

# 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.



## PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

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Date: July 15, 2024  
To: Board of Supervisors [Agenda Date: July 30, 2024]  
From: Robert Peters, Deputy Director of Planning;  
Brendan Ferry, Deputy Director of Planning; and  
Bret Sampson, Planning Manager  
Subject: **Long Range Planning Mid-Year 2024 Update and Proposed Project Work Plan for Fiscal Year 2024-25**

### PURPOSE

This Staff Memo is an update to the Board of Supervisors (Board) on the implementation status of the Long Range Planning (LRP) Work Plan, for Fiscal Year (FY) 2023-24. It also includes the proposed Work Plan for FY 2024-25. The existing projects listed on the Work Plan are considered priorities for the Board and direction has been given to staff to complete the effort. The proposed projects listed on the Work Plan are for

## COUNTY IDENTIFIES LONG RANGE PLANNING WORKPLAN GOALS

*By John Davey*

El Dorado County's Planning and Building Department has unveiled its newly approved long-range planning workplan, outlining key priorities for the county and the Board of Supervisors in the coming year and beyond. The plan, adopted during the Board's July 30th meeting, sets a course for various departmental projects, with a strong focus on housing initiatives.

### Affordable Housing Takes Center Stage

A proposed affordable housing ordinance is at the forefront of the workplan, aiming to establish a framework for



## COUNTY IDENTIFIES LONG RANGE PLANNING WORKPLAN GOALS *(cont.)*

for addressing the county's growing need for accessible housing options. According to the plan, the ordinance is expected to be finalized by winter 2024.

An affordable housing task force, composed of housing industry experts, has been formed to develop strategies for future implementation. As per the Board's direction, the task force will conduct a series of public meetings in late summer and fall. "The task force will periodically report to the board for further direction on housing initiatives," states a county staff memo.

The focus on affordable housing replaces the infill incentives project previously highlighted in prior work plans. The task force will specifically address the possibility of offering incentives for infill development projects within existing neighborhoods.

Planning and Building Director Karen Garner expressed optimism about potential partnerships to support these initiatives. "We're going to be reaching out to the El Dorado Community Foundation and see if they have any interest in partnering with us," she noted. "We believe they may have that interest, and can

facilitate, especially with community outreach."

### Addressing Rising Concerns Around Housing Costs and Security

The Board of Supervisors acknowledged potential issues regarding affordable housing availability and security. Concerns were raised about the practices of new mobile home park owners who are reportedly raising rents and implementing stricter rules, leading to resident displacement. Supervisors highlighted a significant rise in rents, with some tenants facing double or even triple the amount they paid in 2018.

District 4 Supervisor Lori Parlin expressed her concerns: "We have a situation (in my district) and I am thinking we have a couple of situations of these predatory practices across the county that we have been told about that weren't urgent, now are. I have a bad feeling this is the start for our county and I think there is going to be more."

Diane Rabinowitz, president of NAMI El Dorado County, a mental illness support and advocacy group, urged the Board to consider the needs of residents with mental illness in the development of affordable housing solutions. She emphasized that

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## COUNTY IDENTIFIES LONG RANGE PLANNING WORKPLAN GOALS *(cont.)*

unstable living conditions can exacerbate mental health challenges. "I urge you to direct your staff to include people with serious mental illness in the language describing the county's long and short range plans for affordable housing and to prioritize the development of affordable housing for people with special needs," Rabinowitz stated.

### Other Key Initiatives in the Long Range Plan

The workplan also outlines various other housing-related projects, including:

- **Tahoe Commodities Incentives for Affordable Housing and Workforce Housing Projects:** This initiative focuses on incentivizing the development of affordable and workforce housing projects within the Tahoe Basin, aiming to coincide with the completion of the Tahoe El Dorado Area Plan by summer 2026.
- **Tahoe El Dorado Area Plan:** This jurisdiction-wide area plan aims to streamline permitting processes and environmental reviews in the Tahoe Basin. It will allow the county to "control land use policies and decisions

based on each community's needs and incorporate Tahoe Regional Planning Agency code and state law updates," according to the staff memo.

- **Housing Element and General Plan Implementation Reports:** Annual progress reports for the county's housing element and General Plan implementation are anticipated by spring 2025. This will be followed by a five-year review of the General Plan for the 2021-2025 fiscal years in 2026.

### Zoning Code Updates and Design Standard Development

The long-range plan also addresses anticipated updates to the county's Title 130 Zoning Code, with a focus on areas like communications facilities, signs, oak resources conservation, and Cameron Park sign standards. These updates are expected to be finalized by summer 2025.

Another project involves the creation of an interim West Slope design standard for multi-family, horizontal mixed-use, and commercial development in specific community regions and rural centers. This is expected to be completed by winter 2024 and will serve as a foundation for the development of custom design standards for these areas, including

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## COUNTY IDENTIFIES LONG RANGE PLANNING WORKPLAN GOALS *(cont.)*

Shingle Springs, Diamond Springs, Cameron Park, and El Dorado Hills, by 2025.

### Protecting Natural Resources and Scenic Beauty

The workplan outlines plans to update the ecological preserve fee structure. This fee allows the county to collect funds from new developments to support the acquisition and management of land for the Pine Hill Preserve, including El Dorado Irrigation District's service area and rare soils areas.

Additionally, the plan includes the drafting of a scenic corridor ordinance by spring 2025. This ordinance will establish criteria for protecting identified scenic roads and state highways.

### Additional Planning Efforts

The long-range plan also includes provisions for updating the county's ecological preserve fee structure. These fees, collected from new developments within designated mitigation areas, support the acquisition and management of land for the Pine Hill Preserve.

The workplan outlines the intent to draft a scenic corridor ordinance by

spring 2025. This ordinance will establish criteria for protecting identified scenic roads and state highways.

For a comprehensive overview of the long-range planning update and accompanying staff memo, visit the county's Legistar website at <https://eldorado.legistar.com> and refer to the July 30 meeting minutes.

### SOURCES:

El Dorado County Board of Supervisors Meeting Recording [Mountain Democrat August 7, 2024 Reporting](#)

## FORMER RESTAURANT SPOT IN LA BORGATA NEARS OPENING AS CARD ROOM & CHOPHOUSE

*By John Davey*

Some changes are on the horizon for El Dorado Hills as a new card room and restaurant prepares to open its doors in the La Borgata center. The former Sienna restaurant space is undergoing a transformation to become the El Dorado Hills Casino and The Eldo Chophouse and Kitchen.

Construction on the 9,500-square-foot

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## CARD ROOM & CHOPHOUSE NEARS OPENING *(con't)*

space has been underway since last year, and the operators are optimistic about a late September opening for the card room. The California Bureau of Gambling Control has conducted a preliminary site inspection and provided a list of regulatory requirements that must be met before the establishment can welcome guests.

The card room will occupy approximately 2,900 square feet of the space and offer a variety of games, including Texas Hold'em, Omaha, and blackjack. Randy Yapple, the owner of the card room license, anticipates the initial job creation to be around 55 full-time employees, with the potential to increase to as many as 95 over time.

Yapple is also in the process of selling the card room license to Cold Water Partners Inc., while remaining a minority owner. This transaction is currently undergoing regulatory approval but will not affect the opening of the card room.

The restaurant component, The Eldo Chophouse and Kitchen, is being spearheaded by restaurateur Angelo Heropoulos, known for his successful businesses in Saratoga. Heropoulos is excited to bring a unique dining experience to El Dorado Hills, offering a menu featuring prime and wagyu

steaks, seafood, and other delectable dishes.

The restaurant's build-out is nearing completion, and Heropoulos is aiming for an opening date in late October or early November. The dining room will have seating for up to 140 people, with additional outdoor patio areas that can accommodate more guests. The restaurant expects to hire at least 75 employees to operate the bar and kitchen.

The Eldo will initially be open for dinner service Wednesday through Sunday, with plans to expand hours and days to include lunch and brunch service in the future.



*image credit - Google Street View*

SOURCES:

[Sacramento Business Journal August 28, 2024 Reporting](#)

## UPDATES FOR TRANSPORTATION IMPACT FEES & CAPITAL IMPROVEMENT PROGRAM REVIEWED AT BOS MEETING

*By John Davey*

El Dorado County leaders are busy updating the county's Traffic Impact Fee (TIF) and Capital Improvement programs, with a potential 25% reduction in available grant funds looming over the process. This reduction, estimated at \$57 million, would significantly impact the county's ability to fund transportation projects.

During the Aug. 13 Board of Supervisors meeting, staff and consultants discussed the proposed updates and the potential grant-funding reductions. The discussion centered around the TIF program's five-year update and the need to readjust TIF allocations to accommodate the changing landscape of grant funding.

According to Senior Civil Engineer Zach Oats, the grant-funding world has undergone a significant transformation in recent years due to state and federal policies focused on greenhouse gases and vehicle miles traveled (VMT). Projects that increase greenhouse gases and VMT, such as those included in the TIF program, are becoming less

aligned with the available grant programs.

"The reality is that projects that increase greenhouse gases and VMT like those contained in the TIF program are essentially increasing capacity to address levels of service issues," Oats explained. "The nature of those projects do not align with the grant programs that are now available."

In light of these changes, staff is recommending a reduction in the assumed grant funding for the major update during this cycle. This reduction would necessitate adjustments to other funding sources, such as housing offsets.

Transportation staff has proposed decreasing the amount of money allocated to housing offsets in most unincorporated areas of the county, except for El Dorado Hills. These offsets were introduced in the 2020 TIF update to address increasing fees for those buying a single-family home.

"Essentially, if we are going to reduce the amount of grant funding, we will have to make up that money elsewhere," Oats said. "We have to fully fund the external trip shares and our Housing Element says we have to have the affordable housing offset programs. Essentially, we are about \$24 million in grant funding as part of

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## UPDATES FOR TRANSPORTATION IMPACT FEES & CIP *(con't)*

our minimum that we have to have, which basically leaves the (housing) offsets as the spot where unfortunately we can adjust those to make sure we are in line with the reality of our grant funding."

The assumed grant reductions were unanimously approved by the Board of Supervisors.

Transportation Director Rafael Martinez noted that the TIF program's goal of reducing impacts from new developments, including road congestion, can be incompatible with the increasing number of cars, vehicles, vehicle miles traveled, and greenhouse gases that accompany growth.

"The TIF program is to address our General Plan, and our General Plan says we have to maintain a certain level of service and a certain level of capacity on our roadways," Martinez told the supervisors. "Vehicle miles traveled, which the state has incorporated (in its) CEQA analysis, says the opposite, saying you need to reduce your capacity and increase more modes of transportation."

Jerry Barton, senior transportation planner for the El Dorado County Transportation Commission (EDCTC), also weighed in on the matter, noting that

the shift in competitive funds like CMAQ and Urban STBG towards projects that reduce greenhouse gas emissions and VMTs is affecting the TIF program.

"What Zach is taking into account is that some of these projects are not going to be competitive, because they are increasing roadway projects," Barton said of the county's CIP. "They are not going to be competitive for (CMAQ) at all, so some form of reduction in an estimate for that fund source is very appropriate. Capacity increase projects are not CMAQ eligible, but we will do a little better with Urban STBG."

EDCTC Executive Director Woodrow Deloria emphasized the impact of state legislation, such as SB 375 and SB 1, on TIF revenue. These bills aim to reduce greenhouse gas emissions and increase public transit systems, respectively.

"That's really why we had to right-size these financial forecasts, to reflect those changes," Deloria said.

Transportation staff will present multiple scenarios relating to reducing housing offsets to the Board of Supervisors on Oct. 22.

In addition to the grant-funding challenges, other factors are being

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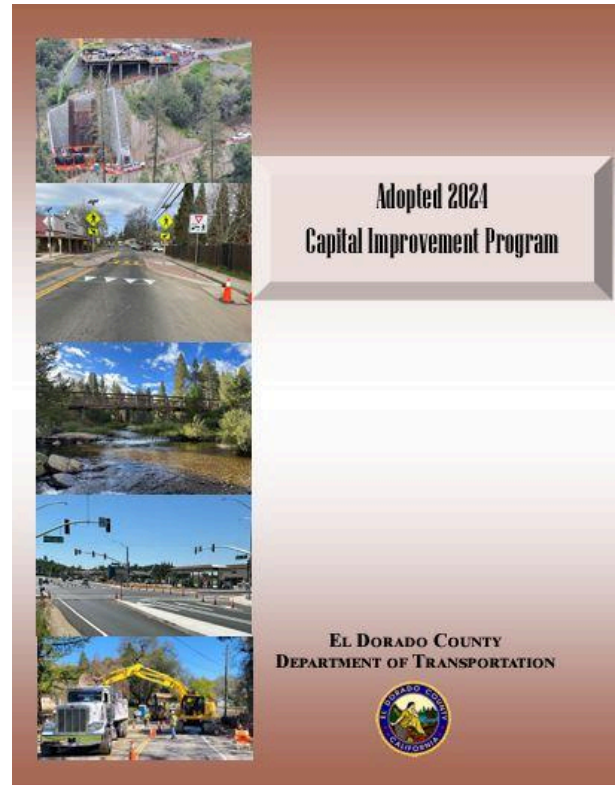
## UPDATES FOR TRANSPORTATION IMPACT FEES & CIP *(con't)*

considered in the TIF update. Economic & Planning Systems Inc. determined that 61% of jobs in El Dorado County serve local residents. This information will be used to shift non-residential equivalent dwelling units to residential uses to account for local-serving shares of non-residential employment.

Data from the California Department of Finance shows a 5% population growth in El Dorado County between 2013 and 2023, but a 10% decrease in employed residents. The proportion of inflow and outflow of commuters remained the same.

Transportation modeling conducted by Kimley-Horn revealed higher levels of service volume thresholds for two-lane and multi-lane highways. Seven county roads were identified as deficient in their level of service, including Bass Lake Road, Cameron Park Drive, El Dorado Hills Boulevard, Green Valley Road, Latrobe Road, and White Rock Road. Additionally, Highway 50 westbound at El Dorado Hills Boulevard was found to be deficient.

The cost for improvements to county roads has increased to \$343,770,000 due to inflationary factors.



### SOURCES:

El Dorado County Board of Supervisors Meeting Recording [Mountain Democrat August 23, 2024 Reporting](#)

## EID CONFIRMS NO LEAD SERVICE LINES

*Jesse Saich / El Dorado Irrigation District Press Release*

At the Aug. 26 regular meeting of the El Dorado Irrigation District Board of Directors, EID staff announced the successful completion of the Lead Service Line Inventory project. The completion ensures EID’s compliance

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## EID CONFIRMS NO LEAD SERVICE LINES *(con't)*

with the U.S. Environmental Protection Agency's Lead and Copper Rule Revisions and confirms that none of EID's three water systems — Main, Outingdale and Strawberry — contain any lead service lines.

EID staff meticulously reviewed historical records, conducted interviews with long-serving staff who had in-depth knowledge of the water systems and performed targeted field inspections. They employed innovative strategies, such as using statistical interpolation for service lines where records were incomplete, while still ensuring a thorough and accurate inventory. The team also developed a Quality Assurance Program Plan that was swiftly approved by the state's Division of Drinking Water. This approval allowed EID staff to streamline the inspection process, reducing both the number of field inspections and potential disruptions to customers.

The project was completed five months ahead of schedule and under budget, saving approximately \$200,000. This efficient use of resources has enabled the district to confidently declare that there are no lead service lines on either the utility side or customer side, ensuring the

continued safety and quality of the water provided to the community.

For more information on this project visit [EID.org/LCR](https://eid.org/LCR).

## AN EYE ON IMPROVEMENTS TO COUNTY PERMIT PROCESS FOR DEVELOPMENT & PROPERTY OWNERS

*By John Davey*

El Dorado County Planning and Building Department staff are actively working to streamline the development review and permitting process through a series of initiatives aimed at increasing efficiency and addressing concerns raised by permit applicants.

Backlogs and communication issues between permit applicants and county staff have been identified as key areas for improvement. To address these challenges, the department is implementing several strategies, including upgrading the TRAKiT system, enhancing transparency, and improving internal efficiency.

One of the primary focuses is to review and update application forms and requirements to ensure they are

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## IMPROVEMENTS TO COUNTY PERMIT PROCESS

*(con't)*

consistent, up-to-date, and relevant to different development stages. The goal is to create a "master application" that provides clear guidance and reduces the burden on applicants.

"We are scouring through all of those, trying to get a consistent format and feel and up-to-date information, and (analyzing) the appropriateness of the information requested for different development stages, trying to find out what is necessary on these applications, what has changed over time that we still have that may not be necessary and cumbersome on the applicants," explained Deputy Director of Economic Development and Administration Kyle Zimbleman.

Staff are also working to integrate the application process with the TRAKiT system, allowing for a more seamless and efficient experience. Additionally, a working group is being formed to enhance communication and collaboration among county departments and external agencies involved in the permitting process.

To improve transparency and accountability, the department is implementing new performance measures, such as responding to inquiries within two business days and meeting deadlines for application

completeness and permit issuance. They are also exploring ways to improve communication with applicants and external agencies, including creating a quarterly newsletter and increasing outreach efforts.

The TRAKiT system itself is also undergoing improvements, with staff collaborating with IT and other jurisdictions that use the system. Training is being emphasized to ensure that both staff and external agencies are equipped to use the system effectively.

The department is also committed to enhancing its customer service standards and improving employee morale and retention. This includes conducting interviews to gather feedback on workload, accountability, and workplace culture.

While progress has been made, challenges remain, particularly in the Tahoe area where significant delays and understaffing have been reported. The department is prioritizing efforts to address these issues and establish a fully functioning independent office in Tahoe.

The Board of Supervisors has commended staff for acknowledging the shortcomings and taking steps to address them. However, they also

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## IMPROVEMENTS TO COUNTY PERMIT PROCESS

*(con't)*

emphasized the importance of providing clear expectations and timelines to applicants, addressing complex applications, and ensuring timely follow-ups on projects.

Overall, the El Dorado County Planning and Building Department is actively working to improve the development review and permitting process through a combination of technological advancements, increased transparency, enhanced communication, and improved efficiency. While challenges remain, the department's commitment to addressing these issues is a positive step towards a more streamlined and effective process for developers and property owners.

### SOURCES:

El Dorado County Board of Supervisors Meeting Recording [Mountain Democrat August 30, 2024 Reporting](#)

## OAK LEAVES IN AUTUMN: LEAVE THEM OR PICK THEM UP?

*By John Davey*

**The annual autumnal spectacle of falling oak leaves in the Bass Lake Area of El Dorado Hills is both beautiful and practical.** While the colorful leaves create a picturesque landscape, they also pose a challenge for homeowners and gardeners. The question of whether to leave the leaves where they fall or pick them up is a common one.

### How to Control the Mess

- **Raking:** For those who prefer a tidy appearance, raking is a common method. However, it can be time-consuming and may not be necessary for all areas.
- **Leaf Blowers:** Leaf blowers can quickly remove leaves from lawns and pathways. However, they can also spread leaves to other areas, creating more work.
- **Mulching:** Leaving the leaves in place and running them over with a lawnmower can create a natural mulch that can benefit the soil.

### Oak Leaf Impact on Soil and the Health of Oak Trees

Oak leaves are a valuable source of

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## OAK LEAVES: LEAVE THEM OR PICK THEM UP? *(con't)*

organic matter that can improve soil health. When left on the ground, they decompose, adding nutrients and improving soil structure. This can benefit both the oak trees themselves and other plants in the area.

### Which Northern California Oak Trees Drop Their Leaves in the Fall? Is There a Difference in Impacts Between Live Oak Leaves and Valley or White Oak Leaves?

Most oak trees in Northern California, including valley oaks, and white oaks, drop their leaves in the fall. However, there can be some differences in the rate of leaf fall and the composition of the leaves.

Unlike most other oak trees in Northern California, **live oaks do not drop their leaves in the fall**. Instead, they shed old leaves gradually throughout the year. This means that they produce a more constant stream of leaf litter compared to deciduous oaks like valley oaks and white oaks. Also, live oak leaves tend to be tougher and may take longer to decompose.

## Oak Leaves and Home Maintenance

Oak leaves can also have a significant impact on various parts of your home, including:

- **Rain gutters:** Oak leaves can clog rain gutters, preventing them from functioning properly. This can lead to water damage, foundation problems, and even roof leaks.
- **Roof valley pans:** Valley pans are the areas where two roof sections meet. Oak leaves can accumulate in these areas and cause water to back up, potentially leading to leaks.
- **Solar panels:** Oak leaves can reduce the efficiency of solar panels by blocking sunlight. Regular cleaning can help maintain optimal performance.

To prevent these issues, it's important to clean your gutters, valley pans, and solar panels regularly, especially during the fall when oak leaves are most abundant. You can also install gutter guards or mesh screens to help keep leaves out of your gutters.

### What to Do About Oak Acorns in Your Garden?

Oak acorns can be a nuisance for homeowners, as they can sprout and become unwanted trees. If you want to prevent this, you can remove the

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## OAK LEAVES: LEAVE THEM OR PICK THEM UP? *(cont)*

acorns or cover the ground with a layer of mulch to deter squirrels and other animals that spread them. The most labor intensive option is to collect them and add them to your yard waste can for pick up.

### Can You Use Oak Leaf as Mulch in Other Areas of Your Garden?

Yes, oak leaves can be used as mulch in other areas of your garden. They can help retain moisture, suppress weeds, and improve soil health. However, it's important to use them in moderation, as too much can create a mat that can hinder plant growth.

By understanding the benefits and potential drawbacks of oak leaves, you can make informed decisions about how to manage them in your Bass Lake Area garden.

## BASS LAKE AREA 2025 LLAD LEVIES INCLUDED ON PROPERTY TAX STATEMENTS

*By John Davey*

In a change from the past two years, the Landscaping and Lighting Assessment District (LLAD) annual assessments have been included on the 2025 El Dorado County Property Tax Statements.

In 2023, and again in 2024, County Auditor Controller Joe Harn did not approve the inclusion of the LLAD assessments submitted to his office by the El Dorado Hills Community Services District (EDH CSD) the agency that manages the LLADs in El Dorado Hills. Auditor Harn found fault and inaccuracies in the 2023 and 2024 submitted assessments, and sought additional written attestation from the EDH CSD - a request that the EDH CSD rejected. This led to a lawsuit filed by the EDH CSD against El Dorado County, and Auditor Harn - which remains ongoing. **EDH Tax Payers are funding BOTH sides of the litigation through property taxes paid to the County and to the EDH CSD.** The EDH CSD did provide additional attestation for the 2025 levies.

Bass Lake area LLADs assessment levies for 2025:

**LLAD Bass Lake A**  
(The Hills of El Dorado)  
**\$280.48 per parcel**

**LLAD Bass Lake B**  
(Woodridge)  
**\$308.46 per parcel**

**LLAD Hollow Oak**  
(Laurel Oaks)  
**\$766.30**

## SEPTEMBER LOCAL MEETING RECORDINGS

By John Davey

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

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

<https://www.youtube.com/watch?v=CLJJBqG4tPM>

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

**September Meeting**

<https://www.youtube.com/live/C1Qd3anHL8E>

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

**September Meeting**

<https://basslakeaction.net/edhcsd-sep-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 Bass Lake Action Committee Board of Directors is seeking members to volunteer for our Holiday Party Planning Committee. Interested members should contact President John Davey at [basslakemembers@gmail.com](mailto:basslakemembers@gmail.com)

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](mailto:basslakemembers@gmail.com).

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>