



# BASS LAKE BULLETIN

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The Voice of the Bass Lake Community  
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October 2021

## EDH CSD BOARD OF DIRECTORS RECEIVES INCORPORATION ANALYSIS

### EL DORADO HILLS CITYHOOD FOUND FINANCIALLY FEASIBLE

#### SUMMARY OF FINDINGS

- A City can be feasible - annual revenues exceed expenditures
- Add'l City revenues can fund increased public services, expanded transit and new recreation facilities and programs
- The incorporation will be "revenue neutral" to the County
- "Transition Year" can provide reserves & allow time to negotiate service contracts and expand departments



El Dorado Hills Community Services District Board of Directors October 14, 2021 Meeting Video Recording - Incorporation Analysis Review Presentation

By Kathy Prevost

At their recently held October 14th, El Dorado Hills Community Services District (EDHCSD) meeting, the Board of Directors reviewed the Incorporation (cityhood) Fiscal Analysis of El Dorado Hills prepared by Berkson & Associates and approved the publishing of a press release regarding the feasibility of Cityhood for El Dorado Hills. The study found that the new City's budget forecast would have "adequate positive cash flows and reserves to fund service levels at least equal to or greater than the EDHCSD and County service levels".

According to the forecast, there is an accumulation of contingency and reserve funds for short-term cash flow, emergency repairs and other unforeseen events, and to increase capital funding and other reserves.

Incorporation was brought to the attention of the EDHCSD Board by El Dorado Hills' Cityhood proponents who attended a Board of Directors meeting to propose exploring a fiscal analysis for the possibility of putting the issue on a ballot in 2022.

"Historically, a CSD is a stepping stone to becoming a full city", pointed out retired attorney Chris Nicholson. "The law specifically contemplates that CSD's are a pathway to full Cityhood when a community is ready. And our humble sense is we're ready," he said, referring to the growth of EDH. "We're four or five times larger than the county seat; we're by far the largest community in the county."

Before moving forward, the CSD, who has not taken a position of support or opposition to cityhood, decided to take on the leadership role to determine whether Cityhood would result in the community being financially sound or not.

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## SUPERVISORS CONSIDER REDISTRICTING ALTERNATIVE DRAFT MAPS

By John Davey

El Dorado County is more than half way through the process of creating new supervisorial district maps as required following the competition of every Federal census.

While the redistricting process has often provided moments of conflict and concerns in past years, the challenge in this round is primarily the compressed time frame of the process.

Since the pandemic significantly impacted the census work in 2020, the full census data that the County redistricting effort is based on was only released in August of 2021. This resulted in a redistricting effort that is many months shorter than what is usually provided for.

The goal of the redistricting process is to divide El Dorado County's 191,000-plus residents into five supervisor districts equally.

Additionally, complicating the process in 2021 is that significant population growth really only occurred in two of the currently defined five supervisor districts - District 1, which is primarily El Dorado Hills, and District 2 which contains parts of Cameron Park, all of the south County with several very rural areas such as Somerset, Fair Play, Omo Ranch, Mt. Aukum, and a small part of the southern edge of El Dorado Hills. As such, both of these districts must become-

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# EL DORADO HILLS CITYHOOD FOUND FINANCIALLY FEASIBLE (con't)

- The district formed a CSD Board ad hoc committee for the incorporation analysis in early 2020, and solicited interest from local agencies including the El Dorado Irrigation District (EID), El Dorado Hills Fire Department (EDHFD), the El Dorado County Sheriff's Office (EDSO) and the El Dorado County Local Agency Formation Commission (LAFCO) stakeholder agencies to establish a working group. The working group developed a scope of work and a list of potential consultants for the analysis to determine if incorporation was financially feasible for El Dorado Hills with the uncertainties of revenue neutrality negotiations

information provided by the CSD staff, (including planning and financial documents), input from El Dorado Hills' stakeholders and other public agencies. Future dollar amounts were expressed in 2021 purchasing power. Berkson & Associates did not anticipate inflation would significantly change the feasibility findings.

The document assumes a yearly residential growth rate of approximately 1% and does not assume any new commercial development. According to the study "Actual development activity, revenue and expenditures and other key assumptions will vary from the forecasts in this report depending on future economic conditions and decisions made by the EDHCS D and other public agencies."

While the high-level analysis performance by Bergson & Associates did find it was financially feasible for El Dorado Hills to incorporate, there would be some unknowns such as the revenue neutrality negotiations with the county. The El Dorado Hills Fire Department (EDHFD) would be required to pay for State fire fighting resources deployed within the Local Responsibility Areas (LRA) that would be converted from State Responsibility Areas (SRA). EDHFD

(EDCWD) could request that LAFCO require the new City to mitigate this financial impact.

While the cost to incorporate could range from as low as \$200,000 to \$800,000, depending on the necessity of additional analytical studies, community educational efforts, legal expenses, and the costs for the voting process, the CSD is using an estimate of \$800,000 based on previous Cityhood incorporation experiences. It will require a combined effort of both business and community members involved in a steering committee, as well as funding/fundraising, to raise half of the anticipated funds and transfer them to the District. Once that has happened, an incorporation committee would be formed to further pursue Cityhood.

In his October, 2021, Facebook message regarding

Cityhood, EDHCS D General Manager Kevin Loewen wrote, "In summary, the destiny of the community of El Dorado Hills in becoming a city in its own right will be incumbent upon its residents, the business community, and the good faith efforts of local government agencies."

The ability for new cities to incorporate in California has been difficult because of the reduced revenues to new cities by legislative actions in past years. This document assumes that the CSD would be dissolved and its assets, liabilities and services would be shifted to the new City with the CSD becoming a subsidiary district to the new City. They would have the ability to build upon staff and resources of an existing district which could provide advantages including the initial funding of the start up of a new City as well as providing an existing governance structure to facilitate Cityhood.

A new City of El Dorado Hills would continue to collect the same revenues the CSD has been receiving including property taxes, assessments for landscaping lighting services, franchise fees, various charges for services and lease revenues, and CFD special taxes for services required by new development. It would, also, be entitled to a share of the property taxes shifted from the county including property transfer taxes, sales taxes, Planning and Building fees, Hotel taxes, and various other revenues such as gas taxes and road related revenues.

It could provide for municipal services either directly or by contract with other providers and continue services currently provided by the CSD including recreational, landscape maintenance, drainage maintenance and oversight of solid waste collection and cable and internet services. If Cityhood is approved by the residents, the new City of El Dorado Hills City Council would oversee all local city services and administration, such as, a City manager, board clerk, attorney, human resources, finance, risk management, and IT, according to the study.

They would, also, be responsible for all planning and development services including capital projects. A City Planning Commission would advise the Council and the new City administration would enforce all zoning and building codes but it would have limited authority to enforce specific CC&R's. It was suggested that the CSD could consider retaining some of the current -

## THE CITY OF EL DORADO HILLS

- All services & facilities of EDHCS D will continue and expand as planned (possible subsidiary district)
- City will maintain and increase reserves to assure ongoing repair and replacement of facilities
- In addition to current services, the City will manage:
  - Land use and planning
  - Public safety and animal control
  - Expanded Transit
- No change to existing governance and provision of fire services & sewer/water



with the county. The draft products were then reviewed with several community stakeholders representing the business and housing development community who further refined the scope of work.

The EDHCS D Board awarded the contract to Berkson & Associates for the preparation of a Preliminary Comprehensive Fiscal Analysis (PCFA) for El Dorado Hills in February, 2021.

The Analysis assumes that the EDHCS D functions would continue at similar levels and reflects additional new city services, costs and revenues. It was intended to assist the board and residents in deciding whether to proceed with Cityhood and identify issues that may require further analysis in advance and during the more detailed Local Agency Formation Commission (LAFCO) incorporation review which could include an Environmental Impact Report (EIR). Under state law, LAFCO is mandated to ensure the logical formation and determination of the local government agency boundaries which affect growth and development patterns, delivery of urban services, and agricultural and open space lands within El Dorado County.

The current PCFA was based on a review of

## GROWTH AND DEVELOPMENT

- Assumes 162 new homes/year (approx. 1% growth)
- Conservatively assumes no significant commercial or industrial growth
- City economic development and expanded facilities and services will improve development prospects
- New City will be entirely responsible for land use planning and regulation of development
- City will need to address State housing requirements



# EL DORADO HILLS CITYHOOD FOUND FINANCIALLY FEASIBLE (con't)

- the current EDHCSD powers by reorganizing as a subsidiary residential District to the new city for the purpose of CC&R enforcement.

There would be no change to the fire department, the library, El Dorado Irrigation District water and sewer services, local drainage systems or cable and internet services.

If the El Dorado Hills community does choose to move forward with Cityhood, the next move for the CSD would be to apply to the El Dorado Local Agency Formation Commission (LAFCO) who would prepare a more detailed Comprehensive Fiscal Analysis (CFA) to decide if Cityhood was feasible and mitigate impacts on other agencies. If the proposal of a new city is approved by LAFCO, local residents would then vote on the proposal (subject to LAFCO terms).

Previous City Incorporation efforts (Measure P) lost at the ballot box in 2005 by fewer than 1500 votes. El Dorado Hills' population has more than doubled since then, and the El Dorado County General Plan states that El Dorado Hills will eventually have 70,000 residents at build-out. According to the 2020 census, El Dorado Hills currently has a population of 50,547.

## Timeline from EDHCSD:

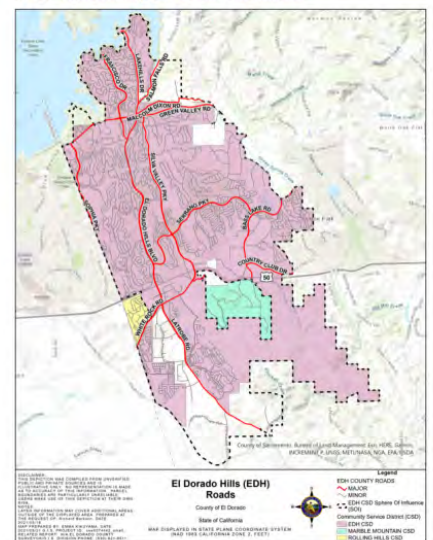
- October 14, 2021 - PCFA and Press Release approved by EDHCSD BOD
- August 18, 2021 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
- July 26, 2021 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
- February 11, 2021 - Award of Professional Services to Berkson Associates
- January 14, 2021 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
- December 16, 2020 - RFPs received
- November 25, 2020 - Request For Proposals (RFP) for Preliminary Comprehensive Fiscal Analysis issued
- November 19, 2020 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
- October 29, 2020 - Meeting with Linda Budge (Rancho Cordova) & Jan Bruins (Citrus Heights) - TOPIC: EDH Incorporation Analysis Discussion – The Path to Cityhood for Those Two Communities
  - October 20, 2020 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
  - October 12, 2020 - Incorporation Community Stakeholders
  - September 29, 2020 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc)
  - September 23, 2020 - Update and Discussion with EDH Chamber (Debbie Manning)
  - August 20, 2020 - Incorporation Meeting with Community Representatives
  - August 6, 2020 - Incorporation Executive Working Group Meeting (EDHCSD Incorporation Ad Hoc) – 1st Meeting
  - February 11, 2020 - El Dorado County LAFCO meeting with Incorporation Ad Hoc – Incorporation Process and Expectations Meeting

## REFERENCES:

- [https://cms8.revize.com/revize/eldoradohills/Board%20of%20Directors%20Regular%20Meeting%20Agenda%20Packet\\_October%202014,%202021.pdf](https://cms8.revize.com/revize/eldoradohills/Board%20of%20Directors%20Regular%20Meeting%20Agenda%20Packet_October%202014,%202021.pdf) See Page #151
- <https://www.eldoradohillscsd.org/about/cityhood.php>
- <https://www.villagelife.com/news/residents-revive-cityhood-efforts/>
- <https://www.mtdemocrat.com/news/edh-cityhood-supporters-propose-study/>
- <https://goldcountrymedia.com/news/86188/el-dorado-hills-incorporation-still-has-a-pulse/>
- <http://www.smartvoter.org/2005/11/08/ca/ed/meas/P/>
- [http://www.basslakeaction.org/PDF\\_files/EDHTele-050322a.pdf](http://www.basslakeaction.org/PDF_files/EDHTele-050322a.pdf)
- [http://www.basslakeaction.org/PDF\\_files/SacBee-051109.pdf](http://www.basslakeaction.org/PDF_files/SacBee-051109.pdf) ~

Preliminary Comprehensive Fiscal Analysis (PCFA)  
Public Review Draft Report  
August 10, 2021

Figure 1 EDHCSD Boundary/Sphere of Influence and Other CSDs



## The President's Letter October 2021

Looking forward to a weekend of very strong Pacific storms which could potentially bring as much as a foot of rainfall and up to three feet of snow in the Sierra Nevada, I had to wonder if it is possible we may actually have a wetter than normal winter, particularly when Sunday brought an "historic" rare category 5 atmospheric river (and a record 5.44" 24 hour rainfall to Sacramento) to Northern and Central California?

"An atmospheric river marked as a category 4 or a 5 is capable of producing remarkable rainfall totals over three or four days, likely to exceed 10 to 15 percent of a typical years precipitation in some areas," said Marty Ralph, Director of the Center for Western Weather and Water Streams at UC San Diego.

The series of storms were predicted to possibly bring from 8 to 12 inches of rain to some areas of Northern California and 1 to 3 feet of snow to the high Sierra and they did not disappoint us. Flash floods were likely with run off debris in the recent Caldor fire areas. In advance of the storms, Cal Fire led Watershed Emergency Response Team had been assessing and identifying areas most susceptible to post fire hazards, such as debris flows, flooding and rockfalls.

According to last week's U.S. drought monitor, a weekly report which is released by the National Oceanic and Atmospheric Administration (NOAA), over 92% of the western U.S. and 93% of California, which are mostly under the extreme category, are experiencing some level of drought.

While the current rain is a huge benefit to a large area of the western U.S., and it will probably end the fire weather concerns for Northern and Central California, with a La Nina, we will not receive enough rainfall to end the drought, according to Norman Hoffman, who served as a meteorologist for the U.S. Air Force and National Weather system for over 30 years in California. He reported we will need a series of additional atmospheric river events throughout the winter.

(continued on page 5)

## 2021 EL DORADO COUNTY REDISTRICTING *(con't)*

- smaller in terms of population represented in each district.

Over many years, El Dorado Hills residents have frequently lamented that our community only has 1 vote out of 5 districts on the Board of Supervisors. Since the legally required redistricting effort this year has determined that each district should be equally comprised of about 38,000 residents, there's no way to get all 46,000 residents of El Dorado Hills into a single district.

County staff prepared four draft alternative maps for the Board of Supervisors to consider. Unfortunately, three of the four proposed draft alternatives pulls out small segments of EDH and places them into multiple other districts that are largely rural, where the voice and suburban concerns of our community might not get as much consideration. And to be fair to our rural El Dorado County Neighbors, their rural needs and concerns could be diluted with the small addition of EDH residents.

As an example, Draft Alternative 1 has the following distributions of residents in the 95762 zip code:

District 1 36,541  
District 2 6,046  
District 4 110

Another example, Draft Alternative 4, has the following distributions of residents in the 95762 zip code:

District 1 38,372  
District 2 918  
District 3 214  
District 4 7,103

Placing small segments of El Dorado Hills residents into multiple districts with largely rural areas to represent effectively minimizes our concerns about our suburban area. So, we're left with essentially one supervisor focused on El Dorado Hills residents, and suburban concerns. In the other districts, El Dorado Hills residents become a small minority of the district.

In most proposed district map alternatives, Cameron Park also continues to get split between districts, having a small voice among many in multiple districts.

For many years, residents in El Dorado Hills, and Cameron Park have maintained that we live in rural areas – but the truth is something different from that. There are several areas of El Dorado Hills and Cameron Park that may have rural elements, but El Dorado Hills is the largest population center in the entire county – over

46,000 residents out of 191,000. Cameron Park is the third largest population center, at 19,000 residents, just behind South Lake Tahoe, which is a city, with it's own local determination of development and services. So too, Placerville, the only other incorporated city in El Dorado County, which has its own local representation for local matters and services.

For Bass Lake Area residents, every proposed alternative places our neighborhoods into majority rural districts. Even the alternative that places us in a re-drawn District 4 with part of Cameron Park, is a primarily rural district.

At the Special October 14th evening redistricting Board of Supervisors meeting, the Supervisors were presented with nine draft alternatives – the original four draft alternatives that the County Surveyor's office and the redistricting working group of County employees had developed, and five new draft alternatives submitted by the public.

One alternative submitted by the El Dorado Hills Chamber of Commerce looked to keep parts El Dorado Hills and Cameron Park in two suburban districts. The map drawn by the Surveyor's office based on this request didn't reflect the desire of the EDH Chamber of Commerce, but they believed it was a good starting point.

District 1 Supervisor Hidahl submitted a similar proposed draft alternative, focusing on two districts that kept a majority mix of El Dorado Hills and Cameron Park in each district, based in part on discussions at the El Dorado Hills Community Council.

The Serrano HOA submitted a draft alternative map that sought to keep the entirety of the Serrano HOA inside of one district (as it should be), but the result of this map, based on the 1988 El Dorado Hills Specific Plan placed Bridlewood Canyon inside of District 1, but made the shared wall between Woodridge and Bridlewood Canyon the district boundary line, placing the rest of the Bass Lake Villages into District 4.

District 4 Supervisor Lori Parlin, and District 3 Supervisor Wendy Thomas submitted a draft alternative the allowed for Districts 1 through 4 to increase 2% over the target population number of 38, 237 residents, but had District 5 shrink to 35,088 residents, or 8.24% below the target number – their effort was to keep all of Pollock Pines in one district (where today it is split between three districts).

The intent of redistricting is to allow for some of the following objectives:

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

- A category 5 atmospheric river only occurs about once every four years north of San Francisco. Atmospheric storm systems can happen as much as 10 times a year and they sometimes account for nearly 50% of California's precipitation.

### A La Nina Winter

Most forecasting models indicate that the Northern Hemisphere looks ready to transition into a La Nina winter in the next month and the latest outlook is for a 70 to 80% La Nina winter this year according to the National Oceanic and Atmospheric Administration's Climate Prediction Center (NOAA). In a La Nina climate pattern, winds blow from east to west and become stronger than normal pushing warmer water towards Asia but upwelling colder waters on the coast of the western United States. The colder waters of the Pacific affect the atmosphere and cause the jet stream to be pushed further north.

While this usually means the southern part of the United States, including Southern California, will often be drier than normal, it can mean the opposite for Northern California and the Pacific Northwest where La Nina winters tend to bring more precipitation, not less, this past year notwithstanding.

As La Nina climate conditions have emerged for a second winter in a row, the NOAA Climate Prediction Center 2021 Winter Outlook, which extends from December 2021 through February 2022, anticipates wetter than average conditions for portions of the Northern U.S., primarily in the Pacific Northwest, Northern Rockies, Great Lakes, Ohio Valley and Western Alaska. A moderate La Nina during the fall and winter of 2021 -22 is hinted at according to the current forecast data. The temperature outlook is for a slightly warmer winter and all but the most northern states are leaning toward above average temperatures.

It is expected that the La Nina will be around in some capacity through the winter and relax toward spring.

"Consistent with typical La Nina conditions during winter months, we anticipate below-normal temperatures -

*(Continued on page 6)*

## 2021 EL DORADO COUNTY REDISTRICTING (con't)

To keep neighborhoods together.

To keep cities in one district, as best as possible.

To respect communities of interest -CSD boundaries, HOAs, fire district boundaries, etc.

To respect community identities.

Most supervisors seemed to prefer to honor the concept of keeping communities together – specially noting that an effort should be made to keep Pollock Pines inside of one district, instead of dividing it up across multiple districts again.

Following that discussion, District 1 Supervisor John Hidaahl inquired why it was inadvisable to break Pollock Pines into multiple districts, but it was completely acceptable to the other four supervisors to keep Cameron Park broken across multiple districts. The answer from supervisors currently representing Cameron Park: No one from Cameron Park had voiced any opposition – essentially, that no one in Cameron Park cared.

It was also considered that keeping the communities of the Divide together was important – even though some of those small communities are ten, or twenty miles apart.

During the course of the Special redistricting meeting, Supervisors quickly identified Draft Alternative 1 as the preferred alternative, and eliminated maps 2, 3, and 4. Of the five remaining draft alternatives, Supervisors identified some aspects of several of the #5 through #9 drafts, and indicated that Draft #1 was the preference, and that staff should work on tweaking draft #1 with some elements of the public submitted drafts.

Bass Lake Action Committee members, Bass Lake area residents, El Dorado Hills residents, and Cameron Park residents have indicated that community identity, and our suburban concerns would be best served by placing parts of El Dorado Hills and Cameron Park into two largely equal suburban districts. However, Supervisors appear to be favoring Draft Alternative 1, which seems more geared to serve political considerations, rather than resident and community concerns. The proposed Draft Alternative 1 map makes the fewest changes to existing district boundaries, but puts the Bass Lake Area into District 2, which is largely rural. Political considerations are not supposed to be a determining part of the redistricting process, but three of the five current supervisors face reelections in their districts – District 4 in the 2022 election, with District 2 and District 3 in the 2024 election. The current District 1 and District 5 supervisors are termed out.

Clearly, no supervisor wants to select a map that could result in their residence being placed outside of their current district.

Word from El Dorado County staff on Thursday October 21 was that two more draft alternatives from the public have been submitted, and will be available for review soon.

A working group consisting of members of the Bass Lake Area, the Heritage area, the Highland Hills area, the Serrano area, and members of the EDH Chamber formed to provide a new Draft Alternative that proposes to use the Supervisors' preference of the Draft Alternative 1 map, but suggests moving the current District 2 area of Cameron Park into District 1, and then moving all of the area of El Dorado Hills south of US 50 into District 2. This would result in two largely suburban areas with large parts of Cameron Park and El Dorado Hills in District 1, and a large representation of El Dorado Hills residents in District 2, with the natural district boundary of US50 separating north and south. This would allow neighborhoods to remain undivided.

The working group believes this is more representative of the suburban communities of El Dorado Hills and Cameron Park. The County would only accept GIS maps before the October 22 cut off date, so the group was unable to provide a GIS Map to use as a draft alternative map. It is important for community members that are concerned, to contact the Board of Supervisors with written public comment prior to the next special redistricting meeting in November, or to provide public comment AT the meeting, either in person in Placerville, or virtually via Zoom.

Submit comments to the Board of Supervisors via email:

Clerk of the Board of Supervisors - [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

District 1 [bosone@edcgov.us](mailto:bosone@edcgov.us)

District 2 [bostwo@edcgov.us](mailto:bostwo@edcgov.us)

District 3 [bosthree@edcgov.us](mailto:bosthree@edcgov.us)

District 4 [bosfour@edcgov.us](mailto:bosfour@edcgov.us)

District 5 [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

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

- along portions of the northern tier of the U.S. while much of the South experiences above-normal temperatures", said John Gottschalck, Chief, Operational Prediction Branch, NOAA's climate Prediction Center. "The Southwest will certainly remain a region of concern as we anticipate below-normal precipitation while drought conditions continue in most areas."

The Pacific Northwest, Northern Rockies, Great Lakes and parts of the Ohio Valley and western Alaska have the greatest chances for wetter than average conditions while south central Alaska, Southern California, the Southwest and the Southeast have a chance of drier than average conditions. Equal chances for below, near or above average precipitation are expected for the rest of the U.S. during the winter months.

The western half of the continental U.S., northern plains and the Missouri River basin will continue to experience widespread severe to exceptional drought. It is expected to persist and develop in the southwest and southern plains while the Pacific Northwest, northern California, the upper Midwest and Hawaii are most likely to experience drought improvement.

Each month NOAA's Climate Prediction Center updates the three-month outlook and the next seasonal update will be available on November 19th.

#### References:

<https://www.noaa.gov/news-release/us-winter-outlook-drier-warmer-south-wetter-north-with-return-of-la-nina>

<https://www.ski.com/blog/noaa-long-term-winter-forecast-2021-2022-la-nina/amp/>

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<https://www.cnn.com/2021/10/20/weather/atmospheric-river-forecast-california-debris-flow/index.html>

<https://weatherwest.com/>

### Pioneer Energy Meeting

As mentioned previously in Bulletin articles, the residents of most of El Dorado County who are currently served by Pacific Gas and Electric (PG&E) will have a choice of energy companies in January, 2022. Pioneer Energy, which is a community owned, not-for-profit agency, currently serves more than 93,300 residential and commercial accounts in unincorporated Placer County.

Pioneer Community Energy provides electric generation at stable rates and offers programs that deliver economic and work force benefits for the local community. They have been Green 100 from the beginning and their goal is 100% renewable energy. They will begin serving the 68,000 accounts in unincorporated El Dorado County and Placerville in January, 2022.

PG&E will still own their own poles and lines and customers will still be subject to power shut offs due to wind events.

Pioneer will hold a community meeting for El Dorado County to present information about Pioneer and to answer questions on November 2 from 6:00 p.m. to 7:30 p.m. It will be held in person and Via Zoom at the El Dorado County Government Center, 330 Fair Lane, in Placerville, in the Board of Supervisors Chambers.

To participate in the live stream of the Community Meeting go to <https://us06web.zoom.us/j/87093260936>. Or call 530-621-7603 or 530-621-7610 (the Meeting ID is 87093260936).

### Bayley House Restoration in Pilot Hill

The Friends of the Bayley House, a nonprofit created to restore, preserve and protect the historical Bayley house in Pilot Hill, have been working with the Georgetown Divide Recreation District (the current building's owners) and have plans to complete the restoration of the Bayley House for use as a museum and Cultural Center. The first phase of the restoration process was completed in 2008 and they received a preservation design award from the California Preservation Foundation in 2009.

"Spearheading the Grassroots effort to restore the historical structure", they may finally be able to reach the complete restoration of the historical property with new funding sources.

The historic Bayley House was built in 1861 by a Boston attorney, Alcxander John Bailey and has been on the National Register of Historic Places since 1978. It is the site of California's first Grange hall. "It was deemed to be California's best example of classical Revival architecture by the historic American Building Survey."

Located on Highway 49 on the well traveled "Golden Chain" from Nevada City to Sonora, "Few, if any, historical sites -

-(Continued on page 7)

## 2021 EL DORADO COUNTY REDISTRICTING (con't)

- The Bass Lake Action Committee believes that Communities are important, and that community identity is equally important. Pollock Pines should be identified as a community of interest, as should the communities in the Divide, the Serrano HOA, the Age Restricted Communities south of US50, and Blackstone. El Dorado Hills is too large by population to be contained in one district, but to place small parts of El Dorado Hills, including the Bass Lake Area, into multiple districts, our suburban voices and concerns are minimized.

Keeping large parts of El Dorado Hills, and Cameron Park, the largest, and third largest communities in El Dorado County, in two suburban districts best serves the largest population centers in the County. ~

## EDH CSD TRUNK OR TREAT & SCARECROW CONTEST

By John Davey

Our Bass Lake Villages always have a wonderful Trick or Treat turn out each year – but here's a chance to double-dip and get some extra(!) Halloween use out of those fantastic costumes on Friday evening before the big day!

### El Dorado Hills CSD TRUNK OR TREAT!

**Location: EDH Community Park 1021 Harvard Way El Dorado Hills**

**Friday, October 29th 4-6pm**

Trunk or Treaters walk from trunk to trunk, collecting candy from volunteers who have decorated their vehicles to serve as a backdrop for this spooktacular event!

Open to all Families. Each family can make a single trip through the not-so-frightful trunk circuit (remember to say thank you to each volunteer!).

**Tip for parents** - The Trunk or Treat Event is family friendly. Trunk or Treat will be whimsical, humorous, mischievous or lovable - NOT frightening. Monsters, gruesome, bloody or especially scary entries will be disqualified.

The EDH CSD is also announcing their Scarecrow contest results at Trunk or Treat! See the completed Scarecrow contest entries at the Trunk or Treat event - winners will be announced at 5PM! ~

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

- remain in command attention like the Gold Rush era Bayley house", according to Jamie Tafoya, Outreach Specialist for the Friends of the Bayley house.

If you wish to support their efforts, donations may be made to Friends of the Bayley House via PayPal at bayleyhouse.org or donations may be mailed to Friends of the Bayley House, PO Box 354, Pilot Hill 95664. Tax ID: 489-1281519.

**El Dorado County Home Sales**

"The California median price of a home is more than \$800,000 and less than one-third of families can afford to purchase a home anyplace," according to Ken Calhoun's October 8th, 2021 article in the Home Source magazine.

With about 200 homes closing escrow in September, El Dorado County home sales are continuing to slow down compared to this summer's record high. The September closings were about 30% lower than August and about 40% lower than July, however, the median selling price remained at around \$640,000 and homes did continue to sell quickly. While El Dorado County will continue to experience a seasonal adjustment for the fall and winter months, Calhoun feels the County will have a record-setting year for real estate in all categories other than the number of homes for sale.

The County year to date home sales are continuing to be higher than last year in spite of the low inventory and home prices are up 23%.

However, only 29% of Americans and 19% of Californians who responded to a California Association of Realtors survey think this is a good time to buy a house.

This percentage is the lowest since mortgage rates were 15% in 1982 as compared to today's rates of 2.85% which Calhoun feels is not a good sign for sellers.

I am hoping you all remained unscathed by the recent storms (and there are more forthcoming, perhaps with less wind!) and have a Happy Halloween.

Respectfully,

Kathy Prevost  
President

**NEW FOOD WASTE GARBAGE COLLECTION PROGRAM TO BE TESTED IN THE BASS LAKE AREA**

By John Davey

In 2016, California became the first state in the country to require local jurisdictions to compost their organic waste. SB 1383 aims to reduce organic waste disposal 75% by 2025. The law also requires that by January 2022, all cities and counties in California need to establish a plan to compost the organic waste going into trash cans.

The reasoning? Organic matter that breaks down without oxygen, tends to produce more methane. Methane is said to be 80 times more capable of trapping heat, which scientists and climatologists say are contributing factors in what they say is an increase in our warmer weather.

According to Cal Recycle, organic waste makes up 56% of what is currently sent to landfills. The agency suggests that diverting it would make a significant impact on the growth of the size in landfills. In 2018, California added about 24 million tons of organic materials to landfills, which is comparable to filling about 109,000 Olympic swimming pools with organics material each year and burying it underground.

The El Dorado Hills Community Services District maintains the Waste Hauler franchise in the El Dorado Hills area, and has shared that El Dorado Disposal will be rolling out the Food Waste pilot program in select Bass Lake Area villages and neighborhoods very soon. El Dorado Disposal has indicated that they will provide more information to the Bass Lake Bulletin, as soon as they firm up the schedule and pilot program details. ~

**BASS LAKE ACTION COMMITTEE MEMBERS - WOULD YOU LIKE TO CONTRIBUTE TO THE BULLETIN?**

By John Davey

Bass Lake Action Committee members - we want to make sure that the Bulletin continues to be "your" voice!

Would you like to contribute an article, or event information to share in the Bulletin? Do you have historical information about the area that you're dying to share? Some Gardening or Landscaping tips? Are you a DIY or decorating wiz? Do you have event information about our Bass Lake Area schools? Are you a shutterbug that would like to share your photos of our area?

We want to hear from you! To volunteer, or to ask more questions, email us at: [basslakebulletin@gmail.com](mailto:basslakebulletin@gmail.com) ~

**BOARD MEETING SET FOR NOV 8, 2021**

The fourth quarter meeting of the Board of Directors of the Bass Lake Action Committee will be held on Monday November 8th, at 7:00PM. The meeting will once again be held virtually.

The meeting Agenda and details will be emailed to Bass Lake Action Committee members. Partial meeting topics will include a determination on the December Annual Meeting and Christmas Party, as well as the slate of candidates for the 2022 Board of Directors.

For 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> ~

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