

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.



2027 LLAD ASSESSMENTS PUBLIC HEARING CONTINUED TO AUG 5th

By John Davey

The public hearing regarding the Fiscal Year 2026/2027 (FY27) Landscaping and Lighting Assessment District (LLAD) annual assessments, originally scheduled for July 9, 2026, by the El Dorado Hills Community Services District (EDH CSD) Board of Directors, has been continued to August 5, 2026.

The continuance allows the board and property owners additional time to review the preliminary engineer's reports

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LLAD ASSESSMENTS PUBLIC HEARING CONTINUED TO AUG 5th

(con't)

and the proposed assessment structures prior to formal adoption and submission to El Dorado County.

Resolution of Litigation and Retroactive Levies

As reported by *Village Life* on July 20, 2026, the current assessment plan reflects the resolution of long-standing litigation between the EDH CSD and El Dorado County Auditor-Controller Joe Harn (*El Dorado Hills Community Services District vs. El Dorado County, et al.*, Case No. 25WM000181). For Fiscal Years 2023 and 2024, the Auditor-Controller withheld LLAD assessment collections after deeming the filings invalid.

Following closed-session negotiations and a settlement between the district and the county, uncollected FY23 assessments will now be placed retroactively on property tax bills as supplemental levies. To offset the sudden financial impact on property owners, the EDH CSD has reduced the applied FY27 assessment levies significantly, using the combination of reduced FY27 levies and retroactive FY23 collections to fully fund district operations for the upcoming fiscal year. A similar process for

uncollected FY24 assessments are anticipated to be applied to property tax statements in FY28.

Bass Lake Area LLAD Breakdown

According to the preliminary engineer's reports approved by the EDH CSD Board on June 11, 2026, the specific breakdown for active Landscaping and Lighting Assessment Districts in the Bass Lake area is as follows:

Bass Lake Village A (The Hills of El Dorado)

Benefit Units: 278 parcels

Maximum Allowable FY27 Levy: \$286.67 per parcel (Fixed MAX set via 2021 voter approval)

Proposed Applied FY27 Levy: \$10.00 per parcel (\$2,780.00 total)

Retroactive FY23 Supplemental Levy: \$275.48 per parcel (\$76,585.00 total)

Anticipated Retroactive FY24 Levy (FY28 Tax Bill): \$272.02 per parcel (\$75,623.00 total)

Bass Lake Village B (Woodridge)

Benefit Units: 294 parcels

Maximum Allowable FY27 Levy: \$658.43 per parcel (Adjusted annually for CPI inflation under post-Proposition 218 formation terms)

Proposed Applied FY27 Levy: \$50.00 per parcel (\$14,700.00 total)

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LLAD ASSESSMENTS PUBLIC HEARING CONTINUED TO AUG 5th

(con't)

Retroactive FY23 Supplemental

Levy: \$120.74 per parcel (\$35,501.00 total)

Anticipated Retroactive FY24 Levy

(FY28 Tax Bill): \$363.22 per parcel (\$35,959.00 total)

Hollow Oak (Laurel Oaks)

Benefit Units: 99 parcels

Maximum Allowable FY27 Levy:

\$975.99 per parcel (Adjusted annually for CPI inflation under post-Proposition 218 formation terms)

Proposed Applied FY27 Levy:

\$182.00 per parcel (\$18,018.00 total)

Retroactive FY23 Supplemental

Levy: \$363.22 per parcel (\$35,959.00 total)

Anticipated Retroactive FY24 Levy

(FY28 Tax Bill): \$363.22 per parcel (\$35,959.00 total)

Inactive/Dormant Districts

Three LLADs in the Bass Lake area remain dormant and will carry no assessment levies for FY27:

LLAD #31 (Hawk View)

LLAD #34 (Bell Ranch)

LLAD #40 (Bass Lake North)

These districts were established during initial land development as back-up funding mechanisms. Under their formation terms, assessments would only be levied if the governing

Homeowner Association (HOA) dissolves or if the EDH CSD determines that the HOA is failing to adequately maintain designated community improvements.

Public Participation

The EDH CSD Board of Directors will formally consider board resolutions to adopt the FY27 LLAD annual assessments during the continued public hearing on **August 5, 2026**. Property owners within each active LLAD maintain the legal right to submit formal protests regarding the proposed levies prior to or during the public hearing.

Sources:

[July 20, 2026 Village Life Reporting by Noel Stack](#)

[July 9, 2026 EDH CSD Board of Directors Meeting](#)

EID BOARD SEATS UP FOR ELECTION IN NOVEMBER

EID News Release July 16, 2026

At the Nov. 3 General Election, voters will have the opportunity to elect two candidates to four-year terms on the El Dorado Irrigation District Board of Directors, representing Division 2 and Division 4. Division 4 includes voters in both El Dorado County and Sacramento County.

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EID BOARD SEATS UP FOR ELECTION IN NOVEMBER *(con't)*

Candidates interested in running for the EID Board of Directors may obtain declaration of candidacy forms from the El Dorado County Elections Department and the Sacramento County Voter Registration and Elections Department depending on the division and residency, beginning July 13. Completed nomination papers must be filed no later than 5 p.m. on Aug. 7. If an incumbent does not file for re-election, the filing deadline for that seat is extended to 5 p.m. on Aug. 12, pursuant to California Elections Code §10225.

EID board members are elected by registered voters within the district's boundaries. EID participates in California's consolidated elections process, which places local special district races on the same ballot as statewide and countywide elections. This consolidation reduces costs for participating agencies and increases voter participation by combining elections on a single ballot.

Residents interested in running for office are encouraged to contact the appropriate county elections office for candidate filing requirements, key dates and campaign disclosure obligations.

MID SUMMER BASS LAKE LANDSCAPING: A LIGHT TOUCH

By John Davey

By mid-summer, the landscapes of Bass Lake are settling into a familiar rhythm. The spring flush of growth has slowed, temperatures regularly climb into the 90s, and our focus shifts from creating new landscapes to simply keeping them healthy until cooler weather returns.

For homeowners in the Bass Lake area of El Dorado Hills, July and August are a time for maintenance rather than major renovation. A little attention each week can keep your yard looking attractive while protecting your investment in trees, shrubs, and lawns during the hottest part of the year.

Water Wisely

Water is the most important factor in maintaining a healthy landscape during our long, dry summer. Rather than watering every day, most established trees, shrubs, and lawns benefit from deeper, less frequent irrigation that encourages roots to grow deeper into the soil.

Take a few minutes to inspect your

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MID SUMMER BASS LAKE LANDSCAPING *(con't)*

irrigation system:

Look for clogged or misaligned sprinkler heads.

Repair leaks in drip tubing or irrigation lines.

Adjust sprinkler run times as temperatures fluctuate.

Make sure water is reaching plants—not sidewalks or driveways.

Early morning watering remains the best practice, allowing plants to absorb moisture before the afternoon heat while reducing evaporation.

Keep Lawns Healthy

A lush green lawn is still possible during the summer, but it doesn't require perfection.

Raise your mower height slightly during the hottest months. Taller grass shades the soil, helping retain moisture and reducing stress on the lawn. Keep mower blades sharp to produce clean cuts, and avoid removing more than one-third of the grass height during any mowing.

If portions of your lawn naturally go dormant during periods of extreme heat, don't panic. Most established cool-season lawns recover nicely when temperatures moderate in the fall.

Refresh Mulch

One of the simplest landscape improvements is adding a fresh layer of mulch around trees, shrubs, and flower beds.

A two- to three-inch layer of bark or wood mulch helps:

Reduce water evaporation

Moderate soil temperatures

Suppress weeds

Improve the appearance of planting beds

Keep mulch several inches away from tree trunks and the crowns of shrubs to prevent moisture-related diseases.

Light Pruning Only

Summer is not the time for heavy pruning.

Instead, remove dead or damaged branches, spent flowers, and any growth that creates safety concerns or blocks walkways. Light deadheading of flowering annuals and perennials can encourage additional blooms, while avoiding unnecessary stress on the plant.

Major pruning of many trees and shrubs is generally better reserved for the appropriate dormant season or after flowering, depending on the species.

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MID SUMMER BASS LAKE LANDSCAPING *(con't)*

Add a Little Color

If you'd like to brighten your landscape without undertaking a major project, consider adding a few heat-tolerant plants to containers or small garden spaces.

Good summer performers in our foothill climate include:

Lantana
Angelonia
Vinca
Pentas
Zinnias
Marigolds
Salvia

Containers near entryways or patios provide an easy way to add seasonal color while requiring only modest maintenance.

Keep an Eye on Trees

Our mature oaks are one of the defining features of Bass Lake and deserve special attention during the summer.

Watch for broken limbs, excessive leaf drop, or branches damaged by wind. Avoid unnecessary pruning of healthy oaks during the summer months, and never pile soil or mulch against their trunks.

If a tree appears stressed or unsafe, consult a qualified arborist before taking action.



Image Credit: McHale Landscape Design

Enjoy Outdoor Living

Perhaps the most important landscaping task this time of year is simply enjoying your yard.

Whether it's an evening dinner on the patio, relaxing beneath a shade tree, or watching hummingbirds visit flowering plants, summer is when landscapes are meant to be lived in. A well-maintained yard doesn't have to be perfect—it simply needs to be healthy, comfortable, and welcoming.

Autumn Is Just Around the Corner

While midsummer is best reserved for maintenance, it won't be long before one of Northern California's premier gardening seasons arrives.

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MID SUMMER BASS LAKE LANDSCAPING *(con't)*

Beginning in mid-September, cooler temperatures and gradually warming soils create ideal conditions for planting trees, shrubs, drought-tolerant perennials, and new lawns. Fall is also an excellent time to renovate planting beds, install irrigation improvements, divide perennials, and undertake larger landscape projects before winter rains return.

For now, keep your landscape watered, tidy, and healthy—and save the bigger transformations for the beautiful autumn planting season that's just around the corner.

EIR NOT REQUIRED FOR EDH CITYHOOD

By John Davey

A full Environmental Impact Report (EIR) will not be required for the proposed incorporation of El Dorado Hills. Instead, an environmental review conducted for the local agency formation process indicates that the process qualifies for a Negative Declaration under the California Environmental Quality Act (CEQA).

The Bass Lake Action Committee previously [supported 2005 Cityhood Incorporation Measure P](#), and the recent environmental findings mark another key procedural milestone in

the ongoing evaluation of local governance.

EDH CSD Board Discussion & Role as Lead Agency

At their July 9, 2026 meeting, the El Dorado Hills Community Services District (EDH CSD) Board of Directors authorized the release of the administrative draft Initial Study / Negative Declaration for public review. The [review period ends August 17th](#).

During the meeting, it was highlighted that the **EDH CSD is acting as the lead agency** for CEQA compliance purposes regarding the potential incorporation of El Dorado Hills. As the lead agency, the CSD is responsible for overseeing the environmental assessment process, ensuring public notice requirements are met, and publishing the Initial Study to evaluate any potential physical changes to the environment associated with cityhood.

Consistent with Recent California Incorporations

The utilization of a Negative Declaration rather than an EIR aligns directly with established precedent across the state. In fact, a full EIR was not required for any of the last four successful city incorporations in

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EIR NOT REQUIRED FOR EDH CITYHOOD *(con't)*

California, all of which similarly utilized Negative Declarations:

Mountain House: Incorporated on July 1, 2024 (San Joaquin County).

Jurupa Valley: Incorporated on July 1, 2011 (Riverside County).

Eastvale: Incorporated on October 1, 2010 (Riverside County).

Menifee and Wildomar: Both incorporated on October 1, 2008 (Riverside County).

No Direct Environmental Impacts From Organizational Change

The core reason an EIR is unnecessary is straightforward: the act of incorporation itself is strictly a change in governmental organization and jurisdictional boundaries. It does not authorize, approve, or fund any physical construction, land development, or operational alterations. As a result, **no environmental impacts** will result directly from the transition to cityhood.

Furthermore, incorporation does not alter existing environmental oversight.

Future Municipal Projects: Any future development, land use changes, or policy updates proposed by a newly established City of El Dorado Hills will be subject to complete CEQA

review and public scrutiny before any physical work could begin.

Current Unincorporated Status:

This requirement is identical to current operations under El Dorado County, where any proposed project in the unincorporated community of El Dorado Hills must undergo CEQA review and receive formal approval from the El Dorado County Board of Supervisors.

Whether services are delivered by El Dorado County or a local city council, state environmental protections remain fully active and enforceable across all future community development decisions.

Sources:

[July 14, 2026 Mountain Democrat reporting by Noel Stack](#)

[July 9, 2026 EDH CSD Board of Directors Meeting](#)

FROM THE BASS LAKE BULLETIN ARCHIVES

By John Davey

What was in the Bass Lake Bulletin 20 years ago, and 10 years ago?

From the [July 2006 Edition of The Bass Lake Bulletin](#)

Nygaard Gives Bass Lake Road Update — County transportation

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BASS LAKE BULLETIN ARCHIVES *(con't)*

officials outlined planned improvements to Bass Lake Road, Silver Springs Parkway, the Silva Valley interchange, and other major road projects expected over the coming years.

Tribal Casinos Generate Record Revenue — A report highlighted the rapid growth of tribal gaming, its economic impact, and increasing contributions to local governments and community organizations.

County Scoffs at Tribe's Casino Offer — The Board of Supervisors continued its dispute with the Shingle Springs Band of Miwok over a proposed casino and mitigation funding.

Ground Broken for Hawk View Development — Construction officially began on the Hawk View residential subdivision at Bass Lake Road and Hawk View Road.

From the [July 2016 Edition of The Bass Lake Bulletin](#)

Saratoga Way Extension Moves Forward — Plans advanced for extending Saratoga Way to connect El Dorado Hills with Folsom, improving regional traffic circulation and supporting future development.

Primary Election Results Official — The Bulletin reported certified primary election results, including the District 1 Supervisor race between Beth Gaines and John Hidahl, along with other local and state contests.

BLAC to Host Candidate Forum — BLAC announced an August candidate forum featuring the two District 1 supervisor candidates for members of the organization.

EID Future Water Demand Revised — Updated projections showed slower population growth and reduced long-term water demand while emphasizing continued conservation efforts.

President's Letter — John Thomson encouraged summer safety, reflected on the historic Lincoln Highway, and invited readers to an upcoming community 8K run along the historic route.

California Crooks Get Out Early, and Crime Goes Up — The article examined California's prison realignment program, statewide crime trends, and local crime statistics in El Dorado County.

PG&E Natural Gas Rates to Jump — Readers were informed about upcoming gas rate increases approved to fund pipeline safety upgrades following the San Bruno disaster.

JUNE LOCAL MEETING RECORDINGS

By John Davey

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

El Dorado Hills Area Planning Advisory Committee Meetings:

Typically the second Wednesday of each Month

July 8th Meeting

Meeting CANCELED

El Dorado Hills Community Services District Board of Directors Meetings:

Second Thursday of each month

July 9th Regular Meeting

<https://basslakeaction.net/edhcsd-7-9-26>

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>