



BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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www.basslakeaction.org

WOODRIDGE LLAD MEETING HELD MARCH 20



Woodridge neighbors take a look at some landscape concept drawings

Last month Bass Lake Action Committee (BLAC) hosted a meeting with CSD General Manager Brent Dennis, Parks Supervisor Gino Sciandri, and concerned Woodridge neighbors to review the configuration of the plants on the median on Madera Way. The goal was to see if the median could be improved by using different plantings. The present plants are in poor condition and appear to be diseased. Also discussed were the problems with the landscape lighting along the side of the entry.

Concept plans and alternative landscape configurations were displayed and discussed, and a landscape design for the median was chosen. The renovation of the landscaping in the median will be Phase 1. It was decided that the present hedges be removed and replaced with two pear trees to match those on the roadside curbs, and a decorative plant be used for the edge of the median.

Neighbors complained that the lights that illuminate the LLAD have been out for some time, rendering the intersection and entry way on Bass Lake Road very dark at night. The problem with the lights stems

from the fact that thieves have stolen the landscape lighting fixtures that illuminate each side of Madera. The theft broke the electrical circuits that powered the lights that illuminate the two Woodridge wall signs at the corner. Those corner lights are armored against theft.

The CSD has repaired the electrical circuits to the front signs; however, this is the second or third time the side fixtures have been taken. The CSD is reluctant to install new lights for fear those will be also stolen.

Phase 2 of the renovation will be concerned with choosing a viable lighting scheme for the roadside landscaping. A meeting to be held later this year will look at alternatives to the present lighting scheme.

Readers will recall that the entry landscaping is part of the Bass Lake Village B Landscaping and Lighting Assessment District (LLAD), which is maintained by the El Dorado Hills Community Services District (CSD). Woodridge residents are annually assessed for the LLAD maintenance costs on their property tax bill.

For further information, contact Kathy Prevost at 530-672-6836. ~



Bass Lake when full

FUTURE OF BASS LAKE REMAINS CLOUDY

The fate of Bass Lake, recently declared redundant, or surplus, by the El Dorado Irrigation District (EID) is apparently for sale. All told, EID has 140 acres at Bass Lake that is surplus.

In November of last year EID, in accordance with state law, issued letters to El Dorado County, Amador County and school districts notifying them that they had 60 days to provide EID with a written letter of interest in buying the lake, which includes some surrounding land.

So far EID has received letters of interest from El Dorado County and Rescue Union School District. EID has since granted extensions of time in which to make up their minds about buying the lake.

The county is interested in two parcels at Bass Lake. Rescue school District is also interested in property next to the lake.

EID is currently conducting an appraisal of the property, according to Communications and Community Relations Director Mary Lynn Carlton.

The Bulletin understands that some county staff believe that the county originally owned the lake and transferred the lake to the county for a nominal sum many years ago. We have not heard that the question has been settled.

Last year then-county supervisor John Knight convened a committee of community leaders to determine what the community wanted to do about the lake, and to what alternative uses the lake could be turned. That committee has not met since John's

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PRESIDENT'S LETTER

Hello All,

It looks like growth is upon us again. According to a recent article by Robert Celaschi in the Sacramento Business Journal, by 2060 El Dorado County is expected to add 117,000 people to its current estimated population of 180,560.

When El Dorado County last updated its general plan in 2004, the economy was hot and builders were adding houses at a fast clip. That plan assumed that the historical average growth rate of 2 percent a year would continue. Today, the population is growing at about 1 percent a year, and it looks to keep that slower pace for a while. That means that the county, instead of being 10 years into a 20-year growth plan, is 10 years into a 30-year growth plan.

The growth areas we have are right next to the same places where development has been concentrated for the past half-century: along Highway 50 not far east of the Sacramento County line.

The El Dorado Hills Specific Plan still has about 1,000 to 1,500 custom lots, mostly residential. The Promontory, smack up against Folsom and just south of Green Valley Road, still has about 100 lots. Marble Valley looks to get started soon, with about 800 acres of residential housing on 2300 acres. Parker Development has proposed filling the former El Dorado Hills public golf course at El Dorado Hills Boulevard and Serrano Parkway with 600 to 800 higher density residential units and parks. The location should allow residents to walk to nearby shopping centers.

The newest proposals are still in their initial stages, and county staff is only now processing environmental impact reports. We shall see.

Sincerely,

John Thomson

President

BASS LAKE *(continued)*

term ended in December of 2012.

EID once used Bass Lake to provide back-up water for the recycled water system when that system ran short. But that use of Bass Lake was discontinued in 2009, said EID General Counsel Tom Cumpston. Backup for recycled water now comes through pipes that deliver treated water instead of raw lake water. The lake continues to have water in it from natural runoff, which Cumpston estimates at 60 acre-feet a year. ~



OPENING OF NEW HIGHWAY 50 CARPOOL LANE DELAYED

The opening of the new HOV carpool lane on westbound Highway 50 from Cameron Park Drive to Bass Lake Road has been delayed until May because of safety concerns, according to the state Department of Transportation.

The lane, from Cameron Park Drive in Cameron Park to Bass Lake Road in El Dorado Hills, has a drainage issue that will require repaving.

Temperatures are not expected to be warm enough to repave the lane until sometime in May, according to Caltrans.

The HOV lanes between Bass Lake Road and Cameron Park Drive are Phase II of the Highway 50 HOV lanes project in El Dorado County.

Phase II is funded by the "Casino Settlement Agreement" between the County and the Shingle Springs Band of Miwok Indians. Construction of the Phase II project was originally scheduled to begin in 2014, but the county was able to obtain state funds that enabled construction to commence in 2012.

Phase III of the project, Cameron Park to Greenstone, will start from the eastern limits of the Phase II project and end near the casino. Phase III is in the early planning phases and the construction date has not been determined. ~

Credit: Barbara Barte Osborn, Bee correspondent.



A WORD TO THE WISE

Those of you that travel on Bass Lake Road, be warned that the California Highway Patrol is planning to step up enforcement activities along the road.

They will be watching the stretch between Bridlewood Canyon and the sharp curve on Bass Lake Road in particular. That sharp curve was the scene of a roll-over accident a week or so ago, presumably a result of excessive speed while traveling northbound on Bass Lake Road. ~



FARMS – IN EL DORADO HILLS?

El Dorado Hills will soon be the home of the westernmost farm on the El Dorado County Farm Trails. Travelers along Bass Lake Road near Highway 50 will have noticed that the field where horses used to graze has been tilled for farming. That is where local Realtors Doug Hus and Rob Day are in the process of establishing a farm which will provide natural produce to the area.

El Dorado County has a long tradition of agriculture dating to the gold rush of the 1800s, and today we continue to be proud of our rural atmosphere and agricultural history.

The El Dorado Farm Trails Association was established as a non-profit organization in 1992 to promote agriculture and agritourism in the county. Farm Trails members grow a wide variety of fruits, including cherries, berries, peaches, apples, pears, and oranges as well as wine grapes, flowers, Christmas trees and other agricultural products.

Besides tilling their fields, Hus and Day have installed irrigation, with water supplied by a spring-fed well. They are hoping to harvest their first crops by mid-summer, and will offer their produce at a roadside stand located on Old Bass Lake Road.

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FARM *(continued)*

Future plans include hiring a local farmer to manage the day-to-day operations of the farm, and setting up a website to advertise their produce. Eventually they hope to qualify the farm as a certified organic operation. ~



GROUPS INVITED TO PLANNING TABLE

Last December the El Dorado County Board of Supervisors combined the county planning, transportation and environmental departments into one large Community Development Agency, headed by Assistant Chief Administrative Officer Kim Kerr. Among the goals set out by the supervisors was getting more input and guidance from local grass-roots organizations through the conduit of the County Economic Development Advisory Committee (CEDAC).

The additional responsibility and the resulting outreach into the communities marks the transition of CEDAC from economic development and regulatory reform into community development.

The idea is to have local councils formalize their community's vision into a plan that can be used to shape policy and evaluate project proposals under the guidance of CEDAC, headed by local attorney Jim Brunello. Those local councils will be self-selecting, and can represent a geographic area or a special interest group.

Councils have already formed in Camino, Placerville, Shingle Springs, Diamond Springs/El Dorado and Cool, where residents have long held a shared identity and sought greater representation in county governance.

Six sprawling specific plans were approved between 1987 and 1998, covering nearly 10,000 acres of El Dorado Hills. Those plans locked in development rights for an estimated 14,000 homes that would come to define El Dorado Hills far more than the villages envisioned by early developers Alan Linsey and Victor Gruen in the late 1950s.

Most of the new homes had yet to be built when the 2004 General Plan was fought over and eventually approved. One of the most contentious issues was the forecast

for 32,000 new homes in the county by 2025, including those in the existing specific plans. Most of the new homes would be "accommodated," in planning parlance, in El Dorado Hills.

Brunello predicted that the latest growth projections, due in the next 30 days, will show slower residential demand than the 2004 forecasts, pushing the planning horizon to 2035 or beyond.

Rural areas, by contrast, would likely show greater demand than the 2004 forecast.

The forecasts are important because, in theory at least, the board should use them to drive large land-use decisions, he said, and community councils will want to be involved in the discussion. The councils will also address road policy. Brunello mentioned Green Valley Road, where hundreds of new homes are currently proposed with no planned widening of what locals claim has become a congested and dangerous east-west transportation artery.

"If you want to be involved you better get there early," Brunello said.

"If my proposal benefits the community; if I have the interest and support of other councils, then I stand a much better chance (of approval)," he continued, explaining the role of councils when developers come knocking. "And if my project meets the community standards, my chances are even better. That's what we're proposing. Most developers would prefer the strictest standards over trying to guess what the community wants."

EID Director Alan Day called the CEDAC model "a good way to find commonality with other groups and gain synergy."

Local real estate specialist and CEDAC volunteer Steve Ferry organized the last meeting on behalf of the Tea Party Patriots of El Dorado Hills, but made it clear that the Tea Party has no desire to be a community group or even the facilitator.

El Dorado Hills resident Noah Briel is a mixed-use advocate and long-standing CEDAC volunteer. "It's working now," he said of the CEDAC process. "The question is can we take it down to the community level, rather than just have people like Gordon (Helm) and Steve (Ferry) and me up there representing all of you. I'm a good guy, but I'm not you and I don't share all your concerns."

The following night Senior Planner Shawna Purvines appeared at the regular monthly El Dorado Hills Area Planning Advisory Committee (APAC) meeting and delivered a tight summary of the Land Use Policy Programmatic Update, which is the vehicle

for the land use and regulatory reform measures currently under environmental review.

Purvines took the CEDAC model one step down, explaining how local councils can formalize a vision by agreeing on their community's defining qualities, for example: "What makes you Bass Lake Hills?"

Those goals will be expanded into community design standards and a community plan which, in the short term, would have to be consistent with the General Plan and zoning, but longer term could suggest zoning changes or even land use designation changes.

She warned that each council must represent a cross-section of the community, and encouraged the inclusion of land owners.

Purvines said she's done it before, and the resulting plans created trust and support between the community and supervisors. She promised outcomes that better reflect the will of the community.

The process is not well-suited to conventional meetings, which could drag on for months, she said. High speed facilitated meetings work better, Purvines explained, promising tools and personal assistance to drive the creation of a community plan quickly.

"You want to get plugged into the board sooner rather than later," she said.

El Dorado Hills residents must first define their councils. Neighborhoods such as Bass Lake Hills, which have yet to build out, are a natural fit for the process, said Purvines.

Residents of older, built-out neighborhoods where residential design standards are less an issue might band together.

She offered large maps of El Dorado Hills, suitable for working out council boundaries, but said someone or some group needs to host the council formation process.~

Credit: Mike Roberts, Mountain Democrat



GREEN VALLEY ALLIANCE FORMED

Some of the residents along Green Valley Road have formed a group to ensure the quality of life and maintain the region's unique community, cultural, and environmental assets. The group is concerned that the Green Valley Road corridor is being adversely affected by rampant high density rezoning projects from East to West.

The mission of the Green Valley Alliance is to ensure that policies and procedures are followed which support respon-

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MEET TERRY CRUMPLEY, CSD BOARD MEMBER

Bass Lake Action Committee (BLAC) has arranged a meet-and-greet evening with Terry Crumpley, CPA, our new El Dorado Hills Community Services Director, at Oak Knoll Park on May 10, 2013, from 6:30 PM to 8:30 PM. Light refreshments will be served.

We are honored that we have someone from the Bass Lake area representing us on the CSD Board.

For further informations, please call Kathy Prevost at 530-672-6836. ~



Spring Song

Hark, I hear a robin calling!
List, the wind is from the south!
And the orchard-bloom is falling
Sweet as kisses on the mouth.

In the dreamy vale of beeches
Fair and faint is woven mist,
And the river's orient reaches
Are the palest amethyst.

Every limpid brook is singing
Of the lure of April days;
Every piney glen is ringing
With the maddest roundelays.

Come and let us seek together
Springtime lore of daffodils,
Giving to the golden weather
Greeting on the sun-warm hills.

—Lucy Maud Montgomery

GREEN VALLEY *(continued)*

sible growth while protecting resources. They believe that this can be accomplished through communication and collaboration with government, land developers, and the public. They also call for a study of the corridor before any rezones are approved.

A major concern was, and is, the traffic generated on the winding Malcolm Dixon Road and across the narrow and historic Pony Express bridges.

See greenvalleyalliance.org for more specific information. ~



PROPANE UPDATE

Though cold weather in the East caused a spike in propane prices there, the mild spring has kept supplies and prices down in the Midwest and here in the Far West.

The contract price for JS West propane for the communities of Bridlewood Canyon, Sierra Crossing and Woodridge as of April 5, 2013, was \$1.67 per gallon. JS West propane general market price was \$2.69 per gallon.

The Mont Belvieu, Texas benchmark wholesale price was \$0.9028 per gallon on April 5, 2013. Last year at this time was \$0.8967 per gallon.

The US Energy Information Administration (EIA) reports that the March 18 average US residential propane price was \$2.484 per gallon. The East Coast price was \$3.085 and Midwest price was \$0.8967 on that date. These are the latest EIA prices, as the EIA tracks propane prices only in the winter. ~

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BLAC BOARD MET IN APRIL, SETS MAY AND JUNE MEETINGS

The April meeting of the Board of Directors of Bass Lake Action Committee was held April 1, 2013, at the home of Tasha Boutselis-Camacho

The May Board Meeting will be held on May 4, 2013, at 7:00 PM. The meeting will be held at the home of, Hal and Barbara Erpenbeck, 9045 Orchid Shade Drive, Woodridge, El Dorado Hills, CA 95762, telephone 530-677-5533.

The May Board Meeting will be held on June 3, 2013, at 7:00 PM. at the home of, John and Fran Thomson

All BLAC members are cordially invited to attend all BLAC board meetings. For additional information, contact Kathy Prevost at 530-672-6836. ~

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