

# *The* **BASS LAKE BULLETIN**

**Vol. XXI No.3 The Voice of the Bass Lake Community March 2023**

<http://basslakeaction.org>

## **EDH CSD OBTAINS LEAD AGENCY DESIGNATION ON BASS LAKE REGIONAL PARK CEQA PROCESS**



*Bass Lake Regional Park development poised to move forward - image credit: John Davey*

*By John Davey*

At the March 21st El Dorado County Board of Supervisors meeting, an item on the consent agenda regarding establishing the role of the El Dorado Hills Community Services District as the Lead Agency for California Environmental Quality Act (CEQA) review of the proposed Bass Lake Regional Park was approved.

A critical issue of the Bass Lake Regional Park development has been which agency would handle the CEQA environmental review process.

The EDH CSD will still need to have elements of zoning and infrastructure approved by the County, but with the decision by the Board of Supervisors, the environmental review of the proposed park development elements will now be addressed by the EDH CSD.

### **From the Supervisors Consent Agenda:**

Planning and Building Department, Planning Division, recommending the Board approve and authorize the Chair to sign the Lead Agency

Agreement made between the County of El Dorado and the El Dorado Hills Community Services District to confirm that the Community Services District shall serve as the lead agency pursuant to the California Environmental Quality Act for the Community Services District's Bass Lake Regional Park Project (Supervisory District 1).

### **DISCUSSION / BACKGROUND**

The El Dorado Hills Community Services District (CSD) is proposing to  
*(Continued on page 2)*

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### EDH CSD BLRP LEAD AGENCY *(con't)*

construct an approximately 200-acre regional park in the Bass Lake area of El Dorado County (County). The proposed park would contain recreational fields, parking lots, restrooms, trails, and other amenities and would be developed on land located in the CSD service area within the County. The proposed park will require environmental review under the California Environmental Quality Act (CEQA).

As described in Public Resources Code (PRC) Section 21067, under CEQA a lead agency is, "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" and a responsible agency is "a public agency, other than the lead agency, which has responsibility for carrying out or approving a project" (PRC § 21069). Under CEQA Guidelines, where two (2) or more public agencies will be involved with a project, the determination of the designation of the lead agency may be made by agreement. The proposed agreement will specify that the CSD is the designated lead agency and the County as a responsible agency for the proposed Bass Lakes Regional Park project. CEQA guidelines require collaboration and consultation on the proposed project between the CSD and County as lead and responsible agencies.

Pursuant to Board Policy J-6, at the request of the CSD, staff conducted

voluntary conceptual review workshops under (Pre-Application PA20-0006) for the proposed 200-acre Bass Lake Regional Park to expand the recreational opportunities offered within the El Dorado Hills Specific Plan area. The purpose of Board Policy J-6, Section 1.E., is to provide a framework for applicants to follow when voluntarily requesting a conceptual review before the Planning Commission (Commission) or the Board of Supervisors (Board) for any development project as part of a pre-application process. These applicant-initiated voluntary conceptual review workshops were held on February 25, 2021 (File No. 21-0234, Item No. 3) before the Commission and May 4, 2021 (File No. 21-0565, Item No. 41) before the Board. No formal action was taken by the Commission or Board for these voluntary conceptual reviews.

Planning staff have examined the roles and responsibilities of the CSD in the development, design, implementation, and overall responsibilities for the proposed Bass Lake Park project and recommend the Board approve the Lead Agency Agreement (Attachment A) designating the CSD as the lead agency for the project.

#### Recommendation

Staff recommends the Board of Supervisors approve, and authorize the Chair to sign, the Lead Agency Agreement (Exhibit A) between the County of El Dorado and the El Dorado Hills Community Services District (CSD).

#### Background

The CSD is proposing to construct an approximately 200-acre regional park

in the Bass Lake area of El Dorado County. The proposed park would contain recreational fields, parking lots, restrooms, trails, and other amenities and would be developed on land located in the CSD service area within the County. The proposed park will require environmental review under the California Environmental Quality Act (CEQA). Discussion The CSD anticipates supervising and operating the park in the future and has submitted a preapplication to the County. As described in Public Resources Code (PRC) Section 21067, under CEQA a lead agency is "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" and a responsible agency is "a public agency, other than the lead agency, which has responsibility for carrying out or approving a project." (PRC § 21069). In this case, staff believes it is appropriate for the CSD to act as the lead agency because the CSD: 1) will have primary responsibility for creating and implementing the park, 2) is responsible for the design of the park, 3) is responsible for financing the park, 4) will be responsible for staffing and day-to-day operation of the park, and 5) owns the park site. As a responsible agency, the County will be responsible for review and issuance of discretionary approvals required for the project. Under state CEQA Guidelines, where two (2) or more public agencies will be involved with a project, the determination of the designation of the lead agency may be made by agreement.

*(Continued on page 3)*

## Bass Lake Bulletin

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### EDH CSD BLRP LEAD AGENCY *(con't)*

Accordingly, this item is presented for your Board's approval. The proposed agreement will specify that the CSD is the designated lead agency and the County a responsible agency for the proposed Bass Lakes Park project. CEQA guidelines require collaboration and consultation on the proposed project between the CSD and County as lead and responsible agencies. This process is underway.

#### Staff Conclusion

Planning staff have examined the roles and responsibilities of the CSD in the development, design, implementation, and overall responsibilities for the proposed Bass Lakes Park project and recommend the Board of Supervisors approve the Lead Agency Agreement (Exhibit A) designating the CSD as the lead agency for the project.

The Lead Agency Agreement between El Dorado County and the EDH CSD stipulates:

#### Lead Agency

Although both the County and the CSD have a claim to the role of lead agency under CEQA, the CSD shall serve as the lead agency for the Project's environmental review and shall have all discretion to fulfill the obligations of a CEQA lead agency with respect to the Project because:

- (1) The CSD will have primary responsibility for creating and implementing the project;
- (2) The CSD is responsible for the design of the Project;

- (3) The CSD will be responsible for financing of the Project;
- (4) The CSD will be responsible for staffing and day-to-day operation of the Project;
- (5) The CSD owns the Project site

#### Responsible Agency.

The County will act as a Responsible Agency under CEQA and shall have all the discretion to fulfill the obligations of a CEQA Responsible Agency with regard to the Project because: (1) Although the County is not directly operating the Project and does not own the Project site, the County anticipates considering Conditional Use permits, zone changes and other permits, which would constitute discretionary actions under CEQA; and (2) Any discretionary actions by the County on the Project would occur subsequent to any approvals issued by the CSD.

#### Cooperation re: CEQA Process.

The Parties confirm that they shall cooperate and coordinate with one another with regard to the CEQA process for the Project going forward and shall ensure that any CEQA documents circulate for public review and/or brought forward for consideration reflect the Parties' mutual input; however, the CSD-as lead agency- shall have the final determination regarding the content of the CEQA documents.

#### No CEQA Approval.

The execution of this Agreement does not constitute either Party's approval of, or commitment to, the Project. Furthermore, nothing in this Agreement shall be considered to restrict either Party's full and complete consideration of the Project's potential environmental

impacts, mitigation measures, or alternative - expressly including the no project/no build alternative.

This is welcome news. However, Bass Lake Area residents still have significant concerns about:

**Traffic** – Bass Lake Road is limited in its capacity to handle additional traffic volume around the lake specifically, and the road itself is physically constrained by existing development and the lake.

**Biological impacts** to the Lake Property, and surrounding residential properties.

**Noise, light, and quality of life issues** for existing residents/homeowners.

The EDH CSD has conducted significant community outreach and engagement in regards to the Regional Park Development over several years. The Bass Lake Action Committee is looking forward to continued collaboration between residents and the EDH CSD to realize the thoughtful development of the Bass Lake Regional Park, preserving the natural elements of the park site, and providing El Dorado Hills with a park property that will enhance our community, and serve as the centerpiece of our region.



Bass Lake Regional Park  
Image credit: John Davey

# THE CALIFORNIA GRAND JURORS' ASSOCIATION - EL DORADO COUNTY CHAPTER WANTS YOU

## How to Apply to Join the Civil Grand Jury

The Superior Court of El Dorado County is accepting applications from qualified residents interested in serving as Civil Grand Jurors for the time period July 1, 2023 through June 30, 2024.

Applications will be accepted through email or postmarked by May 1, 2023.

## SELECTION PROCESS

Civil Grand Jurors are appointed by the Superior Court to serve a 1-year term, from July 1 through June 30 of the following year. Those applicants who are deemed qualified are placed in a pool and 19 are randomly selected as Civil Grand Jurors. An additional 11 individuals are selected as alternates, who may be sworn in during the term if a vacancy occurs.

## WHEN DOES THE JURY MEET?

Once selected, the Jury will meet to decide when and how often they will meet. Most committee work takes place during regular working hours. Interviews are conducted during normal business hours. At a minimum, Jurors can expect to spend at least 6 hours per week in meetings.




California Grand Jurors' Association- El Dorado County Chapter

## CIVIL GRAND JURY

### INFORMATIONAL MEETING

Get answers and ask questions after a brief presentation

- > What is the purpose of the Civil Grand Jury?
- > Who can apply to the Civil Grand Jury?
- > How does it work? Selection of issues, and inspections?
- > What happens with the Jury's findings / recommendations?
- > How to file a complaint for potential investigation?

Choose one of three presentations at your local library

Cameron Park Library	Placerville Library	El Dorado Hills Library
Tuesday, April 11 <sup>th</sup> 6 PM (evening)	Wednesday April 12 <sup>th</sup> 6 PM (evening)	Thursday April 13 <sup>th</sup> 1:30 PM (afternoon)
2500 Country Club Dr Cameron Park, CA (530) 621-5500	345 Fair Lane Placerville, CA (530) 621-5540	7455 Silva Valley Pkwy El Dorado Hills, CA (916) 358-3500

Questions? Send an email to [EDCchapter.CGJA@gmail.com](mailto:EDCchapter.CGJA@gmail.com)

## Help make government more efficient!

Applications due by May 1<sup>st</sup>. For more information and to apply, please visit:

<http://edcgov.us/Grandjury>

## WHERE DOES THE JURY MEET?

The Jury meets in the Grand Jury Room at 360 Fair Lane, Bldg B, Placerville, CA 95667.

## WHO IS ELIGIBLE?

State law requires that applicants be a United States citizen, 18 years of age or older, of ordinary intelligence and good character, and have been a resident of El Dorado County for at least 1 year with a working knowledge of the English language. Applicants are ineligible to serve if they have been discharged from the

jury within one year; if they are currently serving on a trial jury; any elected public official, or have been convicted of a felony.

Jurors will be required to complete a Statement of Economic Interests (Form 700).

<https://edcgov.us/Government/GrandJury/Pages/Apply-To-Join.aspx>

# COUNTY AUDITOR CONTROLLER OFFICE RELEASES THIRD QUARTER 2022 SALES TAX DATA

From El Dorado County Auditor  
Controller Joe Harn

## EL DORADO COUNTY UNINCORPORATED HIGHLIGHTS

The unincorporated area's receipts from July through September were 11.1% above the third sales period in 2021. Excluding reporting aberrations, actual sales were up 12.0% with gains in all major industry groups.

This summer saw record high gas prices at the pump, and with the region welcoming more travelers, the fuel sector reported another quarter of double-digit growth. Crude oil and pump prices have been declining recently and less demand is anticipated in calendar year 2023.

Patrons enjoyed the experience of dining out at casual eateries even when faced with rising menu prices. Quick service restaurants posted more modest gains.

Results from the countywide use tax pool increased due to improved general retail sales and investments within the business-industry sector. Visitor spending and improved foot traffic at local retailers helped propel general consumer sales.

Spending on auto-transportation needs edged up as auto supply stores and auto repairs shops were busy as people have opted to invest in vehicle maintenance with car pricing at record levels. The

building-construction sector also contributed with contractors booked for improvement projects and increased building materials.

Net of aberrations, taxable sales for all of El Dorado County grew 13.6% over the comparable time period; the Sacramento region was up 6.8%

Click for Full Report  
<https://basslakeaction.net/2022-3-salestax>

**EL DORADO COUNTY UNINCORPORATED SALES TAX**

**WIDE RESULTS**

and use tax for sales through September was 8% higher than the same quarter one year ago accounting anomalies from previous quarters. The strong period of this spending economy. The Board continued its efforts to curb inflation, consumers on multiple fronts. Surprisingly, new used 10% gains over total in 2021. Limited for higher mileage electric and hybrid growth. In addition, of used vehicles had in new vehicle market, recreation vehicles and remained soft.

the summer of 2022 as prices on record, and service stations 1%. Consumers and need steadily, yet overall its pre-pandemic levels. Although the Russia-ly caused a dramatic all markets, prices have tier to historical norms.

had a strong uptick as ces, consistent desire ng tourism contributed ws. Just as important, -entertainment venues positive momentum. With tightening profit d labor concerns, future re slowed compared to nd plumbing-electrical

suppliers boosted the building-construction sector. Solid residential and commercial housing prices persisted despite recent interest rate hikes. Tenant improvements further support spending activity as businesses assess future office needs. With statewide new housing requirements and federal infrastructure funding on the horizon, current forecasts stay optimistic.

Steady investment in capital equipment coupled with the overall increased price of goods enhanced both business-industry and countywide use tax pool allocations.

For the second straight quarter, fuel sales failed to discount department stores propped up general consumer goods

results. Otherwise, net flat to decreased receipt categories, home furnish goods struggled to keep prior year. As consumer opportunities and high-shopping appears to have back seat.

Sustained price increase hikes certainly have consu where to spend their, historically low statew rates and the recovery of markets from declines ea modest optimism heading

**REVENUE BY BUSINESS GROUP**  
El Dorado Co. Uninc This Quarter

Unincorporated County Business Type	Q3 '22	Change	County Change
Service Stations	635.2	25.4%	26.4%
Casual Dining	311.3	5.7%	22.2%
Grocery Stores	213.7	7.3%	9.4%
Contractors	181.7	24.7%	33.9%
Business Services	156.0	8.3%	-0.9%
Building Materials	131.9	8.1%	6.5%
Quick-Service Restaurants	99.2	2.4%	12.2%
Plumbing/Electrical Supplies	86.8	16.2%	15.1%
Garden/Agricultural Supplies	82.4	2.0%	3.5%
Hotels/Motels	81.7	70.2%	67.2%

\*Allocation percentages have been adjusted to reflect sales activity.

**TOP 25 PRODUCERS**

7 Eleven	Safeway
Arco AM PM	Safeway Fuel
Broadridge Output Solutions	Shingle Springs Honda
Camp Richardson Resort	Shingle Springs Subaru
Chevron	Syar Concrete
Crystal View Station	Target
CVS Pharmacy	TJ Maxx
Dawson Oil	Walmart
El Dorado Truss	
Express Fuel	
Green Valley Arco	
Lees Feed & Western Store	
Meeks Building Center	
Mercedes Benz of El Dorado Hills	
Musco Sports Lighting	
My Goods Market	
Quik Stop	

## EL DORADO COUNTY UNINC.

### SALES TAX UPDATE

3Q 2022 (JULY - SEPTEMBER)

**EL DORADO COUNTY**

TOTAL: \$ 5,055,523

12.0%

COUNTY UNINC. ↑

13.6%

COUNTY ↑

8.0%

STATE ↑

\*Allocation aberrations have been adjusted to reflect sales activity.

SALES TAX BY MAJOR BUSINESS GROUP

# UCCE MASTER GARDENERS OF EL DORADO COUNTY SETS TWO APRIL DATES FOR SPRING PLANT SALES

UCCE MASTER GARDENERS OF EL DORADO COUNTY

SAT., APRIL 15, 2023 8:00AM - 12:00PM

Edibles- including fruit, veggies, herbs, tomatoes!!

SAT., APRIL 29, 2023 8:00AM - 12:00PM

Trees, shrubs, grasses, succulents, native and perennial plants

Location

Sherwood Demonstration Garden  
6699 Campus Drive Placerville CA

<https://ucanr.edu/edcsale>

# GOLD COUNTRY JAZZ FESTIVAL SET FOR APRIL 22 at PONDEROSA HIGH SCHOOL

8th Annual Gold Country Jazz Festival  
Saturday, April 22

On the campus of Ponderosa High School in Shingle Springs, CA

Presented by Ponderosa High School and Ponderosa Band Boosters

Enjoy a day filled with live music and community celebration as students and directors from across the Greater Sacramento Area come together to showcase their talents.



**SAVE THE DATE**  
**PLANT SALE**

**TWO DIFFERENT SALE DATES**

**Master Gardener**  
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION

**PREFERRED PAYMENT CASH or CHECK VISA AND MASTERCARD ACCEPTED**

SAT., APRIL 15, 2023 8:00AM - 12:00PM  
Edibles- including fruit, veggies, herbs, Tomatoes!!

&

SAT., APRIL 29, 2023 8:00AM - 12:00PM  
Trees, shrubs, grasses, succulents, native and perennial plants

Location: Sherwood Demonstration Garden 6699 Campus Drive, Placerville

See our website for plant list: <http://ucanr.edu/edcsale>  
Or check us out on Facebook: @UCCEEIDoradoMG

 UC ANR is an equal opportunity provider and employer. Should you need assistance, or require accommodations for any physical challenge, please let us know. The University of California working in cooperation with County Government and the United States Department of Agriculture

Plan to spend the day enjoying the great jazz sounds presented by the visiting jazz bands and combos.

Enjoy a snack, breakfast, or lunch from our snack bar and visit our vendor booths.

Festival passes are \$10 for adults

Special discounted Senior (55+) passes are \$8

Students age 7-18 are \$1

Children 6 and under are free with a paid adult.

Purchase Tickets online:  
<https://ticketstripe.com/gold-country-jazz-festival-2023>



**8th Annual Gold Country Jazz Festival**  
Hosted By: Ponderosa High School

**April 22nd, 2023**  
**(Doors open at 8:30am)**

Adults: \$10  
Students (Age 7-18): \$1  
Children (6 & Under): Free  
Senior Discount (55+): \$8

Ponderosa High School  
3661 Ponderosa Rd.  
Shingle Springs, CA 95682

   
On-Site Printing, Screen Printing, Embroidery

  
WWW.JEFFGALINOVSKYPHOTOGRAPHY.COM

**OPEN TO THE COMMUNITY**

[goldcountryjazzfest.org](http://goldcountryjazzfest.org)



**Performances By:**  
Andrew Carnegie Middle School  
Bella Vista High School  
Camarado Springs Middle School  
Cavitt Junior High School  
El Dorado High School  
Jesuit High School  
Oak Ridge High School  
Olympia Junior High School  
Pleasant Grove Middle School  
Ponderosa High School  
River City High School  
Spring View Middle School  
Union Mine High School

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## EDH CSD HOSTS FIRST OF THREE SCHEDULED FREE NATURE WALKS AT BASS LAKE REGIONAL PARK

*El Dorado Hills CSD*

First Date: Saturday March 25th

Second Date: Saturday April 15th

Third Date: Saturday May 13th

9AM - 11AM

Local naturalists are hosting free nature walks at Bass Lake Park this March-May. Join us to see spring beauty at its best! All ages welcome. Please bring water and comfortable shoes. Meet at Sellwood Field parking lot: 3240 Bass Lake Rd. Visit [www.edhcsd.org](http://www.edhcsd.org) or call (916) 933-6624 x.0 for more details.

## TIME MACHINE: A LOOK AT THE 1940s CLARKSVILLE GRADE

*Jeff Barker Social Media Post*

EDH Resident Jeff Barker recently shared some photos from a 1940s California Highways publication that showed a scene most Bass Lake Residents should be familiar with: the original 1940 two lane Clarksville Grade - which is the current alignment of the eastbound US50 Bass Lake Grade we all use today.

*"Looking up the Clarksville grade" I saw this first image in a California Highway's publication from 1940, and knew exactly where it was snapped (Hwy 50 and what's now Silva Valley Parkway in El Dorado Hills)... so I tried to snap a shot from roughly the same spot.*



Looking up new Clarksville grade on the realignment of U. S. 50 between Folsom and Placerville

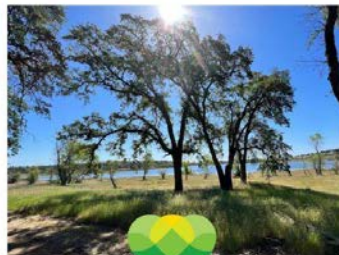
## SPRING AT BASS LAKE!

### Local naturalists are hosting free nature walks at Bass Lake Park.

Sat. March 25th  
9-11am

Sat. April 15th  
9-11am

Sat. May 13th  
9-11am



Meet at Sellwood Field parking lot: 3240 Bass Lake Rd.

[www.edhcsd.org](http://www.edhcsd.org) | (916) 933-6624 x.0



Click the images to see larger versions in your web browser.

**PROPOSED FOUR MILLION SF FULFILLMENT PROJECT SOUTH OF EDH BUSINESS PARK PUBLIC MEETING**

*Coverage from the Village Life*  
**EDH RESIDENTS SHOW UP FOR PROJECT FRONTIER PRESENTATION**

*Residents wary about proposed warehouse behemoth*

By Sel Richard

More than 200 residents made clear their alarm regarding the recently filed conditional use permit application for two warehouses that would rival some of the largest in the nation.

The project, located just south of the El Dorado Hills Business Park on the west side of Latrobe Road and southeast of the Investment Boulevard intersection, proposes two buildings with a total footprint of roughly 1.7 million square feet, accommodating approximately 2,000 employees.

Building 1 is a 3,410,399-square-foot, five-story warehouse with 57 loading docks. Plans for parking include 417 stalls for trailers and 1,750 stalls for cars. Building 2 is a 1,366,046-square-foot, single-story with 98 loading docks. Outside parking would accommodate 475 trailers and 1,160 cars. Guard houses, pump enclosures and other accessory structures bring the combined square footage total to just under 4.8 million.

Plans for the 208-acre property, owned by Winn Ridge Investments

LLC of Winn Communities, were presented at last week’s El Dorado Hills Area Planning Advisory Committee meeting. Referred to as Project Frontier, the tenant has signed NDAs requiring that its anonymity remain intact for the time being, though residents speculate an Amazon facility is planned for the site.

El Dorado County General Plan codes allow “wholesale storage and distribution” use within the parcel’s Research and Development Industrial zoning but puts a 50-foot cap on building heights. At 110 feet, Building 1 exceeds this limit and is the main subject of the project’s application.

George Condon of Dermody Properties indicated that the excess height is mitigated by existing topography, significant setbacks, sound walls and landscaping that includes more than 1,500 trees. “We’ve tried to position the buildings so that the trucks’ courts are shielded from the school nearby and from the residents as well,” he said, describing setbacks of more than 500 feet, despite zoning ordinances of only 20 feet. The topography of the site slopes down from Latrobe Road, putting the base of the taller building at 33 feet below Latrobe Road.

Condon noted benefits the project would offer such as employment and sales and property tax revenue for El Dorado Hills and the surrounding community, forecasting 1,500-2,000 local jobs.

Residents, however, were less sanguine. Noise and light pollution, public health, environmental impacts of diesel exhaust, falling property values, wildlife safety, preservation of Native American artifacts and traffic were all concerns voiced by those primarily from the neighboring

communities of Blackstone and Heritage Village.

As to traffic, Condon maintains that the project would not only incur 80% fewer total daily trips than the General Plan models, but create less morning and evening traffic due to off-peak start times. The General Plan predicts 23,540 daily automobile and truck trips for this site whereas Condon claims their traffic study shows the warehouses generate a mere 5,058 daily trips — 1,250 truck trips and 3,808 employee trips. A widening of Latrobe Road, signalization of Latrobe Road at Royal Oaks Drive, as well as restriping and extra lanes on Highway 50 are also planned.

He was unable to specify hours of operation but pointed out that no zoning restriction exists, allowing for 24/7 operations.

“They schedule the bulk of their deliveries outside of peak traffic hours,” Condon explained. “Rather than clogging up the roadways when everybody is trying to get kids to school, the user’s peak is scheduled off the community’s peak hours.”

In a letter addressing a lengthy list of questions from the APAC subcommittee, Dermody representatives stated acoustical analyses concluded that worst-case sound emissions would comply with county standards.

“The addition of traffic from the project is not expected to have a negative impact on the area given the existing noise levels from traffic along Latrobe Road and Highway 50,” reads the letter.

Speaking on environmental issues,

*(Continued on page 9)*



resident Marty Abell urged more oversight.

“I find it preposterous that this project move forward without an EIR,” he said, calling for official certification ensuring the adequacy of prior reports. An environmental consultant is currently preparing a California Environmental Quality Act consistency analysis as per CEQA guidelines, which will be reviewed by county staff and made available to the public.

Condon noted lights from the project’s parking lot areas should measure no greater than 1-foot candle nor spread beyond the property line more than about 10 feet.

“There are no light fixtures that are shining light outward or upward,” he said. “It’s all down at the fringes of the property for safety only.”

Blackstone resident Richard Perrin remained skeptical.

“We live in a very dimly lit community and we love it for that,” he commented. “When you start talking about bringing in a five-story building, you’ll block our views; you’re adding light pollution.”

Others warned of truck headlights shining into their homes.

“When the cars leave our site, we can’t speak to that,” responded Condon.

Responding to worries of diesel fumes, Condon asserted that although California law limits idling to 5 minutes, a number of his projects have reduced the limit to 3 minutes.

Blackstone resident Matt Taliaferro echoed many in his unease with the

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magnitude of the structures. “To put this mass in perspective, the Amazon facility constructed adjacent to the Sacramento International Airport is only 855,000 square feet, not footprint but total.”

Condon noted there are several significantly larger centers in development, citing a 14-million-square foot warehouse in Arizona and one in Southern California that totals 30 million square feet.

“The Sacramento metropolitan area was the focus of the client’s search,” he said. “This was the only site that fit the parameters of their building requirements. It’s the zoning of the property, the size of the property and the surrounding labor pool.”

No other sites were considered.

District 1 Supervisor John Hidahl has long been aware of and sought to change the proximity of industrial and residential land parcels in zoning.

“The 2004 county General Plan and subsequent incremental annual updates have failed to address a major land use deficiency related to buffering,” said Hidahl. “This is the root cause of some of the issues we face across the entire county, including the incompatibility of primarily residential use property being adjacent to agricultural lands.”

Meanwhile, Roger Bailey is one Heritage Village resident now second-guessing his decision to relocate.

“If it had been disclosed to us that a mega-distribution center was going to be built, we would have had serious reservations on buying our retirement home there,” he admitted.

### March 2023

The project’s CUP application is anticipated to be completed in spring/summer 2023. No construction start date has been determined. If the CUP is approved by county zoning administrators, opponents may file an appeal to the Board of Supervisors for re-evaluation.

**CREDIT: Sel Richard The Village Life March 23, 2023**

<https://www.villagelife.com/news/residents-fight-warehouse-behemoth-south-of-business-park/>



Project Frontier: Setbacks Far Exceed County Requirements



**REMINDER: BASS LAKE ACTION COMMITTEE 2023 MEMBERSHIP RENEWALS ARE DUE**

*By John Davey*

2023 Membership renewal letters for active Bass Lake Action Committee Members were mailed in mid-February that included a 2023 update letter, a membership renewal form, and an addressed stamped envelope for members to submit their renewals.

BLAC has received the majority of the membership renewals - and your Board of Directors extends thanks for your prompt replies, and your very generous donations.

If you have not mailed your membership renewal forms yet, please send them in using the addressed and stamped envelope. If you did not receive your renewal letter, please contact BLAC Vice President John Davey at [basslakemembers@gmail.com](mailto:basslakemembers@gmail.com), or leave a voicemail message at 530-676-2657.

Members and support are what make BLAC an effective voice for the Bass Lake Community.



**From The BLAC Board**

**The President's Letter Returns Next Month!**

**MARCH LOCAL MEETING RECORDINGS**

*By John Davey*

Recordings of local meetings in El Dorado Hills and El Dorado County in February.

**El Dorado Hills Community Council Meetings:** First Monday of each month.

**March Meeting**  
<https://youtu.be/7AWsQDEX8XI>

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

**March Meeting**  
<https://www.youtube.com/watch?v=WJJ8mjf5Gpw>

**El Dorado Hills Community Services District Board of Directors Meetings:** Second Thursday of each month

**March Meeting**  
<http://basslakeaction.net/edhcsdmarch23>

**El Dorado Irrigation District Board March Meeting Scheduled for Mar 27, 2023 9AM-2PM**

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

**EID Recorded Meetings on EID YouTube Channel -**  
<https://www.youtube.com/@eldoradoirrigationdistrict3994>



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

**NEXT BLAC BOARD OF DIRECTORS MEETING**

Board of Directors meetings are held quarterly, and all members are invited to attend. The next meeting is scheduled for May 8th at 7PM. Members will receive the Agenda & Meeting link/location via email

For more information about 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 visit our online membership form at <http://basslakeaction.net/members>

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