

# 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.



## COSTCO EL DORADO HILLS PROJECT DRAFT EIR COMMENT PERIOD ENDS MARCH 23RD

*By John Davey*

The public review period for the proposed El Dorado Hills Costco project is officially underway, following the release of the Draft Environmental Impact Report (DEIR). Community members have until **5:00 p.m. on Monday, March 23, 2026**, to submit formal comments regarding the environmental analysis of the project.



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## EDH COSTCO DEIR *(con't)*

### Project Overview

The proposal involves a 165,000-square-foot Costco Wholesale warehouse and a 32-pump fueling station located on Silva Valley Parkway, just north of the Highway 50 interchange. The site is divided into a "South Site," which would house the main warehouse and a mix of surface and below-grade parking, and a "North Site," designated for the fuel facility and employee parking.

### Areas of Community Concern

While the project promises increased local convenience and tax revenue, the DEIR highlights several "significant and unavoidable" impacts that have drawn the attention of local residents and school advocates. Of particular concern is the project's proximity to **Oak Meadow Elementary School**, located immediately north of the proposed site.

**Traffic and Pedestrian Safety** The project is expected to generate a substantial increase in daily vehicle trips along Silva Valley Parkway and US 50. Residents have expressed concern regarding how this influx of traffic will interact with school bus routes and parents dropping off or picking up students at Oak Meadow. The DEIR outlines several roadway improvements and signalizations, but

the long-term impact on local congestion remains a primary point of discussion.

### Air Quality and Public Health

Given the proximity to a school site, air quality is a high priority. The report evaluates the exposure of "sensitive receptors"—such as children at Oak Meadow—to pollutant concentrations from both construction equipment and the long-term idling of vehicles at the fueling station and warehouse docks. While the project proposes mitigation measures like "Tier 4" construction equipment and dust control, the potential for lingering impacts on local air quality is a significant concern for the community.

**Noise Impacts** The DEIR acknowledges that both construction and daily operations (including delivery truck traffic and tire center activity) will increase ambient noise levels. Mitigation efforts, such as sealed gaskets on loading dock doors and potential sound barriers, are included in the plan, but the transition from a vacant lot to a high-volume retail hub represents a permanent change to the acoustic environment for nearby students and residents.

### How to Voice Your Opinion

The DEIR is an informational document intended to disclose the

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## EDH COSTCO DEIR *(con't)*

environmental consequences of the project before any final decisions are made. The County is currently seeking feedback specifically on the adequacy of the environmental analysis, the proposed mitigation measures, and the project alternatives.

**Public Information Meeting:** A meeting will be held on **Wednesday, February 25, from 6:00 p.m. to 8:00 p.m.** at the Cameron Park Community Services District (2502 Country Club Dr.). This is a venue for the public to ask questions and learn more about the report's findings.

**Submitting Comments:** Written comments must be received by the March 23rd deadline. They can be submitted via:

- **Email:**  
cameron.welch@edcgov.us
- **Mail:** El Dorado County  
Planning and Building Department,  
Attn: Cameron Welch, 2850 Fairlane  
Court, Building C, Placerville, CA  
95667.

All substantive comments received during this window must be addressed by the County in the Final Environmental Impact Report (FEIR) before the project can move to the Planning Commission or the Board of Supervisors for a final vote later this year.

Sources:

[EDH COSTCO DEIR County Planning Dept Page](#)

[Village Life January 28, 2026 Reporting by Noel Stack](#)

## EDH FIRE IMPACT FEES INCREASE

*By John Davey*

The El Dorado County Board of Supervisors recently approved an update to the development impact fees for the El Dorado Hills Fire Department (EDH FD), marking a shift in how the district funds the infrastructure necessary to keep pace with local growth. The decision follows a public hearing and the completion of a 2025 Nexus Study, which evaluated the department's current service levels and future capital needs.

### Why the Fees are Changing

Development impact fees are one-time charges assessed on new construction—not existing homeowners—to ensure that growth pays its own way. As new homes and commercial buildings are added to El Dorado Hills, they create additional demand for emergency services. These fees are designed to fund the "bricks and mortar" of the department, such as

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## EDH FIRE IMPACT FEES INCREASE *(con't)*

new fire stations, specialized apparatus, and essential equipment, without shifting that financial burden onto the existing tax base.

The recent increase is driven largely by two factors:

**Rising Costs:** The cost of fire engines and essential life-saving equipment has risen sharply in recent years. For example, the price of a standard fire engine has climbed significantly, requiring more capital than previous fee structures provided.

**Regulatory Standards:** Updates to the California Mitigation Fee Act now require more rigorous "nexus studies." These studies must demonstrate a clear link between new development and the need for new facilities, ensuring fees are legally defensible and proportionate to the impact of the growth.

### Supporting a Regional Lifeline

The El Dorado Hills Fire Department is a cornerstone of our community's safety infrastructure. Beyond responding to local structure fires and medical emergencies, the department provides critical regional support, including wildfire suppression, technical rescues, and mutual aid across Northern California.

By updating these fees, the district aims to maintain its high standard of service

and its "Insurance Services Office" (ISO) Rating, which directly influences local property insurance stability.

### Implementation

The new fee schedule, which transitioned to a square-footage-based calculation for more precision, will take effect 60 days following the Board's January approval. The fees will be applied to new projects at the time building permits are issued.

"This is important for us to keep pace with growth as it comes in and the impacts that are created," stated Fire Chief Michael Lilienthal during the proceedings.

For residents, the move represents a commitment to ensuring that as El Dorado Hills continues to evolve, the fire and emergency medical services that protect our families and property remain robust, modern, and ready to respond.

*\*\*\* For more information on the Fire Impact Fee Nexus Study or the department's capital improvement plan, visit the El Dorado Hills Fire Department website at [edhfire.com](http://edhfire.com).*

Sources:

[El Dorado County Board of Supervisors Meeting Minutes/Recording](#)

[Village Life January 26, 2026 Reporting by Noel Stack](#)

## CARA LAYNE TO TAKE EDH CSD LEAD ROLE

*El Dorado Hills Community Services District News release*

The El Dorado Hills Community Services District recently announced that Cara Layne has been selected to assume the role of director of Administration & Finance upon the retirement of Teri Gotro, who has completed nearly 20 years of service.

Layne brings a wealth of knowledge and experience to this position. Starting with the CSD in March 2019, she has served in administration in various roles including resident services, CC&R & DRC/compliance, finance and strategic planning across the organization. Prior to joining the district, Layne spent over a decade with the California Apartment Association, where she held leadership roles in Human Resources and IT management.

Her background in finance, operations, policy development and organizational leadership, combined with her deep institutional knowledge of the CSD, makes her exceptionally well prepared for this role, district officials note.

## BASS LAKE ROAD TRAFFIC COUNTS

*By John Davey*

*Based on 24-hour traffic counts collected January–February 2024 by the El Dorado County Transportation Department*

### 50 ft North of Country Club Dr

*(Serrano Pkwy to Country Club Dr)*



*Northbound Bass Lake Rd at Country Club*

### Northbound Traffic

**Highest Traffic Volume Day of Week: Friday**

**Lowest Traffic Volume Day of Week: Sunday**

**AM Peak Hour & Day: 9:00 AM on Thursday (391 vehicles highest AM count)**

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**BASS LAKE ROAD TRAFFIC COUNTS** *(con't)*

**PM Peak Hour & Day: 6:00 PM on Wednesday** (854 vehicles highest PM count)

*Note: Peak volumes occurred around midday for AM and late afternoon/evening for PM, consistent with commuter traffic patterns.*

Southbound Traffic

**Highest Traffic Volume Day of Week: Tuesday**

**Lowest Traffic Volume Day of Week: Sunday**

**AM Peak Hour & Day: 8:00 AM on Wednesday** (870 vehicle highest AM count)

**PM Peak Hour & Day: 6:00 PM on Tuesday** (594 vehicle highest PM count)

*Southbound flows reflect morning movement towards US50, and afternoon return patterns.*

**500 ft North of Serrano Pkwy**  
*(Green Valley Rd to Serrano Pkwy)*

Northbound Traffic

**Highest Traffic Volume Day of Week: Friday**

**Lowest Traffic Volume Day of Week: Sunday**

**AM Peak Hour & Day: 12:00 PM on Saturday** (265 vehicle highest AM count)

**PM Peak Hour & Day: 6:00 PM on Thursday** (611 vehicle highest PM count)

*Weekday traffic here is heavier overall, with Friday showing particularly high flows during peak hours.*



*Southbound Bass Lake Rd at Serrano Pkwy*

Southbound Traffic

**Highest Traffic Volume Day of Week: Friday**

**Lowest Traffic Volume Day of Week: Sunday**

**AM Peak Hour & Day: 8:00 AM on Wednesday** (625 Vehicle highest AM count)

**PM Peak Hour & Day: 5:00 PM on Friday** (389 vehicle highest PM count)

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## BASS LAKE ROAD TRAFFIC COUNTS *(con't)*

*Southbound counts show strong weekday commuting, with an atypical Saturday midday peak likely due to local activity.*

### General Observations

**Weekdays consistently show the highest traffic volumes** for northbound and southbound directions at both count locations.

**Sunday is the lowest traffic day overall**, which is typical for non-highway arterials.

Peak travel times occur near **midday for AM counts** and **late afternoons/early evenings for PM counts**, reflecting commuting patterns.

### DID YOU KNOW?

Residents can report Road and Traffic problems using the El Dorado County Transportation Department's [online reporting tool](https://main.govpilot.com/web/public/866f7c90-875_Report-a-Concern-EL-DORADO-COUNTY?uid=13199&ust=CA&pu=1&id=1) - [https://main.govpilot.com/web/public/866f7c90-875\\_Report-a-Concern-EL-DORADO-COUNTY?uid=13199&ust=CA&pu=1&id=1](https://main.govpilot.com/web/public/866f7c90-875_Report-a-Concern-EL-DORADO-COUNTY?uid=13199&ust=CA&pu=1&id=1).

### Sources:

All data above was taken directly from the [El Dorado County Department of Transportation hourly traffic count report \(Count Station 1100004 & 1200004\)](#) for Bass Lake Rd at the specified locations.

## EDH CSD MASTER PLAN UPDATE BEGINS

*EDH CSD Social Media Post*

The El Dorado Hills Master Plan is officially underway!

The CSD, in partnership with RJM Design Group, is gathering community input to help shape the future of our parks, recreation facilities, and local services.

The Master Plan survey is now LIVE, and this survey is all about YOU! You are welcome to respond to this survey multiple times as you may have several areas of interest. Your voice is what helps us build the now and future of El Dorado Hills! Throughout the year, we'll also be hosting community outreach events where you can learn more and share ideas in person.

Keep an eye on our social media pages to stay informed on upcoming meetings. Miss an event? No worries, event recaps will be posted on the Master Plan website so you can stay in the loop.

Let's build the future of El Dorado Hills together!

Visit [eldoradohillsmasterplan.com](https://eldoradohillsmasterplan.com) for more info and to access the survey.

## EL DORADO TRANSIT EXPANDING ROUTES

*Erik Bergren / El Dorado Transit press release*

El Dorado Transit will add two commuter runs to its Sacramento Commuter service. A total of eight trips will occur effective Feb. 9, in both the morning and afternoon. Buses will run in 20-minute intervals, except for the last AM and PM run, which will be 40 minutes.

Effective Feb. 7, El Dorado Transit will also extend local route 25 Saturday Express, with trips from Pollock Pines Safeway to the Iron Point Light Rail Station in Folsom. The improved 25 Saturday Express will operate from 9 a.m. to 5 p.m. and include 11 total runs. This is in addition to the local routes connecting the communities of Pollock Pines, Camino, Placerville, El Dorado, Diamond Springs, Cameron Park, Shingle Springs, El Dorado Hills and Folsom that operate Monday through Friday.

Eskaton Lincoln Manor, Safeway Plaza (Missouri Flat Road) and Prospector's Plaza bus stops will now be serviced by the 25 Saturday Express, and 35 Diamond Springs Saturday will no longer operate.

For complete route information visit [eldoradotransit.com](http://eldoradotransit.com).

## DIGITAL SIGN LIMITS REVISITED

*By John Davey*

The El Dorado County Board of Supervisors is taking a second look at the county's long-standing restrictions on digital signs. During a recent workshop, supervisors moved to initiate an amendment to the county's sign ordinance, potentially opening the door for more modern, electronic messaging displays in commercial areas.

### **The Current Landscape**

Since 2015, El Dorado County has maintained a strict ban on "digital" or "electronic message center" (EMC) signs. This policy was originally established to preserve the rural character of the region, minimize light pollution, and prevent driver distraction. Currently, businesses are limited to traditional static signage, with exceptions generally made only for time-and-temperature displays or gas station pricing.

### **Why the Change?**

The push to revisit the ordinance comes as local business owners and economic development advocates argue that the current rules are

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## DIGITAL SIGN LIMITS *(con't)*

outdated. Proponents of digital signs suggest that:

**Business Viability:** Modern digital displays allow businesses to communicate real-time information, such as special events or changing inventory, which is difficult to do with static signs.

**Public Safety:** Digital signs can be used by the county or law enforcement to broadcast emergency alerts, such as Amber Alerts or evacuation orders, during local crises.

**Technological Advances:** Newer LED technology allows for auto-dimming features and static-image transitions (rather than flashing or scrolling), which can mitigate some of the traditional concerns regarding glare.

### Balancing Character and Progress

While there is movement toward relaxing the ban, the Board of Supervisors remains mindful of the community's aesthetic. The proposed amendment is not a "blank check" for unlimited digital signage. Instead, the county is looking at a "tiered" or "special use" approach.

Potential restrictions being discussed include:

**Location Limits:** Restricting digital signs to specific commercial corridors

or "community regions" like El Dorado Hills and Cameron Park, while keeping rural areas dark.

**Display Standards:** Mandating how often an image can change (e.g., once every 8 seconds) and prohibiting animation or flashing lights.

**Brightness Controls:** Requiring signs to dim automatically after sunset to protect the "dark sky" environment that many residents value.

### Next Steps

The Board has directed planning staff to draft language for the amendment, which will eventually go before the Planning Commission and then back to the Supervisors for a final vote.

As this process unfolds, the county will be looking for a middle ground that supports the modern needs of our local economy without compromising the scenic beauty and safety that define El Dorado County. Residents interested in the future of our local streetscapes are encouraged to monitor upcoming Planning Commission agendas as the draft ordinance takes shape.

Sources:

[El Dorado County Board of Supervisors Meeting Minutes](#)

[Village Life January 21, 2026 Reporting by Noel Stack](#)

## SHAPING EDH: THE FUTURE OF EL DORADO HILLS

*Stephanie McGann Jantzen is interim general manager of the El Dorado Hills Community Services District.*

El Dorado Hills is a special place. I raised my children here, enjoyed amazing friends from many neighborhoods, celebrated fireworks in Town Center, waited for the El Dorado Hills Santa Run to come to Lakeview Elementary, and hiked the many trails and open space areas — and have made years of memories.

In the new year of 2026, we embark on making new and important memories together as we help the CSD build the future of our community. I'm excited to share that we are launching a comprehensive master plan for El Dorado Hills, an effort that puts your voice at the center of shaping what comes next.

This master plan is not just a document. It's a shared vision created by all of you, and an opportunity for us to organize, listen carefully and ask you big questions. What do you value most about living in El Dorado Hills? What priorities do you have for future parks, trails, facilities and places to gather? How can we serve our community in 5, 10 and 20 years?

You are the most important part of this 12- to 16-month process, and it's our most ambitious effort ever.

We now have the El Dorado Hills Master Plan Website where you can start giving us your feedback right now. We launched this project at the January Shaping EDH with the GM, a monthly meeting I launched late last year to provide all of you a place to hear latest updates from us, ask any questions you may have for the CSD, with invited special guests to discuss issue areas important to El Dorado Hills.

I firmly believe that trust is built through conversation and listening. Community engagement isn't always easy and doesn't always create unanimous agreement, but it always produces better outcomes. When you see your ideas reflected in decisions and understand the "why" behind those choices being made, confidence in local government grows. This trust is essential to a healthy and thriving community.

For those of you who have known me for years, those who I have come to know in my time here at the CSD, and all of you I will have the pleasure of meeting soon, my primary goal is to rebuild trust in the El Dorado Hills CSD. The headlines have been tough,

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## SHAPING EDH *(con't)*

some of the meetings have been even tougher, and trust has reduced — in some cases it has crumbled. I show up every day to find new ways to rebuild trust, and if you have ideas to share with me, let me know: [smjantzen@edhcsd.org](mailto:smjantzen@edhcsd.org).

I love the mission of CSD, I love the people I work with and I love our community. Every day, we strive to serve you with excellence and help you create memories for a lifetime.

Join me as we build new memories, create the future we want, and continue to enjoy the amazing place we all call home.

Thank you to all of you. It's an honor to serve you and we can't wait to get started on the new El Dorado Hills Community Services District Master Plan.

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*Shaping EDH with the GM is a monthly in-person meeting*

*Join us in the CSD Pavilion for an engaging community conversation with our Interim General Manager, Stephanie Jantzen. This is your chance to share ideas, ask questions, and connect with neighbors as we shape the future of El Dorado Hills.*

*For questions, please call the Resident Services Office at 916-933-6624 x.0.*

*We hope to see you there.*

## FEBRUARY: IN THE LANDSCAPE

February in the Bass Lake area is a transition month—longer days, cool temperatures, and welcome winter rain. It's a great time to prepare landscapes for spring growth.

### Landscape Checklist:

- Prune roses and summer-flowering shrubs before new growth begins.
- Remove winter weeds while soil is moist and roots are easy to pull.
- Refresh mulch in beds to retain moisture and suppress weeds.
- Inspect irrigation systems for leaks and adjust timers for seasonal rainfall.
- Fertilize cool-season lawns lightly if needed.
- Cut back ornamental grasses before new shoots emerge.
- Plant native shrubs and trees now to take advantage of cool weather and natural rainfall.

A little attention in February helps ensure a healthy, water-wise landscape heading into spring.

## FEBRUARY LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in February 2026.

### El Dorado Hills Area Planning Advisory Committee Meetings:

Typically the second Wednesday of each Month

#### February 11th Meeting

<https://www.youtube.com/live/LSDA7gr9iPY>

### El Dorado Hills Community Services District Board of Directors Meetings:

Second Thursday of each month

#### February 12th Regular Meeting

<https://basslakeaction.net/edhcsd-2-12-26>

### 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](http://www.EID.org/YouTube)



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

## BLAC BOARD MEETING



The first 2026 quarterly meeting of the Bass Lake Action Committee Board of Directors was held on Monday February 9th.

The next meeting of the Board of Directors is scheduled for May 11, 2026

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](mailto:basslakemembers@gmail.com).

**Bass Lake Area Residents** can also visit our online membership form at

<https://basslakeaction.net/members>