt McDonald**, questioned the project's location given that another Costco is just two exits away in Folsom. Costco representative **Michael Okuma** addressed this, stating that the El Dorado Hills site was chosen specifically because the Folsom Costco has so many members from El Dorado County and that having both locations "will relieve the over-impacted Folsom store." A resident who lives off Saratoga Way also voiced excitement for the project, noting it should "relieve some of the traffic on what she called 'Saratoga Speedway,'" a route often used by El Dorado County residents to access the Folsom location.

Sources:

[EDH APAC September 9, 2025](#)

[Meeting Recording](#)

[Sacramento Business Journal](#)

[September 11, 2025 Reporting by Ben van der Meer](#)

[Village Life September 24, 2025](#)

[Reporting by Noel Stack](#)

SEPTEMBER LOCAL MEETING RECORDINGS

By John Davey

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

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

September 10th Meeting

<https://www.youtube.com/live/ZUYXATGHhZ0>

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

September 4th SPECIAL Meeting

<https://basslakeaction.net/edhcsd-9-4-25>

September 11th Regular Meeting

<https://basslakeaction.net/edhcsd-9-11-25>

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 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>