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# BASS LAKE BULLETIN

Vol. II Issue 5

The Voice of the Bass Lake Community

June 2004

[www.basslakeaction.org](http://www.basslakeaction.org)

## BOS TO SET COUNTY PARKS FUNDING

Responding to several special funding requests, the Board of Supervisors has asked the County Parks Commission to prioritize the county's park construction projects.

The county currently has about \$1.484 million available for park-building projects from state bonds sold under Propositions 40 and 12.

Up until now the money had not been assigned to any particular project. However, in April the BOS received special funding requests for \$280,000 from the American River Conservancy to complete their hiking trail, and for \$300,000 from the City of Placerville to complete their new swimming pool.

Those funding requests were initially presented directly to the Board of Supervisors, but the BOS deferred action until they could get input from the Parks Commission. Their concern was to see if the funds were available without taking money away from existing projects. The BOS asked for capital budget projections and cost estimates for parks and recreation capital projects already contemplated, and the priority of those projects.

As a result, the Parks Commission held a special public hearing on Monday May 10, 2004, in Placerville. The Parks Department staff presented cost estimates for the parks and recreation capital projects already contemplated.

The commissioners listened as the park department staff reviewed the status of Bass Lake Regional Park, Pollock Pines Park, the South Lake Tahoe Ball Fields, the Placerville Pool, the South Fork of American River Conservancy/Cronin Ranch, and other miscellaneous recreational projects. The commission then took public comment from the audience.

When Bass Lake Regional Park came up for public comment, BLAC President Kathy Prevost read a statement endorsing the requests to fund the pool, the

conservancy trail, and other projects already nearing completion, rather than spending money on new capital projects. John Thomson testified that there were unresolved issues that led BLAC to withhold support for funding Bass Lake Park. No one spoke in favor of the park except county staff and District 1 Parks Commissioner Larry Ito.

After more public testimony and a discussion of several smaller projects, the Commissioners recommended that the funds be divided up among the following projects on the basis that they can be completed with those funds: American River Conservancy/Cronin Ranch, \$280,000; Placerville Pool, \$300,000; South Lake Tahoe Ball Fields, \$300,000; Sacramento-Placerville Transportation Corridor, \$50,000; Pollock Pines Park, \$50,000. The remaining amount was left unallocated. This decision was sent to the BOS. The next day, the BOS decided to give the American River conservancy \$280,000 and sent the rest of the recommendations back to the Parks Commission for reconsideration.

The Parks Commission will revisit this issue at its June 2, 2004, meeting. Representatives from BLAC will attend and a report to members will be forthcoming.

## BOS SEEKS TO DODGE TERM LIMITS

The El Dorado County Board of Supervisors, three of whom are due to be termed out soon, have decided that they don't really like term limits after all. County supervisors are currently limited to serving two consecutive terms of office.

The BOS voted to include a measure repealing their term limits on this November's ballot, along with other measures that would mandate changes to the County Charter based on the recommendations of the County Charter Committee.

Oddly enough, the membership of the Charter Commission is made up of two

Supervisors and individuals appointed to the Committee by the BOS.

County voters amended the County Charter to provide for term limits for county supervisors back in 1994.

The BOS also voted to place on the ballot a measure which would delete the requirement that the BOS conduct at least one meeting annually in every supervisorial district.



## BLAC PASSES FIRST ANNUAL MILESTONE

BLAC old-timers will recall that it was a year ago this month that the seeds of our group were planted. Twelve months ago, Peggy Glazier and Kathy Prevost chanced to meet in the grocery store and decided to write a letter to Supervisor Rusty Dupray about the proposed Bass Lake Park.

As a result of that initial letter, Rusty met several months later with a group of concerned Bass Lake residents at Peggy and David Glazier's home in Woodridge. After an inconclusive and somewhat acrimonious discussion, Rusty declared, "You folks really ought to get organized." So we have Rusty to thank for encouraging us to organize. As they say, "The rest is history."

Today the Bass Lake Action Committee is a tax-exempt, nonprofit public benefit corporation. It boasts a popular website and a fine monthly newsletter, and is recognized throughout the county and beyond as a voice for the folks that live in the Bass Lake community.

Thanks to all of our members, supporters, and friends who made it all possible.

## EDH CSD FACES REVENUE CUTS

A recent move by the California legislature to reduce the state's deficit by taking property tax revenues from local agencies will hurt the finances of the El Dorado Hills Community Services District. CSD General Manager Wayne Lowery estimates that the revenue shift will cost the CSD about \$1.8 million over the next two years.

The state's budget-balancing revenue shift will take \$350 million from special districts like the CSD, \$350 million from cities, \$350 million from counties, and \$250 million from redevelopment agencies, for both 2005 and 2006. In exchange for this cutback, Governor Schwarzenegger has made a strong commitment to work with local government officials for passage by the legislature and the voters of an alternative constitutional measure that would prevent any further state takeaways of local revenues needed to fund police, fire, health and welfare, and other essential local services.

The latest cuts are in addition to the Educational Revenue Augmentation Fund (ERAF) property tax shifts. In 1992, facing a serious deficit position, the State of California began shifting local property tax revenues from cities, counties and some special districts into these funds to reduce the cost of education to the state general fund. To date, these property tax shifts have deprived local governments of more than \$44 Billion.

Locally, this means that the amount of money the CSD would otherwise have gotten from property taxes will be further reduced, requiring a hard look at the district's budgets for the next two years. The district's budget is on a fiscal year that runs from July 1 to June 30. The CSD staff and the Board's Finance Committee are currently working on a comprehensive budget and forecast for fiscal years 2004-2005 and 2005-2006 to identify areas where savings can be implemented. The Finance Committee and the Board will be completing their work on the budget over the next few months.

The district is in fairly good shape financially, due to prudent fiscal policies that have resulted in a carryover fund balance into FY 2004-2005 of about \$900,000 and a substantial contingency reserve. However, given the uncertainty of future revenues, the board is naturally

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reluctant to fund new initiatives and programs out of savings.

CSD President Brilliant has expressed his commitment to maintain the level of service that has been available to district residents over the past year, but he has realistically acknowledged that some capital improvement projects would probably have to be deferred for a couple of years. "When your income gets cut, it's best to switch from steaks to hamburgers until you see what's going to happen," Brilliant said at the CSD Finance Committee meeting on May 26.

CSD Board member Joe Chinn observed that if El Dorado Hills were a city, the dollar impact would have been far less, because the amount taken from the cities is spread over a larger number of entities. For example, the much larger city of Elk Grove is losing only about as many dollars as the CSD. ☈

## BLR TRAFFIC TO INCREASE BEFORE ROAD IS FIXED

It appears that vehicle traffic on the present Bass Lake Road will increase dramatically before the promised road improvements are completed, due to the opening of Serrano Parkway to Bass Lake Road before the Bass Lake Road improvements are completed.

As originally planned, the responsibility for the road improvements was split between Serrano and the developer of Hollow Oak. Serrano is to extend Serrano Parkway to a new intersection with the realigned Bass Lake Road and build a new leg of Bass Lake Road from that intersection north to intersect with the old road just south of the lake. Hollow Oak is to build the new Bass Lake Road from the Serrano Parkway intersection south to the firehouse and then widen the existing roadway to Highway 50.

BLAC has learned that Serrano plans to go ahead with its portion of the road improvements according to schedule, and complete its portion of the project sometime this summer.

Meanwhile, we understand that construction on the new realigned road between Serrano Parkway and the fire station is being delayed due to problems in obtaining the necessary rights of way over the new section of the road. Con-

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struction will probably be delayed until 2005.

So there will be a connection between Serrano Parkway and Bass Lake Road by the end of summer, allowing Serrano residents a convenient outlet to old Bass Lake Road. It will also allow construction traffic easy entrance to the new Serrano Village J development at the intersection of Serrano Parkway and Bass Lake Road.

BLAC is concerned about the increase in traffic that the old road will be forced to bear. The fact that Bass Lake Road is a dangerous road to travel on is undisputed by most people who have driven it.

BLAC is concerned that many residents of the Bass Lake area must travel the road daily before the road is finally improved to at least a minimally safe level. When the road issues were addressed by DOT last Fall at a Trails Commission meeting in Placerville, BLAC was told that the road would be maintained as a gated fire road until the improvements were completed.

At the same time, the Hollow Oaks development is staging for their ground-breaking scheduled to take place this summer. This activity will also bring increased traffic to Bass Lake Road. Our understanding is that the development agreement generally provides that no more than 12 Hollow Oak homes may be built before the Bass Lake Road improvements and realignment take place.

BLAC President Kathy Prevost has written a strong letter to Supervisor Rusty Dupray protesting the opening of the Serrano Parkway connection and the resultant dangerous traffic congestion that will occur until the road improvements are completed next year. ☈

## SILVA VALLEY ROAD WORK TO START

The long-awaited project to connect Silva Valley Parkway and White Rock Road is slated to begin soon and completion is expected by Thanksgiving of this year. Coupled with the opening of Serrano Parkway to Bass Lake Road, the connection will allow Bass Lake residents access to the areas south of Highway 50 by using the Silva Valley-White Rock freeway underpass instead of using the more congested El Dorado Hills Boulevard interchange. ☈



## THE PRESIDENT'S LETTER

As the last days of spring fade into summer, we have been blessed with very mild weather for all of us to enjoy. At our house, the watchword is to get the heavy gardening chores underway before the warmer days ahead. Hopefully, many of you will be able to enjoy the opening of the Oak Park pool this summer even if on a limited basis.

The newspapers have been full of information regarding the opening of Serrano Parkway and the White Rock to Silva Valley connection roadwork which will begin this summer. The Hollow Oak development being built by Pulte Homes will also begin work shortly and this will mean improvements to Stone Hill/Hollow Oak Road as well as improvement to Bass Lake Road. Our understanding is that the Bass Lake Road realignment will not be started until 2005.

Because there is high interest in what is planned for the Bass Lake area, this month I reviewed the Land Use and Development Status of the Bass Lake Hills Specific Plan as defined in the Public Facilities Financing Plan of March 11, 2004. Some of you long time residents may be more familiar with the details of the Specific Plan, but many newer residents will probably find the facts and figures interesting.

Although the Specific Plan originally provided for 1,458 residential units, the subsequent construction of the Catholic Church used up an equivalent of 54 units, so the plan at buildout will be 1,404 residential units. In addition, the Plan calls for 24 acres of parkland, 9 acres of school facilities, 151 acres of open space, a fire station, and a park and ride lot. It also sets out a series of bikeway and pedestrian walkways. Housing densities will range from 1 unit per five acres to 4 units per acre. The residential units are situated within 18 discrete villages

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defined by major streets and open space.

The original county ordinance governing Planned Development agreements, Ordinance 4430, which was adopted in August 1996, effects the possible timing of the development. As a result, parcels are in three categories:

First are those parcels with development agreements and within the boundaries of the El Dorado Irrigation District. Three projects fit these parameters and are most likely to develop. These are Hollow Oak (99 planned units), Hawk View (116 units) and Bell Woods (54 units). These projects have tentative development maps that are approved or are pending approval.

Next are parcels with development agreements but requiring annexation into EID. These will be less likely to develop, and 835 residential units are in this category.

Then there are parcels without development agreements. Such parcels are even less likely to be developed in the near future, and are contingent on a number of issues that are related to the County's adoption of a new General Plan. County Ordinance 4430 was rescinded in September, 2001, which effectively eliminated the ability for these parcels to obtain a development agreement until the County adopts a new development ordinance. About 300 dwelling units are in this category.

A fourth development, Bell Ranch, has a guaranteed can/will serve letter from EID.

One of the stated goals of the Plan is that major public infrastructure improvements in the plan area are to be constructed "concurrent" with development. This concurrency issue deals primarily with the improvements to Bass Lake Road and further construction of Country Club Drive. The construction of a certain number of residential units triggers the requirement that certain infrastructure projects must be completed concurrent with those residential units. Hollow Oak is assumed to be developed first and will be joined by any of the other three developments to create the 300 unit trigger called a "critical mass." The construction of Phase I of the Hollow Oak project will trigger the requirement to make substantial improvements to Bass Lake Road as well as other significant infrastructure improvements.

The PFFP includes a second trigger at 600 units. At 600 units the developer is required to provide funding to complete the construction of the 8 acre or so sports park adjoining the school and the 2 acre park and ride facility.

If you would like to read more about the PFFP, click on our website at [www.basslakeaction.org](http://www.basslakeaction.org) for the full report.

*Kathy Prevost*

President

Bass Lake Action Committee



## BROWN'S RAVINE MINISTORAGE DEVELOPMENTS

In a rather odd twist, Peninsula Capital Group Inc., the company that owns the property at Brown's Ravine along Green Valley Road that was to become a ministorage facility, has suddenly declared bankruptcy.

Foothill Residents for Appropriate Land Use, or FRALU, the non-profit group fighting the ministorage development, welcomed the action, though it is unclear what the ultimate result of the bankruptcy will be.

It appears that the underlying property was in the process of bank foreclosure and slated to be auctioned off to the highest bidder on the courthouse steps when the bankruptcy was announced.

Evidently the owner's bankruptcy staves off the foreclosure and halts the sale proceedings because the bankruptcy places the assets under the protection of the bankruptcy court and protects it from creditors.

In any case, it is evident that development at Brown's Ravine will be delayed beyond the foreseeable future, which cheers the folks at FRALU. The FRALU website can be found at [nostorage.org](http://nostorage.org) on the Internet.



*"Never believe that a few caring people can't change the world. For, indeed, that's all who ever have."*

— Margaret Mead



## TRAFFIC SAFETY GROUP MEETS

Responding to residents' concerns about traffic safety along Summer Drive and Magnolia Hills Drive, on May 20 the Bass Lake Action Committee sponsored a meeting of area residents to discuss possible alternatives. Attendees included Tasha Boutselis, Sue Carcione, Holly Davies-Hickey, Bill and Bobbie Donahue, Pat Ebert, Eric and Dawn Loewe, Deelayna Manski, Mike Pavlick, Jennifer Puckett, Coleen and Ralph Rogers, Joe Scardina, and Theresa Storlie. Paul Wong graciously provided his home for the meeting. Facilitating the meeting were Kathy Prevost and John Thomson from BLAC.

Flyers for the meeting were distributed by Dawn Loewe and Kathy Pavlick to residents of Summer Drive, Jasmine Circle, Prairie Falcon Court and Drive, Kirkwood Drive, Basil Circle and Honey Circle. Topics of discussion included occurrences of speeding, drag racing, dangerous passing, and not stopping at stop signs, that are being observed in Woodridge and Hills of El Dorado, especially along Summer and Magnolia Hills Drives, respectively.

Kathy Prevost and John Thomson from BLAC presented possible remedies and solutions such as requesting a traffic study, painting the speed limit on the road, adding more speed limit or stop signs, additional enforcement, neighborhood signs noting children at play, and "thank you for obeying the speed limit" signs. It was emphasized that taking pictures of offenders and confrontations were not a good idea.

In the ensuing discussion, it emerged that the El Dorado County Sheriff's Department will not usually ticket motorists for traffic violations. Instead, the California Highway Patrol has responsibility for traffic law enforcement in our community. Some residents reported that the CHP has recently been issuing tickets to speeders in the area of Prairie Falcon and Summer Drives. It was also brought out

that if someone contacts the CHP with either the license plate or address of speeders, a letter will be sent to the offenders stating that an offense was noted. A second call to the CHP will bring a personal visit to the residence of the offender. The CHP Public Affairs contact is Officer Craig Beckley, P.O. Box 1417, Placerville, CA 95667, telephone 530-622-1110.

Kathy and John suggested that the attendees think about forming a group that would work with the County or the CHP and the neighborhood to mitigate the traffic safety issues.

After considering the matter at length, the group came to the conclusion that it would be a good idea to form a Neighborhood Watch Committee, so as to encourage the participation of as many Bass Lake residents as possible. Theresa Storlie volunteered to contact the Sheriff's Department about setting up a Neighborhood Watch group. Mike Pavlick volunteered to invite the CHP Public Affairs Officer to the group's next meeting. Dee Manski, Pat Ebert, Holly Davies-Hickey, and Kathy Pavlick volunteered to distribute flyers that announce the group's next meeting. Bill Donahue said he would ask for suggestions from his contacts in the Sheriff's Department.

Interested residents are cordially invited to attend the next meeting of the group, which will be held on Thursday, June 17, 2004, at 7 o'clock in the evening at the home of Paul Wong, 2066 Summer Drive, EDH, but note that you will need to bring your own seating. For additional information, contact Kathy Prevost at 672-6836 or John Thomson at 677-3039. ☘

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## NEW LEASE ON LIFE FOR EDH CITYHOOD

Cityhood proponents were cheered recently by a decision that lets the incorporation committee proceed with fund-raising under an extended due date. Evidently the court decided that the incorporation folks had made a good faith effort to raise the money required by LAFCO. The disclosure that there have been several substantial anonymous contributions to the cityhood fund buoyed supporters and breathed new life into their efforts. ☘



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~  
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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  
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