



# BASS LAKE BULLETIN

Vol. XV No. 12

The Voice of the Bass Lake Community

December 2017

[www.basslakeaction.org](http://www.basslakeaction.org)



*Jill Ritzman*

## NEW GENERAL MANAGER FOR CAMERON PARK CSD

Jill Ritzman has been selected as the new general manager of the Cameron Park Community Services District. Ritzman replaces Mary Cahill, who resigned in April.

Ritzman has worked in park planning, trails, community and regional park operations, recreation programming, open space, community partnerships, grants and volunteer administration with agencies including Sacramento County Regional Parks, Sunrise Recreation and Park District, El Dorado Hills Community Services District and Foothill Associates.

A resident of Pollock Pines since 1989, Ritzman started the job at the CSD on November 8th.

As general manager she will supervise seven full-time staff plus temporary and contract staff and will be paid \$110,000 a year.

"Jill brings such a wealth of experience from her background in parks and recreation. We can't wait to see her love of the community and nature in action and what it brings to the district," said Holly Morrison, president of the board. "The district staff and the Board of Directors are excited and hopeful for her tenure. We look forward to working with her and helping to make her as successful as possible."

In the coming weeks Ritzman plans to meet with residents and local community groups to solicit and share ideas about what lies ahead for the district. ~

*Credit: Dawn Hodson, Mountain Democrat*



## DIXON RANCH PROJECT BOUNCES BACK

Down but not out, a revised version of Dixon Ranch was back for a conceptual review at the October 24th meeting of the Board of Supervisors.

To be developed by True Life Companies, the subdivision is no longer called Dixon Ranch. Instead it has been downsized and renamed Generations at Green Valley.

Aiden Barry, who is the senior vice president of True Life Companies, said he was there to start the process afresh and to get feedback on whether the company should proceed with the revised project.

The Dixon Ranch project was denied by the Board of Supervisors back in February.

To be located off Green Valley Road in El Dorado Hills, the developers proposed building 605 homes with approximately 160 of them restricted to older adults.

The development ended up being denied by the board based on findings that it was inconsistent with other General Plan goals governing jobs, generation of sales taxes and creation of moderate income housing. It was also deemed inconsistent with a policy that

requires development projects be located and designed to avoid incompatibility with adjoining land uses. The project was also found to be inconsistent with objectives of the Economic Element of the General Plan.

Auditor-Controller Joe Harn spoke in opposition to the project when it was first proposed, saying the assumptions built into the Financial Impact Analysis prepared by the developer were wrong, and the project would result in having to cut services to other residents.

The revised project would result in 439 homes with 20 of them deemed affordable to moderate income buyers. It would also require a General Plan Amendment from Low-Density Residential to Medium-and High-Density Residential.

To buffer the high density core of the development from neighbors with acreage, the new design includes four-acre lots surrounding most of the core.

In his presentation to the board, Barry promised the new project would also include improvements to Green Valley Road saying he hoped there would be no gap with the auditor as before.

### ***Keep it rural***

Despite the reduced density of the project and promises by the developer to fix Green Valley Road, the audience was filled with opponents who spoke forcefully against the project.

One theme expressed by almost everyone was that they had moved to this county to enjoy a high quality lifestyle in a rural setting and felt these kinds of projects threatened to turn the area into another over-crowded part of California.

Many like Mike Johnson, one of those living adjacent to the proposed subdivision, said the area was already overdeveloped and the project was out of character with the community.

Mary Williams, another neighbor, also complained of the project's density. Instead she suggested a maximum of 150 homes be allowed on the property or that another developer do the project and build one home per 3 to 5 acres.

*(continued on page 2)*





## PRESIDENT'S LETTER

Dear Members and Supporters,

I want to wish our Bass Lake members and supporters a safe and joyful holiday. It was nice to see the good attendance we had at our Special Christmas meeting and gathering. It's always nice to enjoy the holiday spirit with our neighbors and friends. Fran and John Thomson always put on a great party along with all of the added deserts and other goodies.

I want to remind everyone to please drive safely during this season. It's important that we enjoy the holidays but we don't want a DUI to spoil the season.

Over the last few months all of us have seen new developments in our immediate area. However, it's not just in our area. It's all over adjacent areas, along with a new huge planned community in Folsom. Hopefully, there's sufficient planning to help out with the hundreds of new vehicles on the road coming and going to these new homes and businesses. Our Bass Lake Bulletin will keep you updated. You can also count on board members attending meetings that will directly affect our Bass Lake neighborhood. Stay tuned.

Our monthly newsletter is just one method of keeping all of our members and supporters informed on current events and any new developments in our Bass Lake region. If anyone should have a subject or event of interest to them, please go to our website at [www.basslakeaction.org](http://www.basslakeaction.org) to let our committee and board members know so we can follow-up. We look forward to hearing from you.

Happy Holidays and may 2018 be an eventful year.

Cheers,  
Dale A. Chambers  
President

## DIXON RANCH *(continued)*

Traffic on Green Valley Road was another issue brought up by just about every speaker, with residents complaining that the road is already over-burdened with too many cars and too many turnouts into the road.

Resident Tony Sarge charged the board with ignoring the public when considering development proposals. High density housing proposals are incompatible with the rest of the area and as a result traffic becomes heavier every year, he said.

Sue Taylor, a regular at board meetings, objected to the project because it would require an amendment to the General Plan. She went on to warn that the newly approved Oak Management Plan would also give the developers the right to cut down trees less than 36 inches in diameter.

Also present in the audience was El Dorado County Auditor-Controller Joe Harn.

Harn advised the board not to amend the General Plan for the sake of the project, adding that the board did the right thing in February in denying the project as the developer was trying to do the project "on the cheap".

Traffic is already unacceptable, he continued, so make the developers pay to fix the problems, adding that he didn't think the project will ever get to the planning commission unless they fix the traffic issues.

In response to the comments, Barry said he wanted feedback on the revised proposal but didn't want to discuss a reduced density project.

He also said he was offering to fix Green Valley Road in return for approval of the project although he would not commit to how much money he would commit to such an undertaking.

### **Board response**

After listening to the public, members of the board had their say.

Chair Shiva Frentzen began by worrying about the impact of the development on schools, other public services and on the quality of life for residents in the area.

Supervisor Brian Veerkamp also said it was a quality of life issue, adding he believed it would be an uphill battle to get a General Plan amendment approved.

Supervisor Mike Ranalli said the General Plan allows for amendments, but the project has challenges due to its location with safety and quality of life issues important to residents.

Commenting on traffic in the area and emergency vehicle access, Ranalli also expressed concern about having to remove a lot of the oak trees in order to improve the

road if the project is approved.

Supervisor Sue Novasel said her primary concern was about housing and building more affordable housing in the county.

Supervisor John Hidahl said one of the reasons he moved to the area was because of the quality of life, adding he was also one of those who voted for Measure Y.

The question is how to retain the quality of life, Hidahl remarked, saying he had serious reservations about the project because of traffic and noise issues. He said he would know more once a traffic analysis is prepared. He also worried about what the state legislature might do in the way of forcing counties to build more low-income housing.

After listening to all the feedback, Barry went on to thank the board, saying he would take it all to heart. ~

*Credit: Dawn Hodson, Mountain Democrat*



## SCHOOL DISTRICT MAY DECLARE BASS LAKE AS SURPLUS LAND

### *Committee Appointed*

The Rescue Union School District (RUSD) has convened what is called a "7-11 Committee" to review and analyze the Bass Lake property that is currently owned by the school district to determine whether it should be designated as "excess" or "surplus" property because it will not be needed for school purposes. Under California law, the Committee must have at least seven (7) members and no more than eleven (11) members, and contain a representative sample of the parties that may be affected by the action of the committee and the board.

BLAC past president John Thomson has been appointed to serve on the 7-11 Committee as representing a neighborhood association. The Committee is slated to meet twice in January.

Generally, existing law (commonly known as the Naylor Act) requires that prior to selling or leasing property, a school district must offer any or all portions of property used for the last eight (8) years for a school playground, playing field or other outdoor recreational purposes and open

*(continued on page 6)*



# BLAC CHRISTMAS PARTY DECEMBER 4, 2017



*The 2017 Bass Lake Action Committee Annual Meeting and Christmas Party was held in Woodridge on December 4th at the home of hosts Fran and John Thomson. A festive crowd of almost forty members and honored guests enjoyed pizza and a variety of viands during the evening. Everyone agreed that they had a good time.*



*Eileen and District 1 County Supervisor John Hidahl*



*Hosts Fran and John Thomson*



*Robert Shauger, Igor Don-Donkow and Anna Kimak*



*Walter Oberloher, Vice President-elect John Davey and EDH CSD Director Allan Priest*



*President-elect Kathy Prevost and JoAnne Prada*



*Karen Brunet, Ahn Chambers, Fran Thomson, and Tasha Boutselis-Camacho*



*Joe D'Amico and Eileen Hidahl*





# BLAC CHRISTMAS PARTY DECEMBER 4, 2017



*Megan, Kaitlin and Meirve Davey*



*Ahn Chambers and Outgoing President Dale Chambers*



*Frank and Helene Sulzberger*



*Karen and Wil Brunet*



*Grace Shauger and Treasurer-elect Jeanette D'Amico*



*EID Director Greg Prada*



*Barbara and Roy Hecteman*



*Maria and Secretary-elect Jan Buxton*





# BLAC CHRISTMAS PARTY DECEMBER 4, 2017



*Socializing before the meeting and the party*



*Enjoying the pizza, salad and other goodies.*



*Tasha and Louis Camacho*



*Harry Hart, Herb Prevost, and Roy Hecteman*





## HISTORY OF THE CHRISTMAS REINDEER

Reindeer are a part of the Christmas folklore of Santa Claus. According to tradition, Santa has eight tiny reindeer, Dasher, Dancer, Prancer, Vixen, Comet, Cupid, Donder and Blitzen, that pull his sleigh through the sky from the North Pole to bring gifts to children on Christmas.

The reindeer names first appeared in an 1823 poem "A Visit from St. Nicholas," which is commonly known as "The Night Before Christmas" or "'Twas the Night Before Christmas" from its first line. The poem is attributed to Clement Clarke Moore.

Historians have traced Santa and his reindeer back to early legends. The mythical stories of the Norse tell the tale of Thor, the god of Thunder, who flew through the stormy sky in chariots drawn by magical goats named Gnasher and Cracker. In Finland a traditional gift-bringer during Christmas was Joulupukki, who usually wore warm red robes and traveled in a sleigh pulled by a number of reindeer, which cannot fly like Santa's can.



### Christmas Long Ago

Frosty days and ice-still nights,  
Fir trees trimmed with tiny lights,  
Sound of sleigh bells in the snow,  
That was Christmas long ago.

Tykes on sleds and shouts of glee,  
Icy-window filigree,  
Sugarplums and candle glow,  
Part of Christmas long ago.

Footsteps stealthy on the stair,  
Sweet-voiced carols in the air,  
Stocking hanging in a row,  
Tell of Christmas long ago.

Starry nights so still and blue,  
Good friends calling out to you,  
Life, so fast, will always slow...  
For dreams of Christmas long ago.

—Jo Geis

What about Rudolph? Robert May wrote the story of Rudolph the Red-Nosed Reindeer in 1939 for a Montgomery Ward department store booklet. May's brother-in-law, Johnny Marks, later set the story to music. The song was recorded by Gene Autry in 1949, sold two million copies in the first year, and became one of the best-selling songs of all time. ~

## BASS LAKE *(continued)*

space to the following public entities in order of priority: (1) any city within which the land is located; (2) any park or recreation district within which the land is located, such as the El Dorado Hills CSD; (3) any regional park authority having jurisdiction in the area in which the land is located; and (4) any county within which the land may be situated.

Also, under the provisions of the Naylor Act, the price at which the land is sold generally cannot exceed the school district's cost of acquisition, plus the cost of any improvement to the recreational and open-space portion of the land that the school district has made since its acquisition of the land. Recent RUSD financial worksheets indicate that the school district has expended \$632,619 on the Bass Lake property, including the purchase price.

The El Dorado Hills Community Services District (CSD) has expressed a desire to purchase the Bass Lake land as a valuable addition to the new CSD park to be located at Bass Lake Road and Serrano Parkway.

According to persons familiar with the situation, the CSD has ample capital funds to purchase the land from RUSD.

The Committee was convened pursuant to a RUSD Board of Trustees Resolution approved on February 9, 2017, and subsequent Board of Trustees action on November 14, 2017. ~

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



## BLAC ELECTS 2018 BOARD, SETS MARCH BOARD MEETING

The Annual Meeting and Christmas Party of the Bass Lake Action Committee (BLAC) was held on December 4, 2017. The election of officers and directors for the BLAC Board offices for 2018 was conducted. The following officers and directors were elected: President, Kathy Prevost; Vice President, John Davey; Secretary, Jan Buxton; Treasurer, Jeanette D'Amico. The Director-at-Large position remains open, and the board will appoint a member to that office in accordance with the BLAC Bylaws.

The February board meeting will be held on February 5, 2018, at 7:00 PM, at a location to be announced in the January Bulletin.

For further information about BLAC meetings and membership, please contact President Kathy Prevost at 530-672-6836. ~

---

The *Bass Lake Bulletin* is published monthly by the Bass Lake Action Committee. Copyright © 2017. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording or any storage and retrieval system, without prior written permission from the Bass Lake Action Committee.

John E. Thomson, Ph.D., Editor  
doctorjet@aol.com - 530-677-3039

For additional information contact:  
Vice President Kathy Prevost  
blacinfo@aol.com - 530-672-6836

---