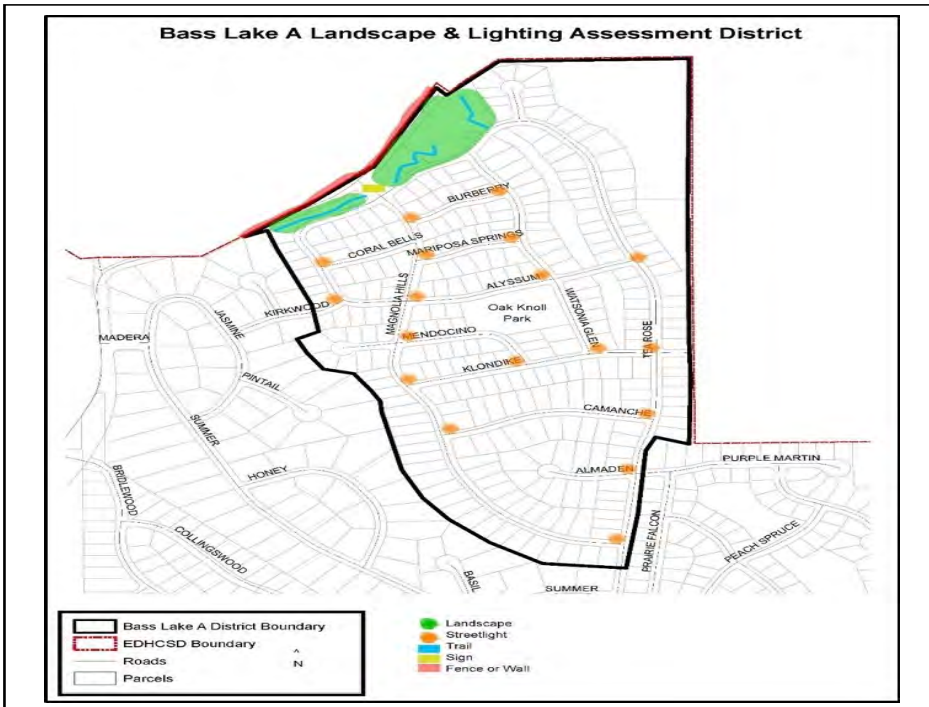


BASS LAKE LLAD A THE HILLS OF EL DORADO ASSESSMENT INCREASE VOTE PASSES – INFLATIONARY FACTOR VOTE FAILS

EMERGENCY PREPAREDNESS IN EL DORADO COUNTY



Bass Lake Village A LLAD#16 The Hills of El Dorado (outlined in black)
- image courtesy of the El Dorado Hills Community Services District.

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors held a special public hearing on the evening of July 15th to receive public comment, count, and report ballot results, and approve assessment rates for four Non-Inflationary Factor Landscape and Lighting Assessment Districts (LLAD) for Fiscal Year 2021-2022.

The four underfunded LLADs were:

- Oakridge LLAD #3
- La Cresta LLAD #6
- Green Valley Hills LLAD #5
- Bass Lake A LLAD #16 (The Hills of El Dorado)

These four LLADs were each formed with a fixed assessment, dating back to the 1980s and mid 1990s, with no mechanism to increase the assessment rate, or without an inflationary mechanism to keep up with the rate of inflation over the years.

The EDH CSD, which manages 26 LLADs in El Dorado Hills, including the four underfunded LLADs, has spent the past three years working with property owners in these four LLADs to find solutions, and conducting educational outreach.

The EDH CSD was prepared to take the matter to each LLAD via a ballot measure for each LLAD in 2020, however following meetings and outreach in January and February 2020, the community was effectively-

(continued on page 2)

By Kathy Prevost

Recently while talking with a long time friend and former neighbor who now live in a more rural area of El Dorado County (EDC), she mentioned that a new neighbor who had experienced the Santa Rosa fire in the Bay Area was motivating her neighborhood to get prepared. Consequently, she and her husband had organized copies of the necessary papers, clothes, cat carriers, etc., they would need if there was ever a need to evacuate and they had even had a practice run.

Since I believe the last time we were that organized was when we lived in Tokyo, Japan because of our concerns about earthquakes, I decided to do some research to find out what El Dorado County recommends and their resources. We are already very fortunate to have an excellent and very responsive Fire Department in El Dorado Hills.

With the deadly wildfires of recent years, Covid 19 and PG&E preemptively shutting off power to thousands of homes, disaster preparedness is certainly on the minds of many Californians and it is interesting to see what EDC is doing to be ready for future emergencies should they arise.

With an extensive network of guidelines and disaster preparations for their local residents, El Dorado County is very proactive and uses a positive approach to encourage residents, businesses, agencies and local organizations to be prepared for emergencies and all disaster events.

(continued on page 2)

BASS LAKE LLAD A THE HILLS OF EL DORADO ASSESSMENT INCREASE VOTE PASSES (con't)

- locked down for the Pandemic. Following more than a one-year delay, the ballot effort for each LLAD was resumed this May, when a ballot period was announced, with the public hearing and ballot tally set for July 15th.

Each of the four LLADs had two ballot measures to consider:

- 1) Increase the base annual assessment/levy per parcel
- 2) provide an annual inflationary factor mechanism, based on the San Francisco CPI (the standard in our area) plus 1%.

Approximately four residents attended the in-person meeting on July 15th.

After the vote tally for each of the four LLADs was completed, the EDH CSD Board of Directors announced the results:

Oakridge#3, La Cresta #6 and Green Valley Hills #5 residents voted NO on the ballot measure for the proposed assessment rate increases, as well as providing a NO vote on the ballot measure to implement an inflationary increase factor based on the annual CPI.

Bass Lake A LLAD #16, however, was the only LLAD to provide a YES vote – property owners approved the ballot measure to increase the base annual assessment/levy from \$99 per lot, to \$286 per lot. Of the 278 lots in the Bass Lake A LLAD, 84 ballots were returned, with 53 property owners voting YES, and 30 voting NO.

The Bass Lake A LLAD #16 ballot measure to add an inflationary increase factor failed – with 48 property owners voting NO, and 30 voting YES.

This means that the annual assessment/levy per parcel will increase to \$286 per parcel. But without an inflationary increase factor, the assessment cannot be increased again without another ballot vote of property owners.



EMERGENCY PREPAREDNESS

(con't)

-In 1994, the Board of Supervisors designated the Sheriff's Office with the responsibility for managing the County's Office of Emergency Services (OES).

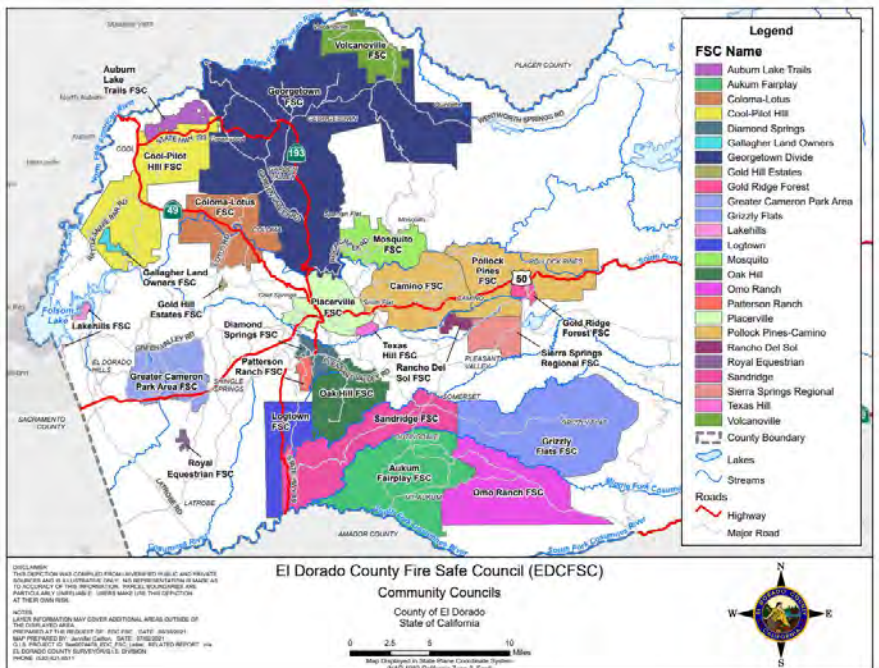
The mission of the El Dorado County Office of Emergency Services is to “prepare El Dorado County to be prepared, respond to, and recover from emergencies which threatened life, property or the environment”.

Including the planning, community education and training, the responsibilities of the Community Emergency Response Team (CERT) encompasses all hazards. They prepare for potential floods and hazardous materials spills as well as wildfires and utility failures. Working in collaboration with Fire Services, Emergency Medical Services, hospitals, schools and public and private agencies, the Sheriff's Office employees assigned to OES implement preparedness.

Written in 2017, El Dorado County Wildfire Protection Plan provides local fire history, fire risks, hazards, and past strategies. It identifies specific fire protection problems and issues, lists recommendations, communities for Fire Safe planning, and identifies the El Dorado County Fire Safe Council to bring citizens and protection agencies together establishing a public education position for EDCFSC.

Through public education, Fire Safe Council's, Firewise Communities, homeowners associations, neighborhood watch programs, and road associations, they are able to establish key contacts for road standards for emergency equipment, residential clearance standards and evacuation for planning prior to an incident.

Preparations suggested by the Community Emergency Response Team for individuals and families to be prepared for unexpected emergency are:
Have at least a week's worth of medication in



implement preparedness.

El Dorado County Fire Safe Council's (EDCFSC) mission is “to protect the people of El Dorado County and their property from the effects of catastrophic wildfire through education, cooperation, innovation, and action”.

Organized in September of 2001, the goals of the Fire Safe Council are to help residents learn how to protect their homes and property from wildfires by creating a defensible space, programs, develop regional response plans and conduct training drills.

Many communities in El Dorado County have their own Fire Safe Council and more information about the Fire Safe Council can be found here: <http://www.edcfiresafe.org/>.

your emergency supplies kit.

- Identify back-up or alternate power supplies for electricity-dependent equipment
- Keep a supply of special food or infant formula
- Identify alternate transportation for evacuation
- Make an emergency kit. Remember children, pets and those with special medical needs
- Have a plan. Have an emergency response and evacuation plan

continued on page 3

EMERGENCY PREPAREDNESS *(con't)*

- Be informed. Know how to get information from the radio, TV, social media, text alerts and emergency notification systems

- Know your neighbors

For evacuations, the county recommends that individuals and families:

- Learn your neighborhoods — where you live, work, go to school, spend your time

- Identify a reunification location

- Have evacuation plans

- Know at least two ways out of your neighborhood

- Practice these evacuation routes in various conditions (rain, snow, at night) with family, friends and neighbors

- Have a back-up plan

- Keep at least a half tank of gas in your car at all times

- Plan for traffic

- Practice your evacuation plan

- Put your emergency kit in your car

- Pack in your pets and kits

- Plan to meet at your reunification location

- Practice using different methods of communication

The 'six P's'

To make it easier on residents, the county suggests remembering the "six P's."

1. People and pets

2. Papers, phone numbers and important documents

3. Prescriptions, medications and eyeglasses

4. Pictures and irreplaceable memorabilia

5. Personal computers/tablets and phones

6. Plastic (debit or credit cards) and cash

The El Dorado County Sheriff's Office - Office of Emergency Services Alert Notification System uses a number of different ways the

County may reach out to the community in the event of an emergency such as evacuations due to wildfires, hazardous materials spills, or urgent law enforcement operations.

They have partnered with CodeRED emergency notification services to alert residents and businesses by phone, cell phone, text message, email and social media to a threat to the health or safety of residents.

Residents may sign up on their website at the following link: public.coderedweb.com. If you are unable to sign up online, you may also call 530-621-5895 and an OES staff member will help you complete the registration. Additional information may, also, be found on the County website at ready.edso.org.

The county uses social media accounts, Twitter, Face book, Next Door, and Instagram that are dedicated to disaster preparedness. Further information on the county's disaster preparation may be found at edcgov.us/preparedness.

Among other information on the site is a brochure on preparing for fires, an Emergency Preparedness Kit Brochure and a Prepare Your Pet Brochure.

Office of Emergency Services

For Code Red and other OES services

<https://ready.edso.org/>

<https://www.edcgov.us/preparedness/>

BASS LAKE REGIONAL PARK FISHING SUSPENDED

By John Davey

The El Dorado Hills Community Services District posted the following update to its social media pages on July 1st:

Important Fishing Notice: *Bass Lake and its fishery are a gem to our community and a unique attribute to the property. Due to reoccurring high temperatures, current low water level and severe drought, it is necessary for the District to close the lake to all fishing activities beginning July 1 – September 15. The District will continue to evaluate the condition of the lake and provide updates throughout the coming months.*

Bass Lake is a shallow body of water, and drought years have a very immediate impact on the environmental conditions in the lake ecosystem. To protect the sensitive ecosystem of the Lake and the Park property, it is important for residents to adhere to EDH CSD park guidelines, and help protect our community resource. ~

SHERIFF D'AGOSTINI ANNOUNCES FINAL TERM

By John Davey

In a July 2, 2021 Press release, and a video (<https://www.facebook.com/eldoradosheriff/posts/1751476495060228>) posted to social media, El Dorado County Sheriff John D'Agostini announced that he will not stand for re-election in 2022, and that he intends to retire at the end of his current term. In the press release, and the posted video, Sheriff D'Agostini announced his support for El Dorado County Sheriff's Department Lieutenant Jeff Leikauf in his 2022 run for El Dorado County Sheriff.

From the press release.

"Hello Everyone,

I want to let you all know this will be my last term as Sheriff with my last day being December 31, 2022. After giving my all initially to my construction career, then my law enforcement career in Amador and the last three terms as Sheriff, it is time for me to spend time with Janine, my kids, my grandkids, my family, and parents who I am blessed to have still with us. I don't know what the future holds for me but I'm sure it won't be as consuming as the past. I was elected to this seat with much on my plate and after accomplishing all I had hoped for, and more, I plan to retire. I will be supporting Lieutenant Jeff Leikauf in his bid to be my successor. He has the same dedication to Agency, Community, County and Country as I and he will lead with the same values and commitment that I have. I sincerely hope you will join me in assisting him in his endeavor and his future administration.

I want to thank those of you that have helped and supported my agency these past years. It has truly been a team effort.

Still your Sheriff,

John D'Agostini" ~



image from Video posted to the EDC Sheriff Facebook Page

The President's Letter July 2021

July has surely been an interesting and challenging month for many of us with the above-normal temperatures of over 100 degrees during the day for an extended period of time. It certainly made the cooler evenings and light breezes that much more appreciated.

It was probably not very good timing but we had just changed to a weather controlled program for our irrigation system as the temperatures climbed and we are still working out the kinks with the program trying to find the best fit for our landscaping. I really do enjoy using the cell phone to monitor the system.

Lots of Smiles for Real Estate Owners

Ken Calhoun's recent column in the Mountain Democrat reported that the last half of 2020 was the best year ever for real estate. Last year the median selling price for a single-family home in El Dorado County in the first six months was \$507,000 and the average offer was accepted within 31 days. This year for the same period of time, sales increased 30% and the median selling price of a single-family home was \$640,000, which is a 26% increase and an offer was accepted within 7 days.

Nearby counties experienced the same increases and Sacramento County's median sales price grew from \$400,000 to \$485,000, while Placer County's median price climbed from \$510,000 to \$630,000, a 23% increase.

According to a survey by the California Association of Realtors, 50 of 58 counties reported double-digit year-over-year appreciation. New records were set by 32 counties and many rural counties reported higher appreciation rates than residences in more urban areas. The largest year-over-year price growth of 119% was experienced by Mono County followed by Santa Barbara at a 103% and Plumas at 57%.

San Francisco and San Mateo Counties median selling prices increased 12% and Marin had the smallest price increase at 8.8%. The median selling price for the -

(continued on page 5)

WOODRIDGE OPEN SPACE MAINTENANCE ASSOCIATION LETTER TO HOMEOWNERS

By John Davey

In a June 15, 2021 letter to Woodridge property owners, the Woodridge Open Space Maintenance Association (WOSMA), a non-profit association of 41 property owners in the Woodridge village that funds the preservation of six open space lots with a total of 27 acres of open grassland, oaks, seasonal creeks, drainage, and wetlands, sought to provide an update on the challenges that the small group of property owners has in maintaining the Woodridge community's open spaces in a fire safe conditions, in adherence to both the El Dorado Hills Fire Department and El Dorado County's vegetation management ordinances.

The open spaces benefit all Woodridge residents, but the cost to fund the open space maintenance falls on just 41 of 294 property owners due to the change in the development of the Woodridge project – portions of the open space were supposed to be set aside for the development of a village park. However, the village park concept was dropped after development started, and the developers were left to find a mechanism to maintain the open space – so when it came time to build the 41 properties adjacent to the open spaces, those properties were required to be included in the WOSMA, and fund the ongoing costs.

From the WOSMA letter:

"The WOSMA Mission is to preserve the open space in its natural state for all to enjoy; ensure the proper usages of the open space; provide maintenance as needed and annual fire prevention work.

WOSMA has been operating in deficit due to state and county requirements. Annual dues were \$19,000, and have risen to \$27,000, but expenses have been over \$35,000. At the current rate, WOSMA will be out of funds in 12 to 18 months."

Some solutions the letter suggests:

- Additional homeowners to join the association.
- Additional funding from subdivision homeowners.
- Funding from El Dorado County.

Another option is that WOSMA could transfer ownership of the open space lots and maintenance

responsibilities to others.

Woodridge property owners can provide feedback, ask questions, and obtain more information from the WOSMA's management company, Omni Communities Management LLC, by contacting Caroline McCormick at caroline.mccormick@omnicommunities.com ~

ROAD CONSTRUCTION SILVA VALLEY PARKWAY & HARVARD WAY

By John Davey

El Dorado County announced on July 8, 2021 planned construction activity at the Silva Valley Parkway and Harvard Way intersections. From the Press Release:

EL DORADO COUNTY TO MAKE INTERSECTION IMPROVEMENTS AT SILVA VALLEY PARKWAY AND HARVARD WAY

(PLACERVILLE, CA) -- El Dorado County's Department of Transportation will be performing road work at the intersection of Silva Valley Parkway and Harvard Way in El Dorado Hills beginning the week of **July 12 through September 30, 2021**. The construction work will require occasional lane and shoulder closures for which motorists should expect delays.

The closures are necessary to ensure motorist and worker safety while the County's contractor constructs additional capacity in right and left turn pockets in both directions and adding a southbound through lane at the intersection on Silva Valley Parkway. Additionally, the project will improve bike lanes, Americans with Disabilities Act (ADA) requirements at the crosswalks and curb ramps, and optimize the traffic signals for safety and efficiency.

Every effort will be made by the County's contractor to minimize any impacts to school drop off and pick up times while school is in session.

Motorists are advised to slow down through the work zone and expect delays during reversing traffic control. Motorists are also advised to allow extra time when traveling through the work zone in order to arrive at their destinations on time.

The County sincerely appreciates the cooperation and patience of motorists that use this roadway and we apologize for any inconvenience as a result of these closures.

The President's Letter - (con't)

- state has increased from \$710,000 during the first six months of 2020 compared to \$818,000 for the first half of 2021.

With historically low interest rates, the millennial generation, and an ongoing housing shortage, according to a recent study by the mortgage finance company Freddie Mac, there is a 3.1 million shortage of single-family homes in the United States needed to meet the current demand. A study by the National Association of Realtors found that over the last 20 years construction of new housing had fallen 5.5 million units short of long-term historical levels. While we have the demand, there is a lack of capacity to build.

(July 16, 2021 - Real Estate - Lots of Smiles for Real Estate Owners - Ken Calhoon)
<https://www.mt democrat.com/business-real-estate/lots-of-smiles-for-real-estate-owners/>

Subject: This interactive map from the June 24, 2021, Sacramento Bee shows how home prices have changed in every Sacramento-area ZIP code.

<https://www.sacbee.com/news/business/real-estate-news/article252316983.html>

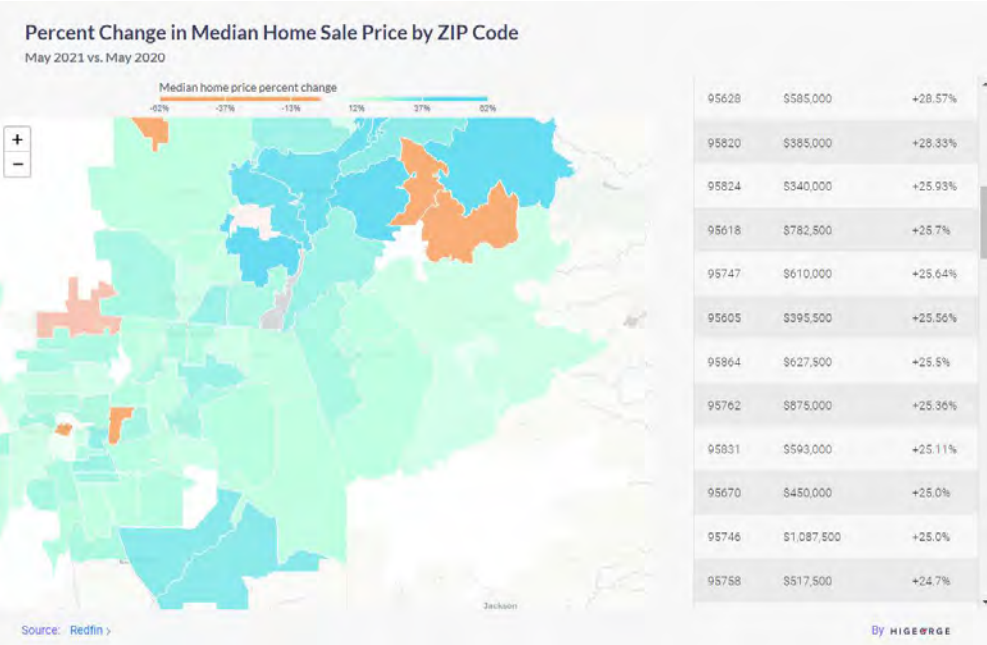


Image source - Sacramento Bee <https://www.sacbee.com/news/business/real-estate-news/article252316983.html>

EL DORADO HILLS APAC TO HEAR PRESENTATIONS FOR BASS LAKE ROAD HOTEL & VILLAGE PROJECT AND EDH52 COMMERCIAL-COSTCO PROJECT ON AUG 11

By John Davey

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) is expected to have two area project presentations at their August 11, 2021 7PM meeting.

The Town and Country Village El Dorado project has submitted a pre-application to the El Dorado County Planning Department. The project features a hotel, mixed use, and small residential village concepts planned for the south east corner of Bass Lake Road at Country Club Drive. Details of the project pre-application, and project concepts are expected to be discussed.

The long planned EDH52 Commercial project includes a proposed Costco Warehouse store at the Silva Valley Parkway – US50 interchange. Both project elements have undergone several changes since 2017.

The meeting will be held in a hybrid format – with in-person and virtual attendance. The meeting will be held at 7PM, August 11, 2021 at the El Dorado Hills Fire Department Station 85 meeting room. Agenda, details, and links for virtual attendance are expected to be published on the EDH APAC website <https://edhapac.org> by Wednesday August 4th. ~



Proposed Town & Country Village El Dorado at Bass Lake Road and Country Club Drive.



Proposed EDH52/Costco Site Plans (North & South)



Proposed EDH Costco Landscape Plan (South)



Proposed EDH52 Commercial Site Plan (North)

The President's Letter - (con't)

- Sacramento Audubon Society Hiking and Birding Locations in the Foothills and Sierra Nevada

The Sacramento Audubon Society has a great website for people who like to hike and visit birding locations in the Foothills and Sierra Nevada. Here are two that are in the El Dorado Hills area as well as a link to the website for the other trails.

The first trail begins with New York Creek which runs from the Salmon Falls area of Eastern Folsom Lake along Salmon Falls Road and roughly parallels El Dorado Hills Boulevard for several miles. The trail which is narrow, borders dense stream side habitat which contain a wide variety of riparian species year round and ends at Saint Andrews Place which is about 2 miles from the bridge at Francisco Drive.

Apparently there is abundant poison oak and there are signs that warn of possible mountain lion sightings, so caution is required. Coyotes and deer are common along the trail and there are a wide variety of birds to watch and listen for including several kinds of Hawks, Towhees, Woodpeckers, Western Bluebirds and Fox Sparrow, as well as Lincoln's Sparrow, Golden-Crowned and White-Crowned Sparrows in winter.

One of my favorite trails which we used to walk every morning was Buck's Creek Trail in El Dorado Hills along Silva Valley Parkway. Although it is only a mile in length, it supports a wide variety of species. We usually walked our dogs very early in the morning and there were rarely many people other than the occasional photographer but the trail can be busy with both walkers and dogs.

One morning our dogs, a Border Collie and an Australian Shepherd, noticed a juvenile Red-tailed Hawk which had been hit by a car hiding in a bush. Amazingly, it was still alive, easily 25 inches tall with a huge wing span and we called Sierra Wildlife Rescue. They sent a volunteer out to pick up the bird with our assistance that day.

We followed the recovery process and happily, despite being very thin and on the ground for a few days, it did survive to ultimately return to the area where it had been found.

SIENNA RIDGE ROAD CONSTRUCTION CLOSURE SET TO BEGIN JULY 27 - BASS LAKE ROAD WORK BEGINS AUG 2

By John Davey

El Dorado County Transportation Department has scheduled work on Sienna Ridge Road which will result in a section of the roadway being closed, beginning July 27th.

In an email from the Transportation Department, staff indicated that they would:

"close the old section of Sienna Ridge Road between Bronzewing Place and the old Hawkview Road connection to Bass Lake, starting July 27 lasting approximately 2 months. There are several residents that will be affected by the closure; however, they will have access from the existing southerly connection of Sienna Ridge Road to Bass Lake Rd. The residents of Serrano's recently completed development (Village J6) and the Safeway shopping center will continue to use the existing Sienna Ridge access at the Bass Lake Rd signal. The closed section of roadway gets little use, and will be reconstructed along with a new connection to Bass Lake Road opposite of North Silver Dove (the old Hawkview Road, on the west side of Bass Lake Rd.) that was completed a couple years ago. "

Additionally, work along Bass Lake Road at North Silver Dove (the old Hawkview Road) will begin soon – recent changeable electronic signs on Bass Lake Road indicate that the work may begin August 2nd – with these details from the Transportation Department via email:

"We will also be doing work at the intersection of Bass Lake and North Silver Dove for sewer and water connections that will require traffic control and lane shifts on Bass Lake; however, there will not be a closure of Bass Lake for that work."

This coincides with the grading and underground work currently underway at the 90 home Bass Lake North residential development on the east side of Sienna Ridge Road, just south of the Serrano J6 Village. ~



Proposed Sienna Ridge Road Detour Plan -subject to Change.

The President's Letter - (con't)

-This location boasts many different kinds of birds, some of which are residents, ranging from Acorn and Downy Woodpeckers to Hooded Mergansers which may be present in the lower ponds. In the winters, there may be Crowned, Song and Lincoln Sparrows as well as Common Mergansers.

Spring brings migrants and unusual finds might be a Red-Breasted Sapsucker and one time even a Yellow-Bellied Sapsucker according to the site.

Other Trails mentioned are in the Coloma area, Cronan Ranch Regional Trails Park, Greenwood Creek River Access, Marshall Gold Discovery State Historic Park, Auburn State Recreation Area, Mosquito Ridge Road, and the Riverton-Crystal Basin area.

<https://sacramentoaudubon.org/foothills-and-sierra-nevada>

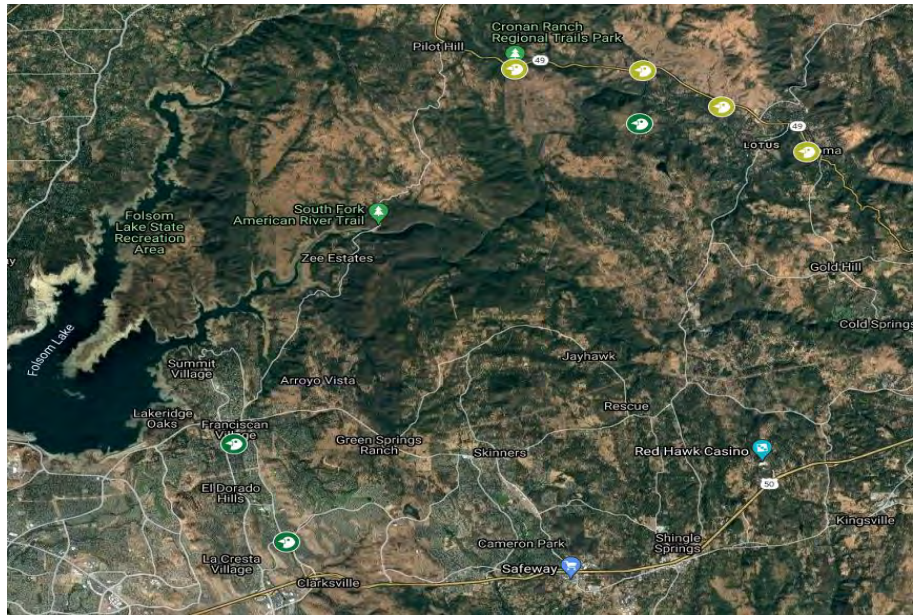
Map - Foothills and Sierra Nevada Birding Area - https://www.google.com/maps/d/viewer?mid=1BsMIgLECKyYJsha6JQrwZcQohRuC0gu1&hl=en_US&usp=sharing

"Here at the Old Farmer's Almanac, we consider the Dog Days to be the 40 days beginning July 3 and ending August 11. This is soon after the Summer Solstice in late June, which of course also indicates that the worst summer heat will soon set in."

We hope you all are enjoying your summer and looking forward to the dog days of August!

Respectfully,
Kathy Prevost

President
Bass Lake Action Committee



Map - Foothills and Sierra Nevada Birding Area

CAPITAL AIRSHOW SET FOR SEPTEMBER

By John Davey

The California Capital Airshow will return to area skies this year, modified to align with California restrictions, following the cancelation of the event in 2020, due to the COVID Pandemic.

The event at Mather Airport will add an extra day, running three days instead of the usual two, beginning with a new drive-in show Friday, September 24. The traditional exhibits and air shows will follow, beginning on Saturday September 25th, with the last day of the event set for September 26th.

The performances, narration, and music will be different at the drive-in show, from Saturday and Sunday's events, and more than 25 military aircraft will perform demonstrations over three hours.

2021 will be the 15th year of the airshow, with featured performers, the U.S. Air Force Thunderbirds. Also performing, the headliners from the canceled 2020 show, the Royal Canadian Air Force Snowbirds.

Air shows on Saturday and Sunday will run from 9 a.m. to 5 p.m. ~

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

The third quarterly Board of Directors meeting of 2021 is scheduled for Monday August 9th at 7PM.

Due to the recent increase in infection rates attributed to the Delta variant, the BLAC Board has elected to hold the meeting virtually. Members will receive the meeting link in the Agenda via email.

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

**SUBSCRIBE
TO THE FREE MONTHLY
BASS LAKE BULLETIN
CLICK HERE**

OR VISIT <http://basslakeaction.net/SUBSCRIBE>

The Bass Lake Bulletin is published monthly by the Bass Lake Action Committee, 3907 Watsonia Glen Drive, El Dorado Hills, CA 95762. Copyright © 2021. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording or any storage and retrieval system, without prior written permission from the Bass Lake Action Committee.

Editor Emeritus John Thomson Ph.D.

Editors: Bass Lake Action Committee Board Of Directors

President Kathy Prevost | Vice President John Davey | Treasurer Wil Brunet | Secretary Jan Buxton | Director At Large Ron Cassidy

blacinfo@aol.com - 530-676-2657

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