



# BASS LAKE BULLETIN

Vol. XVI No. 11

The Voice of the Bass Lake Community

November 2018

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


## SAFEWAY CENTER OPENING PUSHED TO LATE 2019

### *Plans Include Gas Station*

The 103,000-square-foot Sienna Ridge shopping center currently under construction at Bass Lake Road and Serrano Parkway is now expected to be open for business by the end of next year. The center will consist of a 55,000-square-foot Safeway store which will anchor the center and smaller commercial buildings ranging from 3,000 to 9,000 square feet around its perimeter. The revised completion date was revealed by Kirk Bone, Parker Development's Director of Government Relations, in a recent meeting with representatives of the Bass Lake Action Committee

The latest plan for the commercial center, which is being developed by the Donohue Schriber Realty Group (DSRG), includes a Safeway gas station at the southwest corner of the center with access off of Bass Lake Road. Asked about the mix of retail shops that are planned, Bone said that though DSRG had not shared that information with him, he expected the retail mix to reflect the type of shops now at the El Dorado Hills Safeway center on Francisco Drive.

At the time the Sienna Ridge center was announced, Ryan Gillard, DSRG's vice president of investments, told Village Life that the Bass Lake location is prime for a shopping center.

"Due to the distance from this site to the existing neighborhood shopping centers, there is a void in providing convenient access to daily needs to the residents of Serrano and nearby neighbors," Gillard said. ~



## EL DORADO DISPOSAL PROJECTS APPROVED

Plans by El Dorado Disposal (Waste Connections of California, Inc.) to renovate its waste disposal facilities in Placerville were unanimously approved by the El Dorado County Planning Commission at its Nov. 8 meeting.

Consisting of two interrelated projects, the first proposal consists of plans to renovate, demolish and reconstruct the existing Materials Recovery Facility (MRF) off Throwita Way in Placerville.

Located on 10.3 acres, the company plans to demolish part of the site and rebuild certain buildings so more processing of waste can take place inside the buildings to better control for noise, odor and litter escaping the site as well as to ease on-site congestion.

The office/education center, bale storage and maintenance bay will be renovated. Slated for demolition is the recycling bailing/shipping area (main building), transfer station (main building), household waste area, canopies and gatehouse. Reconstruction will result in a new transfer station, recycle processing canopy, household waste

*(continued on page 2)*



## GAINES WINS BOE POST, KILEY TO RUN FOR GAINES DISTRICT 1 STATE SENATE SEAT

California Assemblyman Kevin Kiley (R-AD6) has announced he will be a candidate for the state Senate District 1 special election to fill the seat currently held by State Senator Ted Gaines, who was elected to the Board of Equalization on November 6. The State Board of Equalization administers the Property Tax, Alcoholic Beverage Tax, and Tax on Insurers programs.

"The First Senate District is economically diverse, with immense natural resources and thriving suburban communities. It needs a senator who understands this diversity and is able to represent both rural and suburban citizens who make the First District their home," said Kiley. "Protecting North State water and our businesses and resource-based economy from over-regulation and stopping any additional tax increases from Sacramento will be among my highest priorities, as well as advancing legislation to increase public safety."

Kiley grew up in the First Senate District. He is a graduate of Granite Bay High School, Harvard University and Yale Law School. Prior to being elected to the State Assembly in 2016, Kevin served as a deputy attorney general, representing the people of California in cases involving convicted felons. Kiley and his business partner, former U.S. Congressman Doug Ose, started the Ose-Kiley Cattle company in early 2018.

The First Senate District stretches from Alpine County in the south all the way to the Oregon border and includes heavily popu-

*(continued on page 2)*



## DISPOSAL *(continued)*

building/covered appliance storage, covered recycling bin area and a scale house. Access to the facility will also be changed to improve traffic circulation.

The company said the existing processing of waste is not expected to be affected during construction.

During the public comment period, one resident spoke against the Materials Recovery Facility (MRF) renovations, saying the facility should be moved elsewhere, especially since the land could be put to better use once the Diamond Springs Parkway is completed.

In response, Rick Vahl, the manager of MRF, said there are no plans to relocate the MRF at this time.

Other written complaints against the project mentioned noise, traffic and odors with Vahl assuring the commission that the renovations will address those issues.

Asked why the renovations were being undertaken in the first place, Vahl said the company felt it was time for an upgrade due to congestion at the site and because of the additional programs required by the state. He said the improvements are also expected to add to safety at the facility.

The commission then went on to unanimously approve the project with the proviso that any changes the company makes to its plans are reviewed first by the planning commission.

The second part of the project considered by the commission entailed approving a conditional use permit for a temporary processing site for construction and demolition debris and green/wood waste in El Dorado Hills while work takes place at the MRF.

That's waste that would normally end up at the Placerville site.

To be located on 97 acres at the end of Wetsel-Oviatt Road, the site will be used for the two or three years it takes for the Placerville site work to be completed. A condition of the permit is that it will expire in three years or six months after final occupancy of the MRF site, whichever comes first.

Speaking in favor of the project was Debbie Manning, President/CEO of the El Dorado Hills Chamber of Commerce. Praising the involvement of El Dorado Disposal in the community, she said the project is consistent with the general plan and the site was previously put to a similar use. Kevin Loewen, the general manager of the El Dorado Hills Community Services District, also spoke in favor of the project, saying most of the waste materials would be coming from

El Dorado Hills.

However, several concerns were expressed by commission members about the use of the site with one of them being why that particular site was selected.

El Dorado Disposal employees explained that the site had previously been used as a sawmill and for recycling waste and because of an absence of other choices.

Concern was also expressed about the type of waste to be accepted at the site. Vahl said garbage won't be accepted. Instead construction and greenwaste materials will be, including wood, metal, insulation, leaves, grass, branches and trees.

There was also discussion among the commission members regarding how long waste materials will remain at the site. Commissioner James Williams worried that the debris could possibly catch fire and spread because of a lack of a fire alert system and the fact that potentially someone won't be on site at night.

Vahl responded by saying material coming in would probably be gone within 48 hours.

That issue led to an additional condition being added to the permit that prohibits material being stored for more than a week at the site. In addition an emergency plan, including a monitoring system, must be developed and approved by the El Dorado Hills Fire Department. Any extensions to the permit also must come back to the planning commission rather than be subject to staff approval alone.

With those conditions, the commission approved the conditional use permit for the site. ~

*Credit: Dawn Hodson, Village Life*

## GAINES, KILEY *(continued)*

lated suburban and foothill communities of Folsom, Lincoln, Rocklin, Granite Bay and El Dorado Hills, which Kiley currently represents in the State Assembly. It is made up of all or parts of 11 counties: Alpine, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Siskiyou and Sierra.

The date of the special election will be determined by the governor once Gaines resigns from the Senate to take up his Board of Equalization seat. ~

*Credit: Press release, Village Life*



## HARN WARNS SUPES OF COUNTY'S UNFUNDED CALPERS DEBT

Auditor-Controller Joe Harn wrote the El Dorado County Board of Supervisors last week to inform them that the County's unfunded obligation to CalPERS now exceeds \$346 million.

"The most recent report of our financial position with CalPERS is as of June 30, 2017. Despite the fact that CalPERS investment earnings for the year ended June 30, 2017, were dramatically higher than projected (approximately \$70 million in net earnings) our unfunded obligation remained essentially unchanged since our last CalPERS actuarial report," Harn said. "Further, in February of this year CalPERS changed its funding policy to require counties to pay down their unfunded obligation from 30 years to 20 years. This will require the county to make dramatically higher payments to CalPERS effective in 2021. Balancing the county's budget and providing critical public safety and road maintenance services will become much tougher in the future because of our unfunded obligation to CalPERS."

In 1999 then Gov. Gray Davis and a super majority of the state Legislature passed SB 400, which allowed the state, counties, cities and special districts in California to offer employees drastically enhanced retirement benefits retroactively.

Then state Assemblyman Tom McClintock voted against the bill, saying the benefits were clearly unaffordable and the numbers didn't make sense. At the time, McClintock stated the cost projections for the enhanced pension benefits were based on "wildly unrealistic predictions of CalPERS future performance." McClintock was right, according to Harn.

"CalPERS gave the county ridiculously low cost estimates in 1999. CalPERS projected that the retroactive application of dramatically enhanced retirement benefits would not increase the cost to the county for

*(continued on page 3)*



## The EDITOR'S CORNER

Hello All,

Those of us who lived through the last housing boom and bust are predictably eying the new housing developments in El Dorado Hills and Folsom with a skeptical eye. We wonder when this latest boom will bust.

However, judging by previous housing cycles, this one may have some time to go.

Home building in Sacramento, Placer, Yolo and El Dorado counties has picked up from the abysmal lows of the housing crash, though it still falls short of historical averages.

Some experts believe the current housing cycle may be more gradual and longer lasting than past boom-and-bust cycles. Let's look at the last two big surges in housing in the tricity (Sacramento, El Dorado and Yolo) area and compare them.

The top of the 1980s cycle lasted about seven years (1984 to 1990) with the highest year seeing 24,000 residential building permits issued. The top of the 2000s cycle lasted about seven years (1998 to 2006) the highest year seeing 23,000 permits.

In 2016, the last year for which I could get reliable numbers, permits were issued for a little over 7,000 homes, up from about 3,000 in 2011.

Granted that in the past few years many more housing starts have been approved and are being built, this current boom may have three or four years in which to run.

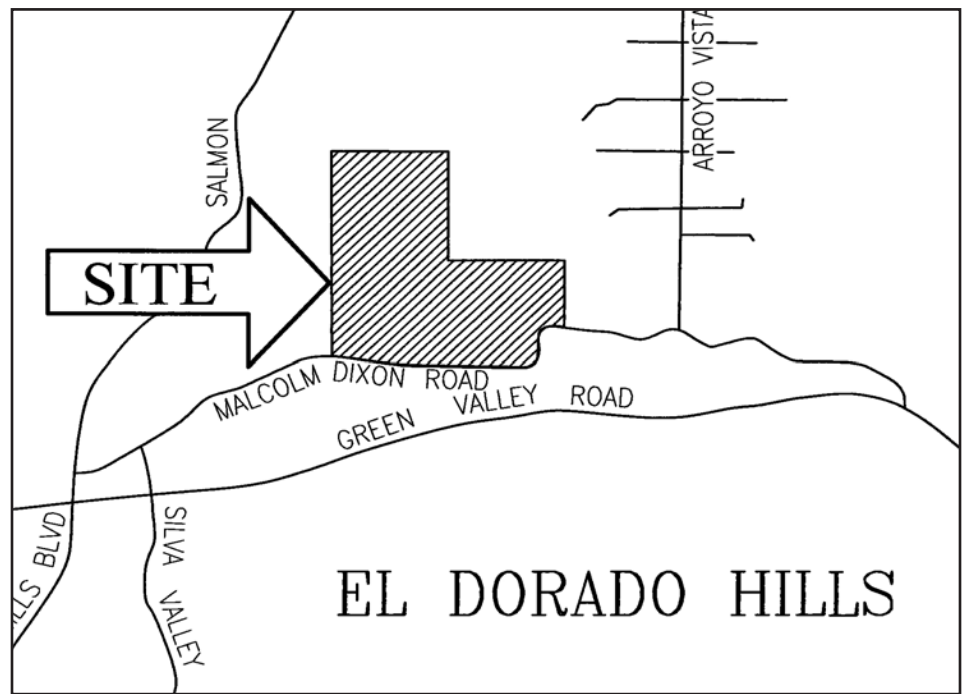
In its Sacramento Region Blueprint, the Sacramento Area Council of Governments says the region needs roughly 12,000 new housing units a year to keep up with population growth. One can see that current home construction falls short of meeting the SACOG blueprint's goals.

I guess we shall see. In the meantime, have a Happy Thanksgiving!

*John E. Thomson*

Editor

## VINEYARDS AT EL DORADO HILLS PROPOSED



*Map showing the location of the proposed Vineyards at El Dorado Hills development on Malcom Dixon Road north of Green Valley Road.*

The proposed project site is located east of El Dorado Hills, California, an unincorporated area of El Dorado County (County) that is approximately 23 miles east of Sacramento and 20 miles west of Placerville. The project site contains annual grasslands, oak woodlands, and scattered individual oak trees with the majority of the oak woodlands concentrated in the northern section and southwest sections of the site. There are perennial and ephemeral drainages, seven seasonal wetlands, and three springs/seeps located throughout the project site, and a pond is located in the southwestern portion of the site. Six existing structures are located in the southern portion of the project site near Malcolm Dixon Road, including: a schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and a residence and outbuildings in the southeast area of the site.

The surrounding land uses include oak woodlands and rural residential uses to the north; Malcolm Dixon Road, low density residential uses, and Green Valley Road to the south; Arroyo Vista Way, oak woodlands, and rural residential uses to the east; and oak woodlands, Salmon Falls Road, and rural residential uses to the west.

The proposed project includes subdivision of 42 single-family residential lots, one of which would accommodate the existing residence, on a total of 42.23 acres. The remaining approximately 71.8 acres would include one 6.22-acre roadway lot and five open space lots totaling 65.58 acres. The

proposed project may include a small-scale vineyard (25 acres) that will be planted within the open space area (Lots A, B, C, and D). The Live Oak Schoolhouse site would be preserved within the open space area (Lot C). The project also includes vehicular and non-vehicular circulation and utility improvements. ~

*Source: Draft EIR*

## HARN WARNS *(continued)*

the next 11 years," the auditor said.

Against the advice of the auditor-controller, county supervisors in 1999 and 2000 accepted the "ridiculously low" cost estimates provided by CalPERS and offered county employees dramatically enhanced retirement benefits on a retroactive basis, Harn explained.

"It should be noted that the El Dorado Irrigation District and just about all of our surrounding counties have more lucrative and expensive retirement plans than El Dorado County does," he added.

"The huge increase in CalPERS costs is going to adversely affect our fire districts as they continue to attempt to provide fire and emergency medical services in our county," Harn continued.

"The county needs more tools and options that are not currently available to reduce these unaffordable and insurmountable unfunded obligations," he said. "The Board of Supervisors should seek the assistance of California State Association of Counties, *(continued on page 4)*



## EIA: PROPANE PRICES TO REMAIN STABLE

Nationwide, propane prices are projected to remain in the \$2.50 per gallon range through this winter, according to the U.S. Energy Information Agency (EIA), and October and November prices to date have averaged \$2.37 per gallon. Since California is not included in the EIA surveys, that forecast can be but a broad indicator of relatively stable propane prices rather than actual prices paid in California. ~



I am rich today with autumn's gold,  
 All that my covetous hands can hold;  
 Frost-painted leaves and goldenrod,  
 A goldfinch on a milkweed pod,  
 Huge golden pumpkins in the field  
 With heaps of corn from a bounteous yield,  
 Golden apples heavy on the trees  
 Rivaling those of Hesperides,  
 Golden rays of balmy sunshine spread  
 Over all like butter on warm bread;  
 And the harvest moon will this night unfold  
 The streams running full of molten gold.  
 Oh, who could find a dearth of bliss  
 With autumn glory such as this!

— Gladys Harp



## TURKEY DINNER AND THANKSGIVING

Why is turkey eaten on Thanksgiving? The Old Farmer's Almanac answers this and some other questions about our annual day of thanks.

First, did The Pilgrims really eat turkey at the first Thanksgiving? Nobody is sure if the pilgrims ate turkey at their first Thanksgiving feast in 1621. One account doesn't mention turkey; another does, but these versions were written years later. We do know that the English brought fowl—probably duck and geese—to the dinner. The Wampanoag Indians brought deer, so venison was on the menu. Also, seafood was plentiful and common at that time, including lobsters and clams.

Second, how did turkey dinner become symbolic of Thanksgiving Day? Author and magazine editor Sarah Josepha Hale campaigned for a national day of Thanksgiving in the 1850s in her American Ladies' Magazine and later Godey's Lady's Book. She would depict the turkey as the big bird at the head of the table in her articles.

However, it wasn't until after 1863, the year when President Abraham Lincoln made Thanksgiving Day a national holiday, that turkeys began to land on dinner plates across the country.

Third, why do turkeys have both white and dark meat? A turkey's breast muscles are for flying, but they are seldom used. There are few blood vessels there, and little oxygen is delivered to them—which is why breast meat is white. Turkeys run around a lot, so their leg and thigh muscles have many oxygen-carrying blood vessels—which is why leg and thigh meat is dark.

How did turkeys get their name? There are several theories. One says that when Christopher Columbus thought he landed in India, he believed the turkey was a peacock, so he called it 'tuka' which is peacock in the Tamil Indian language. Another says that the Native American name for turkey is firkee, which could have been adopted by colonists. Yet another says that when a turkey is alarmed, it makes a "turk, turk" noise and this was how the turkey got its name. ~

## HARN WARNS *(continued)*

CalPERS and our representatives in the Legislature so that changes in state law and CalPERS policies will provide better options to enable us to reduce these unaffordable obligations. What we can do locally now is work to set aside significantly more funds in our reserves to help cover these costs in the future."

Harn also noted that getting out of CalPERS is not an option at this point. Included in CalPERS' most recent report was the price to withdraw from CalPERS which would be more than \$1 billion. ~

*Credit: Press release, Village Life*



## BLAC BOARD SETS ANNUAL MEETING AND CHRISTMAS PARTY

The BLAC Christmas Party and Annual Membership Meeting will take place on Monday, December 3, 2018, at 6:00 PM at the home of John and Fran Thomson, 501 Kirkwood Court, Woodridge, El Dorado Hills, 530-677-3039. Invitations will be sent to all members and guests. Invitees are asked to RSVP to let us know you are coming, so we may arrange for seating.

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657.. ~



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