

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.



Bass Lake LLAD A Entrance Landscaping Ornamental Turf

ORNAMENTAL TURF WATERING BAN FOR CORPORATE, INDUSTRIAL, GOVERNMENT, & HOA PROPERTIES BEGINS JAN. 1

By John Davey

A new state conservation law, AB 1572, will begin phasing in on January 1, prohibiting the use of drinking water to irrigate purely decorative “ornamental turf” on government, industrial, and corporate properties. The law applies regardless of whether California is officially in a drought, and its supporters say it will eventually save millions of gallons of water each year that are currently used on grass no one uses

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TURF WATERING BAN

(con't)

or walks on, such as narrow strips along parking lots, road medians and the spaces between buildings.

A Phased Rollout

The ban does not take effect all at once. Local and regional government agencies are first in line, with public entities such as cities, counties, school districts, courthouses, fire stations and libraries required to stop watering ornamental turf starting January 1, 2027. The rules extend to commercial businesses, including office parks, shopping centers and corporate campuses, along with colleges and universities, on January 1, 2028. Homeowners associations follow on January 1, 2029.

Enforcement is expected to start slowly, with local water agencies emphasizing education and rebate programs before turning to fines, which can eventually reach \$1,000 a day for continued violations.

What's Exempt

The law is aimed narrowly at grass that serves no practical purpose. It does not apply to:

Lawns at private residential homes and apartment buildings

Cemeteries

Sports fields, golf courses and playgrounds

Pet exercise areas and picnic grounds

Any turf regularly used for community gatherings

In other words, grass with a recreational or functional use is protected - the law targets grass that exists purely for appearance.

Local Impact: LLAD Landscaping in El Dorado Hills

For El Dorado Hills, the new rules carry direct relevance for Landscaping and Lighting Assessment District (LLAD) properties throughout the community's villages. Many LLAD-maintained areas include ornamental turf along entryways, medians and common-area greenbelts that residents don't use for recreation, precisely the category of landscaping the law is designed to phase out. As enforcement approaches for government-affiliated and district-managed properties, LLAD administrators and the community's advisory bodies will likely need to inventory which turf areas qualify as purely ornamental versus functional, and begin budgeting for potential landscape conversions and irrigation upgrades well ahead of applicable compliance dates.

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TURF WATERING BAN

(con't)

Supporters and Critics

Environmental groups that backed the law, including the Natural Resources Defense Council and Heal the Bay, argue it targets low-value landscaping while protecting parks, ball fields and other turf residents actually use.

Critics, including the Howard Jarvis Taxpayers Association, counter that many local governments and HOAs have not budgeted for the transition and argue the state would be better served by building more water storage and offering voluntary incentives rather than a mandate.

Water agencies say rebate programs and free landscape design consultations are available to help offset conversion costs, and some cities and HOAs have already begun replacing turf with drought-tolerant native plantings ahead of their compliance deadlines.

Source: [Mercury News, September 4, 2026 reporting by Paul Rogers](#)

CALIFORNIA CAPITOL AIRSHOW RETURNS OCT. 10-11

By John Davey

The California Capital Airshow will take to the skies over Mather Airport in Sacramento on October 10 and 11,

bringing military jet teams, civilian aerobatic performers and a full flight line of aircraft on display for area families. The event, produced by the nonprofit California Capital Airshow organization, has run annually since 2004 and supports scholarships, charitable donations and youth aviation education programs.

In the Air: Performers

Headlining this year's show are the U.S. Air Force Thunderbirds, flying their F-16 Fighting Falcons in tight formation to demonstrate the precision and training behind the Air Force's premier fighter jet demonstration squadron. The Royal Canadian Air Force Snowbirds will also return, marking the team's 55th season with their nine-jet formation flying in CT-114 Tutor aircraft.

Additional confirmed acts include:

F-35 Lightning II Full Demo — a 14-maneuver routine showcasing the jet's slow-speed handling and high-G aerobatic capability.

U.S. Navy F/A-18 Super Hornet TacDemo — a tactical demonstration of the Navy's multi-role "Rhino" fighter.

Air Force Heritage Flight — an F-35 Lightning II flying alongside a World War II-era P-47 Thunderbolt to honor generations of Air Force aviators.

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CALIFORNIA CAPITOL AIRSHOW *(con't)*

U.S. Air Force C-17 Globemaster III Demonstration Team — a display of maneuverability from one of the Air Force's largest transport aircraft.

Airythmia Paramotor Team — making its Sacramento debut with a lighted night formation-flying performance.

Kyle Fowler in the Long-EZ — aerobatic maneuvers in a distinctive canard-design aircraft.

Bob Carlton's Jet-Powered Sailplane — a nighttime aerobatic routine featuring lights and pyrotechnics.

GhostWriter Airshows — pilot Nathan Hammond performing in a modified 1956 deHavilland Chipmunk.

Redline Airshows — a two-ship aerobatic routine by Ken and Austin Rieder, featured in the evening night show with pyrotechnics.

Patriot Parachute Team — a veteran-led jump team whose members include former Navy SEALs and Air Force Wings of Blue.

Organizers note that performers are subject to change and additional acts may be announced as the show date approaches.

On the Ground: Attractions and Displays

Beyond the flying displays, the show's static ramp will feature aircraft and

exhibits for visitors to explore up close, including:

Warbirds — a collection of vintage combat aircraft and trainers spanning from the 1930s through the Korean War, including Mustangs, Sabres, Thunderbolts and more, still flying today.

Large Military Transport Aircraft — massive cargo planes such as the C-5 Super Galaxy, C-17 Globemaster and KC-135 Stratotanker, which visitors can climb through while meeting the crews who fly airlift, refueling and rescue missions.

Public Safety and First Responders — law enforcement, medevac and firefighting aircraft and crews from agencies that use aviation in their day-to-day work.

UPS and Air Cargo — a look inside the massive cargo holds of the aircraft that keep goods moving around the globe, with the operators who fly them.

Attractions and displays are also subject to change ahead of the show.

Event Details

Dates: October 10-11, 2026

Location: Mather Airport, Sacramento

Tickets: Discount tickets and an "Air Show Insider" program offering advance updates and discounted pricing are available at californiacapitalairshow.com.

EDH CSD DIRECTORS ADOPT NEGATIVE DECLARATION FOR CITY CEQA REVIEW

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors took another step forward in the community's cityhood exploration on September 10, voting 4-0 to approve the environmental study required under the California Environmental Quality Act, along with responses to public comment, and to adopt a negative declaration concluding that incorporation would not create significant environmental impacts. Directors Noelle Mattock, Heidi Hannaman, Stephen Ferry and Gary Kinghorn voted in favor; Director Michael Martinelli was absent.

Jon Teofilo, program manager with district consultant Environmental Science Associates (ESA), told the board that after reviewing feedback from the public and local agencies, the study's conclusion held: incorporation would not trigger significant environmental effects under CEQA.

A Housing Allocation Question

The one point of debate centered on how a future city's state-mandated housing targets, known as the Regional Housing Needs Allocation (RHNA),

should factor into the environmental review. El Dorado County had submitted comments arguing the analysis should account for RHNA obligations more directly.

Director Gary Kinghorn said he found the county's point worth taking seriously, describing it as a genuine, if narrow, soft spot in the document rather than a reason to change course. District General Manager Stephanie McGann Jantzen and special counsel Scott Browne both maintained that any future housing allocation remains speculative until a new city council makes its own land-use decisions, and that incorporation itself does not alter the county's existing RHNA requirement.

Kinghorn acknowledged the legal question wouldn't be resolved at the meeting, but wanted his reservation on the record even as he joined the unanimous vote to move forward.

Public Comment Backed the Consultant's Approach

Residents who spoke largely sided with the district's position. EDH resident Ben Glickman argued that while a future city will eventually receive its own housing allocation, exactly what that allocation would look like isn't something the current review can reasonably predict, and shouldn't

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NEGATIVE DECLARATION FOR CITY CEQA REVIEW

(con't)

be treated as a foregone environmental impact.

Chris Nicholson, representing El Dorado Hills Citizens for Cityhood, which is co-funding the incorporation effort alongside the district, urged the board to rely on the professional and legal analysis it commissioned rather than second-guess it in response to the county's critique, calling the underlying work well-vetted even if the county's comments read as pointed.

What Comes Next

With the CEQA documents adopted, the study now heads to the El Dorado Local Agency Formation Commission (LAFCO), which will conduct the next phase of review: a comprehensive fiscal analysis to determine whether a city of El Dorado Hills could be financially self-sustaining. That analysis is widely seen as the pivotal test for whether cityhood moves toward the ballot. Supporters of continuing the process point out that each completed study, environmental review included, gives residents more concrete information with which to eventually judge the merits of incorporation for themselves.

Complete cityhood study documents are available at

<https://eldoradohillscsd.org/about/cityhood.php>.

Sources:

EDH CSD September 10, 2026

Meeting Recording

[*Village Life, September 11, 2026*](#)
[*reporting by Noel Stack*](#)

EDH CSD SEEKS PUBLIC PARTICIPATION TO RESHAPE LLAD PROCESS

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors voted 4-0 on September 10th to establish a new community working group aimed at giving residents a bigger voice in how the district's Landscaping and Lighting Assessment Districts (LLADs) are evaluated going forward. Board President Noelle Mattock and Directors Heidi Hannaman, Stephen Ferry and Gary Kinghorn approved the motion; Director Michael Martinelli was absent.

General Manager Stephanie McGann Jantzen brought the proposal to the board, explaining that the new working group will operate alongside the district's existing LLAD Advisory Committee, which is tasked with recommending a final LLAD assessment methodology to the board

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PUBLIC PARTICIPATION TO RESHAPE LLAD PROCESS *(con't)*

for adoption as soon as January 2027.

Bringing in Outside Expertise

McGann Jantzen said the working group's discussions will go beyond simply classifying which parks serve which neighborhoods. She said she intends to bring in an engineering expert to walk participants through how the technical side of assessments actually works, with the district's legal firm, BBK, helping explain the broader regulatory picture. The goal, she said, is to make the process transparent and to help both the working group and the advisory committee understand the range of paths forward, along with where the ambiguity in those options currently lies.

Any recommendations that emerge from the working group and advisory committee will go through review by an engineering firm and legal counsel before reaching the board for final approval.

Making the Invitation Accessible

To recruit participants, EDH CSD plans to mail informational postcards to residents. Director Heidi Hannaman urged that the mailers use plain, attention-grabbing language, since

many residents don't know what an LLAD is, or how it affects them, suggesting a message as direct as warning that a local park could be at risk. McGann Jantzen said the district already has draft postcards designed with that kind of simple, direct hook in mind.

The Stakes Behind the Process

The push for broader involvement comes as the district works through the fallout of recent LLAD assessment votes. EDH CSD is currently in litigation after voters in three LLADs — Promontory LLAD No. 22, Valley View LLAD No. 33 and Carson Creek (Heritage) LLAD No. 39 — opted in November 2024 to repeal their assessments, a decision that removed roughly \$442,000 in levies for the current fiscal year.

The timing also coincides with two related efforts already underway: consultant RJM Design Group is developing a district-wide parks and recreation master plan, while NBS has been contracted to re-engineer the special benefit assessment methodology used across the district's 33 LLADs. McGann Jantzen said NBS is aware the board wants a broader set of options to consider under the new approach, and portions of that firm's original scope of work

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PUBLIC PARTICIPATION TO RESHAPE LLAD PROCESS *(con't)*

are being paused while that happens.

Turnout Will Be the Real Test

Ben Glickman, vice chair of the LLAD Advisory Committee, said the committee can meet the board's four-month timeline for a new proposal, but cautioned that the effort's success will hinge on drawing far more residents to the table than the advisory committee has seen over the past three or four years. He described the community as generally falling into three groups: residents who feel they're overpaying for assets they don't use, residents who feel they're underpaying relative to the upkeep their neighborhoods need, and a large middle group with little awareness of the issue at all. Reaching that broader cross-section, he suggested, is essential if the new process is going to produce an outcome residents can trust.

Residents interested in getting involved can watch for the district's upcoming mailers or contact EDH CSD directly for more information on joining the working group.

Sources:

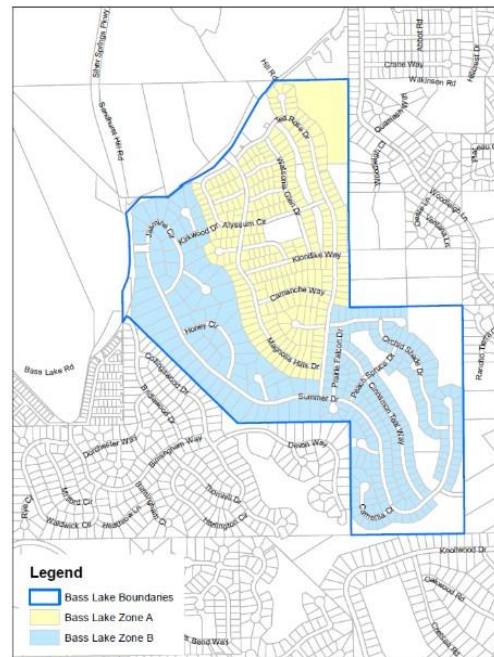
*EDH CSD September 10, 2026
Meeting Recording*

Village Life, September 11, 2026
reporting by Noel Stack

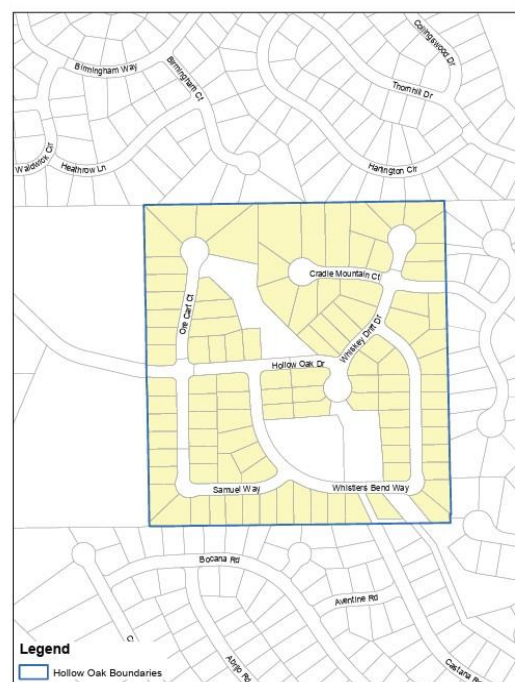
Disclosure:

The author of this article serves as the appointed Chairperson of the EDH CSD LLAD Citizens Advisory Committee

LLAD #16 EL DORADO HILLS CSD - BASS LAKE ZONE A & B



LLAD #23 EL DORADO HILLS CSD - HOLLOW OAK



SEPTEMBER LOCAL MEETING RECORDINGS

By John Davey

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

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

September 9th Meeting

<https://www.youtube.com/live/dCLRIM4Iik4>

El Dorado Hills Community Services District Board of Directors Meetings:

Second Thursday of each month

September 10th Regular Meeting

<https://basslakeaction.net/edhcsd-9-10-26>

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



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The next quarterly business meeting of the Board of Directors is scheduled for Monday November 9, 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.

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>