

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 Exhibit W: Town & Country Village El Dorado

BOS SENDS TOWN & COUNTRY VILLAGE PROJECT BACK TO PLANNING COMMISSION

By John Davey

The El Dorado County Board of Supervisors (BOS) has voted to send the proposed Town & Country Village El Dorado development back to the County Planning Commission for additional review and modification. This decision followed a lengthy public hearing where Supervisors expressed

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TOWN & COUNTRY *(con't)*

significant reservations about the project's compliance with county planning standards and its potential long-term impacts. The mixed-use development, planned for a 57-acre parcel on Bass Lake Road, was remanded to the Commission to resolve specific concerns before it can be reconsidered for final approval.

Weighing Economic Opportunity Against Planning Integrity

The Board acknowledged the project's potential economic benefits, which include a resort, two hotels, and an event center. District 1 Supervisor Greg Ferrero, whose district includes the project site, spoke positively about the development's overall concept and location. "I've always liked the concept of this hotel," Supervisor Ferrero said. "I think the location - granted it would be an amendment to the General Plan, the specific plan - the Bass Lake interchange would be a suitable spot for it." He continued by noting the potential economic boost: "It's going to promote economic growth for our county and our community, a lot like Town Center does," citing estimated financial benefits to the county's General Fund, including \$2.32 million in Transient Occupancy Tax revenue.

However, the Supervisors ultimately felt the project contained too many

unresolved planning and scope issues to be approved in its current form.

Key Concerns Leading to the Remand

The decision to send the project back was driven by specific concerns regarding the developer's requests and the undeveloped portion of the property. The primary issue was the project's request for a Specific Plan amendment and a Planned Development (PD) permit that Supervisors felt was overly broad. Supervisor Ferrero noted his "biggest concern surrounded the undeveloped portion of the property." He stated, "They're asking for a specific plan amendment but there's nothing specific about that proposal. It opens us up to really anything - commercial, high-density housing, townhouses, senior housing." This lack of specificity in the amendment could set a problematic precedent for future development on the site.

In addition to the specific plan vagueness, the Board also had reservations regarding two other major elements:

- **Building Height:** Supervisors expressed concern over the hotel's proposed five-story height, which would require an exception to standard zoning

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TOWN & COUNTRY *(con't)*

limits and could conflict with community expectations for scale.

- **Infrastructure:** Supervisors noted their reservations about the possibility of this large project utilizing a septic system rather than connecting to the public sewer system, raising questions about long-term capacity and environmental impact.

Directives for the Planning Commission

By remanding the project, the BOS provided a clear mandate to the Planning Commission to resolve these issues. The Commission is now tasked with re-examining the overly broad language of the Specific Plan amendment, clarifying the development standards, and ensuring adequate infrastructure and traffic plans are in place, and are thoroughly addressed before the project is returned to the Board of Supervisors for final review.

The action of the Board:

A motion was made by Supervisor Ferrero, seconded by Supervisor Laine to refer the proposed project back to the Planning Commission for a recommendation on a revision with the following items to be considered:

1) Project infrastructure, including public water and sewer systems, must be completed prior to the issuance of any building permits; 2) Conditions of Approval items 22, 23, and 24 shall be revised to align with the intent and requirements of Conditions of Approval item 12; 3) Review the project's proposed building heights to ensure they are appropriately scaled and compatible with surrounding area; and 4) The program area density shall be no greater than the existing density currently permitted on the site.

YES - 4 : D5 Laine, D3 Veerkamp, D2 Turnboo, D1 Ferrero

NO - 1 : D4 Parlin

Sources: [October 29, 2025 Village Life Reporting by Noel Stack](#)

GARY KINGHORN WINS SPECIAL ELECTION TO FILL EDH CSD BOARD VACANCY

By John Davey

El Dorado Hills voters have elected a new member to the El Dorado Hills Community Services District (EDH CSD) Board of Directors. Gary Kinghorn won the special election held on November 4, securing the necessary votes to fill the vacant seat on the Board.

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KINGHORN WINS EDH CSD SPECIAL ELECTION

(con't)

Director-elect Kinghorn's victory concludes the process to fill the vacant director position, which had been open since January 23, 2025 when newly elected EDH CSD Director Chuck King submitted his resignation.

Despite the calls of El Dorado Hills Residents for the EDH CSD Board of Directors to fill the vacancy by appointment, the EDH CSD Board deadlocked on a 2 - 2 vote. President Steve Ferry and Director Heidi Hannaman advocated for an appointment, while Directors Mike Martinelli and Noelle Mattock opted for a special election. The special election was estimated to cost the EDH CSD approximately \$70,000-plus, and left the District hamstrung for ten months with a largely split four member Board of Directors.

The November Special Election to fill the vacancy featured candidates Wayne Lowery, a former EDH CSD General Manager, and past EDH CSD Board Director, and winning Candidate Gary Kinghorn, a ten year resident of El Dorado Hills, following his career in the Tech Industry, and years of volunteer service on the El Dorado County Civil Grand Jury.

Kinghorn amassed 12,029 votes

(61.08%), while Lowery received 7,666 votes (38.92%), according to the El Dorado County Election Department website. Once the election has been certified, Director-elect Kinghorn is expected to be sworn in at the Thursday December 11th EDH CSD Board of Directors meeting.

The election ensures the EDH CSD Board returns to its full complement of five members. With a fully seated Board, the community services district is now positioned to focus its full attention on its primary responsibilities, including the continued maintenance and oversight of local parks, recreation programs, and community services vital to the El Dorado Hills community.

Sources: [November 5, 2025 Village Life Reporting by Noel Stack](#)

El Dorado County Elections
Department

EID DIRECTORS APPROVE NEW 4 YEAR CAPITAL IMPROVEMENT PLAN

By John Davey

The El Dorado Irrigation District (EID) Board of Directors has unanimously approved a new 4-Year Capital Improvement Plan (CIP), authorizing a substantial financial commitment aimed at maintaining and modernizing

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EID NEW 4 YEAR CAPITAL IMPROVEMENT PLAN *(con't)*

the District's critical water and wastewater infrastructure. This multi-year plan represents a strategic, forward-looking investment designed to ensure the long-term reliability, efficiency, and integrity of services for EID customers across its extensive service area.

The newly adopted CIP is the result of a rigorous planning process that identifies and prioritizes essential infrastructure projects. By focusing on asset replacement and rehabilitation, the District aims to proactively address the challenges posed by aging infrastructure before they lead to service interruptions. The plan's total financial scope reflects the substantial need for ongoing investment to sustain a robust utility system.

A key element of the plan is the focus on rehabilitating and maintaining essential water storage facilities. This specifically includes significant improvement work scheduled for the **Bass Lake Tanks**, which are vital components of the water distribution system. These tanks provide critical storage capacity that feeds communities like El Dorado Hills and Cameron Park, ensuring water availability and pressure.

The CIP specifically outlines projects to rehabilitate and refresh these important assets. Maintenance for facilities like the Bass Lake Tanks involves extensive work such as interior and exterior recoating, as well as necessary structural repair. Such proactive attention to the tanks' protective coatings is crucial to shield the large welded steel structures from corrosion. This maintenance is essential to achieve their expected design service life and avoid premature, costly replacement.

The El Dorado Irrigation District emphasizes that this comprehensive CIP is crucial for sustaining the high-quality services customers rely on. By prioritizing the repair and renewal of these core assets, the EID is working to preserve a dependable infrastructure network, ensuring the District can continue to deliver reliable, high-quality water and wastewater services to its customers for decades to come.

Sources: [November 14, 2025 Village Life Reporting by Chris Woodard](#)

EID November 10, 2025 Meeting
Video Recording

FORMER EDH CSD GM LOEWEN INDICTED BY EDC GRAND JURY ON PERJURY & FINANCIAL CONFLICT CHARGES

By John Davey

On Oct. 30, an El Dorado County Criminal Grand Jury issued a detailed indictment against former El Dorado Hills Community Services District (EDH CSD) General Manager Kevin Anthony Loewen. The indictment includes multiple felony and misdemeanor counts related to his professional conduct while leading the District, a position he held from January 2017 until his abrupt resignation in December 2023.

The indictment contains significant charges, including two felony counts of perjury and one felony count of participating in a government contract while having a financial interest. The indictment also carries three misdemeanor counts of participating in a government decision while having a conflict of interest. These felony and misdemeanor charges stem from allegations that Mr. Loewen misused his public office for personal financial gain.

The scrutiny began in July 2023 when El Dorado Hills residents first raised concerns during a Board of Directors meeting. Initial questions focused on

the legality of Loewen's outside consulting business, "Synergy Behavioral Systems", which he had reported as generating substantial annual income. The probe quickly expanded when residents discovered Loewen's work for the national public finance firm David Taussig and Associates (DTA) while DTA held active contracts with the District. DTA's work was essential, assisting the CSD with its landscaping and lighting districts' assessments, along with other tasks, including park fee assessments.

A key development followed in July 2024 when an independent investigation conducted by staff with the law firm Van Dermyden Makus confirmed a clear conflict of interest. Their report specifically noted that: "Loewen's agreement with DTA created a situation where his personal, financial interests could conflict with the district's interests." The investigation confirmed that during the same time Loewen was acting as the district's general manager (from 2016 to Dec. 13, 2023), he was also engaged in outside business activity by working for DTA as a part-time business development consultant/senior manager.

The independent report highlighted that the EDH CSD board members did not have sufficient information to

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FORMER EDH CSD GM LOEWEN INDICTED *(con't)*

meaningfully consent to Loewen's work for DTA. According to the report, "the evidence demonstrates that since at least January 2022 through July 2023, Loewen deliberately withheld material information from the board that would have been relevant to their consideration in consenting to his outside consulting work for DTA." The report ultimately concluded that Loewen violated the district's Conflict of Interest Policy (Policy 3010) and the district's Authorization for Outside Employment Policy (Policy 2380.60).

The criminal indictment ties these findings to specific unlawful acts. Jurors allege that Loewen lied about the DTA relationship on his state Form 700, the required financial disclosure document for public officials, thereby leading to the perjury charges. He is also charged with participating in the drawing of an annexation services contract between DTA and the District in 2023 and approving over \$21,000 in payments to the company in 2022.

Loewen resigned from his \$230,000-a-year position in December 2023. Following the indictment, a warrant has been issued for his arrest, but as of the latest reporting on Nov. 12th, the former General Manager had not yet been booked into jails in El Dorado County. EDH CSD General

Manager Stephanie Jantzen confirmed that the District will fully cooperate with law enforcement regarding any information they may require.

Sources:

[Village Life October 31, 2025 News Release](#)

[Sacramento Bee October 31, 2025](#)

[Reporting By Darrell Smith](#)

[Sacramento Bee November 12, 2025](#)

[Reporting by Ishani Desai](#)

COUNTY RESTRUCTURES RETIREMENT PLAN OPTIONS

**EXPECTS TO SAVE APPROXIMATELY
\$1.4 MILLION ANNUALLY**

By John Davey

The El Dorado County Board of Supervisors recently approved a significant expansion of its Retirement Incentive Plan for Fiscal Year 2025-26, a strategic financial maneuver intended to generate substantial General Fund savings. This action is a direct response to the County's ongoing budget challenges and represents an effort to mitigate the potential need for more drastic measures, such as reductions to the County workforce.

The Board first directed staff to explore options for General Fund

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COUNTY RESTRUCTURES RETIREMENT PLAN OPTIONS *(con't)*

savings in late 2024, leading to the development and subsequent approval of the Plan in September 2025. The Board's rationale for expanding the program was clearly stated: they found that “a public benefit is derived by expanding an opportunity for employee attrition through a voluntary separation monetary incentive to achieve General Fund and other fund savings.”

The initial application period for the Plan—open for a short window from late September to early October 2025—saw overwhelming interest, with 101 employees applying, 95 of whom were determined eligible. Due to this high demand, and to maximize attrition savings, the Board unanimously voted to expand the program beyond its original funding cap.

The Plan is structured to reduce overall salary and benefit expenditures by offering eligible employees a voluntary separation incentive. Under the terms of the program, participants receive a monetary incentive based on their years of service, deposited into a Health Reimbursement Arrangement (HRA) account, not to exceed \$50,000. Employees retiring by December 31, 2025, are eligible for a

contribution of \$2,500 per year of service, while those retiring after that date but by June 30, 2026, receive \$2,000 per year. The total cost for the payments to all 95 eligible employees is estimated at approximately \$3.9 million, which is funded through the Retiree Health Fund.

The primary goal remains achieving structural, recurring savings in the County's operational budget. Based on an early analysis provided by staff, the projection holds that if each of the 95 vacated positions is backfilled using the same job classification, the **ongoing annual savings to the County are estimated to be \$1.4 million.** This measure is a key step in the County's broader strategy to navigate the current fiscal climate and ensure the long-term sustainability of essential services.

Sources: [November 12, 2025 Village Life Reporting by Noel Stack](#)

Board of Supervisors Meeting
Minutes and Recording



EDH CSD AWARDS CONTRACT FOR MASTER PLAN UPDATE

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has taken a significant step toward future planning by awarding a contract for a comprehensive update to its Park and Facility Master Plan. This master plan is a vital, long-range document that will act as the foundational blueprint for developing, maintaining, and enhancing the parks, recreation facilities, and community services offered throughout the District for years to come.

The decision to revise the existing plan reflects the EDH CSD's intention to create a strategic vision that is both innovative and grounded in reality. A central focus of this update is to move beyond mere aspirational concepts and create a plan consisting of achievable projects and development that the District can realistically complete. This forward-looking approach is designed to ensure community resources are used effectively and residents see tangible results from the planning process.

The new Master Plan is expected to establish clear priorities, phased implementation strategies, and accurate financial models. This

detailed planning is crucial for ensuring every proposed project is both financially responsible and logistically sound. This emphasis underscores the District's desire to craft a reliable and executable roadmap.

Furthermore, a significant component of the Master Plan process will involve robust community outreach and public input opportunities. Gathering direct feedback from El Dorado Hills residents is essential to ensure the new document accurately reflects the current needs, desires, and priorities of the people the EDH CSD serves, thereby building broad community support for the plan's final recommendations.

By prioritizing achievable outcomes and fiscal responsibility, the EDH CSD aims to produce a document that can immediately translate into action for the benefit of the community. The ultimate success of this new Master Plan will be measured by its attainability, highlighting the focus on deliverable results. This renewed focus marks a dedicated effort by the EDH CSD to ensure its future park and recreation projects are practical and beneficial for the El Dorado Hills community.

Sources: [November 5, 2025 Village Life Reporting by Noel Stack](#)

EDH FIRE DEPARTMENT KICKS OFF HOLIDAY HEROES SANTA RUN IN THE BASS LAKE AREA AT OAK KNOLL PARK TUE DEC 9TH 5:30PM

By John Davey

Get ready for a spectacular start to the holiday season! The El Dorado Hills Fire Department is kicking off its annual SANTA RUN and HOLIDAY HEROES Food and Toy Drive, and the first stop is right here at Oak Knoll Park!

Join us in welcoming Santa Claus and Friends on **Tuesday, December 9, 2025**, at **Oak Knoll Park at 3371 Alyssum Circle at 5:30 pm**.

EDH Fire is committed to "Making Spirits Bright!" by bringing Sirens, Lights, and Santa's Elves out at Night. This is a perfect opportunity for the whole family to experience some holiday cheer and see the fire engines up close!

Meet Santa, Mrs. Claus, and the Elves!

Santa and Mrs. Claus, along with the Fire Department elves, will be on hand to meet the community. Attendees will gather in the Oak Knoll Clubhouse parking lot to line up for photos with

the jolly couple in front of the fire engine carrying their sleigh!

The Holiday Heroes Donation Drive

This event is also a vital collection point for the **HOLIDAY HEROES Food and Toy Drive**. Help a neighbor in need by dropping off:

- **NEW, UNWRAPPED TOYS**
- **NON-PERISHABLE FOOD**
- **LETTERS TO SANTA**

A dedicated donation trailer will be on site for easy drop-off, and collections will be accepted at the Santa stop.

Come out to Oak Knoll Park to share in the festive spirit, enjoy the sight of the decked-out fire engines, and support this important community drive!

If you can't make it to Oak Knoll Park, there are 16 other stops Dec 6th (Town Center) through Dec 12th. For more information, visit the News & Events section of [EDHFire.com](https://www.edhfire.com).

Follow Santa's Route To Oak Knoll Park!





EL DORADO HILLS FIRE DEPARTMENT



*Join us in Welcoming
Santa Claus and Friends to El Dorado Hills*

SANTA RUN

HOLIDAY HEROES Food and Toy Drive

SANTA STOPS HERE

Oak Knoll Park @ 3371 Alyssum Circle
TUESDAY, DECEMBER 9, 2025
 est. arrival time: 5:30 pm

*Bringing Sirens, Lights, and Santa's Elves out at
Night & Making Spirits Bright!*

**ACCEPTING NEW,
UNWRAPPED TOYS,
NON-PERISHABLE FOOD,
& LETTERS TO SANTA**

Collections will be accepted at each Santa stop
and personal deliveries can be made to any
of our five Fire Stations.



A message from your local Santa Run ambassador:

The Annual EDH Fire Dept Santa Run starts at Bass Lake! Santa & the Fire Dept elves will join us at Oak Knoll Park in The Hills of El Dorado Village to collect toy & food donations, holiday cheer, & photos with Santa & Mrs. Claus. A donation trailer will be on site for easy drop-off!

We'll gather in the Oak Knoll Clubhouse parking lot to line up for photos, & to keep the streets clear for the Fire Department's arrival.

DONATE TODAY!



**TRACK
SANTA'S
ROUTE!**



Visit the News & Events section
of our website for more information

EDHFire.com

[f](#) [x](#) [n](#) [@](#)




NOVEMBER LOCAL MEETING RECORDINGS

By John Davey

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

El Dorado Hills Area Planning Advisory Committee Meetings:

Typically the second Wednesday of each Month

November 12th Meeting

<https://www.youtube.com/live/A26eWLO49a4>

El Dorado Hills Community Services District Board of Directors Meetings:

Second Thursday of each month

November 13th Regular Meeting

Cancelled (Lack of Quorum)

Shaping EDH with the GM

Nov 5, 2025 Meeting

<https://youtu.be/gDYVROx1X0U>

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



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The next meeting of the Board of Directors is scheduled at **the BLAC Annual meeting & Holiday Party, Saturday Dec 6th, at 6PM at the home of John and Meirve Davey.**

Members will receive the Meeting location details via email invitation. All Members are welcome, and are encouraged to attend.

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>