

The

BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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www.basslakeaction.org

BOS OPTS FOR 1996 GENERAL PLAN ALTERNATIVE

The El Dorado County Board of Supervisors is in the middle of holding public hearings on a new county General Plan, and will adopt a General Plan by the end of June. The adopted plan will be the blueprint for long-term county growth over the next twenty years. At the first hearing on May 3, the BOS chose the 1996 Plan Alternative, rejecting the Environmentally Constrained Plan alternative suggested by the County Planning Commission.

The 1996 Plan Alternative is substantially the same as the general plan that was adopted (and later vacated by the Writ of Mandate) in 1996, except for (1) revisions to reflect 2025 as the horizon year, (2) minor corrections to the land use map, (3) updates to the circulation element to reflect improved modeling methods, and (4) changes to the housing element as required by more rigorous state requirements. The following information is taken from the 1996 General Plan Alternative and the accompanying Environmental Impact Report.

A common description of the 1996 Plan is that it allows more growth than the alternative (roadway-constrained and ecologically-constrained) plans. The land use map for the 1996 Plan shows 13 Community Regions encompassing 70,699 acres and 25 Rural Centers encompassing 8,469 acres, leaving approximately 1,030,935 acres in Rural Regions. This Plan has the largest acreage of urban area of the general plan alternatives. Growth would be the greatest of the plan alter-

natives, with an overall increase of 32,491 housing units (17,926 more than existing commitments). Because subdivisions are allowed under this plan alternative and urban boundaries are large, development patterns would be able to focus high-intensity developments in urban areas, but the potential also exists for large amounts of subdivision in rural areas as well.

El Dorado Hills and Cameron Park are included as Community Regions. Though the boundaries of Community Regions generally follow that of their respective CSDs, the El Dorado Hills Community Region also includes the developments south of Highway 50 past the business park and west of Latrobe Road to the county line. The Cameron Park Community Region includes an area north of Bass Lake up to Green Valley Road. The Rural Centers include Rescue, Latrobe, and similar areas such as Cool and Fairplay. Those areas not designated Community Regions or Rural Centers are characterized as Rural Regions.

Generally, the 1996 plan alternative would focus high-density development in the county into the Community Regions and Rural Centers while allowing the Rural Regions to remain available primarily for natural resource manage-

ment and low intensity uses. Policies are proposed to protect the sense of community character for the Community Regions and community design guidelines to ensure that a common theme and appearance persists in each of the areas as they develop.

The Plan is aimed at encouraging growth in Community Regions and Rural Centers without causing uncontrolled expansion into rural areas or an influx of new commercial or residential uses that would overwhelm the existing character of a community. The large amount of development anticipated with this alternative would allow residential subdivision to be focused in Community Regions and Rural Centers but could also result in subdivisions of residential land in Rural Regions, as permitted by the land use map.

Development could become dense between El Dorado Hills and Cameron Park, and around the El Dorado-Diamond Springs area. Though planned development policies call for a visual separation between urban and suburban areas, the communities are likely to continue to merge physically, and a loss of community character is likely. The impact is considered significant.

A complete copy of the 1996 General Plan alternative may be accessed on the county website. The public hearings will be held in Placerville according to the following schedule:

May 3, 2004 (Monday): 9 am-4 pm

May 5, 2004 (Wednesday): 9 am-4 pm, 6 pm-9 pm

May 12, 2004 (Wednesday): 9 am-4 pm

June 17, 2004 (Thursday): 9 am-4 pm, 6 pm-9 pm

June 18, 2004 (Friday): 9 am-4 pm

July 19, 2004 (Monday): 9 am-4 pm





A recent view of Bass Lake as seen from the south side of the lake

LOCAL RESIDENTS ADMIRE FULL BASS LAKE

You may have noticed that Bass Lake has been filled to capacity lately. Most people can't remember the lake being this full, and homeowners with a view of the lake are delighted. Everyone can't help noticing how much the lake enhances the neighborhood.

It seems that the El Dorado Irrigation District has been pumping water into Bass Lake for over a month, and the lake seems to have more water now than it has had for a long time. Our webmaster, Stuart Colvin, sent an enquiry to Dave Powell at the EID asking him the reason for this additional water in Bass Lake, as we understand there are no committed demands upon the water except as a backup for the recycled water for Serrano.

Powell replied that the water that EID puts into Bass Lake is dechlorinated potable water. EID stores extra water from Jenkinson Lake at Sly Park in Bass Lake as a way to conserve water. Whenever Jenkinson Lake fills up and begins to spill, or is anticipated to spill, EID begins putting water into Bass Lake so not all the water from Jenkinson Lake just spills out and goes uselessly down Sly Park Creek. Because Jenkinson Lake is currently full and spilling, that is what the EID is doing.

Remember that once the water level behind a dam gets high enough, any

excess water safely "spills" out of the dam using a concrete lined spillway so that water won't run over the top of the dam and eventually burst it.

Powell confirmed that Bass Lake is a back up supply for the recycled water system. It is also a very important component of EID's operational flexibility strategy, which means that as the irrigation season approaches, Bass Lake can supply the water demands of the recycled water system while EID "tops-off" their recycled water storage reservoir at the El Dorado Hills Waste Water Treatment Plant with recycled water. If EID fills the WWTP recycled water reservoir too early in the season, they risk spilling the WWTP reservoir and wasting the water, so they wait as long as possible before filling it. However, once the recycled water demand starts to pick up, EID currently doesn't have enough filtration capacity to supply the demand for recycled water in addition to filling the WWTP reservoir.

Hence, Bass Lake is essential to balance things out. This time next year the EID plans to have additional filtration capacity at the WWTP, so they won't necessarily have to fill Bass Lake, but EID will put water into Bass Lake if Jenkinson Lake gets too high and spills.

In any case, this year we will get a fine view of the lake for a while. *✍*

MUCH DISCUSSION, LITTLE ACTION AT EDH CSD SPECIAL MEETING

BLAC President Kathy Prevost and Vice President John Thomson attended the special meeting of the El Dorado Hills Community Services District Board held on the evening of April 22, 2004. Also in attendance were BLAC members Jeanette D'Amico and Andi Stuchell.

The CSD board is trying to get an idea of whether the residents of EDH would be amenable to an increase in the CC&R fee, a move that would have to be approved by two thirds of the voters. According to Wayne Lowery, CSD General Manager, the present cost of CC&R enforcement exceeds the amount of fees currently collected from residents. The board discussed hiring a consultant to do a survey to determine if the community would support an increase. Any action was put off until the next regular CSD meeting.

Acting on the suggestion of Larry Brilliant, the board approved the appointment of a special committee to explore developing a community memorial to remember residents of El Dorado Hills that have died serving in our armed services.

A long discussion was devoted to the possibility of updating the CC&Rs of various villages with respect to replacement roofing materials. The CSD currently administers the CC&Rs for many villages and homeowners associations in EDH, which includes acting as their Design Review Committee. It was finally decided that it would be administratively impossible for the CSD to do anything at the present time, since the homeowners in each village have to amend their CC&Rs themselves.

The construction of the new CSD administrative building was also dis-

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THE PRESIDENT'S LETTER

Many thanks to all of you for your wonderful support of the first BLAC fund-raising Spring Garage Sale! We had a great time and it was nice to have the opportunity to meet many of you. With the advent of summer type weather, we had an incredible turnout of shoppers to purchase our vast array of offerings.

Recently, the *Sacramento Business Journal* ran an article about Serrano, which reported that Serrano is laying plans to develop their last phase of approximately 1,000 – 1,500 homes over the next four years. Home sales in 2003 for projects priced at \$350,000 and up made Serrano the top selling community in Northern California, with 655 such homes sold. There are approximately 12% or 432 acres remaining to be developed in Serrano, sectioned off into various “villages.”

The remaining lots are expected to include 400 custom homes and 600-1,100 production (tract-type) homes. The developer, Bill Parker, intends to build some higher density, so-called “cluster” housing on the remaining 432 acres, thereby leaving more land for open space. The 170 acre Village “J” parcel on the eastern tip of Serrano (near the corner of Serrano Parkway and realigned Bass Lake Road) will contain most of the production and cluster homes.

Parker might build some of the homes himself and sell the remaining lots to other to homebuilders. Homes in Village J will likely range from 2,000-4,000 square feet in size and be priced from \$400,000-\$800,000. They plan to preserve substantially all of the

oak trees in the new phase, which Parker says has views of the Sierra Nevada.

Also of interest to all of the shoppers who miss the grand malls of the Bay Area is the recent approval of the Lent Ranch Marketplace in Elk Grove. It will include a 1.3 million square foot mall plus another 2 million square feet of retail, commercial space and multi family housing near Kammerer Road and Highway 99. It will probably take 10-15 years for it to be built, but take heart, at 1.3 million square feet it will be one-fifth bigger than any existing mall in the greater Sacramento area! This project was fought against long and hard by the Southern County Citizens for Responsible Growth, an opponent of the proposed mall.

Locally, the El Dorado County Board of Supervisors will be reviewing the 1996 General Plan alternative. Changes made by the BOS in the meetings the first weeks of May will be reviewed in June and finally approved in July. You will find a copy of the draft 1996 General Plan alternative on the County website at www.co.el-dorado.ca.us or you can follow the link we have set up on the BLAC website.

Residents of Summer Drive who have concerns about speeding and reckless driving on Summer Drive will be meeting in May to discuss what can be done to make the street safer for all the residents who use the street. With summer rapidly approaching we can count on more children using the road to ride to friends’ homes or the Oak Knoll Pool. We already have many residents walking on the road, with or without their pets, who have encountered dangerous situations. To find out more about the planned meeting, please call me at 672-6836.

In remembrance of Memorial Day,

Kathy Prevost

President
Bass Lake Action Committee



MEMORIAL DAY

Memorial Day or Decoration Day is a patriotic holiday in the United States. It is a day to honor Americans who gave their lives for their country, and is celebrated as a legal holiday in most states. Most Northern States and some Southern States observe Memorial Day the last Monday in May.

This date was made a federal holiday by a law that became effective in 1971.

In 1966 the U.S. government proclaimed Waterloo, N.Y., the birthplace of the holiday. The people of Waterloo first observed Memorial Day on May 5, 1866, to honor soldiers who had died in the Civil War. Businesses were closed, and people decorated soldiers’ graves and flew flags at half-mast.

Major General John A. Logan in 1868 named May 30 as a special day for honoring the graves of Union soldiers. Logan served as commander in chief of the Grand Army of the Republic, an organization of Union veterans of the Civil War. They had charge of Memorial Day celebrations in the Northern States for many years. The American Legion took over this duty after World War I.

Memorial Day is a day of local parades, speeches and most of all a day to remember all those who have died so that we may be safe and free.



“Never believe that a few caring people can’t change the world. For, indeed, that’s all who ever have.”

— Margaret Mead

Early morning garage sale shoppers descend on Fran and John Thomson's house



Dee and Denny Olberding are all set up for the garage sale

BLAC FUNDRAISER GREAT SUCCESS

It was six o'clock in the morning that Saturday, the first day of May, but two driveways in Woodridge were bustling with activity as volunteers rolled out tables, chairs, and hundreds of garage sale items for BLAC's garage sale fundraiser. Eight hours later, the tired but happy workers were counting up their rewards: over eleven hundred dollars profit for the BLAC treasury.

Aided by the generosity of BLAC members and many other donors in the Bass Lake community, fundraiser co-chairs Fran Thomson and Dee Olberding were able to gather a vast number of items for the sale at their respective homes. Aably assisting in the sales efforts on Saturday were volunteers Tasha Boutselis, Sally Buckley, Sue Fields, Peggy and David Glazier, Joanie Olberding Jagow, Eileen Luse, Vince Mamone, Walter Oberloher, Kathy and Herb Prevost, and Andi Stuchell.

Credit for placing the garage sale signs around the neighborhood goes to Tom Stuchell and Denny Olberding. Denny was out early on Saturday to put up signs directing customers to the sale sites.

Sue and Stuart Colvin provided tasty refreshments all day and catered sandwiches for the volunteers at lunch. Coffee, orange juice and pastries welcomed the sale volunteers as they arrived at sunrise that morning.

BLAC President Kathy Prevost was delighted with the sale results. "Everyone worked really hard, and the wonderful results reflect those efforts," she said. Prevost said that the money raised would go to support BLAC's ongoing information dissemination and community outreach activities. ✍

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EDH CSD MEETING

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cussed. According to Wayne Lowery, the cost of a custom built structure compares favorably with the cost of a modular (prefabricated) building. It was generally agreed that a custom built building would be more aesthetically pleasing, but Norb Witt reminded the board that extra costs always seem to creep into a custom built structure, as opposed to a predesigned modular structure, simply because changes can be made. This cost creep is a function of human nature, according to Witt.

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John E. Thomson, Ph.D., Editor
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The Bass Lake Action Committee is a group of concerned homeowners from the communities adjoining Bass Lake. Our purpose is to provide a voice for Bass Lake community homeowners in dealing with the county and other community organizations and agencies.

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For information, see our website
or call

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