



VOTERS TO DECIDE ON COUNTY LIBRARY TAX CHANGES

The El Dorado County Board of Supervisors unanimously approved a ballot measure to replace the existing targeted library tax with one that extends to all the county. Two-thirds of county voters would have to approve the new tax measure for it to go into effect.

If approved by voters in November, the tax would apply a uniform library assessment on all parcels to replace the library taxes now assessed in Cameron Park El Dorado Hills, Georgetown and South Lake Tahoe.

Currently Cameron Park charges a \$25 benefit assessment on each dwelling unit with no annual price index adjustment.

In El Dorado Hills residents also pay a \$25 special parcel tax without an annual price index adjustment.

In South Lake Tahoe and Georgetown property owners pay a \$17.20 special parcel tax adjusted annually to the Consumer Price Index for a maximum increase of 3 percent. The library assessments in South Tahoe and Georgetown both expire in 2015. There is no tax or assessment supporting the main library in Placerville.

Library Director Jeanne Amos said the county-wide assessment was needed for reasons of fairness, to prevent further draw-down on the library's fund balance and to ensure continued funding once the

tax measures in South Tahoe and Georgetown expire in 2015. The tax would ensure a consistent level of library services and would consolidate and simplify the current library tax structure, Amos explained.

The new library tax, if approved, would go into effect in the fiscal (property tax) year 2013-14 and would expire after 15 years. The base tax would be \$17.58 per parcel. For multi-family residential dwelling units it would be 80 percent of

the base tax; for parcels containing mobile home parks it would be 50 percent of the base tax per mobile home; for unimproved parcels it would be 50 percent of the base tax; and for timeshares it would be \$1. Parcels of land developed with churches, cemeteries or schools would be exempt.

Any increase in the tax would be based on the CPI for the San Francisco area, but would not exceed 3 percent in any given year. The base tax would be capped at \$25 per taxable parcel.

Considerable discussion surrounded the issues of taxing undeveloped property and taxing timeshares. Deputy county counsel Dave Livingston said that the board couldn't create an exemption from taxation for undeveloped property. "It can't be zero," he said. Because there are several types of timeshares, Supervisor Norma Santiago wanted to define what a timeshare is in such a way that all timeshare owners were included in the tax.

However, the board settled for the ballot measure as written, and for using the existing tax roll to determine who would receive the bill for the assessment if it passes, in order to meet an August 10 deadline to get the measure on the ballot.

The El Dorado County library system consists of six community libraries tied together with central administrative, technological and programmatic functions.

Total library operations for 2012-13 are \$3.3 million. If approved, the tax measure would result in a net increase in tax revenue of \$180,000 for the library system. ~



BLAC HOLDS SPECIAL MEETING AT PARKER DEVELOPMENT

On Monday, August 6th, about twenty BLAC members met at the Serrano Visitors' Center with Kirk Bone, Director of Government Relations, Tom Howard, Project Manager/Vice President of Construction, and Andrea Howard, Principal Planner for Parker Development Company. The meeting replaced the regular BLAC meeting for August.

Kirk began by saying that when the meeting arrangements were made, he thought he would be in a position to share plans for Marble Valley and the former El Dorado Hills Executive Golf Course (hereinafter known as Serrano Westside) at this time. As it turns out, Parker Development Company is several months away from that date, and Kirk said that he hopes to schedule another briefing with BLAC members in September or October to discuss those plans. He is currently working with El Dorado County on the scope of work for both projects, and when more information becomes available Parker Development Company will establish a website with information to involve various communities in information outreach.

Regarding the current status of Serrano Village J Lot H at the northwest corner of Serrano Parkway and Bass Lake Road, Parker has reserved a school site in that general area for purchase by the Rescue Union School District (RUSD) since 1988. In July 2011, RUSD was given one more year to initiate the purchase, and Parker spent the remainder of 2011 cooperating with RUSD's appraiser in providing information to com-

PARKER *(continued)*

plete an appraisal. Since then, Parker has not received any further inquiries or contact from the District, and the 1-year reservation ends this week.

John Thomson interjected that the County is currently exploring the possibility of combining the proposed Regional Park property at Bass Lake with approximately 100 acres of adjacent and redundant EID property (which includes Bass Lake) to build a multi-use recreation park. The park complex may contemplate a school site on the north side of the present EID property. The money received for the school site might provide funds for developing the park. This is all very preliminary at this time because the Cameron Park and El Dorado Hills Community Services Districts would have to be involved in maintaining the park complex once built.

Parker prefers to develop Village J Lot H as a joint-use school and village park, however if RUSD does not exercise its purchase of Village J Lot H, Parker has approval to construct an 83-unit residential project and public village park on the site. Parker is currently evaluating residential market conditions and may make potential changes to the land plan now that the 1-year reservation has expired.

Parker is also contemplating changes to the plans for Village J5/J6, possibly putting up 117 single-family, detached homes versus the 204 cluster homes as approved in 2010. They are not currently moving forward with either plan, and may change to another alternative. One option might be to develop 150 half-plexes in a style similar to the Regalo development in Serrano.

Regarding the proposed shopping center at Serrano Parkway and Bass Lake Road, Kirk said that a typical commercial property of the size contemplated (17 acres) is usually anchored by a supermarket. The future development of Bass Lake Hills north of Highway 50 and Marble Valley south of Highway 50 will likely shift the center of residential population closer to the freeway. Kirk suspects that large grocery retailers would prefer to be located there rather than farther from the freeway.

Parker Development Company is also thinking that there will never be enough demand for such a big retail project at the Serrano/Bass Lake Road intersection because generally, about 2,500 homes are required to make such a project viable. Parker is seeking the assistance of a consultant to help them determine whether a shopping center at that location is viable in the near

future, and depending on the results, may seek approval for high-density housing instead. Any change in zoning from the current commercial designation to high-density residential zoning would be supported by market statistics and an amendment to the El Dorado Hills Specific Plan.

Asked about what improvements would be made to Bass Lake Road with development of the Village J properties, Kirk and Tom replied that Serrano is responsible for frontage improvements wherever their projects adjoin Bass Lake Road. Asked about their contribution towards road improvements in the Bass Lake Hills Specific Plan (along Bass Lake Road generally south of Serrano Parkway to Highway 50), they replied that each Village J project will generate Traffic Impact Mitigation (TIM) fees to mitigate local traffic impacts, but that Serrano has no direct obligation to fix that part of Bass Lake Road.

Shifting attention to Serrano Westside and Marble Valley, both projects will be subject to the rules and regulations associated with AB 32, enacted by the California legislature in 2006 to reduce its greenhouse gas emissions to 1990 levels by 2020. Because of their potential to create greenhouse gas emissions associated with vehicle traffic, land development projects are a primary target of the greenhouse gas-reduction effort and follow-up legislation known as SB 375 provides the framework for land development projects to comply with the goal of AB 32.

SB 375 requires that all metropolitan planning organizations like the Sacramento Area Council of Governments (SACOG) adopt a Sustainable Communities Strategy (SCS). The SCS is a regional air quality and transportation-planning document that sets forth the linkages between regional land uses and transportation networks, and identifies growth areas to further the goals of AB 32.

Both the Serrano Westside and Marble Valley projects are identified in the growth areas of the SCS and, if deemed consistent with the SCS by the local land use authority (in this case, the El Dorado County Board of Supervisors), will receive the benefit of CEQA streamlining. SCS-consistent projects are not required to study the proposed project's impact on regional air quality and transportation systems.

Parker Development Company has initiated private outreach meetings with local agencies on both projects and as plans move forward, BLAC will be invited to a project briefing to learn more about the proposed land uses. Parker will set up future meetings with BLAC coinciding with the public

involvement and scoping process for the Environmental Impact Report analysis.

When asked whether Marble Valley will be in El Dorado Hills, Kirk said that it is part of the El Dorado Hills Community Services District, will be serviced by the El Dorado Irrigation District, and most of the project is within the area served by the El Dorado Hills Fire Department. Although it will have its own project name, similar to Serrano, it will probably be considered part of El Dorado Hills.

In conclusion, Kirk reminded the audience that he planned to ask us back when they had their plans finalized to the extent they could share them, in any case not later than the end of the year.

John Thomson thanked Kirk and Tom for their presentation, and led the listeners in a round of applause. Many attendees were able to chat informally with Kirk and Tom after the close of the meeting. ~



CRIME RATE REPORTED TO BE RISING IN SACRAMENTO

Crime appears to be on the rise in the Sacramento area, according to a recent article in the Sacramento Bee, which cites new crime statistics from law enforcement.

Violent crime and property crime each rose 7 percent in the city of Sacramento during the first six months of this year, compared with the same period in 2011. The latest statistics reverse a five-year trend of a falling crime rate.

Sacramento County's unincorporated neighborhoods and the city of Rancho Cordova, which is policed by sheriff's deputies under contract, combined saw an increase of 11 percent in violent crime and 6 percent in property crime. The Sheriff's Department had not reported an increase in crime since 2008.

So far in 2012, data from the two agencies show all types of crime tracked by the FBI have risen, with the exception of homicides. The Sacramento Police Department saw its largest spikes in car thefts and assaults, while assaults and rapes showed the biggest increases within the sheriff's jurisdiction. ~



PRESIDENT'S LETTER

Hi All,

It's August, and everyone seems to be busy with vacations, getting ready for back-to-school, or just staying cool as the thermometer keeps registering triple digits.

Fran and I finally bottled last year's wine. We got about nine cases of Zinfandel, probably our best vintage yet. I renetted the vineyard to keep out the birds and the wild turkeys, as the grapes are turning purple and will be tempting our feathered friends.

Labor Day usually marks the end of Summer. See you in September!

Sincerely,

John Thomson

President



Midsummer Joys

Give me the joys of summer,
Of Summer Queen so fair,
With wealth of lovely flowers
And fruits and sun-kissed air!

Talk not to me of winter
With ice and frost and snow,
Nor changing spring and autumn
When howling winds will blow.

No, I will take the joys
Of Summer every time,
So to this Queen of Seasons
I dedicate my rhyme.

— Winifred Sackville Stoner



ONCE IN A BLUE MOON?

August 2012 is a month with two full moons. The first full moon was August 1, and the second full moon is August 31. According to tradition, that means it's a blue moon month, because we call the second full moon in a calendar month a "blue moon."

Every month has a full moon, and, most of the time, the names for full moons coincide with particular months or seasons of the year. By either definition, the name blue moon accounts for times when there happen to be more full moons than is convenient.

The time between one full moon and the next is close to the length of a calendar month. So the only time one month can have two full moons is when the first full moon happens in the first few days of the month. This happens every 2-3 years, so these sorts of blue moons come about that often.

Can there be two blue moons in a single calendar year? Yes. It last happened in 1999. There were two full moons in January and two full moons in March and no full moon in February. So both January and March had blue moons.

The Old Farmer's Almanac also defines a blue moon as an extra full moon that occurs in a season, the third full moon of four in a season. Each season typically has three full moons. If a season has four full moons, then the third full moon may be called a blue moon. The next blue moon by this definition will fall on August 21, 2013. ~

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BLAC SETS SEPTEMBER, OCTOBER, NOVEMBER BOARD MEETING DATES

The September BLAC Board meeting will be held September 10, 2012, at 7:00 PM at the home of Jeanette and Joe D'Amico, 400 Basil Court (Woodridge), El Dorado Hills. The October Board meeting will be held on October 1. The November Board meeting will be held on November 5. In addition, the annual Christmas Party will be held on December 3rd.

All BLAC members are cordially invited to attend all meetings. For further information regarding our meetings, please contact Vice President Kathy Prevost, 530-672-6836. ~

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