



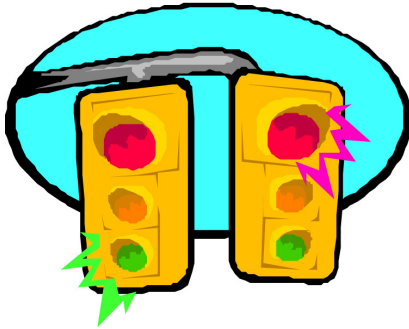
BASS LAKE BULLETIN

Vol. XI No. 12

The Voice of the Bass Lake Community

Dec - Jan 2013/14

www.basslakeaction.org



BASS LAKE ROAD INTERSECTION NEARS COMPLETION

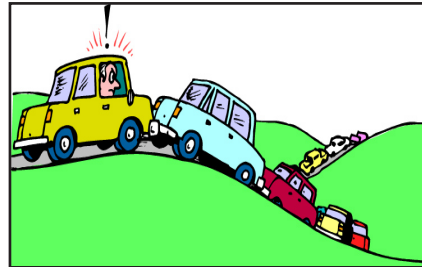
The welcome improvements to the intersection of Bass Lake Road and Serrano Parkway are nearing completion, according to Kirk Bone, Director of Government Relations for Parker Development Company. "We expect the project to be complete and the traffic signals in operation within the next thirty days," he told the Bulletin.

The improvements include the realignment of Sienna Ridge Road (formerly old Bass Lake Road) and the installation of traffic signals at the resulting four-way intersection of Bass Lake Road and Serrano Parkway.

The stop signs on Bass Lake Road at the old Sienna Ridge Road intersection (near the El Dorado Irrigation District yard entrance) are slated to be removed once construction vehicles no longer need the old roadway to access Bass Lake Road.

The Sienna Ridge and intersection improvements were not required to be made until the start of the final phase of the proposed commercial project at the intersection. However, the perceived need for traffic controls at the intersection and current low construction costs prompted Parker Development to accelerate the schedule into 2013.

Elsewhere, the right and left turn lanes and bike lanes that were recently added to the intersection of Green Valley Road and Deer Valley Road are a part of the project that is currently constructing the new three-way signalized intersection next to Pleasant Grove School. The Deer Valley Road improvements cost about \$1.3 million. ~



BASS LAKE ROAD: NO IMPROVEMENTS LIKELY ANYTIME SOON

Bass Lake Road area residents and developers again came up short last month, when the El Dorado County Board of Supervisors quashed efforts led by developer Norm Brown to redesign development agreements (DAs) it signed with the county a decade or more ago. Those DAs run for 20 years and are in the Bass Lake Hills Specific Plan, which roughly straddles Bass Lake Road from Serrano to Highway 50. The motion by District 5 Supervisor Norma Santiago to continue negotiations with developers was defeated 3-2. District 2 Supervisor Ray Nutting supported Santiago's suggestion.

The heart of the matter was a request to amend the terms of the Public Facilities Financing Plan (PFFP), which lays out a protocol for building improvements to Bass Lake Road, including the interchange at Highway 50 between El Dorado Hills and Cameron Park.

In its simplest form, under the existing PFFP, the developer who wants to be the first to get a building permit must pay for a substantial portion of the road improvements up front. That individual or company then will be reimbursed as the next projects begin,

sometime in the future. The agreements are relatively unusual because there are more than 50 participants representing more than 75 parcels. Some of them are long-time residents on long-time family holdings who are not deep-pocket developers with enough resources to do major road construction in advance of building a few houses to sell. In effect, most of them reportedly cannot afford to be the first to break ground, so they have sought to break down the road work into smaller segments that can be built as needed.

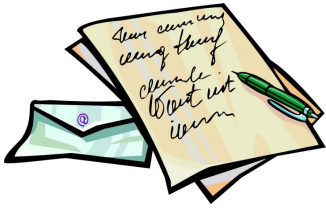
The PFFP was developed in 2004 and confirmed in 2013. In 2004, development was surging in the western parts of the county, and the PFFP appeared to be a reasonable solution to getting infrastructure in place to handle the projected population growth. Initial developers were expected to recoup their upfront money relatively quickly as subsequent developments occurred. The general economic downturn over the following years has effectively halted many projects that had been anticipated.

Led by the area's largest parcel holders, Winn Communities in partnership with Norm Brown of N.C. Brown Development, George Carpenter, vice president of Winn Communities presented a comprehensive proposal requesting that the board consider altering three elements of the Bass Lake Hills Specific Plan which includes the PFFP: changing the phasing of improvements to Bass Lake Road so that they are constructed when required, instead of with the next final map; changing the required improvements to the Highway 50/Bass Lake Road interchange so that they are constructed when required instead of with the next final map; and considering an exception to the Zone 8

(continued on page 2)



NOTICE TO READERS
THIS ISSUE OF THE BULLETIN WILL COVER DECEMBER AND JANUARY. NO BULLETIN WILL BE PUBLISHED IN JANUARY 2014.



PRESIDENT'S LETTER

Hello All,

To those of us who use propane to heat our homes, cold weather means that we think about the price of propane.

Readers will remember that in April of 2010, BLAC, in concert with some folks in Bridewood Canyon, negotiated an agreement with propane provider JS West to buy propane at a discount. The neighborhoods covered by the agreement included Bridlewood Canon, Sierra Crossing, and Woodridge.

The agreement stipulates that if the three neighborhoods have 300 or more JS West residential customers, JS West will sell them propane at a price per gallon that is no more than sixty cents over the wholesale price JS West pays at the terminal at Benicia. It didn't take long for 300 customers to sign up, and the prices have been somewhere around fifty-five cents over the wholesale price since 2010.

Recently I calculated the savings to the JS West contract customers during the twelve months ended in April 2013.

I used my JS West bills to get the number of gallons and the prices that I paid during that twelve month period. Since propane prices are not tracked in California, I used the US average prices for comparison, though those prices may be a bit high. I used 300 customers to be conservative., though I know that there are more than 300 JS West customers getting the contract price. My calculations did not include the effect of two years of free tank rental and the discounted first tank fill-up, which was also a part of the deal.

I came up with a savings of about \$650 per household, which adds up to \$195,000, using 300 homeowners. That's a pretty good deal.

So this Christmas, in addition to the other blessings for which we give thanks, let us remember that little things add up to a lot. So don't forget to be thankful for those little things, like a discount on your propane!

I wish you all a very Merry Christmas and a Happy and Prosperous New Year.

Sincerely,

John Thomson

President

BASS LAKE ROAD *(continued)*

TIM fee reimbursement policy to allow TIM fee credits based on the developer's prepayment of TIM fees to build Bass Lake Road.

The Winn Communities - Brown Development partnership owns the projects known as Hawk View (114 single family lots), Bell Woods (54) and Bell Ranch (113).

Carpenter also asked that if the board gave "conceptual" approval to all three issues, county staff could continue to work with the applicant to "move forward with further studies and bring project documents and actions back to the board for formal consideration."

TIM fees are broken down into a local component and a Caltrans component related to traffic impacts on Highway 50. The proposal specified the local component as further explained by Scott Wilson with the county department of transportation's finance division:

"The applicant proposed that their development's local component of the Zone 8 Traffic Impact Mitigation fees could be prepaid to the county in one lump sum (approximately \$4.6 million total). The county could then use that money to build the applicant's conditioned improvements to Bass Lake Road, or the county could use the funds elsewhere in the TIM fee Zone 8 area. Once the applicant prepaid this sum to the county, the building permits associated with their developments would be credited with the amount that they prepaid. So, when the applicant came in to pull building permits for homes in their developments, the amount they pay would be reduced by the amount of the prepay."

From the county's perspective, making significant changes to the Development Agreements poses legal questions that have yet to be answered. Not all of the property owners signed the Development Agreements with the county, and not all of those who did are on board with the changes proposed by Winn and Brown. According to county counsel David Livingston, that posed a problem that unless the agreement (to change) was unanimous, the county could not legally alter the agreements.

Carpenter's views to the contrary, the board generally accepted its counsel's opinion. "You can't violate the DA, but you can apply minor changes," Livingston said.

"We are in agreement that the plan was broken and needs to be fixed," Carpenter said during the hearing. "We made a breakthrough working with county staff (agreeing that) some improvements (required by the

original plan) are way out of balance with reality today. If you want something built there, direct staff to work with us . . . We're not proposing any changes (to housing density)."

In some ways Bass Lake Road is the tip of a much larger iceberg. Below the surface are multiple issues of traffic circulation because Bass Lake is considered one of the few north-to-south links between Highway 50 and Green Valley Road. As a narrow, winding road, it is said to be marginally passable at peak driving hours and at or approaching Level of Service F. Levels of Service are transportation designations describing traffic flow and congestion. Level of Service F is not permitted under the county's General Plan traffic guidelines as contained in Measure Y.

Tom Infusino, representing the Measure Y Committee, spoke against the Winn proposal citing the measure's strictures to base traffic mitigation needs on what is known as well as what is "reasonably foreseeable." He noted that there are already 7,000 residential units approved but not built in El Dorado Hills and the cumulative impact of that plus hundreds or thousands more should be reasonably foreseeable. "Level of Service F is already up since a couple of years ago (on the affected roads)," he said. ~

Credit: Chris Daley, Mountain Democrat



BLAC ANNUAL CHRISTMAS PARTY AND ELECTION IN DECEMBER

The December annual membership meeting and Christmas Party was held on December 2, 2013. The election of officers for 2014 was the only item of business on the meeting agenda. The BLAC members present elected John Thomson president, Kathy Prevost vice president, Fran Thomson treasurer, Hal Erpenbeck secretary. There being no candidate for director-at-large, the board will appoint a member to that office.

The first BLAC meeting of 2014 will be a board meeting that will be held on February 3, 2014 at 7:00 PM at the home of John and Fran Thomson, 501 Kirkwood Court, in Woodridge, El Dorado Hills, 530-677-3039.

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

HIGHLIGHTS OF THE BLAC ANNUAL MEETING AND CHRISTMAS PARTY



Guests Tom and Andrea Howard, with Host Stuart Colvin



President John Thomson and Treasurer Fran Thomson



Vice President Kathy Prevost with Members Linda Sinnwell and Steve Setodeh



Members Walter and Hedi Oberloher with President John Thomson



EDHCS D Director Terry Crumpley with Secretary Hal Erpenbeck and Member Jan Buxton



Hostess Sue Colvin and Member Herb Prevost



PROPANE PRICES SPIKE

The current winter cold snap has made many homeowners who heat their houses with propane become sensitive to its recent price fluctuations. Even though crude oil prices fell going into late October, the roller-coaster price of propane recently reflects an unusual demand for propane.

Propane is produced from natural gas at processing plants and from crude oil at refineries. Propane produced from natural gas has been the fastest-growing component of overall U.S. propane supply. Propane production in the United States has set record highs on an almost weekly basis in 2013 as a result of increased oil and natural



Christmas Past

Each Christmas I remember
The ones of long ago;
I see our mantelpiece adorned
With stockings in a row.

Each Christmas finds me dreaming
Of days that used to be,
When we hid presents here and there,
For all the family.

Each Christmas I remember
The fragrance in the air,
Of roasting turkey and mince pies
And cookies everywhere.

Each Christmas finds me longing
For Christmases now past,
And I am back in childhood
As long as memories last.

— Carice Williams

gas drilling.

However, a record corn crop harvest has increased the demand for propane in the Midwest. Corn must be dried to a 15% moisture content before it can be stored to avoid mold and other quality problems. Because propane is used for crop drying, a wet growing season in the Midwest combined with the largest corn yield in U.S. history has greatly increased the demand for propane.

According to US Energy Information Administration (EIA) weekly data, demand for propane is currently at the highest level ever recorded for a November. For the week ending November 1, the United States consumed nearly 1.8 million barrels per day—a figure typically not seen until January or February, when the winter heating season reaches a peak. As a result, propane inventories in the Midwest have fallen to their lowest level for November since 1996. Along with spiking domestic demand, competitively-priced U.S. propane exports have also surged. Exports from the United States are currently estimated to be 288,000 barrels per day, not far from the record of 308,000 barrels per day set in May 2013.

This boost in propane demand has created a spike in propane prices across the country. The winter heating season is just beginning to affect consumption figures, so propane demand for the 2013-14 season could continue at a record pace into the spring.

The wholesale price of propane at the Mont Belvieu hub in Texas on December 12th was \$1.2344 per gallon. The price at the same date in 2012 was \$0.7234 per gallon. The average cost of residential propane in the US on December 9th was \$2.2621 according to the EIA. The December 12th delivered contract price for JS West Propane for residents of Woodridge, Bridlewood Canyon and Sierra Crossing was \$2.2000 per gallon. ~

Bass Lake Action Committee
501 Kirkwood Court
El Dorado Hills, CA 95762

BLAC AND EDHCSD MEET TO DISCUSS LLAD ASSESSMENTS

Acting upon inquiries from homeowners in the Bass Lake Village Landscape and Lighting Assessment District (LLAD), which includes Hills of El Dorado (Zone A) and Woodridge (Zone B), representatives of BLAC met last month with El Dorado Hills Community Services District (CSD) officials led by CSD General Manager Brent Dennis to review the fiscal year 2014 LLAD assessments for Woodridge.

CSD Director Terry Crumpley is spearheading the effort to identify direct costs and indirect cost allocations.

The upshot of the cordial meeting was that the CSD staff will review the allocations and cost policies of the CSD, focusing on Bass Lake Village, and report their findings at a meeting in the near future.

The LLAD assessments maintain the entry landscaping and the street lights of Woodridge and Hills of El Dorado under the management of the CSD. ~

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