

# THE BASS LAKE BULLETIN

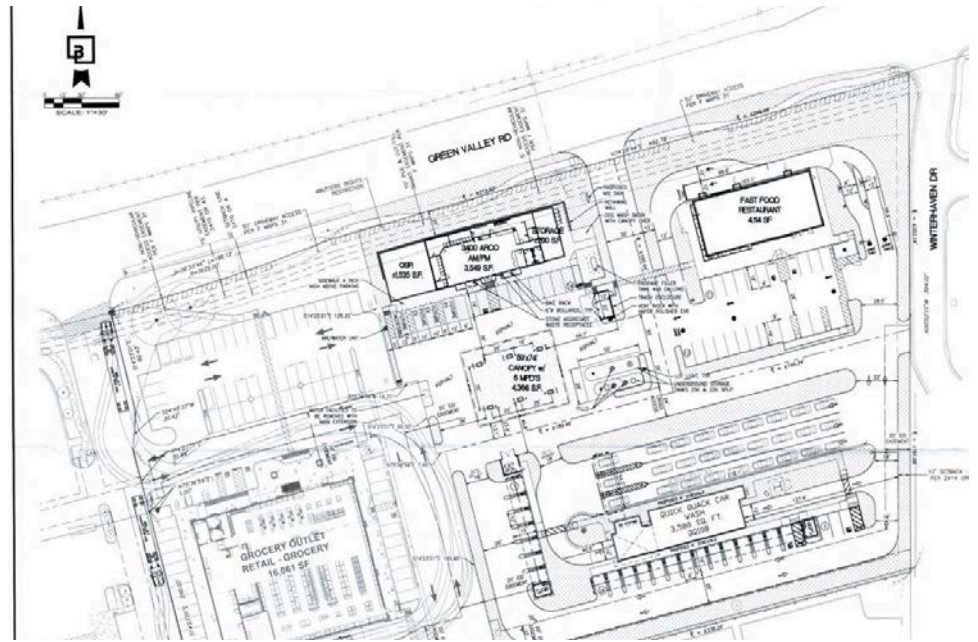
The Voice of the Bass Lake Community  
<http://basslakeaction.org>

## 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.



## MC DONALD'S, ARCO AM/PM & QUICK QUACK CAR WASH PROPOSED ON GREEN VALLEY RD AT WINTERHAVEN DRIVE

*By John Davey*

The Cameron Park Design Review Committee gets its first look at a proposed Mc Donald's restaurant, along with an ARCO AM/PM gas station & convenience store, and a Quick Quack Car Wash, as a new phase of the Green Valley Station shopping center, next to the Grocery Outlet store on the south side of Green Valley Road between Cambridge Drive and Cameron Park Drive.

The Cameron Park DRC will take an initial look at the Pre Applications for the proposed development



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## MC DONALD'S, ARCO, QUICK QUACK *(con't)*

[at their scheduled July 22, 2024 meeting](#). Pre application [PA24-0001](#) for all three developments was submitted January 31, 2024, and a second Pre application [PA24-0007](#) for the proposed Mc Donald's was submitted June 3, 2024.

Both the Mc Donald's and the ARCO AM/PM projects are indicated to operate 24 hours a day.

The Mc Donald's project specifies that it will provide 22 parking stalls, with 4 for EV charging - with one for an EV Van, and 2 accessible stalls. El Dorado County Zoning Ordinance indicates that based on floor space of the Quick Serve facility, that the minimum parking requirements should be 17 total stalls.

The ARCO AM/PM will provide 26 parking stalls (12 fueling, 4 EV, and 10 standard stalls). El Dorado County Zoning Ordinance indicates that based on floor space the ARCO AM/PM project is required to provide 20 parking stalls.

The Quick Quack Car Wash will provide 54 parking stalls - 30 wash stacking lane spots, 3 standard parking stalls, and 21 vacuum parking stalls.

The Cameron Park DRC meeting is scheduled for July 22 at 6:30PM in

person at the Shingle Springs  
Cameron Park Chamber of  
Commerce, 4095 Cameron Park  
Drive Cameron Park, CA 95682 OR  
Live Streamed via zoom  
<https://edcgov-us.zoom.us/j/96425149671>



## EID 2024 WATER & RECYCLE WATER MASTER PLAN: \$1.25 BILLION OVER 20 YEARS

*By John Davey*

The El Dorado Irrigation District (EID) Board of Directors unanimously approved a 20-year Water and Recycled Water Master Plan (WRWMP) at its June 24 meeting. The plan outlines \$1.25 billion in capital improvements over the next two decades to ensure reliable water delivery throughout the district.

EID projects it has sufficient water to meet existing needs through 2045, assuming no extended droughts.

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## EID 2024 MASTER PLAN

*(con't)*

However, the WRWMP prioritizes fixing existing infrastructure and making necessary improvements before problems arise.

### Planned Improvements

The WRWMP outlines four phases of capital projects, with the highest priority projects addressed first.

**Phase 1 (2024-2028):** This phase focuses on improving the reliability of water treatment plants and transmission systems. Projects include upgrades to the El Dorado Hills, Reservoir 1, and Strawberry water treatment plants, along with transmission equipment and pump stations. Estimated cost: \$124 million.

**Phase 2 (2029-2034):** This phase includes additional transmission upgrades in El Dorado Hills, expanding the El Dorado Hills Water Treatment Plant capacity, and upgrades to reservoirs and storage units. Estimated cost: \$378 million.

**Phase 3 (2035-2045):** This phase focuses on various water treatment plant projects, upgrades to pipelines from Reservoir A to Bass Lake and Bass Lake to Valley View, and reliability improvements throughout the system. Estimated cost: \$740 million.

**Phase 4 (Beyond 2045):** This phase includes potential future projects based on development conditions, such as expanding water treatment plant capacity. Estimated cost: \$367 million.

### Recycled Water

EID's current recycled water infrastructure is sufficient for peak demands. The WRWMP anticipates replacing or rehabilitating equipment as needed over time.

### Financing

EID will finance the WRWMP through a combination of cost efficiencies, grants, and developer-funded improvements. The district is also revising its Facility Capacity Charges (hook-up fees) and will seek feedback from developers and builders in July.

### Agriculture

Agricultural water use is a significant part of EID's service. The WRWMP acknowledges the importance of agriculture to the local economy and aims to continue serving agricultural customers effectively.

### Additional Information

For more details on the EID 2024 Water & Recycled Water Master Plan, visit the EID website

<https://www.eid.org/>.

## INVESTIGATION OF FORMER EDH CSD GENERAL MANAGER RELEASED

*By John Davey*

El Dorado Hills Community Services District (EDH CSD) released an independent investigation report last week detailing a conflict of interest involving former General Manager Kevin Loewen.

The report, conducted by Van Dermynen Makus law firm, found that Mr. Loewen engaged in outside business activities for DTA, a consulting firm, while employed by the district from 2016 to December 2023. This outside work allegedly created a situation where "his personal, financial interests could conflict with the district's interests," according to the report.

Investigators further accused Mr. Loewen of withholding information and misleading them throughout the investigation. The report details several key findings:

1. Mr. Loewen worked part-time for DTA as a business development consultant/senior manager during his tenure as general manager.
2. The EDH CSD Board reportedly lacked sufficient information to approve Mr. Loewen's outside

work for DTA. The report alleges Mr. Loewen deliberately withheld relevant details from the board between January 2022 and July 2023.

3. The investigation suggests at least one of Mr. Loewen's business decisions for the district was influenced by the conflict of interest.
4. Mr. Loewen reportedly conducted outside business for DTA during regular work hours for the district (8 am to 5 pm).
5. The report concludes that Mr. Loewen violated the district's Conflict of Interest Policy and Authorization for Outside Employment Policy.

DTA previously assisted the EDH CSD with landscaping and lighting assessments and other projects. The DTA contract term ended last fall.

In a statement provided by his attorney, Mr. Loewen claims to have "simply overlooked" a clause in his contract prohibiting outside consulting. He maintains he resigned to avoid controversy and apologizes "for any missteps on his part." The statement also highlights emails from supervisors who were allegedly aware of and approved his outside consulting activities.

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## INVESTIGATION OF FORMER EDH CSD GENERAL MANAGER *(con't)*

Mr. Loewen previously threatened legal action to prevent the report's release but later withdrew the threat.

The full report can be found on the EDH CSD website at <https://basslakeaction.net/csd-investigation> and then clicking on "other documents" to view the report, and the report attachments.

The Board of Directors also addressed the findings in an El Dorado County Grand Jury report concerning Mr. Loewen's outside activities. The board's response acknowledges the undisclosed relationship with DTA as a "serious conflict of interest" and an "inexcusable ethical breach." The response further states that Mr. Loewen failed to disclose this information on required forms or to the board or district staff.

The Board President, Noelle Mattock, emphasized the importance of transparency and accountability in a press release. President Mattock stated the report's release demonstrates the board's commitment to these principles and rebuilding trust within the community.

The EDH CSD response to the grand jury report can be found here:

<https://basslakeaction.net/2024-grand-jury-edhcsd-case24-05>

## NATIVE GROUNDCOVERS FOR THE BASS LAKE AREA

*By John Davey*

The Bass Lake Area boasts a stunning natural environment, and incorporating native plants into your landscaping is a fantastic way to contribute to its beauty and health. Native groundcovers, in particular, offer a multitude of benefits – they provide year-round visual interest, suppress weeds, and attract beneficial pollinators, all while requiring less water and maintenance than traditional lawns.

Here are some suggestions for the best native groundcover options for the Bass Lake area, categorized by their sun exposure preferences.

### **Sun-Loving Groundcovers**

The Bass Lake Area gets ample sunshine throughout the year, making it ideal for a variety of sun-loving groundcovers. Here are some popular choices:

**Creeping Mahonia (Mahonia repens):** This evergreen shrub offers

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## NATIVE GROUNDCOVERS

(con't)

beautiful, holly-like foliage that stays green year-round. It produces clusters of yellow flowers in the spring,

followed by dark blue berries that attract birds. Creeping Mahonia thrives in full sun to part shade and prefers well-drained soil.

### **Deergrass (Muhlenbergia rigens):**

This ornamental grass forms a dense, low-maintenance clump that adds a textural element to your landscape. It tolerates drought well and turns a warm golden color in the fall.

Deergrass thrives in full sun and prefers well-drained soil.

### **Kinnikinnick (Arctostaphylos**

**uva-ursi):** This low-creeping evergreen shrub is a great choice for slopes and erosion control. It produces small pink flowers in the spring followed by bright red berries.

Kinnikinnick attracts hummingbirds and is tolerant of poor soil and drought conditions.

### **California Sage (Salvia spp.) :**

A California classic, California Sage comes in a variety of colors, including purple, pink, and white. It offers attractive blooms throughout the summer and fall and attracts butterflies and hummingbirds. California Sage thrives in full sun and well-drained soil.

**Yarrow (Achillea millefolium):** This cheerful perennial features flat clusters of yellow, pink, or white flowers throughout the summer.

Yarrow tolerates drought well and attracts beneficial insects to your garden. It thrives in full sun and prefers well-drained soil.

### **Part-Shade Groundcovers**

If your Bass Lake landscape has areas that receive dappled sunlight or afternoon shade, there are still plenty of native groundcover options to consider:

### **Coffeeberry (Rhamnus californica):**

This evergreen shrub offers year-round visual interest with its glossy green leaves and small black berries.

Coffeeberry provides habitat for birds and tolerates a variety of soil conditions. It thrives in part shade to full sun.

### **Coral Bells (Heuchera spp.) :**

These shade-loving perennials come in a wide variety of foliage colors, ranging from green and purple to burgundy and chartreuse. While not California native, many cultivars are adapted to the Mediterranean climate and require minimal summer water. Coral Bells thrive in part shade to shade and prefer moist, well-drained soil.

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## NATIVE GROUNDCOVERS

(con't)

### **Wild Ginger (*Asarum caudatum*):**

This low-growing perennial is prized for its beautiful heart-shaped, deep green foliage. It adds a touch of elegance to shady areas and helps suppress weeds. Wild Ginger tolerates drought well once established. It thrives in part shade to shade and prefers moist soil.

### **Fringe Cups (*Tellima grandiflora*):**

This shade-loving perennial produces delicate pink or white flowers in the spring. Fringe Cups spreads slowly to form a lush carpet and is a great choice for borders or underplanting trees. It thrives in part shade to shade and prefers moist, well-drained soil.

### **Shade-Loving Groundcovers**

Even the shadiest corners of your Bass Lake property can be adorned with beautiful native groundcovers:

### **Deer Fern (*Struthiopteris spicant*):**

This majestic fern adds a touch of drama to shady areas. Its large, arching fronds create a lush and inviting atmosphere. Deer Fern prefers consistently moist soil and is a great choice for areas near streams or ponds. It thrives in shade.

### **Sword Fern (*Polystichum munitum*):**

Another shade-loving option, Sword Fern offers evergreen foliage that adds

year-round interest. It tolerates drought well once established. It thrives in shade and prefers moist soil.

**Barrenwort (*Epimedium spp.*) :** This shade-loving perennial offers attractive heart-shaped foliage in various shades of green, bronze, and even purple.

Some varieties produce delicate yellow or pink flowers in the spring.

Barrenwort is a slow spreader and works well as a groundcover in shady areas. It thrives in shade and prefers moist, well-drained soil.

### Tips for Success with Native Groundcovers

**Right Plant, Right Place:** Before planting, consider the specific sun and soil conditions of the area you have in mind. Matching the plant's needs to the existing environment will greatly increase its chance of thriving and reduce the need for supplemental watering or amendments.

**Soil Preparation:** Most native groundcovers prefer well-drained soil. Amending your existing soil with compost or decomposed granite can improve drainage and provide essential nutrients for healthy plant establishment.

**Planting and Initial Care:** Follow proper planting techniques for each specific groundcover species. Water

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## NATIVE GROUNDCOVERS

(con't)

them regularly, especially during the first few weeks or months after planting, until they are well established.

**Mulching:** Apply a layer of organic mulch, like shredded bark or composted wood chips, around your groundcovers. Mulch helps suppress weeds, retain moisture, and regulate soil temperature.

**Minimize Watering:** Once established, most native groundcovers are drought tolerant and require minimal supplemental watering, especially during the cooler months.

**Suppression of Weeds:** New plantings may require some initial weeding until the groundcovers become established and can effectively crowd out unwanted weeds.

**Long-Term Maintenance:** Most native groundcovers require minimal maintenance. Some may benefit from occasional light pruning to maintain their desired size and shape.

**Going Native in Harmony with Nature:** By incorporating native groundcovers into your El Dorado Hills landscape, you'll be creating a beautiful and sustainable environment. Native plants support the local ecosystem by providing food and

habitat for pollinators, butterflies, and birds.

### Resources for Learning More:

The UC Master Gardeners of El Dorado County (<https://mgeldorado.ucanr.edu/>) offer a wealth of information on native plants and sustainable gardening practices.

The California Native Plant Society (<https://www.cnps.org/>) is a great resource for finding native plant nurseries and learning more about California's diverse flora.

Many local nurseries specialize in native plants. They can provide expert advice on selecting the best groundcovers for your specific needs.

With a little planning and effort, you can create a thriving and beautiful landscape using native groundcovers here in the Bass Lake area.



*Creeping Mahonia* - image credit: Gardenia.net



## EL DORADO TRANSIT OPENS BASS LAKE RD PARK & RIDE LOT

*By John Davey*

El Dorado Transit celebrated the grand opening of the new Bass Lake Road Park & Ride Lot with a ribbon cutting event on July 8th. This addition to the community provides a convenient and safe option for commuters, and is expected to take some of the pressure off of the Town Center Park & Ride facility on Post Street at White Rock Road. The Town Center Park & Ride facility has been over-impacted by daily Sacramento commuters for many years.



*image credit: John Davey*

Located at the southwest intersection of Bass Lake Road and Country Club Drive, the new facility offers 100 parking spaces, bike storage pods, modern lighting, and a comfortable bus shelter. Officially opened for service on July 15th, the Bass Lake Park-and-Ride serves as a stop for all Sacramento commuter routes.

However, one change that the public had not anticipated was that with the opening of the Bass Lake Park & Ride Lot, El Dorado Transit has canceled weekday Sacramento commuter services at the existing Cambridge Road Park & Ride Lot.

On July 8th, El Dorado County Supervisors George Turnboo and John Hidahl, along with other local dignitaries recognized El Dorado Transit's achievement at the opening ceremony. El Dorado Transit Executive Director Brian James received a Certificate of Recognition for his leadership in bringing this project to fruition.

The Bass Lake Park-and-Ride Lot is part of the Bass Lake Hills Specific Plan, and was constructed by Doug Veerkamp General Engineering, and was a condition of approval for the 90-home Bass Lake North residential project, now marketed as Hidden Ridge, purchased and currently under construction by Toll Brothers. The original project developer was conditioned to provide 100 park spaces at the Park & Ride Lot, as well as the Class 1 bike lane currently under construction on the east side of Bass Lake Road, from Hollow Oak Drive south to the US 50 Interchange. In late 2020, the original project developer requested a change to the

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## BASS LAKE PARK & RIDE

(con't)

Conditions of Approval, to reduce the required 100 parking spaces to 50 spaces, as they had determined that the 100 spaces were more expensive to construct than they had calculated.

[Bass Lake Action Committee members, and the Bass Lake Community responded](#) by providing public comment to the El Dorado County Planning Commission that the condition of approval to construct 100 parking spaces of the Park & Ride facility should not be changed. The Planning Commission agreed, and the full 100 space project moved forward.

This new facility is designed to serve carpoolers, vanpoolers, and riders of El Dorado Transit's Sacramento commuter service, offering a safe and convenient transportation hub with easy freeway access. The Park & Ride Lot is also expected to serve as a parking facility for future trail network access for the pedestrian, hiking and bike trail network envisioned in the Bass Lake Hills Specific Plan area.

The Park & Ride Lot is also expected to become the new weekend location of scheduled Household Hazardous Waste Collection events, which have previously been held at El Dorado Hills Fire Station 86 on Bass Lake Road.

**Ready to ride?**

For more information on the Bass Lake Park-and-Ride Lot or El Dorado Transit services and schedules, visit [eldoradotransit.com](http://eldoradotransit.com).



*Bass Lake Rd Park & Ride Bike Storage Pods  
image credit: John Davey*

## EDH CSD SETS LLAD 2025 ASSESSMENTS

*By John Davey*

The El Dorado Hills Community Services District (EDH CSD) Board of Directors set the assessment levies for the Landscape and Lighting Assessment Districts (LLAD) they manage in El Dorado Hills.

As detailed in the May 2024 Bass Lake Bulletin, the villages in the Bass Lake Area have the following assessment levies set for 2024-25.

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

Bass Lake LLAD B (Woodridge) \$308.46

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**EDH CSD SETS LLAD 2025 ASSESSMENTS** *(con't)*

Hollow Oak (Laurel Oaks) \$766.30

The following LLADs have not been assessed yet, as the developments are still under construction. But they do have a 2025 MAX assessment amount calculated:

- Hawk View \$939.96 MAX
- Bell Ranch (Emerald Peak) \$1,485.16 MAX
- Bass Lake North (Hidden Ridge) \$615.97 MAX

However, the El Dorado County Controller Auditor has not accepted the EDH CSD Assessment Levies for both 2023 and 2024, challenging the accuracy of the EDH CSD engineer reports. Consequently, NO LLAD assessment levies have been collected for the past two years. The EDH CSD has filed a lawsuit against the El Dorado County and the Auditor Controller to reinstate the missed assessment levies. The lawsuit remains ongoing.

The Bass Lake Action Committee reminds residents that as taxpayers in both El Dorado Hills, and El Dorado County, we are paying legal fees for BOTH sides of the lawsuit.

It is expected that the missed LLAD assessment levies will be submitted to residents for payment on supplemental property tax statements for 2023 and 2024.

The calculations for missed LLAD levies, and the 2025 assessment levy are as follows:

| Bass Lake A The Hills of El Dorado              |                     |
|---|---------------------|
| 2022-23<br>Levy per unit                        | 2022-23<br>MAX Levy |
| \$275.48  | \$286.66            |
| 2023-24<br>Levy per unit                        | 2023-24<br>MAX Levy |
| \$272.02  | \$286.67            |
| 2024-25<br>Levy per unit                        | 2024-25<br>MAX Levy |
| \$280.48  | \$286.67            |
| <b>Missed 22-23 &amp; 23-24 plus 24-25 Levy</b> |                     |
| <b>\$827.98</b>                                 |                     |

| Bass Lake B Woodridge                           |                     |
|---|---------------------|
| 2022-23<br>Levy per unit                        | 2022-23<br>MAX Levy |
| \$120.74  | \$579.21            |
| 2023-24<br>Levy per unit                        | 2023-24<br>MAX Levy |
| \$110.42  | \$608.22            |
| 2024-25<br>Levy per unit                        | 2024-25<br>MAX Levy |
| \$308.46  | \$624.18            |
| <b>Missed 22-23 &amp; 23-24 plus 24-25 Levy</b> |                     |
| <b>\$539.62</b>                                 |                     |

| Hollow Oak/Laurel Oak                           |                     |
|---|---------------------|
| 2022-23<br>Levy per unit                        | 2022-23<br>MAX Levy |
| \$363.22  | \$867.16            |
| 2023-24<br>Levy per unit                        | 2023-24<br>MAX Levy |
| \$625.28  | \$893.17            |
| 2024-25<br>Levy per unit                        | 2024-25<br>MAX Levy |
| \$766.30  | \$919.96            |
| <b>Missed 22-23 &amp; 23-24 plus 24-25 Levy</b> |                     |
| <b>\$1,754.80</b>                               |                     |

## JULY LOCAL MEETING RECORDINGS

By John Davey

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

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

**July Meeting**

<https://youtu.be/0jvWrCwuIsA?si=ykfi84suUGbyOndV>

**El Dorado Hills Area Planning Advisory Committee Meetings:**

Typically the second Wednesday of each Month

**July Meeting**

<https://www.youtube.com/live/IIun7mUJyhQ?si=pOhjj1J7ufp-g20n>

**El Dorado Hills Community Services District Board of Directors Meetings:**

Second Thursday of each month

**July Meeting**

<https://basslakeaction.net/edhcsd-july-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>

## BASS LAKE ACTION BOARD MEETING



The next meeting of the BLAC Board of Directors will be held on Monday August 12, 2024. 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>