

BASS LAKE REGIONAL PARK SOFT OPENING Reduced Park Hours 8AM-4:30PM through January 31st



Bass Lake Regional Park image credit John Davey

By John Davey

The El Dorado Hills Community Services District (EDH CSD) conducted a soft opening of the Bass Lake Regional Park on December 21, 2020. The soft opening allowed visitors to park at the Sellwood Field gravel parking lot located off of Serrano Parkway across from Preston Way. The park hours for December 21 – 25 were limited to 7:00AM to 5:00PM.

Allowed activities:

- Walking.
- Bike riding on designated pathways only.
- Dogs permitted but required to be on leash at all times.
- Fishing – fishing activities were limited to catch and release ONLY, no bait – artificial lures only, barbless hooks preferred, and a California Fishing license is required. Shoreline fishing only - No wading in the Lake.

Additionally, no Flotation Devices are allowed in Bass Lake.

A volunteer fencing project was completed to restrict visitors from accessing the El Dorado Irrigation District Maintenance Yard. The EID Maintenance Yard will remain at Bass Lake until the EID completes construction and improvements at the EID Wastewater Treatment Facility on Latrobe Road.

Migratory Bird Season limits park hours, activities.

On December 25th the EDH CSD announced that due to migratory bird season / nesting season, walking is the only allowed use at Bass Lake Park through January 31st. Park hours are limited to 8AM to 4:30PM daily. Fishing is not allowed, Dogs are prohibited (even if leashed) and no biking.

The EDH CSD is in the process of completing the design, planning, and environmental documentation processes of developing a 200 plus acre park at Bass

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BASS LAKE ROAD PROPERTY OWNER EXPLORES EVENT CENTER/RESIDENTIAL DEVELOPMENT CONCEPT

By John Davey

At the January 13th El Dorado Hills Area Planning Advisory Committee (EDHAPAC) meeting, Josh Pane, representing the Mohanna Family, presented some conceptual details of a development plan that the family is preparing for property located along Bass Lake Road at the new Country Club Drive intersection, and north of the old Country Club Drive alignment. The project is being called the Town & Country Village El Dorado.

The Mohanna Family have lived and owned property along Bass Lake Road for close to forty years, and are exploring the idea of a small event center, with some lodging, some possible mixed uses for small offices and services, along with a residential village development, likely comprised of townhomes.

The discussion at the EDHAPAC meeting centered on preserving natural features of the property, such as historic wagon trails, and providing shuttle connectivity between the event center and a possible higher end hotel, as well as between the four area churches along Country Club Drive, and Tong Road – Holy Trinity, Faith Episcopal, Foothills Church, and Capital Korean Presbyterian.

The shuttle service the family is exploring – electric shuttles, and eventually autonomous shuttles, would allow visitors to keep their vehicles at either the churches hosting events, or at the hotel/event center, and not contribute additional trips on local roads.

Since the California Environmental Quality Act has changed the Level of Service (LOS) metric for the new Vehicle Miles Traveled (VMT) standard for - (continued on page 3)

**CONCEPTUAL EVENT/
RESIDENTIAL DEVELOPMENT**

(con't)

- measuring traffic impacts on local roads and circulation from development projects, the shuttle service is envisioned as an effort to reduce traffic and circulation impact on local roadways, as well as a desired amenity for the proposed village.

The Mohanna family have been exploring interest from potential hoteliers, and believe that a lodging facility can keep a larger share of Transient Occupancy Taxes (TOT) here in El Dorado County, instead of across the County line in Folsom, and Rancho Cordova.

Mentioned by EDHAPAC Vice Chair Tim White during the meeting, were several proposed hotel developments in El Dorado Hills, including a long planned Aloft Hotel by Marriott next to the Regal Cinema and El Dorado Hills Mercedes Benz in El Dorado Hills Town Center East, a possible hotel and conference center by Oakmont on property they own on the west side of Blue Shield in Town Center West, and a suggested hotel site at the EDH52 development at Silva Valley Parkway and US50, near the proposed El Dorado Hills Costco. The Town Center East, and Town Center West sites already have approved hotel uses granted by right from their Planned Development zoning, and will only need to pull building permits. Both the EDH52 site, and the Mohanna Family properties would require rezoning.

EHDAPAC Vice Chair White asked Mr. Pane if there were adequate demand for this potential volume of hotel rooms in El Dorado Hills. Mr. Pane shared that the hotel consultants that they have worked with have affirmed that there is adequate demand, and further, that the hotel brand and amenities that they are pursuing would be of a higher caliber and finish than the budget, mid-range, and extended stay levels of other proposed hotel development.



Town and Country El Dorado Project location (image credit Pane & Pane Associates @ EDHAPAC Jan13, 2021 meeting)

The concept of a village of townhomes, with reduced overall square footage, is considering that there aren't enough products in the market available to area residents looking to downsize, but with a desire to remain in the area, or for first time home buyers,

single buyers, and smaller families that don't need larger home or lots, and looking for. Overall, the home building trend recently has been for smaller homes, on smaller lots.

The family has preserved their private property, known as the Mohanna Ranch, with an eye to the history of the area, and preserving native oaks. The Mohanna Ranch is located on the west side of Bass Lake Road, on Old Bass Lake Road which is a section of the historic Lincoln Highway. The family has hosted events such as the Lincoln Highway Military Convoy Centennial Tour in September 2019.



Mohanna Ranch - Old Bass Lake Road & US 50 image credit - M H Mohanna Development Co.



Mohanna Ranch - Old Bass Lake Road & US 50 image credit - M H Mohanna Development Co.

As part of the conceptual development of the properties along Country Club Drive, the Mohanna Family is seeking to protect and preserve several oak groves, to be incorporated into the project as features and amenities. Another possible feature of the project would be a pedestrian overcrossing/bridge with historical architecture and stylings that would cross Bass Lake Road south of the new Country Club Drive signalized intersection.

The project, which may be comprised of 60 to 80 acres, is preparing a J6 application for the El Dorado County Board of Supervisors. A J6 Application and hearing provides the opportunity for a developer to bring a project to the Board of Supervisors, so that the Supervisors can weigh in with questions, and express concerns, to determine if a conceptual project is appropriate in scope for the County. It provides feedback to a project applicant as to how they may wish to proceed with a project prior to submitting a formal application. Mr. Pane suggested that the Project might have a J6 Application and presentation prepared as early as February 2021.

To watch the recorded video of the discussion of the project from the January 13th EDHAPAC meeting, go to <http://basslakeaction.net/town-country> ~

THE INNS OF EL DORADO HILLS

By Kathy Prevost

In the early Gold Rush history of El Dorado Hills, the transportation routes for emigration and trade occurred primarily over Green Valley Road to the north and Highway 50 to the south which was known by many names, the Carson Emigrant Trail, the Overland Trail, the Sacramento - Washoe Road and White Rock Road. Some of Highway 50, Mother Lode Drive, Pleasant Valley Road, the Mormon Emigrant Trail and Highway 88 contain the most part of the Emigrant Trail.

There were two separate roads because the freight wagons were much lower than the stagecoaches.

A large portion of Green Valley Road was the old Coloma Road and it would take a traveler from Sacramento by way of Folsom through Mormon Island, Green Valley, Rose Springs (Rescue), Uniontown (Lotus) and Coloma. Both routes were very heavily traveled for many years with the active mining communities at the north end of El Dorado Hills and Clarksville, the Euer Ranch and the Mormon Tavern to the south.

The White Rock Road travelers primarily traveled west and it was a predecessor to Highway 50 while Green Valley Road was primarily used for west to east travel and both roads were dotted with Inns, way stations, and taverns about every mile from Carson Valley to Sacramento. Many of these were named by the distance they were from Placerville.

It is believed that the Mormon Tavern (Mile 26 House) a 22-room hotel, restaurant (100 foot in length), saloon and dance hall which was on the stagecoach road west of town was started as an Inn about 1848 by a Mormon named Morgan, however, A. Lathrop, another Mormon, was running it by 1850. It was later sold to John Beaver and Franklin F. Winchell and it became a remount station for the Central Overland Pony Express in 1860. A Pony Express rider named Bill Hamilton changed horses there on the first eastbound trip on April 4, 1860.

Located approximately where the Silva Valley Interchange with Highway 50 is today, apparently the tavern site is now actually buried underneath the freeway. This was the junction for a north-south road connection to Green Valley Road as well as the mines along the South Fork of the American River. As a result it was always very busy and the dining room would be filled at least three times at each meal by both travelers and teamsters.

It was a very popular place for dances and general revelry according to the El Dorado

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From The BLAC Board President's Letter January 2021

Happy New Year to you all,

The Christmas tree and decorations are stored away, the yard lights are returned to their proper place on the shelf in the garage, and we said goodbye to 2020 and welcomed a New Year 2021! The positive aspects of staying home this past year has brought us more in touch with our families, friends and neighbors and the world around us which we are sometimes too busy to notice. I have always had a deep appreciation for our beautiful sunsets but never more so than now.

Ten years ago, the January 2011 Bass Lake Bulletin President's column, reflected that "the Silver Springs Parkway project, a new road that will link Bass Lake Road at the infamous curve at Woodridge to a point on Green Valley Road, has cleared some right of way hurdles and construction could possibly begin sometime this year". I am happy to say today the project, which is funded with developer bonds, is well underway.

We are also happy to report that your returning Board of Directors has been re-elected for 2021. I sincerely appreciate all the hard work and efforts of those who have served on the board and continue to do so. As we move into a new year which will probably continue to be very challenging, we are grateful for having the opportunity to continue our mission to provide a voice for Bass Lake homeowners and keep you informed.

The past few months brought us many memorable celestial sights in the skies above. Even with a year of social isolation and lockdowns, we were treated to eye catching celestial events as well as the beautiful sunsets. This coming year will not disappoint us.

On February 11th, there will be a Venus -Jupiter conjunction between our two brightest planets in the sky visible for early morning risers. They will seem to be brilliant dots to the

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SILVER SPRINGS PARKWAY CONNECTION TO BASS LAKE ROAD CONSTRUCTION STATUS UPDATE

By John Davey

The El Dorado County Transportation Department provided a status update of the Silver Springs Parkway South Segment project, which connects the northern section of Silver Springs Parkway from Green Valley Road, to Bass Lake Road at the current Sandhurst Hill Road (the infamous 25 MPH Curve). Construction began in September 2020, with project costs in fiscal 2020/21 expected to come in at \$6.5 million, out of an estimated \$11.4 million total project cost.

Due to the unexpected dry weather, Granite Construction will be working through Friday January 22. This will include earthwork, drainage work, and paving. It is likely that after this, work will be suspended on the project through the remainder of the winter.

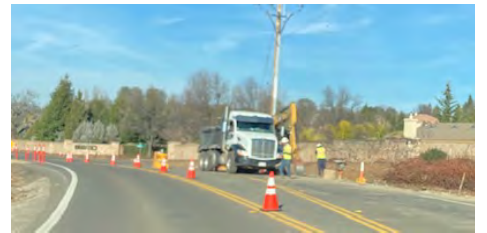
In the spring, traffic to and from Green Valley Road will be moved onto the new Silver Springs Parkway road segment, and Bass Lake Road will be closed from Madera Way to Magnolia Hills Drive for several months so that Granite Construction can reconstruct the Bass Lake Road -Silver Springs Parkway Intersection.

This will include a right turn lane for northbound traffic on Bass Lake Road at the new Silver Springs Parkway intersection. Southbound traffic on Bass Lake Road at the new Silver Springs Parkway intersection will have a choice of a left turn lane to continue south towards US50, or a right turn lane to continue north on Silver Springs Parkway. The result will be a three-way intersection with stop signs for traffic controls.

If there are no significant delays due to weather, or utility relocation delays, the El Dorado County Transportation Department is optimistic that the project can be completed by July 4th, 2021. ~



Bass Lake Road at Madera Way Construction
photo credit - Tasha Boutselis Camacho

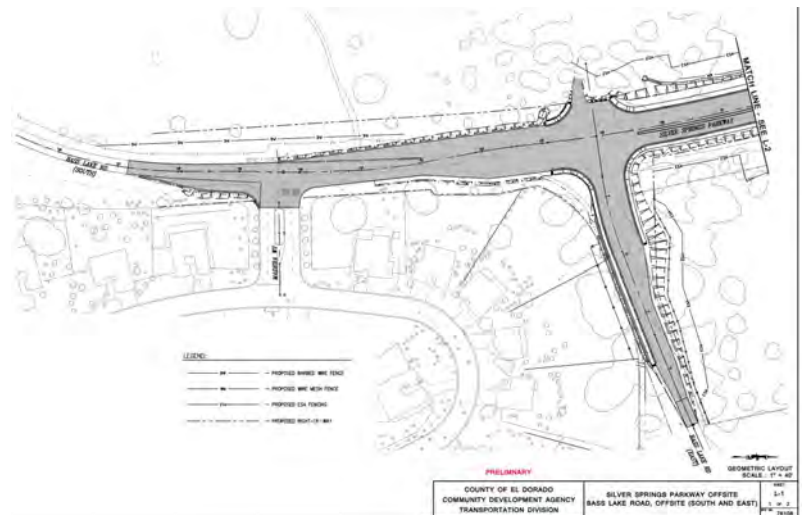


Bass Lake Road at Madera Way Construction
photo credit - Tasha Boutselis Camacho



Bass Lake Road at Madera Way Construction
photo credit - Tasha Boutselis Camacho

Silver Springs
Parkway
Connection to
Bass Lake Road



President's Letter - (con't)

- naked eye and appear to be quite close to each other through a backyard telescope. The planet Saturn will be to the pair's upper right.

You will need to find an unobstructed observation spot with a view of the Southeast horizon as this will occur near the rising sun. About 20 to 30 minutes before sunrise will be the best time to see them before the light of dawn drowns out your view. Southern hemisphere residents will have the best opportunity to view the event because the planets will be further from the Sun and, therefore, higher in the sky.

On March 9th and 10th, there will be a quadruple formation of Mercury, Jupiter, Saturn and the Moon also in the Southeast morning sky. They will all be visible to the naked eye and will appear as a brilliant dot. With Mercury as the faintest planet and Jupiter the brightest, they will be in near perfect alignment while the nearby crescent moon will frame the trio of planets.

Through a telescope, Mercury will look like a miniature version of the quarter moon.

According to Realtor.com the median list price for a home in El Dorado Hills in December increased 16.1% year-over-year to \$749,000. The median sales price was \$752,000 and homes sold for 100% of the asking price, definitely a seller's market. While the number of homes for sale in the Bay Area was the highest in 4 years, El Dorado County experienced a sellout of listings with increased property values accordingly.

El Dorado Hills had 62% fewer homes for sale in December than were available in December 2019, which had been the trend since April 2020.

Last year's El Dorado County sales were 28% higher than in 2019 according to Ken Calhoun in his column published in the Mountain Democrat Home Source magazine. As he presented his predictions for the 2021 market, he commented that the Market Condition Advisory, one of the standard El Dorado County agency disclosures, puts clients on notice that "it is impossible to predict future market conditions".

A lot depends on the assumption that there will be a successful vaccination program and residents will be able to leave their homes.

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THE INNS OF EL DORADO HILLS (con't)

- Hills Handbook.

Joseph Joerger, Sr., purchased the tavern and ran it with his son Joseph Joerger, Jr., for many years. He had arrived in the United States in 1848 with his brother and made his way to El Dorado County in 1851 where he apparently successfully mined near where Prairie City Road is today. He purchased thousands of acres of land and eventually accumulated 3000 acres which included the area which became El Dorado Hills.

Originally from the Alsace-Lorraine region, he followed the tradition of his heritage and was a dairy and beef cattle rancher.

Ultimately, the Inn was converted to a private home in 1876. The Joerger family made good use of the Mormon Tavern as they had nine children. It had a master bedroom and 10 small bedrooms which were used by their hired men who also lived in the Tavern with the family. The Mormon Tavern was burned to the ground as a practice exercise for the local fire department.

The Joerger barns were south of the Mormon Tavern where there is a historical marker today commemorating the Tavern's historical significance. Historical monument sign Number 699, was placed by the State of California south of Highway 50, a short distance east of the intersection of the El Dorado Hills Boulevard Latrobe Road exit.

The Joerger Ranch was purchased in the 1960's and later developed into El Dorado Hills.

Clarksville was near the junction of the stagecoach road that connected to Rhoads Diggings, Prairie City and Sacramento to the west and the freight road east connecting to Placerville and the Sierra mines bringing news, supplies and mail to the gold fields. Named after two early ranchers, Harry Clark and his brother, it was called Clarkson's Village originally and was home to four inns at its peak.

The Railroad House was located in the upper part of town and the Umbrella House and Alex Richmond's Hotel were located west of the town on the freighting road. A Post office was established in 1855 and the town was renamed Clarksville

Mrs. Margaret Tong's Railroad House (Mile 26.5 House) was built in anticipation of the construction of the Placerville and Sacramento Railroad nearby which did not happen. Instead the route was built further south creating the town of Latrobe before continuing to Shingle Springs and ultimately Placerville. The Railroad House was only a half a mile from the Mormon Tavern but was just as busy with a 70 foot long dining room, bar and dance hall which was filled in the evenings.

The Tongs also had a toll gate for the road they had built, mined and raised cattle.

A service station was built on the site several years after the Railroad House was destroyed by fire. Clarksville, which was one of the first towns in El Dorado County, reportedly had a population of 10,000 at one time and operated 10 Stamp Mills and had ten saloons.

Both the Mormon Tavern and the Railroad House had interesting pasts which included a highwayman named Mickey Free living at the Railroad House who accosted travelers, attempted to steal horses and was eventually hung for the murder of a Coloma resident.

Freeman's Place and the Atlantic House were at the junction of a road which headed north passing Bass Lake, a reservoir owned by the Diamond Ridge Water Company, to Green Valley Road which became today's Bass Lake Road. Other Inns located in the El Dorado Hills area east of Clarksville include the Du Roc house, Ohio House and the Deer Creek Hotel.

There were also some colorful and interesting Inns along Green Valley Road including several at Mormon Island which was the location of the first mining camp outside of Sutter's Mill. They included the Blue Tent, the Caldwell House, the Miners Hotel, the Union Tavern, the Cincinnati house, etc.

Malcolm Dixon Road was the original route to the north before the realignment of Green Valley Road and the site of an old road house called "New York". It was owned by Constantine Hicks, a carpenter from Vermont who had been involved in a scandal concerning election fraud and had tried to claim "squatter's" rights on 640 acres of surrounding land. The New York house was eventually burned down and replaced by another building built on its foundation's.

Also located nearby to the east was the Rolling Hill House, Kaufman's Deadfall House and a place called "The Log Cabin".

The Green Springs House was located on the south side of Green Valley Road on an old alignment of the road. It was built by Rufus Hitchcock who ran it until 1851 when he passed away of smallpox. It was then run by William Dormody until 1876 when his widow Sarah F. Dormody took it over. It was a favorite place to hold weddings according to historical information.

The Chapman House, which was also known as the Kentucky House, was on the south side of Green Valley Road at the junction with the road that led south to Clarksville. The Inn was named after Austin Taylor Leachman, an early pioneer born in Kentucky who traveled west by wagon from Quincy, Illinois in the 1850's. He married Mary Sullivan in 1859 and they purchased a 220 acre farm and buildings near the present day Brown's Ravine. This was the location of the -

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President's Letter - (con't)

- Some of those predictions are as follows: a huge increase in residential listings for the spring and summer; many residents selling their homes to relocate out of state; a slow increase in mortgage rates; and the continuation of large companies exiting California.

He also points out that working from home has increased from 15% in 2001 to about 33% today which means that office and retail buildings will continue to lose value and a home office will be an asset. There will be more accessory dwelling units as well as multiple family and multi-generational living arrangements in single family homes.

He believes the best selection of county homes in three years will be available this spring and summer with low interest rates which is advantageous for buyers.

New home prices will increase because of an increase in labor, materials and regulatory costs requiring builders to raise their prices.

If you are looking forward to planting your garden this year the UCCE Master Gardeners of El Dorado County will hold their free Spring and Summer Vegetables online Class on January 30, 2021 from 9:00 AM - 10:30 AM. Master Gardener Zack Dowell will discuss garden plant selection, planting times, site selection, soil preparation, proper seed planting techniques, and pest management.

Free! Registration required any time before and during the session. You will receive the link to the class in the registration confirmation email. The Master Gardeners can be reached at 530-621-5512.

To learn more about their future classes (four in February) click on this link below. http://mgeldorado.ucanr.edu/Public_Education_Classes/

Respectfully,
Kathy Prevost
President

Bass Lake Action Committee

THE INNS OF EL DORADO HILLS (con't)

- Leachman House which was open as late as 1867.

Leachman served two terms as an El Dorado County supervisor and ran for the State Assembly in 1866 unsuccessfully.

The Pleasant Grove house (located in Rescue) has been known by many names over the years including the Missouri Kentucky Hotel, Mount Pleasant house, Rust Place, Six Mile House, and the Dixon Ranch. It was built by Rufus Hitchcock in 1850 and the wood was brought by ship around Cape Horn, South America to San Francisco.

It is opposite the Pleasant Grove Middle School on Green Valley Road at Mile 31.5 and the Pony Express reshod their horses there. Riders exchanged horses at the barn and continued westward to Folsom or east to Placerville through Rescue, Dry Creek Crossing and Missouri Flat. When the house was originally built it had two barns which could accommodate a hundred horses. The Sanders family owned the house and barn which still exist.

One of the barns had a 1,160 square foot dance floor upstairs as well as a blacksmith shop. There is a marker naming the Pleasant Grove house as California Landmark Number 703 which was placed in front of the house in 1960. Next to the Landmark is a plaque placed in 1937 by the Native Sons and Daughters of the Golden West recognizing the house as the only Pony Express Relay Station between Folsom and Placerville.

The owner of the house in 1954 until her death in 1999, Lillian Dixon, tried to gain potential protection from the government and Heritage Associations to preserve the house without success. According to Clarksville Historical Society member Bill Teie, the house has been modified through the years and really has no national historical significance.

Teie stated "it is in such bad shape it would take hundreds of thousands of dollars to save it and taking it to the ground is about all anyone can afford to do to it".

The current owners, attorney Linda Parisi and Mahmoud Sharif (Sharif's Jewelers),

have taken down several outbuildings and they have a caretaker on the site.

As an aside, George Zentgraf built a store and bar which eventually burned down near what is now known as the Green Valley School on Bass Lake Road. Also, there was the Rohlfing store nearby at the intersection of Bass Lake and Green Valley Road where the apartments are currently located.

There are some inns open in El Dorado County that were built during the Gold Rush, and the Sportsman's Hall in Pollock Pines is an operating restaurant which was the site of the Twelve Mile House and a hotel which was run in the late 1850's and 1860's by John and James Blair. It was a stopping place for the stages and teams of the Comstock and a relay station for the Central Overland Pony Express. It is located at 5620 Old Pony Express Trail, Pollock Pines.

References:

[Doug Noble's Green Valley Road History](#)

[These lonely Hills and Tales of El Dorado](#) by John N. Wilson

[Sierra Foothill magazine: El Dorado Hills Commerce Came with the Gold rush](#) by Debi Drake-Maurer

[Pleasant Grove House Sinking into the Dust of History](#) May 18, 2014, Village Life by Wendy Schultz

[Trey and Monica's Pitsenberger's Adventures in California](#): <https://pitsenberger.com>

B.L.A.C. BOARD MEETING FEBRUARY 8, 2021

The February 8, 2021 Bass Lake Action Committee Quarterly Board meeting will be held virtually, online, beginning at 7PM.

All Bass Lake Action Committee Members are invited to attend, and members will receive an email invitation that will include the Zoom Link and instructions for attending the meeting in February.

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

Residents can also apply via our online membership form at <http://basslakeaction.net/members> ~

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