

EL DORADO HILLS FIRE DEPARTMENT BREAKS GROUND ON NEW TRAINING CENTER

EL DORADO COUNTY CIVIL GRAND JURY SEEKING MEMBERS TO SERVE ON THE 2022-23 TERM

By John Davey

The El Dorado County Superior Court has issued the following [press release](#) seeking applications for service on the 2022-23 Civil Grand Jury:

The El Dorado County Superior Court is now accepting applications from qualified citizens interested in serving on the El Dorado County Civil Grand Jury, July 1, 2022, through June 30, 2023.

Serving as a grand juror is a unique opportunity to join other concerned citizens in helping shape local government practices. Duties of grand jurors include investigating and reporting on the operations of local government as well as looking into citizen concerns.

Through these efforts the Civil Grand Jury issues annual reports containing recommendations to aid local government in making improvements to better serve all of the county's residents.

Residents interested in serving on the Civil Grand Jury are encouraged to apply by May 1, 2022. To apply or for more information visit the El Dorado County Grand Jury website at [https:// edcgov.us/GrandJury](https://edcgov.us/GrandJury).

For more information contact Amanda Sooth by phone at (530) 621-6718 or email at asooth@eldoradocourt.org.



image courtesy El Dorado Hills Fire Department

By John Davey

On March 10th, the El Dorado Hills Fire Department held a Ground Breaking ceremony for their new \$11.7 million dollar Training Center. The training center will be located next to the existing EDH Fire Department Station 87 in the El Dorado Hills Business Park, located on the east side of Golden Foothills Parkway near Sandstone Drove and Cypress Point Court. The EDH Fire Department owns 15 acres at the Station 87 property. With the station using about 3 acres, the training center is expected to use 3 to 5 acres of the remaining 12 acres.

The construction contract was awarded to Cameron Park's DG Grande Inc, for the first phase of the project. The first phase is set to include 2-story and 3-story Class "A" residential 'live-fire' training structures of under 10,000 square feet, along with a 1,600 square foot class room. Other features of the project include paving for fire apparatus, and preparation for utilities for the first phase and later development of the training center. Also included is an area for water reclamation.

On March 3, 2022 the construction

contract was approved unanimously by the El Dorado Hills County Water Board - the oddly named remnant of the 1962 founding of the legal controlling agency of the fire protection service and water & sewer services for the new El Dorado Hills community. EID assumed water services from the EDH County Water Board in the 1970s. Research, and planning for an EDH Fire Department training facility has been ongoing for twenty years.

Three quarters of the funding for the project will be sourced to EDH Fire Department's development fee fund, with the balance provided from EDH Fire Department's General Fund as part of the 2021/22 budget.

A half dozen bids were received for review on the project.

In a March 9, 2022 article, EDH Fire Chief Maurice Johnson told the El Dorado Hills Village Life that with the completion of the training center, that:

... firefighters will have the opportunity to train for high frequency/low risk and low frequency/high risk scenarios without having to leave the community.

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EDH FIRE TRAINING CENTER

(con't)

Chief Johnson further detailed in the Village Life Article:

“This will challenge our firefighters and give them experiences they will face here,” Johnson explained, adding that opportunities like this are not available at other area training facilities.

For live fire training, the 2-story and 3-story buildings will be built along slopes to mimic the prevailing El Dorado Hills topography. The interior spaces of the live fire buildings can be configured to replicate portions of collapsed structures, and will include common features like balconies, stairways, and large volume-high ceiling designs currently offered in new home construction. The structures are designed to allow sections of the roof that permit training for opening up roofs with saws, a common fire fighting technique.

The live fire structures are expected to serve the training center for a half century.

Chief Johnson further explained to the Village Life:

The fire department will use a product called Excelsior in its training; the actual structures will not burn, Chief Johnson said. “It burns super clean,” he explained, adding that embers quickly burn out and pose no threat to dry grassland or neighboring commercial buildings and homes.

Every training event will have a burn coordinator to ensure proper usage of the product and proper cleanup.

At the March 7, 2022 El Dorado Hills Community Council Meeting, EDH Fire Board Director Tim White offered that the Training Center “is an investment in the community of El Dorado Hills. It’s an investment in our firefighters, the men and women who will go out and get repetitive training at a local site, so they don’t have to be off-site, and backfilled with extra hours and overtime work. Ultimately when you have a well-trained fire fighting force, the citizens that live in the area supported by that firefighting force are best served.”

Chief Johnson also observed at the El Dorado Hills Community Council Meeting that “we say in the fire service, that we train until we can’t get it wrong -another saying I’ll give you is that in the moment of truth, the firefighter will not rise to the occasion, but will rather fall to their level of training.”

Construction of the first phase of the training center is expected to take up to two years. ~

credit: Village Life March 9, 2022 Article by Noel Stack



EDH Fire Training Center Ground Breaking Mar 10, 2022 - (L to R) EDH Fire Director Greg Durante, President Bobbi Bennett, Director John Giraud, Chief Mo Johnson, Director Jim Hartley, and Director Tim White.

(Image courtesy the El Dorado Hills Community Services District FB Page)

CALIFORNIA DMV OFFERS TWO ONLINE OPTIONS TO TAKE DRIVERS LICENSE KNOWLEDGE TEST

By John Davey

The California Department of Motor Vehicles (CA DMV) will now offer two online options for Californians who need to take their written driver license’s knowledge test: A remote version of the traditional written knowledge test, and also an interactive eLearning course. When completing the online driver’s license application, Californians will have the chance to choose one of these new online testing options

In a CA DMV statement, the department shared that “Currently, the remote exam is available for the almost 2 million tests taken by Californians renewing their license each year, the more than 1.3 million tests taken by adults getting their license for the first time who also don’t have a California identification card, and Californians getting a REAL ID or motorcycle license for the first time. The eLearning course is available for Californians renewing their license.”

The online knowledge test is available in 35 languages, Monday through Friday, 8AM to 4PM (not including state holidays), to Californians with internet-enabled computers with a webcam. The test cannot be taken on a tablet or mobile device.

Californians can take the online test twice. However, customers will be asked to go in-person to a DMV office to take the test a third time, if failing the online twice.

The CA DMV details that “For identity verification and as a fraud prevention measure, online test participants are required to verify their identity and agree to be monitored throughout the exam.”

The interactive eLearning course is available on

any internet-enabled device, is available all day, every day, however English is the only provided language option. It includes seven modules that must be completed, with a quiz at the end of each section. The course takes approximately 45 minutes to complete.

The CA DMV states “The course is an ideal option for people who need to renew their license and have trouble with exams or prefer an alternative learning method.”

The online programs are intended to reduce the amount of time Californians need to spend in a DMV office. Customers will still be required to visit the office after completing the online test in order to provide the necessary documents, take a photo, provide a thumb print, complete a vision screening, and be issued a licensing document. ~

B.L.A.C. ANNUAL MEMBERSHIP RENEWAL DRIVE CONTINUES

By John Davey

2022 Bass Lake Action Committee Membership renewal letters were mailed via the US Postal Service in early February. Membership dues remain at \$10 per member for the year.

Please return your renewal form and dues in the included envelope.

We welcome any residents of the Bass Lake community seeking to join the Bass Lake Action Committee as members. Use our online membership form here <http://basslakeaction.net/members>, email basslakemembers@gmail.com, or contact Vice President John Davey at 530-676-2657. ~

TOLL BROTHERS MARKETING HIDDEN RIDGE AT BASS LAKE NORTH

By John Davey

The 90 home Bass Lake North development’s merchant builder Toll Brothers have recently updated a marketing website for the single family home residential project, now known as Hidden Ridge.

Prices are starting at the upper \$900,000 range. Toll Brothers indicates that their on-site Sales center will be opening soon.



Hidden Ridge 90 home lot map: Sienna Ridge Rd at Hawk View Rd

Bass Lake North is a Phase 2 project approved in 2017 as an element of the 1996 Bass Lake Hills Specific Plan.

Phase 1A of the Bass Lake Hills Specific Plan consisted of the 99 home Laurel Oaks/Hollow Oaks development, which in 2005 realigned part of Bass Lake Road to the west, from Hollow Oak Drive north to Serrano Parkway. The remaining segment of Bass Lake Road was renamed Sienna Ridge Road, and realigned to the south to connect to Serrano Parkway.

Phase 1B of the Bass Lake Hills Specific Plan consists of the Hawk View, and Emerald Peak villages in El Dorado Hills, and the Sapphire Cliff community in Cameron Park - all being developed by Lennar Homes.

The website offers the following description of the residential development:

Nestled in a secluded, gated community located in El Dorado Hills, Hidden Ridge offers luxurious single-family home designs with modern floor plans designed for how you live and backyards that are perfect for taking in the beauty of the private, natural setting.

90 luxurious single-family homes ranging from 3,000-4,000 square feet with up to 5 bedrooms, 4.5 bathrooms, and 2- to 3-car garages within a secluded location

Each home has a comfortably-sized private yard, some with open space views.

A beautiful, natural setting close to walking and biking trails and nearby Folsom Lake.

Continued on page 4

EL DORADO COUNTY AUDITOR CONTROLLER RELEASES THIRD QUARTER 2021 SALES TAX DATA

By John Davey

Data released by the El Dorado County Auditor Controller’s office regarding third quarter 2021 sales tax in El Dorado County provided that a total of \$4,448,972 had been generated. Compared to the third quarter of 2020, this was an overall 7.4% increase. Details further revealed a net of aberrations 3.3% increase in the unincorporated county (which excludes the two incorporated cities of South Lake Tahoe, and Placerville), and 18.3% State wide in California.

The report continues that while the results provide a nominal gain from the prior year, the Caldor Fire which started in August surpassed activity at local outlets in the third quarter of 2021– including food and drug, business-industry, and business-construction. Building materials and plumbing-electrical supplies activities also had lower results.

Net of aberrations, taxable sales for all of El Dorado County grew 0.2% over the comparable time period, while the Sacramento region saw a 16.6% increase.

One item El Dorado County continues to monitor in terms of impact on sales tax revenue for local municipalities/counties wrought by changes to online sales tax collecting requirements in California. Instead of sales taxes being allocated to WHERE the purchase is sent, sales taxes are allocated to the “place of origin” – basically where the products are distributed from. As very basic example, online sales taxes collected on purchases from Amazon, Wayfair, or other online retailers for a purchase made by a resident of El Dorado County, would be allocated to the distribution point of the product – which is usually from distribution centers in

the Counties/Cities of Sacramento and Placer County. The collected sales tax on a purchase destined for an El Dorado County resident do not get allocated to El Dorado County, even though a nexus does exist on the impacts to El Dorado County roads, and our environment (air, water, noise).

The report concludes the overall growth is expected to continue through the 2021 reporting calendar year. Additionally concerns for 2022 include: pent up demand for travel and experiences shifting spending away from taxable goods; higher prices for fuel, merchandise and services displacing more of consumer’s disposable income; and expected interest rate hikes resulting in more costly financing for automobiles, homes, and consumer loans.

2021 3rd Quarter Sales Tax Report: <https://www.edcgov.us/Government/Auditor-Controller/Documents/Sales%20Tax/2021-3.pdf>



TOP 25 PRODUCERS

Arco AM PM	Safeway
Broadridge Output Solutions	Safeway Fuel
Cameron Park 76	Shell
Camp Richardson Resort	Shingle Springs Honda
Crystal View Station	Shingle Springs Subaru
CVS Pharmacy	Target
Daimler Trust	TJ Maxx
Dawson Oil	Walmart
El Dorado Truss	
Express Fuel	
Green Valley Arco	
Holiday Quality Foods	
Lees Feed & Western Store	
Meeks Building Center	
Mercedes Benz of El Dorado Hills	
My Goods Market	
Quik Stop	

Top 25 Sales Tax Producers in Alphabetical Order

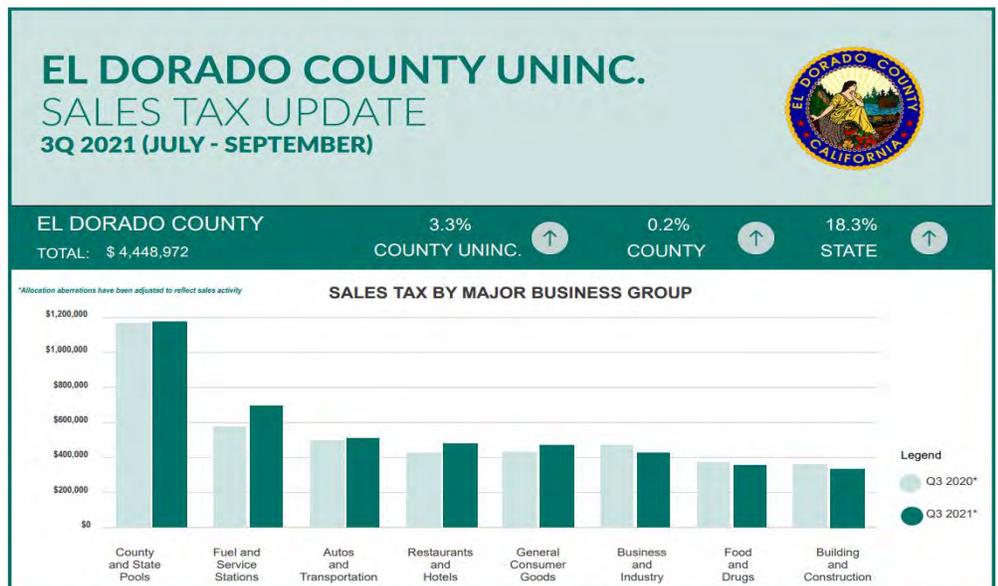


image credit: El Dorado County Auditor Controller's office



From The BLAC Board President's Letter March 2022

The calendar says it's the first day of spring, however, the cold north wind that is gusting today says not quite yet! We have started to replace some of the perennial Scabiosa, Pin Cushion, plants down the sidewalk that hopefully won't mind too much. They were originally planted 19 years ago when the house was new (i.e. no landscaping) and amazingly approximately a third of the original plants still remain.



image credit: Kathy Prevost

Over the many years of purchasing and living in several homes, we had replaced or renovated many yards but this was the first project that we were able to begin with a completely clean slate right down to some grading. Undaunted by the project with a good landscaper and the Sunset Garden Book in hand (a long ago gift from my mother-in-law when we purchased our first home), we were happy with the final results at the time.

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EID BASS LAKE WASTE-WATER COLLECTION RELOCATION PROJECT BEGINS CONSTRUCTION AT LATROBE ROAD WASTEWATER PLANT

By John Davey

The El Dorado Irrigation District recently shared the flowing update on their website and on social media:

Wastewater Collections Relocation Project - Update

Onsite Grading Scheduled to Begin Monday, March 21

Post Date:03/17/2022 4:30 PM

Onsite grading associated with the relocation project is scheduled to begin at the El Dorado Hills Wastewater Treatment Plant (EDHWTP) on Monday, March 21. Construction activity hours are Monday through Friday, 7:00 AM – 5:00 PM.

The relocation project is an infrastructure efficiency and reliability project. After 45 years in service, the Bass Lake facility has numerous maintenance needs that would have required significant capital reinvestment to keep District personnel located at this site. The El Dorado Hills Wastewater Treatment Plant was identified as a more compatible long-term location for collections operations. The move of collections operations from the Bass Lake site to the El Dorado Hills Wastewater Treatment Plant has made it possible for the El Dorado Hills Community Services District to purchase the Bass Lake property from EID to establish a regional park to benefit the community.

To learn more about this project and its background visit the project webpage. If you would like to continue to receive updates, please sign up for eNews and select the category Collections Relocation Project.

If you have additional questions, email the project team at CollectionsRelocation@EID.org.

References: EID Website News Posting: <https://www.eid.org/Home/Components/News/News/3656/26>



December 2021

Collections Relocation Project

HIDDEN RIDGE AT BASS LAKE NORTH (con't)

The project offers three models of homes:

The Granite - 1 story 3006+ sf, 4 bedroom, 3 ½ bath, 2 car garage



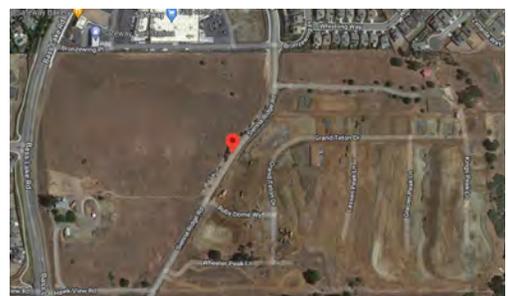
The Sierra - 1 story, 3013+ sf, 4 bedroom, 3 ½ bath, 3 car garage



The Olympus - 2 story, 4022+ sf, 5 bedroom, 4 ½ bath, 3 car garage



images courtesy Toll Brothers



Click Image to load a larger map

Street names inside the gated project include: Wheeler Peak LN, Ruby Dome WY, Grand Teton DR, Lassen Peak LN, Glacier Peak LN, and Kings Peak LN.

For more information visit the Toll Brothers website for the project - <https://www.tollbrothers.com/luxury-homes-for-sale/California/Hidden-Ridge>

March 2022

Bass Lake Bulletin

President's Letter - (con't)

- However, Mother Nature had some other ideas with something called drought as well as a very rocky clay soil, which some of the plant material didn't exactly appreciate. There were, also, the beetles, plant diseases, wind and deer that didn't help. The deer loved the roses as we all soon discovered!

Today the bushes and trees that were the hardiest still survive with some approaching the end of their 20 year life span. And the question now is how much do we replace when we are probably threatened with another year of drought? In the meantime, we can always support another industry and purchase much needed bark.

February El Dorado Hills and County Real Estate Market

El Dorado Hills currently has 289 active listings with 35 new homes for sale according to the Movado website on March 20. For the month of February, the median selling price was \$989,170 as compared to \$1,100,000 last year and homes were on the market an average 35 days as compared to 18 days last year.

112 homes were sold in El Dorado Hills as compared to 57 homes last year.

February was a good month for new home sales in the Sacramento region in general according to a report from the North State Building Industry Association. The 718 new home sales last month was the most recorded in a single month since last April and the highest February sales reported since 2005.

Selling the most new homes in February, Sacramento County reported 346 homes sold while Placer County reflected 275 new homes sold which were primarily in the Roseville, Rocklin and Lincoln area. Other area counties sold no more than 38 homes.

The most homes were sold in the price range between \$601,000 and \$750,000 with many buyers still searching for homes with work from home arrangements.

Lack of Entry Level Homes

According to the National Association of

Realtors, prior to 2019, the average length of time a homeowner would live in a home was eight years or five years if they were under the age of 35. In today's market, the average length of time is 14 years and it is 18 years in California. With a lack of entry level homes, there are very few options for first time buyers and few less expensive homes for seniors wishing to downsize.

Ken Calhoun's article of March 18 in the Home Source magazine reported that El Dorado County has 265 homes (of 92,000 homes) for sale this month which is the smallest number of homes available in March in the last 25 years. This extends to other surrounding counties including Placer County with 350 homes for sale (of 165,000) and Sacramento County which has only 850 homes out of 600,000 for sale.

Additionally, the homes which are on the market are generally not affordable for a median income family. The median listing price for a home in El Dorado County is \$730,000 and the median income for a household in El Dorado County is \$85,000 a year. According to Fannie Mae, with that income and a \$50,000 down payment, a buyer should qualify for a \$500,000 home.

There are 37 homes which are currently listed for under \$500,000 and 20 under \$450,000.

Numbering 72 million, the Millennials, who make up the largest demographic generation (25 to 40 year olds), have the lowest rate of homeownership at 48%.

Of the Gen-Xers, who were born between 1965 and 1980, 70% own a home according to the US Census. Boomers who were born between 1946 and 1964 have a homeownership rate of 79% and the Silent Generation, those born prior to 1946, also has the same home ownership percentage.

In the past, builders would accommodate the needs of first time, move up and custom homes buyers which is not happening today and the average price of a new home in the state exceeds the \$800,000 median selling price. New home prices are increasing at twice the rate of existing homes.

This is exacerbated by the lack of supply of labor and land shortage with California's regulatory mitigation and litigation costs to build a single-family home which now exceed the cost of its labor and materials.

References: <https://www.movoto.com/el-dorado-hills-ca/market-trends/>

Ken Calhoun column - Home Source magazine- Mountain Democrat, March 18, 2022:

<https://www.mtdemocrat.com/print-ss/?pid=936376>

We wish you all the happiest of Easter's!

Kathy Prevost, President
Bass Lake Action Committee



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B.L.A.C. SECOND 2022 QUARTERLY BOARD OF DIRECTORS MEETING

The next Bass Lake Action Committee Board of Directors Quarterly Meeting will be held on Monday May 9, 2022 at 7PM.

The Board hopes that a hybrid in-person and virtual meeting will be an option.

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

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 visit our online membership form at <http://basslakeaction.net/members> ~

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Editor Emeritus John Thomson Ph.D.

Editors: Bass Lake Action Committee Board Of Directors
blacinfo@aol.com - 530-676-2657

For additional information contact: Vice President John Davey 916-752-8183