

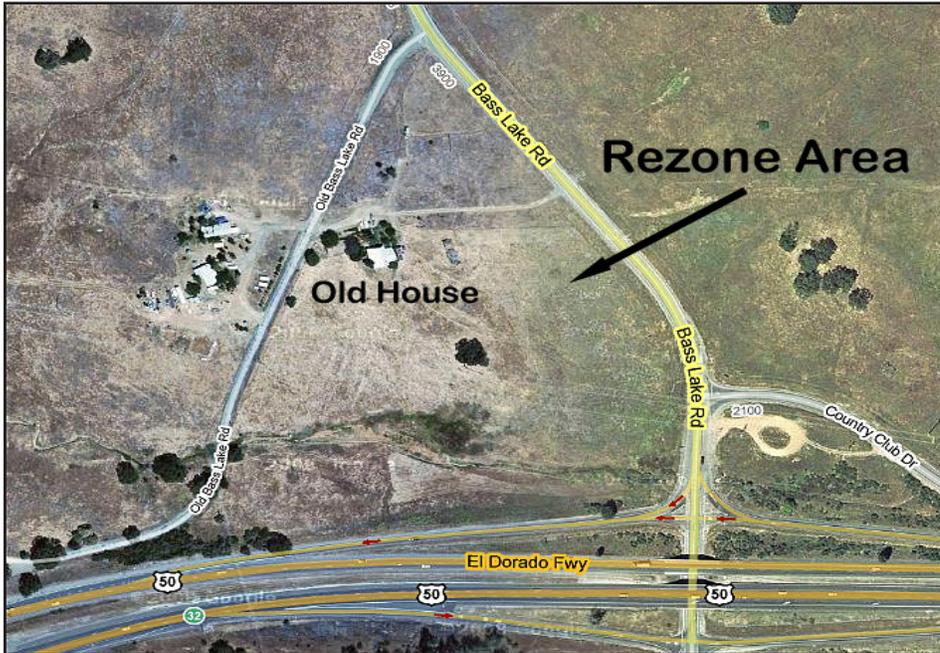
BASS LAKE BULLETIN

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Property that may be rezoned from residential to commercial

PROPERTY REZONE SOUGHT ON PROPERTY AT BASS LAKE ROAD AND HIGHWAY 50

Local real estate developers Doug Hus and Cary Lane are exploring the possibility of rezoning a parcel from low-density residential (RE-10) to commercial with mixed use in order to eventually build an unspecified shopping center on the 15 acre parcel at the northwest corner of Bass Lake Road and Highway 50. The parcel is a triangle bounded by Highway 50, Bass Lake Road, and Old Bass Lake Road. Hus and Lane are using the county's recently-adopted pre-application and conceptual review process.

The purpose of the pre-application process is to review preliminary project design to ensure conformance with County policy and ordinances, provide early identification of possible issues, suggest alternatives for the project to improve chances of approval, determine the scope of material required for submittal of an application, and improve the quality of the formal application when submitted.

The purpose of the conceptual review process is to allow staff to prepare a minor

report that outlines the basic issues for discussion, provide for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote, and provide legal notice of the workshop to allow public input from the surrounding property owners.

The El Dorado Hills Area Planning Advisory Committee, an adjunct of the El Dorado Hills Community Council, formed a subcommittee to review and comment on the rezone project.

The members of the APAC subcommittee performed a site visit to the property with a proponent, talked to neighbors at Holy Trinity Catholic Church, discussed the plans for property to the west of the proposed commercial property, met with the Clarksville Region Historical Society, and reviewed the applicable provisions of the Bass Lake Hills Specific Plan (BLHSP) in which the project lies. The subcommittee concluded that since the project is still in its formative stages

they could not make any recommendation regarding the proposed rezone. However, the subcommittee made several points.

First, the BLHSP does not provide for commercial development on the property within the specific plan, yet APAC has already looked at one commercial project (neighborhood commercial) and is aware of possibly two others within the BLHSP. Approval of these projects would substantially change the intent of the original specific plan and effectively eliminate the continuity of the plan. The subcommittee felt that all the projects needed to be reviewed comprehensively, not as individual projects.

Second, perhaps the property could be developed as commercial given its location adjoining a Highway 50 interchange, but it is not the proper location for mixed use development. Any determination of appropriate use would depend on examining an actual fully detailed project.

Third, the Clarksville Region Historical Society is concerned that the historic farmhouse on the property is possibly the oldest structure in El Dorado Hills, and as such should be preserved in some manner. The county's Cultural Resource Guideline and the applicable state laws should determine how this historic structure is handled.

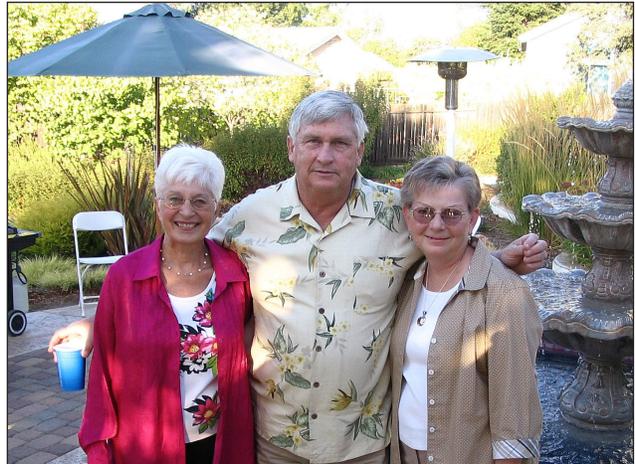
The Bulletin spoke with several individuals who are familiar with the Bass Lake area and the specific plan. It appears that the Bass Lake Hills Specific Plan is unique in that it provides for low-density residential housing next to the freeway, and higher-density housing away from the freeway. The specific plan also does not provide for any commercial property within the boundary of the specific plan. For a copy of the Bass Lake Hills Specific Plan, [click here.](#) ~



BLAC 6th ANNIVERSARY OKTOBERFEST HIGHLIGHTS



Left to right, Anne Baird, District Director for Assemblymember Alyson Huber, BLAC Vice President Kathy Prevost, and District 2 County Supervisor Ray Nutting



BLAC Vice President Kathy Prevost, District 1 County Supervisor John Knight, and BLAC Director Fran Thomson



Members Walter and Heidi Oberloher



BLAC Secretary Hal Erpenbeck, BLAC President John Thomson, and member Barbara Erpenbeck



BLAC Vice President Kathy Prevost with members Andi Stuchell, Herb Prevost, Tom Stuchell, Walter Oberloher and Heidi Oberloher



Members Bill Sultzberger, Bill Hardy, Kathy Hardy and Helene Sultzberger



Members Kathy Hardy, Helene Sultzberger, Frank Sulzberger with EID Director Harry Norris



Chef Anita Quick, who prepared the Oktoberfest feast



BLAC Vice President Kathy Prevost with members Andi Stuchell and Dennis Olberding



The Certificate of Recognition in honor of BLAC's sixth anniversary of serving the community, which was presented to BLAC by Anne Baird on behalf of Assemblymember Alyson Huber

Bass Lake Action Committee's sixth anniversary was celebrated on October 10th with a gala Oktoberfest held at the home of John and Fran Thomson in El Dorado Hills. Honored guests attending included El Dorado County supervisors John Knight and Ray Nutting, El Dorado Irrigation District director Harry Norris, and District Director Anne Baird, representing the office of Assemblymember Alyson Huber, 10th Assembly District. The repast of delicious authentic German cuisine was prepared by Chef Anita Quick, and thirsty members and guests were treated to Widmer Hefeweizen draft beer, a traditional Oktoberfest brew, from a chilled keg. ~



BLAC President John Thomson and member Walter Oberloher

THE PRESIDENT'S LETTER



Hello All,

As I write this, the wind is howling outside, and the rain is beating against the window panes. Could it be that, just a few days ago, we were sitting out on our patio at the Oktoberfest, enjoying the evening, the music, the food (not to mention the tasty Hefeweizen draft beer) and companionship of our fellow BLAC members and guests who had joined us to celebrate Bass Lake Action Committee's sixth anniversary? If you didn't make it, you missed out on a great party!

I would like to thank those people who helped to make our sixth anniversary Oktoberfest a success: Hal and Barbara Erpenbeck, the Food Committee, and Chef Anita Quick; Walter Oberloher furnished the authentic German oompah music; Kathy Prevost was in charge of the dessert, a delicious birthday cake; Fran Thomson was coordinator and prepared the invitations; and Denny Olberding headed up the cleanup crew. To all of you I say, "You did a great job!"

I would also like to acknowledge the Certificate of Recognition bestowed upon Bass Lake Action Committee by the California State Assembly, presented by our own Assemblymember, Alyson Huber, upon BLAC's sixth anniversary of serving the community. Thank you, Assemblymember Huber.

Well, I may not have lived in the foothills that long, but I have been here long enough to know that October in the Fall can be both mild and stormy; you never can tell. Luckily the weatherman gave us plenty of time to put things away, and batten down the hatches, in anticipation of this big storm. So now we are ready for winter, which I suspect may be just around the corner.

The weatherman has also been predicting that the phenomenon known as El Niño may cause the weather to turn nasty over the winter. The National Weather Service says that the November to April cool season should see more rain

and cooler temperatures than normal.

The reason is that during El Niño winters, the jet stream moves farther south, allowing winter storms to shift farther south. Luckily, El Niño usually only occurs every three to eight years. It lasts for a year, then fades away.

Let's all hope that the coming winter won't be too chilly, and that we get enough rain and snowpack to see us through next summer.

John E. Thomson

President

NOVEMBER BLAC MEETING

The November membership meeting of the Bass Lake Action Committee is the time at which members in good standing may be nominated to run for office for 2010.

The officers for 2010 will be elected by secret, written ballot at the membership meeting in December from the slate of candidates nominated at the November membership meeting. Candidates receiving the majority of the votes cast at the December meeting will serve in that office for 2010. If at the December meeting no candidate receives a majority of votes for an office, the Bylaws provide that a run-off election shall be held in the same manner no later than December 31 of that year. Officers elected for 2010 will take office on January 1, 2010.

The November general membership meeting will be held on November 2, 2009, at 7:00 PM at the home of Stuart and Sue Colvin, 2401 Summer Drive, El Dorado Hills, California, telephone 530-672-2427.

For further information, please contact BLAC Vice President Kathy Prevost at 530-672-6836 or kathyp@basslakeaction.org. ~



A Song in October

*Clouds gather, treetops toss and sway;
But pour us wine, an old one!
That we may turn this dreary day
To golden, yes, to golden!*

*Autumn has come, but never fear,
Wait but a little while yet,
Spring will be here, the skies will clear,
And fields stand deep in violets.*

*The heavenly blue of fresh new days
Oh, friend, you must employ them
Before they pass away. Be brave!
Enjoy them; oh, enjoy them!*

— *Theodor Storm*

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