



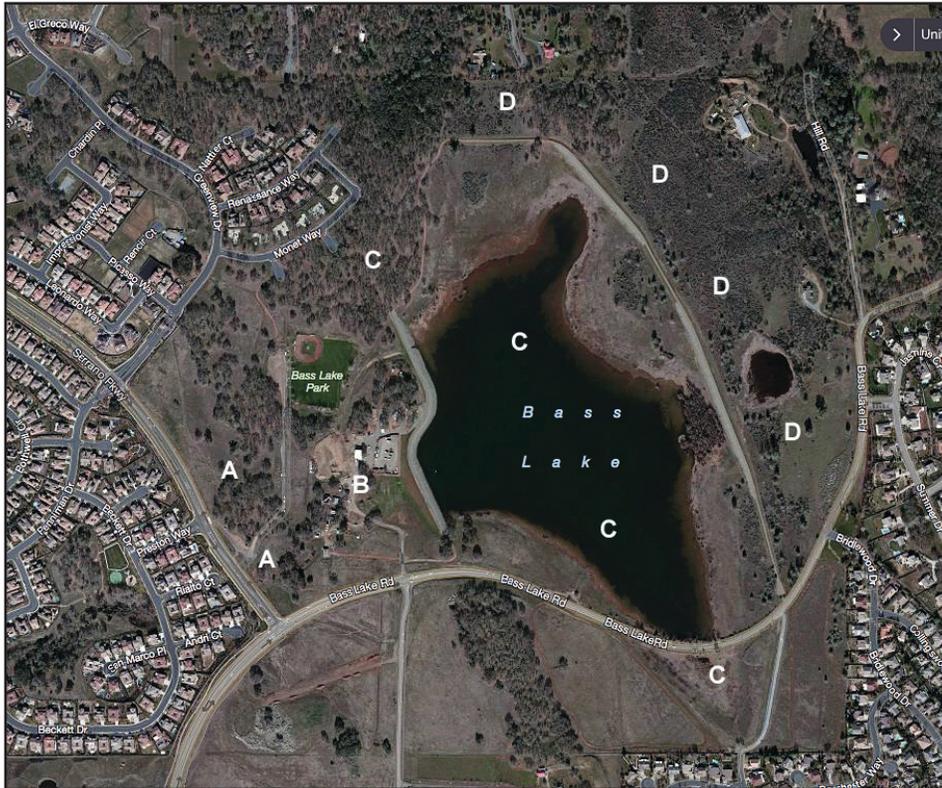
# BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

September 2017

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Map showing the general locations of A, the site of EDHCSD’s proposed multi-purpose park, B, EID’s maintenance yard at Bass Lake, C, RUSD’s Bass Lake property, and D, the 41 acre parcel owned by El Dorado County.

## MULTI-USE CSD SPORTS PARK INCHING TOWARD REALITY

Area agencies have been asked to review and comment on Serrano Associates’ request to the county for approval of a tentative amended map for its plans for Village J Lot H in Serrano, which includes a 12.5-acre multi-use public park. The site is on 25 total acres and located at the corner of Serrano Parkway and Greenview Drive.

Serrano Associates previously submitted two versions of the tentative map: 75 home lots in December 2014 and then a 111-lot layout in February 2016, “both of which assumed that the 12.5 acre public park would be relocated to the Village J5 area,” wrote principal planner Andrea Howard in a letter to the county Planning Department. “In consultation with the El Dorado Hills Community Services District (CSD) we have redesigned Lot H to reserve the southern 12.5 acres for the public park and the balance is planned for single-family lots.”

Residential lots would range in size from 7,200 to 17,077 square feet. There is also a one-acre open space lot in the plan. While Serrano Associates is the sole applicant, the CSD would plan and oversee the park. Serrano Government Affairs Director Kirk Bone said there is between \$3 million and \$3.7 million in a Mello Roos account established in 1988 for the development of the 12.5-acre park. “It’s why we sock away some capital reserve funds,” he said. “We are still moving the puzzle pieces around.”

At the August El Dorado Hills Area Planning Advisory Committee meeting, CSD General Manager Kevin Loewen said the 12.5 acres is a good first step toward the CSD’s vision “to do preservation on a grander scale,” not ruling out future purchases of neighboring properties. “It could be a few years down the road,” Loewen added before reiterating that residents who want to monitor the process and even give input to the new park’s design should watch CSD Parks and Planning meeting agendas. “There are a lot of moving parts.” ~

Credit: Julie Samrick, Mountain Democrat

## CSD MAY ACQUIRE BASS LAKE PARK LAND FROM COUNTY

Sources familiar with the situation say that the El Dorado Hills Community Services District (CSD) may eventually acquire the 41 acres of El Dorado County land east and north of Bass Lake that were once tentatively earmarked for a regional county park. The Bulletin understands that no formal negotiations are pending, and that any talks between the CSD and the county have been of an exploratory nature only.

The parcel, acquired by the county in a land-swap deal in 2000 or so, was originally slated to be a passive park, then redesigned as a lighted sports park, but funds that were set aside for the initial site development were ultimately spent in other parts of the county. The impact of the recession, and the more recent reduced fiscal support to  
*(continued on page 2)*

## CSD TO BUY EID LAND AT BASS LAKE ADJACENT TO PARK

The Bulletin has learned that the El Dorado Hills Community Services District (CSD) is well along in negotiations with El Dorado Irrigation District (EID) to purchase the property along Bass Lake Road that currently houses the EID maintenance yard.

When EID sold the roughly 150 acre Bass Lake property to Rescue Union School District several years ago, it retained the approximately 14 acre maintenance yard in the southwest portion of the parcel.

*(continued on page 2)*



## PARK LAND *(continued)*

counties by the state, has all but eliminated the availability of park development funds at the county level.

Asked to comment, Bass Lake Action Committee Vice President and Community Affairs Officer Kathy Prevost said, “It would certainly be a good idea to have a local agency like the CSD manage the land as an open space recreational area, rather than leave it unused. It could be a wonderful natural resource for the community.” ~

## EID LAND *(continued)*

However, EID is currently consolidating its maintenance operations at its El Dorado Hills wastewater plant on Latrobe Road. The EID personnel and functions currently at Bass Lake will be moving to the Latrobe Road location sometime in mid-2018, according to EID Public Information Officer Jesse Saich.

The EID property is adjacent to the CSD’s 13 acre parcel on the corner of Serrano Parkway and Bass Lake Road slated to become a multi-use park. The CSD’s acquisition of the EID land will approximately double the acreage available for the park. ~



## SOUTH OF 50 INFRASTRUCTURE PROGRESSES

The 18-month schedule of infrastructure, road and safety improvements that started south of Highway 50 in May is proceeding at a smooth and steady pace.

Nearly three miles of sewer line is being installed, the Sacramento Municipal Utility District has started construction on a substation to provide the area with power, the first section of Alder Creek Parkway—a significant east/west thoroughfare—has opened, and the roads and pads for the first new neighborhoods are becoming visible in the area near White Rock Road and the soon-to-be-renamed Scott Road.

“Construction on the first new homes at the Folsom Ranch site—the area west of Placerville Road—is scheduled to start in early 2018 with model homes completed by

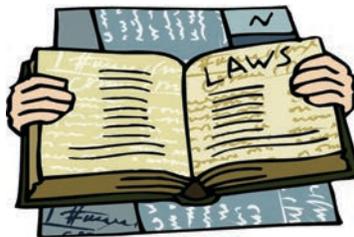
summer,” said Ian Cornell, spokesman for the Folsom Plan Area. “At Russell Ranch, the area east of Placerville Road to the county line, a clubhouse and the first new homes should be completed by mid-2019.”

Highlights of the Folsom Plan Area include 138 acres of parks; 30 miles of trails that will connect to the city’s extensive trail system; more than 1,000 acres of open space; more than 500 acres of contiguous oak woodlands; new schools; a transit corridor and roadway improvements to enhance traffic flow; and up to 8,000 new jobs with a planned jobs and housing balance that will allow many residents to reduce or eliminate their commutes.

The 3,520-acre Folsom Plan Area was annexed into the City of Folsom in 2011. Planned in accordance with Measure W, a ballot measure passed by Folsom voters, landowners were required to secure an independent water supply for the plan area, provide transportation improvements to mitigate traffic impacts, preserve 30 percent of the land as natural open space, and allow for new schools, all at no cost to existing Folsom residents. The plan that met those requirements was adopted by the Folsom City Council in 2012.

The plan area was the subject of a visioning process instituted by the City of Folsom with hundreds of residents at dozens of public hearings addressing a range of issues including land use, open space, transportation, and financing. Their recommendations resulted in scenarios reviewed by the Folsom City Council in 2005, which ultimately evolved into the design adopted by the city seven years later. ~

*Credit: Rachel Zirin, Folsom Telegraph*



## LEGISLATURE TO FORCE BAY AREA TO LOOSEN LAND USE RULES FOR HOUSING

The California legislature is responding to spiking Bay Area rents by moving legislation that would force cities to loosen restrictive land use rules that have impoverished renters and created massive profits for apartment owners.

Year-over-year apartment rents at the end

of March 2016 were falling hard in the Bay Area, with annual percentage decreases of 15% in Redwood City, 13% in Santa Clara, 8% in Palo Alto, and 5% in Oakland. But prices stabilized after the election of President Donald Trump ignited a new technology stock price boom, and have recently begun to take off and spike to new all-time-highs over the last 12 months.

But the most recent Zumber survey found that Bay Area one-bedroom apartment rents rose by 2 percent in July. San Francisco has the most expensive rent in the state at \$3,450, followed by Mountain View at \$3,060, and Redwood City at \$2,970. The least expensive area rents were Vallejo at \$1,270, followed by Napa at \$1,540, and Santa Rosa at \$1,550.

The fear of the return of double-digit rent increases is driving a new coalition of giant tech corporations, Democrat state legislators and pro-growth activists to demand that the tiny city of Brisbane, with a population of just 4,693, zone a 684-acre former railroad switching yard for affordable housing overlay zoning of 20-28 dwelling units per acre.

With the average home value in the City of Brisbane at \$879,500, the city had initially planned to zone and develop the big parcel as “Brisbane Baylands”, featuring low-density single-family homes and mixed shopping areas. But the new pro-growth coalition stepped in to demand high-density affordable housing for up to 80 percent of the land use. At a 20-28 dwelling unit per acre zoning, the property could see 10,944 to 15,321 new units.

With cadres of pro-growth advocates demanding high-density approvals, versus angry homeowners appalled by the risk to property values and the character of the community, the City Council at its August 1 meeting tabled all development plans that have been stalled by the zoning controversy since 2005.

Breitbart News reported that California won a booby prize for the 13th time this year as the worst state in which to do business. It also picked up another booby prize as the worst state for spending money on infrastructure. Coupled with high taxes and over-regulation, exclusionary zoning policies by the Democrat-controlled California legislature and their environmentalist allies have drastically restricted California housing development.

But with the Legislative Analyst’s Office estimating that the state will need to increase construction by 100,000 housing units each year over the next decade to stabilize property prices and rents, the latest paralysis in

*(continued on page 3)*

## LAND USE *(continued)*

developing Brisbane housing has caused Democrat state legislators to threaten to mandate state-wide zoning for affordable housing to force cities and counties to increase housing production.

Democrat David Chiu (D-San Francisco), a former San Francisco supervisor and Chairman of the California Assembly's housing committee, told the San Jose Mercury News that city councils and county boards of supervisors are to blame for the "extremely negative and detrimental impact" on housing availability in the Bay Area. Chiu says he expects lawmakers to unveil a new set of affordable housing bills that will force cities to approve developments.

California already has a number of laws on the books to increase housing for middle and low-income residents, including the 35-year-old Housing Affordability Act (HAA). But cities and counties have delayed court-ordered compliance by extending environmental reviews for years.

*Credit: Chriss w. Street, Breitbart News*



## LEGISLATURE WANTS TO TAX DRINKING WATER

The California Legislature is moving for the first time in history to tax every residence and business about a dollar month for drinking water to generate \$2 billion over the next 15 years to supposedly clean up contaminated ground water.

Although Senate Bill 623 is titled: "Safe and Affordable Drinking Water Fund," a coalition of agricultural and environmental lobbyists convinced its author Sen. Bill Monning (D-Carmel) to amend the ground water cleanup bill that has been moving through the Legislature since February, to quietly add a water tax of 95 cents per month on every residence and business. The bill would also tack on \$30 million in farm and dairy fees.

The European Union first promoted an environmental tax on water under the cover of the imminent global warming crisis. But

the 28 nations of the EU have expanded their water taxation regime to include a tap water tax; a value added tax on all water purchases; a provincial groundwater tax; and a tax for installations on public land or water.

A similar environmental tax was proposed as SB-20 in 2015 at the end of California's 5-year drought by California Senator Fran Pavley (D-Conejo Valley), author of AB 32, the Global Warming Solutions Act of 2006 that created the cap and trade tax tsunami.

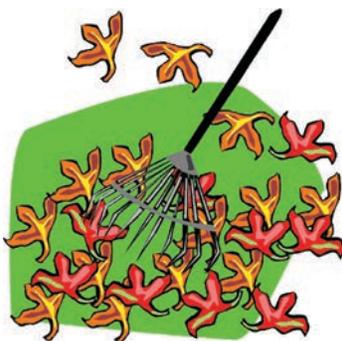
But her water tax effort ran into blistering opposition from California's 317 water districts and agencies that complained it was an effort to use the drought crisis as justification "to fund another layer of administration in Sacramento." The effort failed when it did not get any Republican crossover support for the 2/3 constitutional requirement to pass a tax.

California has never taxed drinking water, which has always been exempt as an essential "food product" by the California State Board of Equalization under Regulation 1602. Other tax-exempt liquid food products included non-carbonated fruit and vegetable juices. The tax-exemption was expanded in 1981 to include bottled water.

The main reason that the Legislature had avoided taxing water is the long and bloody California history of water wars that date back to the 1849 gold rush. Mark Twain famously commented that in California: "Whiskey is for drinking; water is for fighting over."

But in an unprecedented turn, the powerful Western Growers that represent large farmers in California, Colorado, Arizona and New Mexico released a statement supporting SB-623 to provide clean drinking water to disadvantaged communities that cannot afford clean drinking water. The growers acknowledged the challenges of agriculture relying on nitrogen-rich fertilizer and its runoff impact on water quality.

The Western Growers in a landmark statement added, "We have worked with the environmental justice community, as well as other stakeholders, for over a year in an effort to address the critical needs in



disadvantaged communities relating to safe drinking water. Since these challenges are numerous, both from naturally occurring contaminants and human sources, we believe the solution should be shouldered by a broad array of stakeholders."

El Dorado Irrigation District Public Information Officer Jesse Saich was contacted by the Bulletin and gave EID's position on the proposed tax.

"We at EID agree with the intent of the bill—the lack of safe drinking water in certain disadvantaged communities in California is a public health issue and a social issue that needs to be addressed," said Saich. "However, taxing Californians for something that is essential to life does not make sense, especially at a time when some are raising concerns about the affordability of water.

"To impose a statewide tax on Californians' water bills would also turn local water agencies like EID into taxation entities that send money to Sacramento," Saich continued. "Adding a statewide tax to local water bills is just not sound policy. This problem is a public health and social issue that requires focused leadership on the state level. Dollars from the state's General Fund, packaged together with ongoing federal safe drinking water funds and general obligation bond funds are a far more appropriate way to address a problem that is a key social issue for the state."

*Credit: Chriss W. Street, Breitbart News; Jesse Saich, EID*



## EL DORADO HILLS TO FOLSOM ROAD LINK STARTED

The on-again, off-again extension of Saratoga Road from El Dorado Hills Boulevard to Iron Point Road in Folsom is finally slated for completion sometime next year.

The extension of Saratoga Road is part of the traffic mitigation required of the developers of Saratoga Estates, an in-fill project located between Folsom and El Dorado Hills, just north of and adjacent to Highway 50. The project has broken ground and expects

*(continued on page 4)*

**SARATOGA** *(continued)*

home construction to start in a few months, weather permitting.

Saratoga Estates will be comprised of approximately 122 acres and is planned for 317 single family residences. The project is next to existing residential developments and as such is considered an infill project. Lot sizes will range between 6,000 square feet and 23,000 square feet.

More than 45 acres (30% of the project) have been designated for open space, parks and trails. The project will also provide finished bike trail between El Dorado Hills and Folsom.

Completion of the road extension is expected to reduce traffic on Highway 50 and El Dorado Hills Boulevard by providing a connection with Wilson Way and a connection with Saratoga Road from El Dorado Hills to Folsom. ~



September

The breezes taste  
Of apple peel.  
The air is full  
Of smells to feel-  
Ripe fruit, old footballs,  
Burning brush,  
New books, erasers,  
Chalk, and such.  
The bee, his hive,  
Well-honeyed hum,  
And Mother cuts  
Chrysanthemums.  
Like plates washed clean  
With suds, the days  
Are polished with  
A morning haze.  
—John Updike

**CRHS HOSTS FUN RUN**

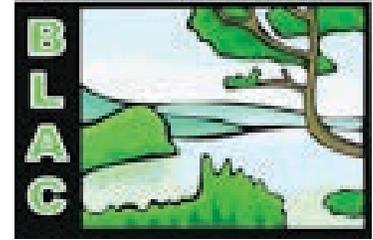
Clarksville Region Historical Society will hold its Second Annual 8K Fun Run along the Historic Lincoln Highway this October 14th. Proceeds will go toward continuing to preserve the history of El Dorado Hills and its Gold Rush predecessor, Clarksville.

Participants may park at the former EDH Natural Farms, 1941 Old Bass Lake Road in El Dorado Hills, where the race begins and ends. The scenic race route winds down Old Bass Lake Road (original Lincoln Highway) under Highway 50 on Clarksville Crossing to the red barn in the ghost town of Clarksville and back.

Race registration is \$20 for adults and \$10 for children. Commemorative Lincoln Highway T-shirts are available during the early registration period and while supplies last. Arrive by 8 a.m. on race day as the race begins promptly at 8:30 a.m. For more information about CRHS and to register for the run visit [edhhistory.org](http://edhhistory.org).

*Credit: Julie Samrick, Village Life*

Bass Lake Action Committee  
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**BLAC BOARD SETS NOVEMBER AND DECEMBER MEETINGS**

The next meeting of the Bass Lake Action Committee (BLAC) Board of Directors will be held on Monday, November 6th, 2017, at 7:00 PM at a location which will be announced in the October Bass Lake Bulletin. All BLAC members are cordially invited to attend Board Meetings.

The BLAC Annual General Membership Meeting, Annual Elections, and Christmas Party will be held on December 4, 2017, at the home of Fran and John Thomson. BLAC members are asked to save the date.

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

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