

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.



PRELIMINARY 2027 LLAD LEVIES FOR BASS LAKE AREA HOMEOWNERS

By John Davey

At the June 11, 2026 Board of Directors meeting of the El Dorado Hills Community Services District (EDH CSD) the Board approved an agenda item to Review and Adopt Resolutions & Approve Preliminary Engineer’s Reports for Fiscal Year 2026/2027 (FY27), Declaring Intention to Continue FY27 Annual Assessments, and Setting the Public Hearings to adopt the Fiscal Year 2027 annual assessments.

The Board of Directors reviewed and approved the preliminary LLAD Engineer Reports for Fiscal Year 2027,

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2027 LLAD FOR BASS LAKE AREA *(con't)*

and set a public hearing to approve the assessments. The public hearing will be held at the next regularly scheduled Board of Directors Meeting on July 9, 2026.

The legally required annual engineer reports for EDH CSD managed Landscaping and Lighting Assessment Districts (LLADs) are annual reviews that establish next fiscal year's LLAD assessment levies, based on each individual LLAD's original formation documents.

In the Bass Lake area, two LLADs were formed after the enactment of 1996's Proposition 218: Bass Lake Village LLAD B (Woodridge) and Hollow Oak LLAD (Laurel Oaks). These LLADs include an inflationary measure established at the time of formation that allows the original MAX levy to be increased each year, based on the Consumer Price Inflation index (CPI) defined at the time of adoption. This allows the MAX levy to grow over time, in response to inflation rates. Levies in these LLADs cannot exceed the original Max levy plus the cumulative CPI increase for the years following.

Many LLADs formed prior to 1996's Proposition 218, did not establish an inflationary funding increase

mechanism, which means that the annual assessment cannot exceed the MAX established levy in the original formation documents unless a Proposition 218 ballot of property owners is conducted. In the Bass Lake area, the sole pre-Prop 218 LLAD is Bass Lake Village LLAD A (The Hills of El Dorado). Originally formed with a \$99 per lot annual assessment, a 2021 Prop 218 vote of property owners in Bass Lake LLAD A resulted in a MAX levy increase to \$286.67.

The EDH CSD is required by law to adopt the LLAD assessment levies for the next Fiscal Year at a regularly scheduled public hearing. The legal requirement is to have the assessments approved by Board Resolution, and submitted to the County by early August in time for the following fiscal years (Which start in July).

Typically, the Preliminary Engineer Reports are reviewed at the EDH CSD Board of Directors at the May public meeting each year, and then adopted by Board Resolution at the June regularly scheduled Board of Directors meeting in a public hearing. This year, the Preliminary Engineer Reports were not reviewed until the June Board meeting, which means that the Board of Directors must hold the required Public Hearings to codify the LLAD

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2027 LLAD FOR BASS LAKE AREA *(con't)*

Annual Assessments in July. The public hearing is an opportunity for a majority of property owners in each LLAD to protest the proposed levies.

In Fiscal years 2023 and 2024, the El Dorado County Auditor Controller rejected the approved LLAD levies, indicating that he found them invalid for a myriad of reasons.

This resulted in litigation by the EDH CSD against the County of El Dorado, and the Auditor Controller Joe Harn. (El Dorado Hills Community Services District vs El Dorado County, et al. Case No. 25WM000181).

After nearly four years, it has been mentioned that a settlement has been reached between the EDH CSD and the County - however the litigation suit between the EDH CSD and El Dorado County has only been reviewed in Closed Session by the EDH CSD Board of Directors, and no formal public announcement has been made.

As previously mentioned in prior editions of the *Bass Lake Bulletin* - the litigation between the EDH CSD and El Dorado County has El Dorado Hills residents paying for both sides of the lawsuit. Our property taxes are paying for legal costs of litigation for both the EDH CSD, and El Dorado County.

Settlement of the lawsuit is good news for El Dorado Hills residents, but the details of the settlement have not yet been publicly disclosed.

Uncollected 2023 LLAD Levies to be applied retroactively to 2027 Property Tax Statements

An apparent result of the settlement of the lawsuit has been revealed during the course of EDH CSD public meetings, and included in the Preliminary Engineer Reports: The missed 2023 LLAD assessments will be collected on 2027 Property Tax statements, along with significantly reduced Fiscal Year 2027 Levies.

No methodology for the reduced 2027 LLAD levies have been offered - only the indication that by including the missed 2023 levies on the 2027 property tax statements, that the LLAD will be funded for the 2027 fiscal year.

For active LLADs in the Bass Lake Area, the preliminary 2027 Engineer Reports have established these proposed 2027 assessment levies, and the dollar amount of 2023 retroactive assessments to be included on 2027 Property Tax Statements.

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2027 LLAD FOR BASS LAKE AREA *(con't)*

Bass Lake Village A (The Hills Of El Dorado)

278 Benefit Units (Parcels to be levied)

FY26 Max Levy per Parcel (current year)

\$286.67 (FIXED MAX - no inflationary increase mechanism)

FY27 Max Levy per Parcel (next year)

\$286.67 (FIXED MAX - no inflationary increase mechanism)

FY27 Applied Levy per Parcel
\$10.00

Total FY27 Levy
\$2,780.00

Supplemental Levy for **retroactive 2023 Assessment** from County Auditor withholding assessments from the 2023 property tax roll:

Retroactive FY23 Levy per Parcel
\$275.48

Retroactive FY23 Levy Total
\$76,585.00



Bass Lake Village B (Woodridge)
294 Benefit Units (Parcels to be levied)

FY26 Max Levy per Parcel (current year)

\$639.03 (MAX -based on original formation MAX, Plus CPI based inflationary increase mechanism)

FY27 Max Levy per Parcel (next year)

\$658.43 (MAX -based on original formation MAX, Plus CPI based inflationary increase mechanism)

FY27 Applied Levy per Parcel
\$50.00

Total FY27 Levy
\$14,700.00

Supplemental Levy for **retroactive 2023 Assessment** from County Auditor withholding assessments from the 2023 property tax roll:

Retroactive FY23 Levy per Parcel
\$120.74

Retroactive FY23 Levy Total
\$35,501.00



2027 LLAD FOR BASS LAKE AREA (con't)

**Hollow Oaks (Laurel Oaks)
99 Benefit Units (Parcels to be levied)**

FY26 Max Levy per Parcel (current year)

\$947.56 (MAX -based on original formation MAX, Plus CPI based inflationary increase mechanism)

FY27 Max Levy per Parcel (next year)

\$ 975.99 (MAX -based on original formation MAX, Plus CPI based inflationary increase mechanism)

FY27 Applied Levy per Parcel
\$182.00

Total FY27 Levy
\$35,959.00

Supplemental Levy for **retroactive 2023 Assessment** from County Auditor withholding assessments from the 2023 property tax roll:

Retroactive FY23 Levy per Parcel
\$363.22

Retroactive FY23 Levy Total
\$35,959.00



There has been no formal announcement, but it appears that next year, in addition to the 2028 Fiscal Year assessments, property owners in the Bass Lake Area subject to LLAD Levies can expect that the missed assessments from the 2024 Fiscal Year will be applied as a Supplemental Levy. The 2024 Assessments were again withheld from the property tax roll by the County Auditor.

2024 LLAD Assessments expected to be applied on 2028 Property Tax Statements in addition the 2028 Fiscal Year LLAD Levies

Bass Lake Village A (The Hills Of El Dorado)

Retroactive FY24 Levy per Parcel
\$272.02

Retroactive FY24 Levy Total
\$75,623.00

Bass Lake Village B (Woodridge)

Retroactive FY24 Levy per Parcel
\$363.22

Retroactive FY24 Levy Total
\$35,959.00

Hollow Oak (The Hills Of El Dorado)

Retroactive FY24 Levy per Parcel
\$363.22

Retroactive FY24 Levy Total
\$35,959.00

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2027 LLAD FOR BASS LAKE AREA *(con't)*

These following LLADs in the Bass Lake Area are 'dormant' and have not been activated. There are no Levies for inactive LLADs.

LLAD #31 Hawk View

LLAD #34 Bell Ranch

LLAD #40 Bass Lake North

The majority of these LLADs were formed at the time of development approval, and have the following language in their descriptions in the annual Engineer Reports:

The improvements are currently maintained by the (development name) Homeowners Association (HOA). The District (LLAD) was established as a backup funding mechanism for the maintenance of the improvements. If necessary, assessments may be levied and collected in the event that the HOA is dissolved, EDH CSD determines that the HOA is not properly or adequately maintaining the improvements. In such case, the Board may authorize the levy of assessments as necessary to provide funding for the maintenance and operation of all or a portion of the improvements at an assessment rate that is equal to or less than the authorized adjusted maximum assessment rate for that fiscal year.

The language in the Engineer Reports for the Dormant/Inactive

LLADs about how the EDH CSD would determine if an HOA is not properly or adequately maintaining improvements appears capricious and subjective. The *Bass Lake Bulletin* has been unable to determine if any clarifying language in the Dormant/Inactive LLADs exists in their formation documents because they are not posted on the EDH CSD website. Since these LLADs were formed over the span of more than thirty years, it seems reasonable to conclude that any clarifying language with measurable metrics would be widely varied, and inconsistent between Dormant/Inactive LLADs, just as many of the active LLADs have varying degrees of detail and specificity, based on the eras/years they were formed.

BOS SEEKS ADDITIONAL TRAFFIC ANALYSIS FOR PROPOSED SERRANO M5 VILLAGE

By John Davey

A proposed 10-home subdivision in El Dorado Hills will undergo additional traffic review after the El Dorado County Board of Supervisors voted unanimously on June 16 to seek further analysis before acting on appeals of the project.

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ADDITIONAL TRAFFIC ANALYSIS FOR SERRANO M5 VILLAGE

(con't)

The proposed development, known as Serrano M5, would consist of 10 single-family homes on lots ranging from approximately one-half acre to nearly two acres. The project had previously been approved by the El Dorado County Planning Commission.

Three appellants, Dean Getz, Tara McCann, and El Dorado Hills Community Services District Director Gary Kinghorn, challenged the project, citing concerns about existing traffic conditions on Appian Way near Sangiovese Drive and the entrance to a nearby gated community.

Residents who spoke during the hearing said traffic congestion is already a concern in the area and could worsen if the project is built.

"It's not uncommon to have 10-minute backups at the security gates," McCann said.

According to an access and circulation analysis prepared by transportation consultants Fehr and Peers, the proposed development is expected to generate approximately 90 vehicle trips per day. The analysis also reported no injury collisions in the area during the previous year.

Rather than ruling on the appeals, supervisors directed county staff to work with the developer, Serrano Associates, to conduct a supplemental traffic engineering analysis examining traffic impacts on Appian Way and nearby intersections. The board established a 120-day timeline for the additional review before reconsidering the appeals.

In addition to traffic concerns, appellants raised questions about amenities that were discussed as part of earlier Serrano development agreements.

Dean Getz argued that certain recreational facilities originally envisioned for the community have not been constructed.

"There's no public restrooms, no pickleball courts, no tennis courts, no sports fields that are lighted (and) no splash pads in your largest master plan community that's still part of unincorporated El Dorado County," Getz said.

During the discussion, Supervisor Lori Parlin recalled a 2020 agreement involving the county, Serrano Associates, and the El Dorado Hills Community Services District. Under that arrangement, the developer

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ADDITIONAL TRAFFIC ANALYSIS FOR SERRANO M5 VILLAGE

(con't)

provided land and approximately \$3.5 million in lieu of constructing a park.

Supervisors also discussed whether the Community Services District has fulfilled its obligations under that agreement and directed staff to follow up with the district regarding the status of park development efforts.

The current proposal is a scaled-down version of an earlier plan that sought approval for 20 homes on the site. That proposal was not approved. The revised project would allow 10 homes.

The Board of Supervisors did not take action on the appeals and will revisit the matter after the supplemental traffic analysis is completed.

Source: [The Sacramento Bee, June 17, 2026, reporting by Corey Schmidt.](#)

EID DIRECTORS APPROVE CONTRACT CHANGES, ADD TIME TO CONSIDER BUDGET POLICIES AND REVISIONS

By John Davey

The El Dorado Irrigation District (EID) Board of Directors approved several

contracts and project-related actions during its June 8 meeting while postponing decisions on proposed budget policy revisions to allow for additional review.

Among the actions approved, the board unanimously authorized a change order with Mozingo Construction Inc. for the Strolling Hills Pipeline Improvements Project. The amendment increases the contract by up to \$608,696.40 to cover additional excavation work, larger pipe installation, additional appurtenances, and pavement restoration.

According to EID Senior Civil Engineer Patrick Wilson, the changes include replacing PVC pipe with longer-lasting HDPE pipe as part of the project improvements.

The board also approved a contract with Lumos & Associates in an amount not to exceed \$231,734 for preparation of a basis of design report for the Pleasant Oak Transmission Main and Diamond Springs Transmission Main Upgrade Project.

Directors spent considerable time discussing proposed revisions to the district's financial and budget policies. Division 5 Director Alan Day requested additional time to review the proposals before taking action.

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EID CONTRACT CHANGES ADDS TIME TO CONSIDER BUDGET POLICIES AND REVISIONS *(con't)*

"I just feel that we should have more time to study these items," Day said. "We only got this Thursday. I think we need more study."

Day suggested postponing action until August or September, citing concerns about fully understanding the context and implications of the proposed policies.

"I'm just uncomfortable putting out policies, without understanding the context," Day said. "I think this is a stand alone item that should be addressed, maybe after a workshop to help me understand better what we're trying to do here."

General Manager Pravani Vandeyar expressed concern that a lengthy delay could affect district planning and operational goals.

"We have to set targets in terms of what we need to accomplish for the stability of the district," Vandeyar said.

Following discussion, Vandeyar suggested bringing the matter back at the next board meeting rather than delaying consideration for several

months. Day agreed, and the board voted unanimously to continue discussions before taking action.

The board also approved the 2026 temporary water purchase and sale agreement with Westlands Water District, authorizing the General Manager to execute the agreement and related documents necessary to complete the water transfer.

Directors additionally received information regarding the proposed Gateway/El Dorado Management Plan, a 97.74-acre mixed-use development planned within the El Dorado Hills Business Park. The project would include residential, retail, and business uses.

Looking ahead, board members reviewed a preliminary list of items expected to be considered at upcoming meetings, including capital improvement projects, water supply updates, Caldor Fire restoration activities, financial reports, facilities capacity charges, and potential action on the district's financial policies.



Source: [Mountain Democrat, June 17, 2026, reporting by Jack Carrerow.](#)

EDH CSD BOARD MAKES IT OFFICIAL: APPOINTS JANTZEN AS GENERAL MANAGER

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has officially appointed Stephanie McGann Jantzen as the district's General Manager following several months in the interim role.

At its June 11 meeting, the board unanimously approved a three-year employment agreement with McGann Jantzen. The contract establishes a gross base salary of \$181,000 annually and took effect June 12. Following the initial three-year term, the agreement includes automatic one-year renewals unless either party provides timely written notice of non-renewal.

Following the board's vote, McGann Jantzen thanked the directors for their support and confidence.

"I'm really honored. We've been through a lot in a very short time," McGann Jantzen said. "I appreciate your supporting me. I appreciate your trust in me, and I'm going to work very hard to live up to the high level of expectations that our community has."

Several community members and public agency leaders spoke in support

of McGann Jantzen during the meeting, citing her leadership during a challenging period for the district.

El Dorado Hills resident Kelley Nalewaja praised her efforts to rebuild public trust and improve engagement with the community.

"I so appreciate it that you've done that with integrity and with honesty and with willingness to interact with the public," Nalewaja said.

Former EDH CSD General Manager Mark Hornstra, now General Manager of the Cameron Park Community Services District, described McGann Jantzen as a professional of "high character" and expressed interest in strengthening collaboration between the neighboring districts.

Residents also highlighted improvements in communication and responsiveness. Ben Glickman noted the challenges McGann Jantzen has faced during her tenure, while emphasizing the importance of clear goals and direction from the board moving forward.

Board members echoed many of the comments made during public testimony.

Director Gary Kinghorn cited

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EDH CSD BOARD MAKES IT OFFICIAL: APPOINTS JANTZEN AS GENERAL MANAGER *(con't)*

improvements in public engagement, communication, and transparency, describing McGann Jantzen's responsiveness as "very, very commendable."

Board President Noelle Mattock also praised the positive changes she has observed.

"I just want to say, yes, there's been a marked difference in the tone and tenor of our meetings, (with) the folks who are showing up to our meetings," Mattock said. "I think it's a testament to the work that you've done."

The employment agreement was approved on a 5-0 vote, with Directors Noelle Mattock, Gary Kinghorn, Mike Martinelli, Stephen Ferry, and Heidi Hannaman all voting in favor.

Source: [Village Life, June 17, 2026, reporting by Noel Stack.](#)

BOS APPROVES 2026-27 BUDGET: \$1.25 BILLION

By John Davey

The El Dorado County Board of Supervisors voted 4-0, with Supervisor George Turnboo absent, on June 9,

2026, to adopt the recommended \$1.25 billion budget for the 2026-27 fiscal year. The spending plan covers all appropriations across every fund under board control. The motion was made by Supervisor Brian Veerkamp and seconded by Supervisor Lori Parlin.

While total appropriations represent the largest figure in the budget, the county's governmental funds budget saw a \$39 million decrease compared to 2025-26. Chief Budget Officer Emma Owens attributed this drop to the winding down of large Department of Transportation projects, notably the near-completion of the \$102.4 million Mosquito Bridge project, which required fewer carrying-over appropriations.

Conversely, the county's General Fund experienced a 3% increase, rising by \$15.3 million to a total of \$486.6 million. According to Owens, this increase is primarily driven by large state and federal grant projects tied to the Office of Wildfire Preparedness and Resilience (OWPR), which received \$24.5 million in intergovernmental funding. County department budgets also rose by 4% to \$216.5 million due to board-approved compensation hikes, higher health insurance costs, and local impacts from HR 1 legislation.

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BOS APPROVES 2026-27 BUDGET: \$1.25 BILLION

(con't)

Total projected revenue for the fiscal year sits at \$1.09 billion, with approximately one-third (\$369 million) coming from intergovernmental sources. Major discretionary revenue streams include \$134.4 million in property taxes and \$20.1 million in sales and use taxes. Additionally, the county's estimated General Fund carryover balance improved from an initial \$16 million projection in February to \$21.8 million.

Despite the adopted spending plan, supervisors and staff expressed caution regarding state and federal fiscal uncertainties. Supervisor Greg Ferrero remarked, "We haven't seen the worst yet from the state and the feds," predicting tougher decisions ahead. Supervisor Veerkamp was more pointed, stating, "I don't think our state and federal government are aligned at all, and I don't know where that's gonna end up."

The board also discussed funding requests currently left out of the recommended budget, including a \$35,000 contribution to the city of Placerville's pool operations — a pitch made by Veerkamp on behalf of District 3 residents — and an expiring \$300,000 contract with NAMI El Dorado County to run the Clubhouse

in Placerville. Changes in state funding mechanisms have complicated the NAMI contract negotiations. Supervisor Brooke Laine called the Clubhouse "an investment, not an expense," and said she'd like the board to consider using some of its fund balance "at least ... to just buy them some more time."

Chief Administrative Officer Sue Phillips emphasized that staff utilized a conservative revenue approach to avoid mid-year deficits, noting that additional funding may become available once the books close. Auditor-Controller Joe Harn advised the board to remain frugal, warning that "the state and federal government are very unreliable partners at this time."

The board will review a finalized version of the fiscal year budget for final adoption on September 29, 2026.

Source: [Mountain Democrat, June 19, 2026, reporting by Noel Stack.](#)



JUNE LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in June 2026.

El Dorado Hills Area Planning Advisory Committee Meetings:

Typically the second Wednesday of each Month

June 10th Meeting

<https://www.youtube.com/live/2bpp3EakKHw>

El Dorado Hills Community Services District Board of Directors Meetings:

Second Thursday of each month

June 11th Regular Meeting

<https://basslakeaction.net/edhcsd-6-11-26>

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 -

www.EID.org/YouTube



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The next quarterly business meeting of the Board of Directors is scheduled for Monday August 10, 2026

Members will receive the Meeting location details via email invitation. All Members are welcome, and are encouraged to attend.

For more information about meetings and membership, please contact President John Davey at 530-676-2657, or email basslakemembers@gmail.com.

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>