

The   
**BASS LAKE BULLETIN**

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The Voice of the Bass Lake Community  
www.basslakeaction.org

June 2021

**BASS LAKE VILLAGES MAY 24th COMMUNITY TRAFFIC MEETING DRAWS LARGE CROWD**



From top left: Organizer Shauna Herrman, Darryl Brown & Jim Humnicutt EDC DOT, CHP Officer Brent McElmurry, EDH Fire Dept Chief Maurice Johnson & Fire Prevention Specialist Casey Randle

By John Davey

A community traffic meeting for residents of Woodridge and The Hills of El Dorado drew over sixty attendees, plus a handful of virtual attendees via a live stream of the event.

The event was held outdoors on Prairie Falcon Court in Woodridge, in front of the home of Rob and Joy Giraf. All of the residents of Prairie Falcon Court generously made sure that there was enough room to accommodate attendees.

Guest speakers from the El Dorado County Department of Transportation, El Dorado Hills Fire Department, and the California Highway Patrol spoke on existing roadway conditions, traffic statistics, a significant increase in traffic

accidents, and some possible mitigations for residents to explore.

The community event was planned by resident and Bass Lake Action Committee member Shauna Herrman. Concerned about the constant speeding inside the Bass Lake Villages, Shauna began discussions with neighbors, and with District 1 Supervisor John Hidahl. An in-person meeting on Summer Drive with Supervisor Hidahl, and CHP Officer Andrew Brown, Shauna, residents Steve & Sherry Baker, Todd Smith and John Davey took place on March 26th to discuss and view the area on Summer Drive from just north of Basil Ct, and south towards Tea Rose Drive. Supervisor Hidahl suggested a community meeting, and the Bass Lake Action Committee volunteered to facilitate it.

(continued on page 2)

**SILVER SPRINGS PARKWAY – BASS LAKE ROAD RECONFIGURED INTERSECTION OPENS**

By John Davey

Late on June 1st, crews from Granite Construction removed the road closure of Bass Lake Road between Magnolia Hills Drive and Silver Springs Parkway, opening up the reconfigured intersection to motorists.

The road closure of Bass Lake Road began on April 13th, and was expected to last through mid-June. Granite Construction crews were able to open the new intersection about two weeks earlier than planned.

The closure allowed construction of the newly configured intersection, which features ADA compliant sidewalks and curbs, and also added a segment of sidewalk south to Madera Way. A northbound right turn lane into Woodridge at Madera Way was added, along with a northbound right turn lane at the new intersection for motorists to continue on Bass Lake Road north toward Green Valley Road. It also features right and left turn lanes for motorists on southbound Bass Lake Road to continue towards Highway 50, or to head north on the new Silver Springs Parkway. The intersection is controlled by stop signs in an “all-way” stop configuration.

The project eliminated the notorious 25MPH curve on Bass Lake Road. The curve, over the past -

(continued on page 2)

## COMMUNITY TRAFFIC MEETING *(con't)*

Bass Lake Action Committee President Kathy Prevost worked with Shauna to help plan the meeting, and provided printed copies of the Bass Lake Bulletin featuring information about traffic concerns in the Bass Lake Villages. Bass Lake Action Committee member Karen Hart assisted attendees in signing in for the meeting, and distributing printed materials.

Representing the El Dorado County Transportation Department were Traffic Superintendent Darryl Brown, and Sr. Engineering Technician Jim Hunnicutt.

The California Highway Patrol was scheduled to be represented by CHP Placerville office Commander, Lt Rick Hatfield, but Lt. Hatfield was called away – so he asked CHP Officer Brent McElmurry, an El Dorado Hills resident, to attend in his place.

The El Dorado Hills Fire Department, who have been working with residents via the Department's Community Risk Reduction Division, were represented by EDH Fire Department Chief Maurice Johnson, and Fire Prevention Specialist Casey Randle.

Supervisor Hidahl attended the meeting virtually via ZOOM as he had a previously scheduled Committee meeting in Placerville.

The evening's discussion centered around some basic facts:

The roadways inside the Bass Lake Villages meet all modern road design elements.

Warranted conditions do not exist to support traffic calming measures. Accident rates, overall speed, and road design conditions must meet a threshold for traffic calming measures.

Stop signs are used to control movement at intersections. They are not speed control, or traffic calming devices. They need to be supported by warrants to be legally enforceable.

Education and enforcement are the best tools to control speeding.

Report speeders to the non-emergency number at the Placerville CHP office 530-748-2450 - try to provide a vehicle license number, vehicle and driver description if possible.

Shauna Herrman followed up the meeting with this email message to meeting attendees:

### **Recap of Our Meeting on 6/25-**

*-El Dorado Hills Fire has agreed to work with us and gave a list of Traffic Calming Standards which can be found at <http://basslakeaction.net/tcs>*

*-DOT provided information about the last 9 accidents. 7 of the 9 were teens. Discussed traffic calming options and concerns with speed bumps and stop signs.*

*-CHP shared details around using radar and providing additional upcoming patrol.*

### **How YOU Can Help?**

1. Put up a yard sign "Please Slow Down"
2. Report any Speeders with License Plate and car description to [speedersofedh@gmail.com](mailto:speedersofedh@gmail.com) or CHP Non-Emergency line 530-748-2450 (I will manage this email and make sure that we send over a list of speeders to the CHP once a week)
3. Make sure all accidents and pedestrian incidents are reported to CHP
4. Call and request the speed wagon 530-621-6628 for your street
5. Many of the speeders are us - neighbors - do your part by keeping your speed to 25 MPH or under.
6. Inform parents if kids are speeding - most parents will want to know. Ask young drivers to slow down - but don't yell at, or challenge kids, let the parents address it. If they do not, contact the CHP Placerville Office.
7. Have respectful conversations with neighbors about speed concerns. If neighbors don't want to engage in a calm manner, don't escalate, report the speeding issue to the CHP Placerville Office.

### **What are the Committees' Next Steps?**

1. Work with EDH Fire and DOT to install Traffic Calming Measures
2. Work with the Sheriff Dept to have the Speed Wagon dropped off in the neighborhood. We have been told we should expect to see it in the next few weeks.
3. Work with CHP to encourage additional patrol in our neighborhood and request visits to people's home who have had their license plate reported multiple times.
4. Get your feedback on additional ideas and recommendations on how we can help keep our neighborhood safe.

Bass Lake Action Committee Traffic Safety Committee member Steve Slattery is a volunteer on the El Dorado County Sheriff's STAR team (Sheriff's Team of Active Retirees) – Steve works with community members to schedule the Sheriff Department's RADAR trailer, and is attempting

to have the RADAR trailer placed in the Bass Lake Villages. The RADAR trailer is in high demand, so scheduling takes time.

A video recording of the meeting is available on the Bass Lake Action Committee YouTube Channel – the recorded audio is subject to echo challenges, due to the microphone and speaker placement during the event. To view the meeting video visit <http://basslakeaction.net/traffic-meeting-may-24> ~

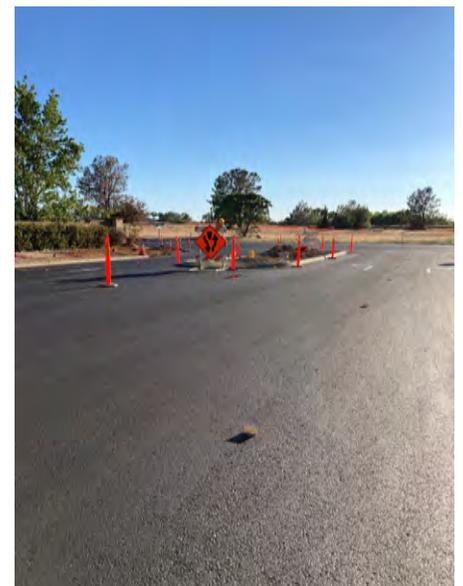
## SILVER SPRINGS PARKWAY – BASS LAKE ROAD INTERSECTION OPENS *(con't)*

- 25 years has been the site of at several fatal car accidents.

The new Silver Springs Parkway has been planned for decades, beginning in the late 1980s/early 1990s, partially to serve the Silver Springs residential development (currently under construction), and to add a straighter north-south connector to Green Valley Road. The Silver Springs Parkway northern terminus is at Green Valley Road. The intersection is adjacent to Pleasant Grove Middle School.

Motorists should expect ongoing work in the area, which is planned to be completed in July.

Reconstruction of the Woodridge entrance landscape median on Madera Way is expected to follow.



Reconstructed Landscape median on Madera Way at Bass Lake Road  
image credit - Tasha Boutselis Camacho

## THE HILLS OF EL DORADO BASS LAKE VILLAGE LLAD A PROPOSED RATE INCREASE OPTIONS PRESENTED FOR JULY VOTE OF PROPERTY OWNERS

By John Davey

Property owners in The Hills Of El Dorado village will be voting on two ballot options regarding the underfunded Bass Lake Village Landscape & Lighting Assessment District A (LLAD A). Ballots were mailed by the El Dorado Hills Community Services District (EDHCSD) to owners in advance of the July 15, 2021 Public Hearing before the EDHCSD Board of Directors. Following the public hearing, ballots will be tabulated to determine if either, or both, of the two ballot options have garnered a 50%+1 support of property owners. Three other LLADs in El Dorado Hills are also underfunded and will also receive public hearings and a ballot tabulation on July 15th.

Originally the public hearing and vote tabulation was scheduled for a July 1st date. However, unforeseen delays from the vendor printing the ballots forced two noticed delays to property owners. This resulted in three scheduled public hearing dates – July 1st, July 8th, and finally July 15th. This is due to the Proposition 218 requirement for a 45-day notice of the public hearing and ballot tabulation.

The two ballot options are:

### OPTION 1:

Replace the existing \$99 per lot levy with a \$286.67 MAX levy.

A **YES vote** means an increase in the annual levy to \$286.67

A **NO vote** means that the \$99 annual levy remains unchanged

### OPTION 2:

Approve an annual increase to the assessment in an amount equal to the annual increase in the CPI-U (San Francisco) plus 1%.

A **YES vote** means that the assessment can be subject to an increase of the CPI rate, plus an additional 1%

A **NO vote** means that the \$99 annual levy remains unchanged

There are four potential ballot results:

### Result One

#### Option 1 Yes

#### Option 2 Yes

The levy increases to \$286.67, and adds an inflationary CPI-plus 1% increase mechanism - CPI reported last week for 2021 is at 5%. If the CPI rate remains at 5% for 2022, and adding the Plus 1%, it could result in a possible \$303.87 MAX assessment in 2023.

### Result Two

#### Option 1 Yes

#### Option 2 No

The levy increases to a maximum of \$286.67, with no funding increase mechanism for future years.

### Result 3

#### Option 1 No

#### Option 2 Yes

The levy remains at \$99, but an inflationary CPI-plus 1% increase mechanism is added – Hypothetical 2021 5% CPI-plus 1% would result in a possible \$104.94 assessment.

### Result Four

#### Option 1 No

#### Option 2 No

The levy remains at \$99, with no inflationary increase mechanism. The EDHCSD has suggested that the eventual result of no funding increases will be that services provided will have to be reduced to meet the existing funding provided.

An additional consideration is that the annual CPI rate Plus 1% is a cumulative calculation, based off of the beginning assessment rate. A hypothetical example: If the Assessment were to remain at \$99, but the Inflationary CPI Plus 1% were approved, and the CPI raises 4% for five years, plus the 1%, the max assessment in the sixth year could be as high as \$126.35 (The MAX assessment would have to be supported by the annual engineer report on the LLAD assets' needed maintenance or replacement). If the assessment is approved for a new base of \$286.67 as provided in ballot Option 1, and the Inflationary CPI Plus 1% were approved in Option 2, with the same hypothetical CPI rate of 4% plus 1% for five years, the max assessment in the sixth year could be as high as \$365.87. However, the CPI rate increases at different percentages each year, and conceivably could experience no increases in some years, but the assessment and MAX assessment would still incur a minimum 1% increase each year due to the Plus 1% factor.

Ballots should be returned to the EDH CSD in the provided Self-Addressed envelope before July 15th.

It has not yet been determined if the July 15th Public Hearing will be conducted in person, or virtually.

The EDH CSD Bass Lake LLAD A information page can be found here: [https://www.eldoradohillscsd.org/about/administration\\_\\_finance/bass\\_lake\\_a\\_llad.php](https://www.eldoradohillscsd.org/about/administration__finance/bass_lake_a_llad.php) ~

## Options on Ballot to be mailed May 17, 2021

### ▶ OPTION 1 (Ballot Measure No. 1)

To continue enhanced services for landscaping and lighting maintenance, including funding for the installation, operation, and maintenance of improvements within the assessment district, building of a service fund for capital replacement, payment of administrative expenses and costs associated with the determination of the amount of, and the levy and collection of special assessments which are levied to provide said services, shall the Board of Directors replace the existing assessment with an annual special assessment in the amount of \$79,694 for Fiscal Year 2021-2022 (Single Family Residential Property: \$286.67 per assessable parcel).

**Yes Vote** - agree to only an assessment increase

**No Vote** - no change to assessment

### ▶ OPTION 2 (Ballot Measure No. 2)

To provide for future costs for the installation, operation, and maintenance of improvements within the assessment district, building of a service fund for capital replacement, payment of administrative expenses and costs associated with the determination of the amount of, and the levy and collection of special assessments which are levied to provide said services, shall the Board of Directors include an annual increase to the assessment levied on assessable parcels in the amount equal to the annual increase in the CPI-U (San Francisco) plus 1%.

**Yes Vote** - agree to only an inflationary factor increase

**No Vote** - no change to assessment

*image credit - EDHCSD May 11,2021 Virtual Session*

## EL DORADO COUNTY BOARD OF SUPERVISORS AWARD CONSTRUCTION CONTRACT FOR EASTBOUND US50 BASS LAKE ROAD ON-OFF RAMP TRAFFIC SIGNALS

By John Davey

At the June 8, 2021 El Dorado County Board of Supervisors meeting, the Board awarded a construction contract to St. Francis Electric LLC for the construction of the Eastbound US50 Bass Lake Road on-off Ramp signalization project.

The project had been previously approved by the Board, and was expected to award a contract, and have construction begin in 2020. The funding for the project was presented as Developer Advance Traffic Impact Mitigation Hwy 50 (20%), and Traffic Impact Mitigation - Hwy 50 (80%). The Construction Phase budget is planned at \$765,450. The project also had planning and design costs previous to the awarding of the contract.

The El Dorado County 2020 Capital Improvement Plan lists the total projected project cost at \$1.172 million dollars.

No construction date or scheduling has yet been announced. ~

## The President's Letter May 2021

Just for fun, I decided to take a trip down memory lane this month and look at a Bass Lake Bulletin from ten years ago, June of 2011. When I tell you that it started with the previous editor and President John Thomson writing, "This spring has been pretty wild and woolly. Between rain, hail and wind, the first days of June were exciting to say the least", will you believe me?

El Dorado County was still having late snow in the mountainous regions that year and chilly weather with record rain in June! As I write this column with temperatures of 104 plus degrees outside on June 18, just a few days before the official start of summer on June 20, fall and winter and cooler rainy weather feel very far away.

This has been an eventful month as usual and it has been exciting to watch the Silver Springs Parkway improvements finally coming to a conclusion and Serrano J7 and Bass Lake North begin to improve their properties. There will be no end to the dust for a while!

At their regular June 8th meeting, the Board of Supervisors (BOS) approved the Comprehensive Road Improvement program which included a resolution to adopt the 2021 Capital Improvement Program (CIP). They also approved the addition of six new projects to the CIP (none of which were in El Dorado Hills) which were presented by the Department of Transportation Director Rafael Martinez and staff engineers.

Staff was also directed to arrange for a workshop to begin an in-depth exploration of a broad range of issues relating to funding and governing of road improvement plans and projects within 90 days.

This is very complex and involves many agencies and jurisdictions because it covers everything from federal, state and local funding sources to the County's General Fund. A cause for much of the concern is the El Dorado Hills area and its projected growth because a number of improvement projects -

*(continued on page 5)*

## REDISTRICTING OF SUPERVISORIAL DISTRICTS IN EL DORADO COUNTY - 2021

*By Kathy Prevost*

El Dorado County (EDC) recently introduced their new informational supervisorial redistricting website, <https://www.edcgov.us/Government/Elections/Pages/County-of-El-Dorado-Redistricting.aspx> to assist the public in gaining insight into the process and more importantly how to participate in several different ways. The site includes a timeline and FAQ, public meetings sites and dates, ways to be involved and a tool to draw your own maps to determine who will represent us.

Political subdivisions of the state, which includes El Dorado County, are required by Assembly Bill 849 (2019) to re-establish the district boundaries every ten years once the US Census is complete. For EDC, this includes five Supervisorial Districts, two Assembly Districts, one State Senate District, and one Congressional District.

As required by the United States Constitution and to comply with the federal Voting Rights Act of 1965, the county must conduct a process to analyze the population data in order to redraw district boundaries to ensure that they are substantially equal in population.

Chosen in September, the redistricting team is made up of the Chief Administrative Officer who will provide oversight and direct the resources required by other team members as well as conduct public outreach efforts, the County Surveyor who will facilitate the redistricting process by providing data analysis and preparation of map alternatives while the County Council will provide legal advice and assistance. The Registrar of Voters will provide procedural guidance, input and information.

The county must consider the following mapping factors as part of the process in order of priority:

1. **Geographic contiguity.**
2. **Geographic integrity of neighborhoods and local Communities of Interest.**
3. **Geographic integrity of cities or census-designated places.**
4. **Natural and artificial barriers, including streets and boundaries of the county when practicable.**

5. **Boundaries should be easily identifiable and understandable by residents, and bounded by natural and artificial barriers.**

6. **Geographical compactness.**

According to the Election Code, the County "shall not adopt supervisor district boundaries for the purpose of favoring or discriminating against any political party. Additional criteria can be considered, as long as they are not in conflict with or outweigh the criteria required by the state and federal laws."

The 2010 Census data showed that El Dorado County grew by 25,000 residents and the growth was spread disproportionately across supervisorial districts and District 5 had a 10% loss of population. On the other hand, District 2 grew by 46% and it is expected that the 2020 census will reflect similar changes which will require the redrawing of boundary lines.

EDC recently held their first redistricting meeting on June 4, 2021, and future meetings will be listed on the new website under the "public meeting" tab. They are planning to hold the meetings at various locations throughout the County if possible. The first meeting was held in Placerville in the Board of Supervisor's meeting room.

Future Dates for Redistricting workshops:

**Workshop #2 - Wednesday, August 4, 2021, at 6PM via Zoom and with an in-person option, Covid-19 restrictions permitting.**

**Workshop #3 - Thursday, October 14th, 2021, at 6PM via Zoom and with an in-person option, Covid-19 restrictions permitting.**

**Workshop #4 - Wednesday, November 3, 2021, at 9AM, via Zoom and with an in-person option, Covid-19 restrictions permitting.**

Since the Census Bureau had serious problems in 2020 as part of the pandemic and other issues, there has been a delay in delivering the needed user friendly data to the county which will not be available until September 30, 2021. A user-friendly file in "legacy format" may be available in August.

While the redistricting team cannot draw maps at this time because of the delay, they can collect information on Communities of Interest which would include those that share social or economic interests and should be included in a single Supervisorial District for -

*(continued on page 5)*

**The President's Letter - (con't)**

- especially El Dorado Hills Boulevard and Bass Lake Road (four lane projects) have been in and out of the CIP for many years.

The Supervisors recognized that many projects are needed in anticipation of significant growth especially at the West end of the county. BOS Chairman John Hidahl warned that "incremental development narrows options for future planning".

"I recognize the box that DOT is in and we need to try to open it up". How do we look at long range expansion?" he added.

<https://www.mtdemocrat.com/news/road-improvement-projects-are-on-a-roll/>

**Pioneer Energy Coming to the Western Slope of El Dorado County**

On June 8th, El Dorado County officials announced that the county has joined Pioneer Community Energy to bring a choice of electric generation providers to the businesses and residents beginning in January 2022.

In the summer of 2020, El Dorado County Representatives talked with Pioneer Community Energy, expressing their interest in the benefits that could be received from the Pioneer Community Choice Aggregation (CCA) program which would include local control and stable rates for electric generation. According to the Chairman of the El Dorado County Board of Supervisors, John Hidahl, "El Dorado County had been investigating options and alternatives for serving electricity to our residents and businesses for years".

"Constituents have made it clear they want to have more control over our County's power, the cost and programs," he added. "We chose to join Pioneer not only to gain that control but to also give people a choice in electricity providers and a say in what and how that electricity is purchased."

This will only affect residents and businesses on the West Slope that are currently receiving electricity from PG&E, and does not include the South Lake Tahoe Basin.

Since Pioneer is a Joint Powers Authority, it was required that the California Public Utilities Commission certify Pioneer's plan to expand their electric generation service to the approximately 68,000 meters which are in the unincorporated El Dorado County-

(Continued on page 6)

**REDISTRICTING OF SUPERVISORIAL DISTRICTS**

(con't)

- the purposes of effective and fair representation. This does not include relationships with political parties, incumbents or political candidates.

"Keeping Communities of Interest together is an important principle in redistricting for governmental representation. Community members can define their communities by telling their own stories and describing their concerns to policymakers. What do you and your neighbor share in common? What makes your group unique compared to the surrounding areas?"

Public comment will take place as part of the workshops and if you are joining the meeting via Zoom and wish to make a comment, you may press the raise a hand button or if you're joining the meeting by phone you can press \*9 to indicate a desire to make a comment. The workshops are recorded and the recordings are available to the public under the Redistricting Public Meetings page.

If you wish to submit public testimony in writing, you may email [redistricting@edcgov.us](mailto:redistricting@edcgov.us) or [edccob@edcgov.us](mailto:edccob@edcgov.us). You may, also, fill out the Community of Interest Information Form to share your thoughts on which community district neighborhoods should be grouped together into one District.

Once the county has received the necessary Census data, the Surveyor's office will use their Geographic Information System (GIS) mapping program to analyze and map District boundaries. They propose to produce 3 to 6 map alternatives which will be appropriately labeled and accompanied by a written summary description so that the public and interested parties are able to easily track map changes through the process. Using the online Esri mapping system, maps may be viewed with data layers to gain an understanding of each proposal.

The public will be able to provide input on the draft maps at the third and fourth public meetings. After the conclusion of the public forums, the board will schedule a formal public hearing on map alternatives and a second public hearing will be scheduled for the board to adopt one of the map alternatives as an ordinance on or before November 15, 2021 to meet the December 15, 2021 deadline.

"This is a great opportunity for the public to be meaningfully involved in a once-in-a-decade effort that will shape the way they're represented", said

John Hidahl, EDC District 1 Supervisor. "We urge everyone to participate and have their voice heard."

Resources: June 2, 2021, Mountain Democrat article – Redistricting Website Has Launched – News Release

<https://www.edcgov.us/Government/Elections/Pages/Redistricting-Get-Involved.aspx>

California Citizens Redistricting Commission <https://www.wedrawthelinesca.org/>

U.S. Census Bureau <https://www.census.gov/>

California Secretary of State Helpful Resources <https://www.sos.ca.gov/elections/helpful-resources/redistricting>

**Congressional Districts**

Redistricting Deadline: 2/14/22

Filing Deadlines: 3/11/22

**State Legislative Districts**

Redistricting Deadline: 2/14/22

Filing Deadlines: 3/11/22

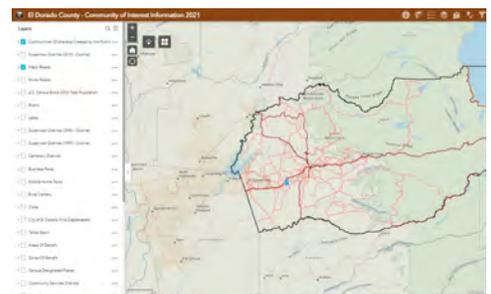
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*Editor's note: This article was completed prior to the untimely passing of Philip Mosbacher, Elected El Dorado County Surveyor, on Thursday, June 10, 2021. The Bass Lake Action Committee extends condolences to the family and friends of Phil Mosbacher.*

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El Dorado County redistricting website: <https://www.edcgov.us/Government/Elections/Pages/Redistricting-Get-Involved.aspx>



El Dorado County Redistricting Website GIS Map Tool - <https://arcg.is/KGTL9>

The President's Letter - (con't)

and the City of Placerville in order to join them.

The current electric customers in these areas have been receiving their power exclusively from PG&E. Pioneer is a CCA and they deliver their procured electricity over the PG&E transmission and distribution lines.

While customers will be automatically enrolled unless they decide to remain with PG&E, there will be multiple notifications of enrollment. Customers will have a choice as to whom they would prefer their provider to be.

Pioneer is currently accepting applications for its newly created 11-member Community Programs Advisory Committee which will provide information, insights, opinions and perspectives from the ratepayers to the Pioneer Board and staff regarding programs they will be offering or may offer in the future.

If you are interested, applications may be submitted by email to [info@PioneerCommunityEnergy.ca.gov](mailto:info@PioneerCommunityEnergy.ca.gov) or they can be mailed to Pioneer Community Energy, Attention CPAC, 2510 Warren Drive, Suite B, Rocklin, California 95677. Applications should be completed and submitted by June 30, 2021.

You can find more information at [pioneercommunityenergy.ca.gov/cpac](http://pioneercommunityenergy.ca.gov/cpac).

Pioneer Energy to Receive Electricity from EID's Hydroelectric Facility

EID owns and operates Project 184, which is a federally licensed 21 megawatt hydroelectric power generation system that consists of five reservoirs with dams including Echo Lake, Lake Aloha, Caples Lake, Silver Lake and El Dorado ForeBay and the El Dorado Powerhouse. They have signed a contract with Pioneer Community Energy which will deliver electricity from an EID hydroelectric facility over the next ten years for Pioneer which will help offset EID's operational costs.

This is a beneficial arrangement for both companies as it meets the EID non-rate revenue goals through hydroelectric generation and provides Pioneer with cost-effective clean electricity for ratepayers in Placer and El Dorado County.

"Pioneer is thrilled to start the relationship with El Dorado (County) and Placerville with a local power purchase. We look forward to investing in more - (continued on page 7)

RECENT BASS LAKE AREA PROPERTY SALES WITH DEVELOPMENT POTENTIAL

By John Davey

Recently two large properties in the Bass Lake area were sold that have some development potential.

The first property is the 29-acre parcel at 2520-2580 Bass Lake Road, across from Gateway Drive, and on the south side of the Sierra Crossing neighborhood. The parcel shows a sale pending for \$4.8 million. The parcel had previously had two conceptual development proposals: The 1997 Verde Vista project, which had an approved subdivision tentative map, and the 2015 Richland PA15-0008 Preapplication for an 84 home project. The parcel is zoned for Single Family homes, and has a General Plan Land Use Designation of High Density Residential. This land use designation is the same as Bridlewood Canyon, Woodridge, The Hills of El Dorado, Sierra Crossing, and the new Silver Springs/Revere development.

[https://www.realtor.com/realestateandhomes-detail/2520-2580-Bass-Lake-Rd\\_Rescue\\_CA\\_95672\\_M99406-424391](https://www.realtor.com/realestateandhomes-detail/2520-2580-Bass-Lake-Rd_Rescue_CA_95672_M99406-424391)



The second property is located 2400 Green Valley Road – this the 146 acre property with a gated entrance on the west side of Deer Valley Road just before the entrance to Green Springs Ranch. The listed sale price in May was \$3.3 million. For almost a decade the property had been proposed for a 300 horse Springs Equestrian project, with indoor equestrian arenas, and a 30-plus space camp site for horse shows, weddings, and other events.

(continued on page 7)

### The President's Letter - (con't)

-local programs in the future" said Jim Holmes, Placer County Supervisor and Pioneer board chair.

### Current Home Prices Unsustainable?

The California Association of Realtors (CAR) recently announced the median selling price of an average California home is now \$814,000 which is an increase of 34% since April of 2020. This was the highest statewide appreciation since CAR has been keeping track. The statewide home sales year-to-date is up 26% from last year.

With too few homes and too many buyers, there has been a rapid increase in the appreciation rate that is unprecedented in California's history. According to the CAR Chief economist, Jordan Levine, "skyrocketing prices threatened already low home ownership levels; it also brings into question the sustainability of this market".

With the median household income in El Dorado County of \$90,000 and the median selling price in May of \$670,000, most county homeowners cannot afford to buy their own homes according to Ken Calhoun in his recent column in the June 11, 2021, Home Source section of the Mountain Democrat.

Home values in California have experienced unsustainable appreciation levels in the past. The median selling price of a California home has experienced an average increase of about 7% a year without an adjustment for inflation since 1968. "Whenever appreciation rates double their long-term average as they have this year, a downward adjustment follows."

However, the current market may be changing according to Calhoun, as there has been an increase in new residential listings of 25% in the last 30 days in El Dorado County which seems to be gaining momentum. Further there may be an increase in the number of homes for sale

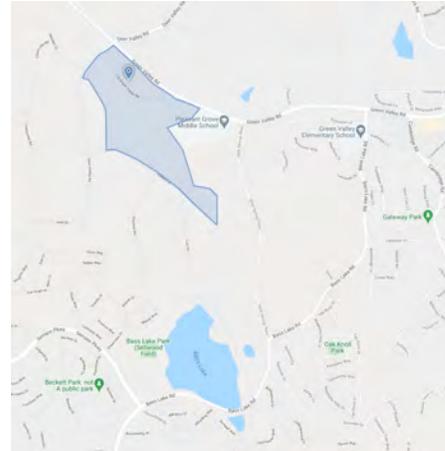
### RECENT PROPERTY PURCHASES (con't)

From the property description:

<https://www.redfin.com/CA/Rescue/2400-Green-Valley-Rd-95672/home/167356300>

Property is located on the South Side of Green Valley Road, which is within the Planned Urban-Development Area. PLEASE NOTE: If you are a Developer and are interested in developing this property, know that many expansive and time-consuming development studies and entitlements have been completed and available for review.

Both properties can accommodate significant residential development. ~



146 acre 2400 Green Valley Road property map



### THIRD QUARTER B.L.A.C. BOARD MEETING SET FOR AUG 9, 2021

The third quarterly Board of Directors meeting of 2021 is scheduled for Monday August 9th at 7PM, at a location to be determined.

With the restrictions on public gatherings lifted, it may be possible to conduct the meeting in-person.

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

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

once the State and Federal Covid-19 relief housing programs, which were intended to keep renters and the unemployed in their homes, have ended.

With an increase in listings there will be better opportunities for buyers.

To read this article in its entirety please click [here: https://www.mtdemocrat.com/special-publications/home-source-june-11-2021/attachment/1-230/](https://www.mtdemocrat.com/special-publications/home-source-june-11-2021/attachment/1-230/)

**A very Happy Fourth of July to you all!**

Kathy Prevost  
President  
Bass Lake Action Committee

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