

# THE BASS LAKE BULLETIN

The Voice of the Bass Lake Community  
<http://basslakeaction.org>

## THE BASS LAKE ACTION COMMITTEE

The Bass Lake Action Committee was formed by a group of concerned property owners in the Bass Lake Area and incorporated in 2003 as Non-profit organization, a 501(C)(4) corporation.

### **Our Mission Statement:**

To provide a voice for Bass Lake homeowners in dealing with the county and other community agencies.  
To keep homeowners informed about issues and meetings.



*image credit - John Davey*

## **EXPLORE OUR LOCAL GEMS: ENJOY SUMMER IN THE BASS LAKE AREA!**

*By John Davey*

As the days stretch long and warm, there's no better time to discover (or rediscover!) the natural beauty and accessible pathways right here in our Bass Lake Area. We're fortunate to have incredible opportunities to connect with nature, whether you're looking for a leisurely stroll, some birdwatching, or a peaceful escape.

### **Bass Lake Regional Park: A Haven for Nature Lovers**

*(continued on page 2)*



## EXPLORE OUR LOCAL GEMS *(con't)*

Our very own Bass Lake Regional Park, spanning 211 acres, offers a wonderful retreat with its diverse landscape and existing natural amenities.

- **Walking & Wildlife:** Enjoy a scenic walk along the **levy road**, a perfect spot for **birdwatching**. Keep an eye out for golden eagles soaring overhead, deer grazing, and jack rabbits darting through the brush. The park's **oak groves**, **wetlands**, and beautiful **freshwater lake** provide a rich habitat for local flora and fauna.
- **Recreation:** The park also features **Sellwood Field**, an existing athletic space, and offers **catch-and-release fishing** during managed, restricted periods. For our four-legged friends, **dogs are permitted on leash**, making it a great spot for a walk with your canine companion. The El Dorado Hills CSD is dedicated to preserving this vital natural corridor for wildlife and all its inhabitants.

For more information on Bass Lake Regional Park, visit the [El Dorado Hills CSD Bass Lake Park Page](#).

**Central EDH Park (Former Executive Golf Course): New Paths to Explore!**

The recently acquired former Executive Golf Course, now known as the Central EDH Park property, has quickly become a popular spot for community members to enjoy open space and gentle pathways.

- **Paved Paths & Open Space:**

This property features extensive **pre-existing pathways and trails** that are ideal for walking, jogging, or simply taking a leisurely stroll. The expansive **open space** provides a sense of tranquility and offers a new perspective on our local landscape. While details on specific oak trees and native plants are still being cataloged, the property's natural elements provide a peaceful setting for outdoor activity.

- **Accessible Amenities:** The former clubhouse and its parking lot are also part of the existing amenities, providing convenient access to the walking areas.

Discover more about the Central EDH Park property by visiting the [El Dorado Hills CSD Central EDH Park Page](#).

While both of these parks are in the process of planning significant improvements and development that the public continues to discuss and debate, even in their current more natural states, they remain valuable open space for residents to use and enjoy.

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## EXPLORE OUR LOCAL GEMS *(con't)*

We encourage everyone to get out and explore these wonderful local resources this summer. Enjoy the fresh air, the sounds of nature, and the beauty that surrounds us right here in the Bass Lake Area!

## NAVIGATING CALIFORNIA'S "ZONE ZERO" WILDFIRE SAFETY: WHAT BASS LAKE AREA HOMEOWNERS NEED TO KNOW

*By John Davey*

The threat of wildfires is a constant concern in our El Dorado Hills community, particularly in high fire hazard areas like Bass Lake. In 2020, California enacted Assembly Bill 3074 (AB 3074), often referred to as "Zone Zero" legislation, to create a critical five-foot ember-resistant zone immediately surrounding homes. While passed some years ago, its full implementation and enforcement have seen delays. Here's a breakdown of what this means for Bass Lake Area homeowners.

### Understanding "Zone Zero" and Its Purpose

Zone Zero is the 0-5 foot area directly around your home, including attached

decks and stairs. Its purpose is to prevent structures from igniting due to direct flame contact or, more commonly, from wind-driven embers, which are a primary cause of homes burning during wildfires. This zone acts as a protective shield, minimizing combustible materials that could easily catch fire.

### Delays and Enforcement Timeline

Despite passing in 2020, full implementation of Zone Zero regulations has faced delays. Initially, the rules were anticipated to take effect for new constructions in 2023 and existing homes in 2024. However, the State Board of Forestry and Fire Protection has been in a "pre-rulemaking phase." Governor Newsom's Executive Order N-18-25 in February 2025 aimed to expedite this process.

**The current goal is to have these regulations finalized and in place by the end of 2025.** Once approved by the State Fire Marshal:

**New construction** in State Responsibility Areas (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ) will need to comply **immediately**.

**Existing structures** are expected to have **three years** from the effective

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## ZONE ZERO *(con't)*

date of the finalized regulations to achieve compliance.

Local fire departments and code enforcement agencies will be responsible for administering and enforcing these provisions. While enforcement is still some time away for existing structures, proactive preparation is highly recommended.

### Consequences for Non-Compliance

AB 3074 aims for collaborative approaches to achieve compliance, with enforcement actions as a last resort. However, once regulations are in effect:

Local agencies (like CAL FIRE or our local EDH Fire Department) are authorized to conduct defensible space work on a property owner's land if the owner fails to comply, and then **place a lien on the property for the expense of the work.**

Failure to comply with defensible space requirements, which will include Zone Zero, can be considered a **crime**, though initial actions are more likely to be notices to correct before fines are imposed.

### Impacts on Homeowners Insurance

Wildfire risk significantly impacts homeowners' insurance in California, with many major insurers reducing

coverage or dropping policies in high-risk areas. The state has pitched Zone Zero as part of a strategy to mitigate this crisis.

In 2022, Insurance Commissioner Ricardo Lara enacted new rules requiring insurance companies to provide **discounts to homeowners who implement home hardening retrofits and create defensible space, which will include Zone Zero compliance.**

Conversely, **non-compliance could lead to policy cancellations, non-renewals, or increased premiums**, as insurers increasingly require robust fire mitigation strategies. Investing in Zone Zero compliance could therefore be crucial for maintaining affordable or even any homeowner's insurance in our area.

### Estimated Cost of Compliance for Bass Lake Area Homeowners

Providing an exact cost for compliance is challenging as it depends heavily on the current state of your property and the specific work required. However, typical compliance efforts might involve:

#### Landscape Removal/Replacement:

Removing flammable plants, woody mulches, and replacing them with hardscaping (gravel, pavers, concrete).

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## **ZONE ZERO** *(con't)*

This could range from a few hundred dollars for small areas to several thousands for extensive landscaping over five feet.

### **Fence Replacement/Modification:**

Replacing sections of wooden fences attached to the home with non-combustible materials. This could be hundreds to thousands of dollars, as fence work is priced per linear foot, and costs vary depending on the material (metal, masonry, fire-rated composite).

**Tree Pruning/Removal:** Trimming lower branches of existing trees or, in some cases, removing smaller, highly flammable trees. Arborist costs can vary widely.

**General Cleanup:** This is ongoing and less about a one-time cost, but includes regular removal of leaves, pine needles, and other debris.

While specific cost estimates for homeowners in the Bass Lake Area under AB 3074 are not yet widely available, general estimates for defensible space improvements in high-risk areas can range from **a few thousand dollars to upwards of \$10,000 or more**, depending on the size and current condition of the property. Early action can help homeowners plan and budget for these changes.

### **Zone Zero Requirements:**

#### **Landscape Plants, Trees, and Ground Cover**

The core principle is to eliminate or significantly reduce combustible materials.

#### **Landscape Plants:**

**Prohibited:** Grass, bushes, flowers, and small trees within the 0-5 foot zone are generally prohibited. Any dead or dying plant material is also banned.

**Allowed (Limited):** Up to 10 potted plants may be allowed if they are:

18 inches or shorter.

In non-combustible pots (no wood wine barrels) and no larger than 5 gallons.

Moveable (must be moved during Red Flag Warnings).

Placed away from windows, vents, or doors, and at least 12 inches from the house or 1.5 times the plant's height, whichever is greater.

Pruned and free of dead or dying material.

#### **Existing Heritage & Live Oak Trees:**

**Small trees or large trees with limbs near the side of the house are not permitted within Zone Zero.**

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## ZONE ZERO *(con't)*

For **tall, mature trees (including heritage and live oaks)**, the trunk can be within Zone Zero, but all limbs must be trimmed so that:

The lowest branches are at least **10 feet above the roof ridgeline** for 1 or 2 story buildings.

Branches are at least **5 feet away from the side of the building**.

There are **no branches within 10 feet of chimneys or stovepipe outlets**.

All dead or dying branches are removed.

Leaf and pine litter is removed from the ground within Zone Zero.

### Ground Cover:

**Compliant:** Hardscape materials are highly recommended. This includes **gravel, pavers, flagstones, rock, or concrete**.

**Prohibited:** Woody mulches (like bark chips, wood chips), leaf litter, and other dead or dying plant material. Synthetic grass is also likely banned.

### Wooden Fences Attached to the Structure

This is a critical area of concern.

**Requirement:** Wooden fences or gates directly attached to the structure of the

home are considered a direct path for fire to reach the building. These **must be removed or replaced with non-combustible materials**.

### Compliant Materials:

**Metal Fencing:** Steel, aluminum, wrought iron, or chain-link (with metal or fire-resistant privacy screens).

**Masonry & Concrete Fencing:** Concrete block, brick, or stone walls. Stucco-covered walls also offer excellent fire resistance.

**Fire-Rated Composite Fencing:** Some composite materials (wood fibers and plastic) with a Class A fire rating are approved.

**Hybrid Solutions:** Metal or masonry posts with fire-resistant panels can offer a balance of aesthetics and compliance.

By understanding and planning for these upcoming Zone Zero requirements, Bass Lake Area homeowners can enhance the safety of their properties, protect their homes from wildfire, and potentially positively impact their insurance situation. Stay informed and consider starting your preparations now.

## EMBRACING SUMMER'S SPLendor: FAVORITE PLANTS AND ESSENTIAL TASKS FOR YOUR BASS LAKE LANDSCAPE

*By John Davey*

As the El Dorado Hills summer truly settles in, our landscapes transform under the golden sun. While the heat is undeniable, many plants in our region truly come alive, adding vibrant colors and textures to our Bass Lake area homes. Beyond enjoying their beauty, July and August are crucial months for specific garden care to ensure your landscape thrives through the warmest part of the year.

### Our Community's Favorite Summer Landscape Stars

Even with the dry heat, several plants flourish, bringing beauty and resilience to our local environment. Many of these are well-adapted to our climate, requiring less water once established. Consider some of these local favorites for your own yard:

**Lavender** This fragrant herb is a classic for our region, offering beautiful purple blooms and a calming aroma. It's incredibly drought-tolerant and attracts pollinators like bees and butterflies.

**California Fuchsia (*Epilobium canum*)** A stunning native plant, California Fuchsia bursts into brilliant orange-red trumpet-shaped flowers that hummingbirds adore. It's tough, low-water, and provides a spectacular late-summer display.

**Rosemary** Beyond its culinary uses, rosemary makes an excellent landscape plant with its aromatic foliage and delicate blue flowers. It's hardy, drought-tolerant, and can be used as a low hedge or groundcover.

**Salvias (Sages)** There's a vast array of salvias, from native varieties to ornamental hybrids, offering a wide range of flower colors (blues, purples, reds) and sizes. Most are highly drought-tolerant and loved by hummingbirds.

**Crape Myrtle (*Lagerstroemia indica*)** For a burst of summer color from a small tree or large shrub, Crape Myrtles are unparalleled. They offer long-lasting blooms in shades of pink, purple, red, and white, along with attractive bark and fall foliage.

**Yarrow (*Achillea millefolium*)** With its flat-topped clusters of flowers in white, yellow, or pink, Yarrow is a tough, drought-tolerant perennial that adds a meadow-like feel and is great for cut flowers.

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## SUMMER PLANTS AND LANDSCAPE TASKS *(con't)*

### July & August Landscape and Garden Checklist

Maintaining your landscape during peak summer heat requires a focused approach. Here's a partial checklist of essential tasks to consider for July and August to keep your Bass Lake garden looking its best:

**Watering Wisely** Continue to adjust your irrigation schedule based on the weather, watering deeply and less frequently to encourage deep root growth. Water early in the morning to minimize evaporation and reduce fungal issues. Observe your plants for signs of stress, adjusting as needed, remembering that established drought-tolerant plants may need very little supplemental water.

**Mulching for Moisture** Replenish mulch around plants to help retain soil moisture, regulate soil temperature, and suppress weeds. Use inorganic mulches like gravel or rock in areas closer to your home, especially within the 0-5 foot Zone Zero.

**Pruning and Deadheading** Deadhead spent blooms on annuals and perennials to encourage continuous flowering. Lightly prune shrubs for shape, but avoid heavy pruning that can stimulate new, tender growth susceptible to sun scorch. Prune dead

or diseased branches from trees and shrubs to maintain plant health and reduce fire fuel.

**Weed Control** Stay on top of weeding, as weeds compete with your desirable plants for precious water and nutrients. Remove them by hand or with appropriate tools, ensuring they don't go to seed.

### Pest and Disease Monitoring

Regularly inspect your plants for signs of pests or diseases. Address any issues promptly with appropriate organic or chemical treatments to prevent widespread problems. Remember to identify the pest accurately before treating.

**Fertilizing (Limited)** Generally avoid heavy fertilization during extreme heat, as it can stress plants. If absolutely necessary for a struggling plant, use a balanced, slow-release fertilizer at a reduced rate. Focus on providing nutrients through healthy soil and compost.

**Lawn Care** Raise your mower blades to a higher setting to allow for longer grass blades, which will shade the soil and reduce water evaporation. Water your lawn deeply and infrequently. Consider reducing watering frequency if your lawn is showing signs of dormancy, as it's a natural survival

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## SUMMER PLANTS AND LANDSCAPE TASKS *(con't)*

mechanism for cool-season grasses in summer heat.

**Fire-Smart Maintenance** Continue to maintain defensible space around your home. Clear any dry grasses, leaves, and other combustible debris, especially in your immediate home ignition zone. Ensure pathways and access points are clear for emergency personnel.

By combining an appreciation for our resilient summer plants with diligent seasonal care, we can maintain the beauty and safety of our properties in the Bass Lake community.

## SPECIAL ELECTION FOR EDHCSD BOARD SEAT THIS NOVEMBER. CANDIDATE FILING IS OPEN THROUGH AUG 8TH

*By John Davey*

Our community has a unique opportunity this fall to help shape the future of the El Dorado Hills Community Services District (CSD). A Special Election will be held on **November 4, 2025**, to fill a vacant seat on the EDHCSD Board of Directors. This is your chance to elect a representative who will serve the

remainder of the term until the next general election in fall 2026.

**Why a Special Election? The Story Behind the Vacancy** The need for this special election stems from events earlier this year. The seat was briefly held by Chuck King, who was elected in November 2024 but abruptly resigned in late January. Following his resignation, there were contentious meetings as Mr. King attempted to rescind it, leading to debate among residents and the remaining board members. Ultimately, the four remaining directors declared the seat vacant. After they were unable to agree on an appointment to fill the seat, and the El Dorado County Board of Supervisors declined to make an appointment, the special election was officially set.

**Are You Interested in Serving?** The El Dorado County Registrar of Voters has already opened the filing period for those interested in becoming a candidate for this important position. If you have a passion for our community and want to contribute to decisions affecting our parks, recreation, and services, this could be your chance to step up.

**Key Dates for Prospective Candidates: Filing Period:** The period for submitting candidate

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## EDH CSD BOARD SEAT SPECIAL ELECTION *(con't)*

information and official filing documents began on July 14, 2025, and will remain open through **August 8, 2025**.

### Where to Find More Information:

Detailed information regarding the declaration of candidacy and the election calendar is available on the El Dorado County Elections Department website. You can access it by visiting [eldoradocounty.ca.gov/County-Government/Elections](http://eldoradocounty.ca.gov/County-Government/Elections). For specific questions about filing for the open CSD seat, you can also call (530) 621-7480 or email [kim.smith@edcgov.us](mailto:kim.smith@edcgov.us).

**Election Day:** Mark your calendars: the Special Election will be held on **November 4, 2025**. This is a great opportunity for Bass Lake Area residents and all of El Dorado Hills to participate in local governance and elect a director who will represent your interests on the CSD Board. Your vote matters in shaping our community!

## SUPERVISORS DESIGNATE ROAD AT EDH FIRE STATION 85 IN MEMORY OF JOHN HIDAHL

*By John Davey*

An item on the June 24th El Dorado County Board of Supervisors agenda

was approved to name the non-County maintained drive to El Dorado Hills Fire Department Station 85 at 1050 Wilson Way in the memory of former District 1 County Supervisor John Hidahl, who passed away in November 2024.

The Agenda was brought to the BOS by District 2 Supervisor George Turnboo. The item read:

*Supervisor Turnboo recommending the Board approve designating the name "John Hidahl Way" for the non-County maintained drive leading to the El Dorado Hills Fire Department Station 85 located at 1050 Wilson Blvd in El Dorado Hills.*

The agenda description:

*Former Supervisor John Hidahl was dedicated to serving District I, which included the community of El Dorado Hills, and the entire El Dorado County region. John was an elected Board member of the El Dorado Hills county Water District (aka El Dorado Hills Fire Department) for 33 years before his death in November, 2024 and was deeply involved in the creation of Station 85 and making the state-of-the-art El Dorado Hills Fire Department Training Facility a reality. To honor the memory of former*

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## JOHN HIDAHL WAY *(con't)*

*Supervisor John Hidahl and recognize his efforts to support El Dorado Hills Fire Department, Supervisor Turnboo is recommending the drive portion of the road leading to the El Dorado Hills Fire Department Station 85 be renamed to “John Hidahl Way”.*

During the agenda item, public comments were provided by Supervisor Hidahl’s wife Eileen, EDH Fire Department Chief Mike Liliehthal, Supervisor Hidahl’s assistant Cindy Munt, residents Ken Greenwood, Tara McCann, J. Pomey, and EDH Chamber of Commerce President, and current EDH Fire Board Director Debbie Manning.

A motion was made by Supervisor Ferrero, seconded by Supervisor Turnboo to approve designating the name “John Hidahl Way” for the non-County maintained drive leading to the El Dorado Hills Fire Department Station 85 located at 1050 Wilson Blvd in El Dorado Hills.

The motion passed on a 5-0 affirmative vote.



*The future John Hidahl Way in El Dorado Hills*



*Proposed signage for John Hidahl Way  
image credit - EDC BOS Agenda Packet*

**JOHN HIDAHL WAY**



*Proposed Signage Mock Up  
Image Credit - EDC BOS Agenda Packet*

## JULY LOCAL MEETING RECORDINGS

*By John Davey*

Recordings of local meetings in El Dorado Hills and El Dorado County in June 2025.

**El Dorado Hills Area Planning Advisory Committee Meetings:**  
Typically the second Wednesday of each Month  
**JULY 9th Meeting**

[https://www.youtube.com/live/D7urvWU\\_rGCg](https://www.youtube.com/live/D7urvWU_rGCg)

**El Dorado Hills Community Services District Board of Directors Meetings:**  
Second Thursday of each month  
**July 7th SPECIAL Meeting**

<https://basslakeaction.net/edhcsd-7-7-25>

**July 10th Meeting**

<https://basslakeaction.net/edhcsd-7-10-25>

**El Dorado Irrigation District Board EID Meetings, Agendas, Minutes -**  
<https://www.eid.org/about-us/board-of-directors/meetings-agendas-and-minutes>

**EID Recorded Meetings on EID YouTube Channel -**

[www.EID.org/YouTube](http://www.EID.org/YouTube)

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## BLAC BOARD MEETING



The next quarterly meeting of the Board of Directors is scheduled for Monday August 11th at 7PM.

Members will receive the Agenda & Meeting location details via email invitation. All Members are encouraged to attend.

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

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>