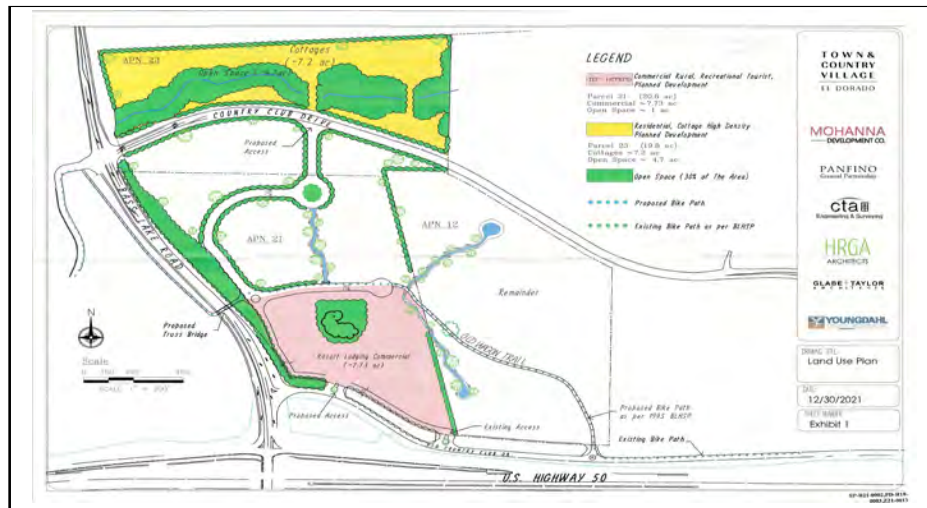


TOWN & COUNTRY VILLAGE EL DORADO PROJECT SUBMITS DOWNSIZED PLANS FOR HOTELS AND HOUSING



By John Davey

At the January 12, 2022 El Dorado Hills Area Planning Advisory Committee (EDH APAC) meeting, representatives of the Mohanna Development Company provided some insight to the formal application for their hospitality/mixed use/residential village concept, called Town & Country Village El Dorado.

The project, located on the east side of Bass Lake Road would feature two hotel buildings and an event center on the south side of the new Country Club Drive alignment, with 121 cottages on the north side of the new Country Club Drive alignment. The majority of the cottages are intended to serve as monthly rental housing for hotel employees. The balance of the cottages are being eyed for daily rental use as part of the hotel services.

The original project concepts had envisioned use of more or the land owned by Mohanna Development,

along with other land owner partners, to include a larger residential village of townhomes, apartments, and single-family residences, which could have resulted in 800 to 1100 dwelling units in the project.

The applicants envision the project as the crossroads at the entrance to El Dorado County, providing facilities to El Dorado Hills communities in Serrano, the Bass Lake Area, and Cameron Park.

Discussions with the El Dorado County Wineries have shown interest, as visitors to El Dorado County wineries would be able to lodge in El Dorado County, and spend more time exploring and enjoying the recreational, natural, and historical elements of the County, along with Apple Hill Farms.

The applicants also cited articles written in the Bass Lake Bulletin chronicling the history of inns in the Bass Lake Area, and in and around El Dorado Hills,

(continued on page 3)

EDH CSD APPROVES \$30,000 CONTRACT FOR SECURITY ROBOT AT COMMUNITY PARK

By John Davey

At the December 9, 2021 El Dorado Hills Community Services District (EDH CSD) Board of Directors meeting, staff presented an agenda item that sought approval for the “Purchase of Roaming Robotic Security Unit”.

At more than five feet tall, and weighing just under 400 pounds, the Knightscope K5 security robot will be used to patrol the grounds of the Community Park at El Dorado Hills Boulevard and Harvard Way. The device is anticipated to be used during EDH CSD Park and activity hours, and not as a 24/7 patrol service.

It was shared that staff increasingly has felt a sense of a lack of safety at the Community Park. As part of the agenda item, multiple benefits of the Security Robot system were presented – live video that can be monitored, emergency response to the public at the community park, a call button on the robot itself, the ability to broadcast informational messaging, as well as emergency -

(continued on page 2)



Knightscope K5 ASR - image credit Knightscope Marketing Materials

SECURITY ROBOT AT COMMUNITY PARK (con't)

- messaging, along with the deterrent benefits of having a very visible public security apparatus in use.

District staff explained to the EDH CSD Board of Directors that the Security Robot was not expected to gain cost savings, but is intended to add value to bolster the existing EDH CSD security elements and video monitoring, and the staffed security already in use.

The EDH CSD staff indicated that human security patrol services currently in place run from \$25 to \$35 per hour. The EDH CSD staff also advised that the current security patrol contract comes in at \$82,000 per year. In 2020 through 2021, increased security patrols raised the costs to \$154,000. Security issues at Kalithea Park in north west El Dorado Hills contributed to the costs, and as Bass Lake residents have expressed, security will need to be increased significantly as the Bass Lake Regional Park is developed, both to protect Park attendees, and our adjacent neighborhoods, but additionally to protect the natural resources and wildlife of Bass Lake.

The Knightscope R5 autonomous security robot has had a long development and use cycle over the past decade, but numerous reports of malfunctions and difficulty have been made in recent years.

A January 2020 article published at Business Insider chronicled how security robots had experienced many obstacles and shortcomings in their roles -

October 2019 - A woman attempted to report a fight that broke out in a public park by pressing the emergency alert button on the front of the robot, it didn't do anything other than tell her to "step out of the way," according to NBC News.

July 2017 - A security robot rolled into a fountain in a Washington, DC office building

in 2017, drowning itself. The robot, nicknamed "Steve," rolled down some steps into a ground-level fountain, where it tipped over. It's not clear whether it survived the water damage, according to CNBC.

July 2016 - A security robot in a Palo Alto mall knocked down and ran over a toddler, hurting his foot.

The 300-pound robot at the Stanford Shopping Center bowled over a 16-month-old boy that was in its way, then ran over his right foot, according to San Francisco ABC 7 News.

Knightscope issued a statement calling the incident a "freakish accident" that had never occurred before. The company apologized to the child's family, but said that the robot was trying to avoid the toddler, who "ran backwards directly into the front quarter of the machine."

Knightscope the company has also experienced recent difficulties. In June 2021 - NBC News reported:

"... the finances behind the police robot business is a difficult one. Last year, Knightscope lost more money than ever, with a \$19.3 million net loss, nearly double from 2019. While some clients are buying more robots, the company's overall number of clients fell to 23, from 30, in the past four years. Plus, the number of robots leased has plateaued at 52 from the end of 2018 through the end of last year. The pandemic certainly didn't help things."

Just two months ago, Knightscope told investors that there was "substantial doubt regarding our ability to continue" given the company's "accumulated deficit," or debt, of over \$69 million as of the end of 2020. Its operating expenses jumped by more than 50 percent, including a small increase on research, and a doubling of the company's marketing budget. Knightscope itself recently told investors that absent additional fundraising efforts, it will "not be solvent after the third quarter of 2022."

Many El Dorado Hills community members have been voicing concerns about the appropriateness of the \$30,000 security robot expense, when compared with other district spending needs.

Several members of the Bass Lake Community have been citing such past funding issues as the EDH CSD staff recommendation in 2018 to demolish the Oak Knoll Park Clubhouse to save on the cost of roof repairs, which was a wildly unpopular position. At the time, the cost of roof repairs was excessive in light of the low usage of the clubhouse facility. The initial EDH CSD Recreation and Volunteer Committee meeting on January 31, 2018 indicated that a roof repair could cost \$14,000, or upwards of \$66,000 for a full roof replacement. The staff recommendation was that a demolition of the Clubhouse, for a cost a bit more than the potential roof repair, was a better expenditure of funds based on the low usage

usage and the low revenue generated from Clubhouse use, versus the annual operating costs of the Clubhouse. It took more than a year of Oak Knoll Park Clubhouse neighborhood resident volunteers working to increase Clubhouse use, as well as a lot of community discussion, before the roof repair was approved.

With the EDH CSD forecasting \$76 million in needs for such items as an aquatics facility/ community center (\$55 million), trail connectivity (\$6 million), and preservation of open space (\$10-\$15 million), along with other projects such as the Bass Lake Regional Park, and the potential development of the 50-plus acres of parkland/ facilities on property being purchased along Latrobe Road announced in February 2021, community members have been increasingly concerned about the amount of spending the EDH CSD expects to incur.

With the EDH CSD approving a \$173,000 contract in November 2021 with consultant FSB Public Affairs to explore the feasibility of a future Bond measure, residents have expressed concerns that the EDH CSD project needs cannot be met without a significant amount of revenue from a Bond measure to be funded by El Dorado Hills property owners.

The EDH CSD Board of Directors on a 3-2 vote, approved the \$30,000 security robot contract with services lasting through July 2022. Directors Ben Paulsen, Noelle Mattock, and Mike Martinelli voted to approve the project, while Directors Sean Hansen, and Heidi Hannaman voted against the proposal. ~

B.L.A.C. MEMBERSHIP ANNUAL RENEWALS COMING TO MEMBERS IN FEBRUARY

By John Davey

Bass Lake Action Committee Members – your 2022 Bass Lake Action Committee Membership renewal letters will be coming to you via the US Postal Service in early February. Membership dues remain at \$10 per member for the year. Your dues are the sole source of funding for the Bass Lake Action Committee, which allows us to host our website, maintain our non-profit corporation filing with the State of California, as well as mailings, hosting local candidate forums, and other public meetings as necessary to support and promote our community. There is also an opportunity to provide an additional financial gift if members are so inclined.

Please return your renewal form and dues in the included envelope. We certainly appreciate your efforts to renew in a timely manner.

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



image credit <https://twitter.com/bilafarooqui> 2017

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From The BLAC Board

President's Letter January 2022

It seemed to me that Christmas 2021 literally flashed by this year and I very much missed being able to hold our Bass Lake Action Committee Annual Meeting and Christmas party in person as did the rest of the Board. We truly hope that next year we will be able to return to our normal routine and enjoy having the opportunity to visit with and thank our members who have been so very supportive of our organization.

Despite all the problems with the transportation system this past holiday, I managed to have everything delivered on time in great condition to my surprise. Instead my problems with deliveries began in January.

I had shipment delays ranging from a package making it on the delivery truck which was seemingly on the same truck for 3 days before it was finally delivered, to the delivery of the two of the same item in one box. I had only ordered one and I was only charged for one. I did contact the seller and made them aware of their error.

My all-time favorite, however, was the shipment that originated in North Carolina which first slowly traveled up the east coast to Ohio and then ever so slowly made its way across the United States stopping frequently before it finally arrived in Missouri. Once there, things seem to speed up and it finally arrived here two days later!!

Thankfully it didn't arrive on a rainy day because some of the delivery services drivers can't quite make it the extra ten feet to the front door and will leave cardboard boxes sitting in the rain.

That might be bested by a friend of mine whose packages were delivered at the foot of her steps on the sidewalk! I'm sure many of you have some great delivery or non delivery stories as well.

We hope you enjoy reading the January bulletin and have a very Happy Valentine's Day.

(continued on page 5)

CHANGES TO CALIFORNIA TRAFFIC SAFETY LAWS 2022

(con't)

towing a fifth-wheel travel trailer provided the driver passes a specialized written exam and obtains a recreational trailer endorsement.

License Points for Distracted Driving – Assembly Bill 47

Using a handheld cell phone while driving is currently punishable by a fine. As of July 1, 2021, violating the hands-free law for a second time within 36 months of a prior conviction for the same offense will result in a point being added to a driver's record. This applies to the violations of talking or texting while driving (except for hands-free use) and to any use of these devices while driving by a person under 18 years of age. ~

192 UNIT APARTMENT PROJECT PROPOSED FOR COUNTRY CLUB

By John Davey

A project pre-application has been filed with El Dorado County for a proposed 192 unit apartment complex tentatively called Country Club Apartments (PA22-0001) north of US50 along Country Club Drive between Archwood Road and Rustic Road.

A pre-application gives a preview of what the project applicant is envisioning for their project so that the applicant can get feedback from the County on the conceptual plan.

The project proposes 48 one-bedroom units, 96 two-bedroom units, and 48 three-bedroom units. The plans include two laundry facilities, and tot lot. The project drawings indicate that the project may be constructed in three phases.

Access points for vehicles on the drawings indicate a driveway at the Country Club Drive and Royal Drive intersection at the north end of the project, and a second driveway at the southeast end of the project, just west of Rustic Road.



Proposed Project site - between Archwood Rd and Rustic Rd on Country Club Dr



Conceptual layout of 192 unit apartment project

If you want to view the project details on the County TRAKiT website, you'll need to have a free user account (create the account here - <https://edc-trk.aspgov.com/etrakit/>). After you have logged in, you can find the project here - <https://edc-trk.aspgov.com/etrakit/Search/project.aspx?activityNo=PA22-0001>

So far, the only project document attached in TRAKiT is the preapplication PDF.

The project property has been zoned for multi-family residential for several decades. The zoning would allow apartments, condos, townhomes, and multiplex development. High Density Residential single family home developments already exist to the north and east of the project property, along with existing Multifamily development to the northwest along Archwood Road. The properties to the west, between US50 and Country Club Drive and ending at Cambridge road are zoned for Commercial development.

The project property is part of the property inventory identified in El Dorado County's Regional Housing Needs Assessment for multi-family and obtainable housing, per state of California requirements.

An official project application, with potential changes, may follow once the applicant has received feedback from El Dorado County.

These listed future projects have the potential to impact the Bass Lake Area. Diligent review and feedback by members of the Bass Lake Community can provide good feedback to developers, County planners and staff, and local agencies. ~

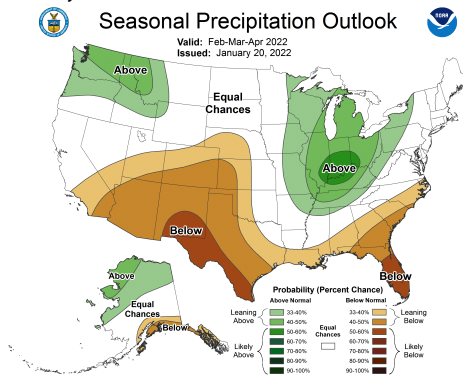
President's Letter - (con't)

Climate Prediction Center Precipitation Predictions

According to the Climate Prediction Center Diagnostic Discussion of January 13, 2022, La Nina is likely to continue into spring (67% chance during March-May 2022) in the Northern Hemisphere.

Their forecast for January 31, through February 6, which was issued on January 23, 2022, suggests that the chances for precipitation are near normal for the next 8 to 14 days. The three month precipitation outlook for February, March and April 2022 reflects equal chances of leaning either above or below normal precipitation.

It will then transition to an EL Nino Southern Oscillation (ENSO) - Neutral (51% chance during April through June 2022).



References:

https://www.cpc.ncep.noaa.gov/products/predictions/long_range/lead01/off01_prpc.gif

https://www.cpc.ncep.noaa.gov/products/predictions/long_range/seasonal.php?lead=1

U.S. Housing Market for 2022

With an estimated 6 million homes sold in 2021, the housing market for the United States had an incredible year and was on track to the highest level in 15 years. The average home price skyrocketed nearly 20% through the third quarter compared to a year ago according to the Federal Housing Finance Agency. It was the largest annual home price increase in the history of the agency's House Price Index and the price increase was double that in some very hot markets.

Seventy eight percent of the U.S. markets were hit with double-digit home price increases.

So what will be happening in 2022? With an average rate of 2.65% for a 30 year fixed loan, this past year began with the lowest interest rates on record which

by April had climbed to a peak of 3.18%. At the end of the year, the rates were at 3.05% for a 30 year fixed loan according to Freddie Mac which can be expected to climb higher in the 2022. There have been signals from the Federal Reserve that the monetary policy during the pandemic will come to an end as they work to curb inflation which will push interest rates higher.

"Increased mortgage rates, coupled with inflation eating away at savings, will take a toll on buyers," said Allison Salzer, a Compass agent in San Francisco. "It will affect the lower-priced and median priced home purchasers more than the luxury buyers."

It is anticipated that while more properties may come available at the beginning of the spring buying season, there will, also, be more people looking to purchase which will create competition and push prices higher. This past year there were so few homes on the market that some buyers were offering to buy the sellers next home for them, give thousands of dollars to competing buyers to walk away and pay as much as a million dollars over a home asking price. A home in Maryland is reported to have received seven all-cash offers.

Homes at the lower end of the market priced under \$200,000, were very difficult to find and available properties are predicted to fall 19%, compared to last year while there will be a 40% annual increase for those above \$600,000 according to HouseCanary, a real estate data company. It is predicted that the inventory picture will improve in 2022, but it is not expected to grow by more than 0.3 % according to forecast which would cause prices to continue to increase.

The prices of homes increased nearly everywhere in the country in 2021, which is expected to continue. New construction had a median sales price of \$416,900, in November according to the U.S. Census Bureau which was about 19% higher than the previous year and a new record. Existing home sales had a median price of \$353,900, an increase of 13.9% from the previous year.

The prices for 2022 are not expected to be the double-digit gains of this past year but should be in the moderate range. The National Association of Realtors brought together a group of 20 top economic and housing experts who projected that next year home prices will increase by 5.7%. "Slowing price growth will partly be the consequence of interest rate hikes by the Federal Reserve", said Lawrence

Yun, Chief Economist at the National Association of Realtors.

In 2021, many first-time buyers were forced out of the market because of the prevalence of all cash offers, few available homes and higher prices. The percentage of first-time buyers fell to 26% from the 32% of 2020, which was the lowest percentage since 2008 when the National Association of Realtors began tracking.

Most new homes are priced above the range of the average first home buyer's budget. "Builders are focusing more on high priced homes, with the percent sold under \$300,000 falling to just 14% from 33% a year ago," according to Robert Frick, Corporate Economist at the Navy Federal Credit Union. Sales of homes in the price range of \$100,000 to \$250,000 were down by nearly 20% because of the low inventory.

A recent survey by Realtor.com found that many hopeful home buyers will still return in the spring looking for fresh opportunities to make their dreams of owning a home come true using the knowledge they gained in 2021.

References:

CNN Business, Anna Bahney, <https://kcrn.com/article/the-housing-market-was-on-a-wild-ride-this-year-here-s-what-to-expect-in-2022/38621762>

El Dorado County in 2022

Local El Dorado County realtor Ken Calhoun recently shared his thoughts on the El Dorado County real estate market for this coming year in the Home Source January 14, 2022, magazine. He noted that the March 2020, median selling price for an El Dorado County home was \$500,000 with an average time on the market of 26 days while by December 2021, the median selling price was \$620,000 with homes on the market for an average of 8 days which is something we have all noted in our own neighborhoods.

His belief is that inflation will stick around this year and into 2023 with increasing Federal spending, more regulations on domestic energy production and the Federal Reserve current monetary policies with increased mortgage rates to 4% by the year's end.

Also, with the increase we have seen in home and stock values, more Californians will continue to leave the state and the most popular destination for California home sellers will be moving out of state.

(continued on page 6)

January 2022

Bass Lake Bulletin

President's Letter - (con't)

While newcomers to the state have declined 38% over the last two years according to the Census Bureau Domestic Migration Report last month, 429,283 Californians left the state between July 2020 and July 2021.

Looking forward, Calhoun believes that there will be fewer multiple offers and overbidding for homes and home buyers will not be as willing to waive their inspection or appraisal contingencies. The number of homes for sale will be limited and the demand will continue to exceed the supply.

There are currently 175 homes on the market in El Dorado County, however, in early January 3 years ago, 525 homes were available. Prices will continue to rise but they will not increase as they did last year at 20%, and the 2022 appreciation rate will be in the 6% range. He does not anticipate that homes will sell as quickly with multiple offers as they have this past two years.

Calhoun does believe, however, that this will be a good year to sell a home with buyers having more buying opportunities than this past two years.

El Dorado County Population Growth Since 2010

While the population of El Dorado County increased by approximately 5.4%, with 10,127 new residents from 181,058 residents in 2010 to 191,185 residents according to the 2020 census data, the growth was lower than neighboring adjacent counties. Placer County had a population increase of 15% from 348,432 to 404,739, and in Sacramento County, the population increased by 15% from 1,418,788 to 1,585,055.

With a population growth of 6%, Amador County grew from 38,091 in 2010, to 40,474 in 2020.

Of the five census-designated places in El Dorado County, the largest increase from 2010 to 2020 was El Dorado Hills which grew from 42,108 residents to 50,547, adding 8,439 new residents. By comparison, the population of Cameron Park had an increase of 653 residents from 18,228 in

2010, to 18,881 in 2020. Placerville increased by 349 from 10,389 to 10,747, and Diamond Springs increased from 11,037 to 11,345.

Pollock Pines increased in population from 6,871 to 7,112, and South Lake Tahoe decreased by 73 residents for a total of 21,330.

The 2020 census data reflected that approximately 20% of the County population were younger than 18, and 21.9% were shown to be 65 years or older. From 2015 to 2019, veterans were approximately 7% of the entire County population.

For more information on the U.S. Census, a detailed breakdown can be found at [Census.gov/quickfacts](https://www.census.gov/quickfacts).

References: [2020 Census: How Much Did EDC Grow Anyway? Mountain Democrat, January 21, 2022](#)

Congressional Redistricting

In November 2021, the El Dorado County Board of Supervisors sent a letter to the California Redistricting Commission, stating their desire to keep the county whole and undivided in congressional district lines. Their emphasis was on the fact the county was a community of interest and shared similar concerns with other Sierra Nevada counties which include Amador, Placerville, and Nevada.

The final 2020 maps, which were released in December, reflected the previously released draft maps with El Dorado County no longer completely in Congressional District 4 but divided between District 3 and 5. The new District 3 area will reach from Warner Valley in Plumas County to the north and through Nevada and Placer Counties and much of Eastern El Dorado County, which will include the Tahoe Basin and down to Inyo County on its southernmost edge.

On the Commissions final map, the north end of the new District 5 seems to be just above Coloma and includes Amador, Calaveras, Tuolumne and Mariposa County, including some parts of Stanislaus and Fresno Counties to the south. The new map which is effective for the 2022

2022 elections, places Georgetown, Pollock Pines, Grizzly Flat and communities near them, in District 3 while District 5 will include El Dorado Hills, Shingle Springs, Placerville and Mt. Aukum.

Previously District 4 had included El Dorado County and parts of Placer County south to Fresno County.

References: View the redistricting maps at [wedrawthelinesca.org/final_maps](https://www.wedrawthelinesca.org/final_maps)

<https://www.mtdemocrat.com/news/congressional-redistricting-splits-el-dorado-county/>

Congressman McClintock will run for reelection in the new District 5 since it does include much of the area he currently represents in Congressional District 4, according to an article in the Sacramento Bee on January 6, 2022. Assemblyman Kevin Kiley, has announced he will run for Congress in Congressional District 3.

Respectfully,
Kathy Prevost, President

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

The Bass Lake Action Committee Board of Directors has scheduled the first quarterly Board of Directors meeting of 2022 to be held virtually on Monday February 14, 2022 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.

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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