

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.



image credit - Sherry Baker

ANOTHER SUMMER DRIVE CAR ACCIDENT

By John Davey

Another car accident occurred on Summer Drive in the Woodridge neighborhood in the Bass Lake Villages on August 15 around 4PM.

The accident happened in the 2100 block of Summer Drive. The motorist was traveling southbound.

The driver was transported to a hospital for care. Neighbors have reported that the driver told the attending paramedics that he had no idea of what had happened.

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ANOTHER SUMMER DRIVE CAR ACCIDENT *(con't)*

The vehicle narrowly missed a resident walking from the mailbox along Summer Drive.



image credit - Sherry Baker

Bass Lake Action Committee member Sherry Baker shared the accident details with County Transportation Department Staff, and provided an update to the Placerville CHP Public Information Officer.

County Transportation Department Staff have indicated that they will follow up with concerned residents in a few weeks when the CHP collision report is available to review the details.

Summer Drive has experienced an alarming rate of vehicle accidents - close to a dozen over recent years,

including four accidents in 2021 between January and March. The accidents consistently involve vehicles leaving the roadway.

Speeding by residents inside the Bass Lake Villages has long been a concern. Efforts by Bass Lake Action Committee member Shauna Herrman, and several other residents concerned about the high accident rate, and the speeding issues, led the Bass Lake Action Committee to sponsor a [Community traffic meeting in May 2021](#). The meeting was attended by dozens of residents, and representatives of CHP, County Transportation Department, and the El Dorado Hills Fire Department to present information. Due to pandemic public meeting restrictions, the meeting was held outdoors on Prairie Falcon Court, with homeowners Rob and Joy Giraf and their neighbors allowing attendees to meet in front of their homes. The meeting recording is posted on the [Bass Lake Action Committee YouTube Channel](#).

Due to the efforts of BLAC members Shauna Herrman, Sherry Baker, Karen Hart, and many others, the CHP was able to study Bass Lake Village roads, and determine it was legal to post "Enforced By Radar" signs below existing 25 MPH speed limit signs. Eventually, the County Transportation Department was able to [install warning signs](#) north of the problematic curve on Summer

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ANOTHER SUMMER DRIVE CAR ACCIDENT *(con't)*

Drive, the site of many of the car accidents.



Traffic Warning Sign installed on Summer Dr in April 2023 - credit John Davey

Typically new traffic signs installed in neighborhoods in front of homes are accompanied by concerns, or objections. Woodridge residents did not oppose these new signs, in the hopes that they could help prevent future accidents.

The Bass Lake Action Committee is looking for additional Committee members to join the ranks of our Traffic and Safety subcommittee to study traffic concerns in our villages, and along Bass Lake Rd. Interested Committee members can email blacmembers@gmail.com for more information.

During our 2021 study of the Woodridge and The Hills of El Dorado Villages, our members heard from CHP and Transportation Department Staff, that shared the following information:

1. The roadways inside the Bass Lake Villages meet all modern road design elements.
2. Warranted conditions do not exist to support traffic calming measures.
3. Accident rates, overall speed, and road design conditions must meet a threshold for traffic calming measures.
4. Stop signs are used to control movement at intersections. They are not speed control, or traffic calming devices. They need to be supported by warrants to be legally enforceable.
5. Education and enforcement are the best tools to control speeding.
6. Report speeders to the non-emergency number at the Placerville CHP office 530-748-2450 - try to provide a vehicle license number, vehicle and driver description if possible. ~

MARBLE VALLEY & LIME ROCK VALLEY PROJECTS HOLD WORKSHOPS AT COUNTY PLANNING COMMISSION

By John Davey

The El Dorado County Planning Commission held a workshop on August 8th to discuss the proposed

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MARBLE VALLEY & LIME ROCK VALLEY *(con't)*

Village of Marble Valley and Lime Rock Valley specific plans. These large development projects, located south of Highway 50 between El Dorado Hills and Cameron Park, would encompass over 4,000 acres and include mixed-density housing, commercial spaces, and various amenities.

While no official decisions were made, the workshop provided an opportunity for county staff, residents, and planning commissioners to share their perspectives.

Concerns Regarding Public Costs and Benefits

District 2 Planning Commissioner Bob Williams expressed concerns about the financial burden these projects might place on taxpayers. He emphasized the need for a clear understanding of infrastructure costs and potential community finance districts associated with the development.

Residents echoed these concerns, questioning whether the projects would provide sufficient affordable housing and offer tangible benefits to the community. District 3 Planning Commissioner Lexi Boeger highlighted the importance of walkability, diverse housing options, and amenities that cater to modern community needs.

Environmental Impact Reports Under Scrutiny

The public comment period for the Draft Environmental Impact Reports (EIRs) for both projects has closed. However, residents, particularly those residing near the proposed sites, expressed dissatisfaction with the documents.

Cameron Estates resident Beth Thompson raised concerns about inconsistencies, missing information, and a lack of mitigation measures for unavoidable impacts in the draft EIRs. She, along with other residents, pointed to potential issues with traffic congestion, wildfire risk, water resources, and increased strain on existing infrastructure.

Similar concerns were voiced by members of the Cameron Park Community Services District (CPCSD) board. Board Director Tim Israel questioned the impact on their parks and fire services, particularly considering the potential delay in building a dedicated fire station for the new developments.

Funding and Traffic Concerns

El Dorado County Auditor-Controller Joe Harn raised additional concerns regarding funding and traffic mitigation. He pointed to a potential

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MARBLE VALLEY & LIME ROCK VALLEY *(con't)*

lack of resources due to past legal rulings and expressed doubts about the county's ability to rely on existing traffic impact fees. He recommended requiring developers to fund specific road improvements based on project milestones.

Looking Ahead

Representatives from G3 Enterprises (Lime Rock) and Parker Development (Marble Valley) will have the opportunity to address these concerns at future, yet-to-be-scheduled hearings. Planning Commission Chair Andy Nevis emphasized the importance of ongoing communication between developers and the community to ensure the projects benefit the broader public.

For more information on the projects, visit:

engageeldorado.us.engagementhq.com/edc-projects-in-your-area.

BLAC COMMENTS TO MARBLE VALLEY AND LIME ROCK VALLEY PROJECT WORKSHOPS

By John Davey

The Bass Lake Action Committee Transportation and Safety Committee submitted a comment letter to the

August 8, 2024 Planning Commission Workshops for the DRAFT Environmental Impact Reports (DEIR) for the Marble Valley Specific Plan and the Lime Rock Valley Specific Plan projects. [View the full letter here](#)

Topics covered:

LOS Impacts on Bass Lake Road

While Level of Service and delay times are no longer an element of CEQA review, replaced by the Vehicle Miles Traveled metric, LOS is a component of the El Dorado County General Plan Transportation element, with Voter enacted Measures Y and E specifically identifying LOS compliance in both Community and Rural Regions for General Plan Consistency. With the addition of a cumulative 4000 housing units, primarily served by Bass Lake Road, our members are concerned about the high degree of traffic volume that will impact Bass Lake Road as the proposed projects develop over time.

Infrastructure impacts on Bass Lake Road over many years

Both DEIRs stipulate that major portions of water and other utility infrastructure service components will be delivered to the plan areas via Bass Lake Road which will entail a large amount of time for construction.

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BLAC COMMENTS TO MARBLE VALLEY AND LIME ROCK VALLEY *(con't)*

Our members are concerned about the impacts on existing residents as Bass Lake Road will likely experience significant delays for long stretches of time, during peak commute times, including school mornings, as well as the usual pattern of weekday commutes in both the mornings and evenings. The VMVSP DEIR suggests a 19-year build out, while the LRVSP DEIR indicates a 25-year build out.

Sienna Ridge Shopping Center

Since the VMVSP and LRVSP do not include any grocery facilities, it seems reasonable that most of the future residents of the projects will shop at the Sienna Ridge Shopping Center at Bass Lake Road and Serrano Parkway, as it contains the closest grocer, as well as other common retail amenities.

Funneling residents of a cumulative 4000 homes along two lane Bass Lake Road would result in significantly more traffic volume and daily trips that either DEIR represents. Additionally, access to the Sienna Ridge Shopping Center is from a main entrance on Bass Lake Road that has been observed to back up as far south as Brannan Way in the Hawk View residential village. The southern exit of the Sienna Ridge Shopping Center also has unrestricted left and right turn movements in and

out, with very poor sightlines to northbound traffic on Bass Lake Road on a curve. Bass Lake Action Committee TSC members would recommend restricting left turn movements OUT of the shopping center onto southbound Bass Lake Road.

Bass Lake Road and Silver Springs Parkway main access to Green Valley Road

Bass Lake Road is also the main connector roadway north to Serrano Parkway, and further to Green Valley Road (also from the Bass Lake Road - Silver Springs Parkway intersection). Village entrances along Bass Lake Road are only several hundred feet apart, including Serrano Village J6, Serrano Village J7, Bridlewood Canyon, Woodridge, and The Hills of El Dorado. Green Valley Road is THE major local roadway that connects our communities in eastern El Dorado Hills to the City of Folsom, and further to job centers and services in Placer County and Sacramento County. Both DEIRs don't seem to adequately contemplate or address the amount of daily trips that the project will generate along Bass Lake Road at the entrances to these communities.

Interim US50 Interchange Improvements Will NOT Suffice.

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BLAC COMMENTS TO MARBLE VALLEY AND LIME ROCK VALLEY *(con't)*

Voter approved Measure Y and Measure E, as part of the El Dorado County Adopted General Plan, require traffic impacts to be fully mitigated.

Bass Lake Road interchange - interim improvements

Both project DEIRs only ancillary mention “interim improvements” to the Bass Lake Road-US50 interchange. Two projects with 4000 homes, based on varying ITE rate calculations and standard deviations, can generate between 17,800 and 37,720 daily trips. The majority of these daily trips will be under the constrained two lane underpass of US50 at Bass Lake Road, and either continuing further north on Bass Lake Road, onto westbound US50 (for employment, shopping, or other commutes), or onto eastbound US50 for school students who have to travel to Union Mine High School 12 miles away to the east. This amount of generated ADT should be required to fully improve the Bass Lake Road-US50 interchange. What other future project(s) might follow that would meet the need to fully improve the interchange? The proposed Town & Country Village El Dorado hospitality and mixed use project will not generate even a third of the ADT as these two Specific Plans. The remaining buildout

of the Bass Lake Hills Specific Plan will fall well short of the combined VMVSP and LRVSP traffic generation as well.

Cambridge Road Interchange - interim improvements

Like the Bass Lake Road-US50 interchange, the traffic volume generated by these projects should be required to fully improve the Cambridge Road-US50 interchange.

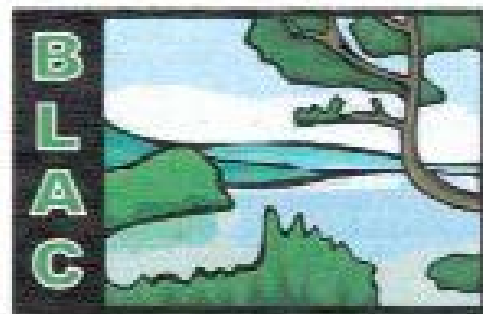
The Bass Lake Action Committee Board of Directors extends thanks to the members of our TSC for their ongoing efforts to identify shortcomings and finding solutions to traffic and safety issues in the Bass Lake area. The Bass Lake Action Committee remains committed to facilitating the best project and development outcomes in our community. We look forward to welcoming the new neighbors these projects will bring to our County.

Respectfully submitted,

Ron Cassity

Vice President

Bass Lake Action Committee



EDHCSD LAUNCHES INVESTIGATION OF TWO DIRECTORS

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has initiated a formal investigation into the conduct of two of its members, Board President Noelle Mattock and Director Ben Paulsen. The investigation follows a complaint filed by El Dorado County Taxpayer Dean Getz, alleging a conflict of interest related to the district's dealings with consultant DTA.

Getz's complaint centers on the involvement of former EDH CSD General Manager Kevin Loewen, who was employed by both the EDH CSD and the EDH CSD's hired consultants, DTA, simultaneously. A previous investigation confirmed this arrangement constituted a clear conflict of interest and violation of district policy.

Getz alleges that Mattock and Paulsen were aware of Loewen's dual employment and that their knowledge influenced the district's decision to resist signing an attestation letter confirming the accuracy of annual Landscaping and Lighting Assessment Districts (LLAD) assessment levies to property owners prepared by DTA. The refusal to provide this attestation led to

a dispute with the El Dorado County Auditor-Controller, Joe Harn, who expressed concerns about discrepancies in DTA's work.

"As documented in the Loewen investigation, President Noelle Mattock admitted knowing that Loewen worked for DTA," Getz's letter notes. "Despite this knowledge, she chose to initiate costly litigation with the county's auditor-controller rather than risk exposing Loewen, DTA, or her awareness of Loewen's conflict of interest with DTA, etc."

"I assert that district records support the fact that ... Paulsen actively participated in the district's deliberate evasion of signing the attestations for DTA's work products mandated by the county," the letter continues.

At the August 8 board meeting, the matter was addressed as an item on the meeting agenda, requiring the un-involved directors to either approve the investigation, or deny it. Directors Mattock and Paulsen as the potential subjects on the investigation did not vote - Director Paulsen was absent from the meeting.

Following the vote of Directors Michael Martinelli, Steve Ferry, and Heidi Hannaman to approve the investigation, Director Mattock provided a statement, claiming that

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EDHCSD LAUNCHES INVESTIGATION OF TWO DIRECTORS *(con't)*

the auditor-controller had "tried to force me to violate my role as an elected official" by demanding she sign the attestation letter.

As Board President, Director Mattock did sign the attestation for the 2025 LLAD assessments.

She also accused Harn of conducting a "political attack" against her and Paulsen, both of whom have elected terms ending this year. Director Mattock has filed to run for re-election. Director Paulsen did not file to run for re-election. The EDH CSD has two at-large Director positions on the November ballot. In addition to Director Mattock, EDH residents Steve Gutierrez and Chuck King have filed to run for the EDH CSD Board in the November 2024 election.

However, Harn maintains that the county requires the EDH CSD to provide certification of the accuracy and lawfulness of the assessments. He also responded to Director Mattock's accusations, stating, "Noelle has been sneaky and has been willing to break the law in order to prevent the public from finding out what the district is doing."

In her public statement at the Board Meeting, Director Mattock also claimed that she was 'warned' by Director Hannaman that Mattock and Paulsen's critics were "coming after you, and they are coming after your livelihoods and your reputations."

In a brittle exchange, Director Hannaman responded to Director Mattock "That is something that was a closed session discussion, and that is a complete violation of our privacy of closed session."

Director Mattock continued with her public statement, offering "Now to address the issue, did I know if the former general manager worked for DTA? To my recollection, the answer is no."

The investigation, to be conducted by Shaw Law Group, is expected to determine whether Mattock and Paulsen violated district policies. The results of the investigation will be presented to the EDHCSD Board of Directors at a future meeting.

Sources:

Bass Lake Action Committee
Members in attendance

[Village Life August 21, 2024 reporting](#)

[EDH CSD Board of Directors Meeting Recording](#)

EDSO CITIZEN'S ACADEMY NOW RECRUITING

El Dorado County Sheriff's Office News release

The El Dorado County Sheriff's Office Citizens Academy begins Sept. 25. This is a free training program designed to familiarize participants with the many aspects of law enforcement and the role the sheriff's office plays in the community.

This program meets at the EDSO Public Safety Facility and runs approximately 11 consecutive weeks, 6-9 p.m. on Wednesdays. Each week will bring a different instructor to discuss a variety of law enforcement topics and provide a behind-the-scenes look at the various EDSO units, equipment and facilities. Another bonus of this program includes an opportunity to take a ride-a-long with an EDSO deputy.

Space is limited so it's important to register as soon as possible. Due to adult themes and content the academy is only for ages 18 and older. There are exceptions to this; call or email for further information. This is a must for every resident of El Dorado County. For more information contact the program coordinator: Detective Cortez (530) 621-5992 or email cortezn@edso.org.

GET READY FOR AUTUMN GARDENING IN THE BASS LAKE AREA

By John Davey

As the golden hues of autumn begin to paint the Bass Lake area, it's time to shift our gardening focus. The cooling temperatures and decreasing daylight hours signal a change in plant needs, and with careful attention, your garden can transition gracefully into this season.

Lawn Care for Autumn in Bass Lake

The Bass Lake area's unique climate, characterized by warm dry autumns, presents specific challenges and opportunities for lawn care.

Overseeding with a blend tailored to the region's soil type and drainage conditions is essential. Consider using a grass seed mix that includes drought-tolerant varieties to prepare for potential dry spells.

Fertilizing with a product formulated for fall feeding will help your lawn recover from summer stress and build resilience for winter. Remember, while adequate moisture is crucial, avoid overwatering, as excessive moisture can contribute to fungal diseases common in the region.

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AUTUMN GARDENING IN THE BASS LAKE AREA *(con't)*

Nurturing Your Landscape Through Autumn

The Bass Lake area boasts a diverse range of plant life, from drought-tolerant natives to lush ornamentals. Pruning shrubs like California lilac-*ceanothus*, box wood, azaleas, butterfly bush, delphinium, gardenia, hydrangea, lavender, and phlox is essential for maintaining shape and promoting healthy growth. For trees, focus on removing dead or diseased branches and shaping the canopy.

Mulching with a thick layer of wood chips or shredded bark can help conserve soil moisture, especially during the typically dry autumn months. This practice also helps regulate soil temperature, protecting plant roots from extreme fluctuations.

Dividing perennials like daylilies, irises, and agapanthus can rejuvenate these plants and create new ones. Be cautious of dividing during excessively wet periods, as this can increase the risk of fungal diseases.

Embracing New Growth in Autumn

Autumn is a prime time to introduce new plants to your Bass Lake garden. Bulbs like daffodils, tulips, and hyacinths thrive in the region's climate

and provide stunning displays in the spring. Cool-season annuals such as pansies and violas offer vibrant color throughout the cooler months.

Planting trees and shrubs in autumn allows them to establish roots before the challenges of winter. Consider native options like California buckeye, and oak that are well-adapted to local conditions.

Common Gardening Challenges in Bass Lake

While the Bass Lake area offers a beautiful setting for gardening, it also presents specific challenges. These may include:

- **Drought:** Implementing water-wise practices, such as mulching and selecting drought-tolerant plants, is crucial.
- **Fire Hazard:** Be mindful of plant choices and maintain proper clearance around structures to reduce fire risk.
- **Deer and Other Wildlife:** Protect your garden with fencing or repellents if necessary. Consider deer resistant varieties when planting.

By understanding these challenges and taking proactive steps, you can create a thriving garden that enhances the beauty of your Bass Lake property. ~

AUGUST LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in August 2024.

El Dorado Hills Community Council Meetings: First Monday of each month.
August Meeting

<https://youtu.be/SFeotXwZw5Q>

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

August Meeting

<https://www.youtube.com/live/sDEUIuhP4U4>

El Dorado Hills Community Services District Board of Directors Meetings: Second Thursday of each month
August Meeting

<https://basslakeaction.net/edhcsd-aug-2024>

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 -

<https://www.youtube.com/@eldoradoirrigationdistrict3994>



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The BLAC Board of Directors met on August 12th. The Board is seeking members to serve on the board as Director at Large, and Treasurer.

The Board is also looking for members to volunteer for our Holiday Party Committee

The next meeting of the BLAC Board of Directors will be held on Monday November 11, 2024 at 7PM. Members will receive the Agenda & Meeting link/location details via email.

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>