



BASS LAKE BULLETIN

Vol. XVII No. 3

The Voice of the Bass Lake Community

March 2019

www.basslakeaction.org


Propane Tank Gauge

DON'T RUN OUT OF PROPANE THIS WINTER

If you heat your home with propane and it's cold outside, you are going to use more propane. The same goes for heating with natural gas or electricity. The United States encompasses such a large geographic area that the climate regions of the country range from frigid to tropical. These contrasting environments signify a large difference in heating seasons as well as varying lengths of the heating seasons. Some parts of the southern U.S. have almost no heating season at all while parts of the northern U.S. seem to have a heating season for the bulk of the year.

This year we have had a long spell of colder weather here in the foothills. Consumers may think they have a leak after an unseasonable winter or extended period of cold weather. The reason being that people in normally warmer climates are not used to cold winters, and they can't see how they could have used so much gas.

Propane is popular because it is delivered directly on your property, and you control your energy supply. But if you forget to control how much propane there is in your propane tank, you run the risk of running out of propane, and your appliances will cease to function.

Consequences of running out of propane

Running out of propane has two main consequences. First, it is inconvenient because your propane appliances cannot operate. This is particularly inconvenient in winter if

you use propane for indoor heating. Second, the National Fire Protection Association requires that if gas service is interrupted, the entire system needs to be checked for potential leaks. This is called a leak check. Only once the leak check has been performed and qualified service technicians conclude that there is no leak risk can you resume using propane.

Knowing when you might run out of propane

The average yearly American propane consumption is 464 gallons. But propane usage depends on a variety of factors including location, climate, etc. It is estimated that a 2,200 square foot home using mostly propane for energy will use between 1,200 and 1,500 gallons of propane per year.

Ultimately it is up to you to avoid running out of propane by figuring out what your consumption is, either by calculating total BTU load (measuring appliance output and consumption) or, more simply, by asking your propane company for an estimate.

Avoiding running out of propane

The other way of avoiding running out of propane is to monitor your fixed dial gauge closely. When it is between 20% and 30%, you should call your propane company and ask for a delivery. It is in your interest to order propane when the price per gallon is as low as possible (for example, in seasons other than winter) if you do not have a fixed-price agreement with your propane company.

Clearly, it is crucial to ensure you do not run out of propane. ~

Credit: Propane101.com



End of the line?

NEWSOM PULLS THE PLUG ON CALIFORNIA'S COSTLY BULLET TRAIN BOONDOGGLE, MAYBE

Editorial by Scott Shackford, Reason.com

California's wasteful, expensive, and likely doomed-to-fail statewide bullet train project is getting killed. Democratic Governor Gavin Newsom said he's abandoning the plan as "too costly." Newsom made the announcement in his State of the State address last month.

Newsom said it "would cost too much and take too long" to build the line long championed by his predecessor, Jerry Brown. Latest estimates pin the cost at \$77 billion and completion in 2033.

Newsom says he wants to continue construction of the high-speed link from Merced to Bakersfield in California's Central Valley. He says building the line could bring economic transformation to the agricultural region. And he says abandoning that portion of the project would require the state to return \$3.5 billion in federal dollars.

Whatever may come next, this is happy news for most California citizens. Voters approved a ballot initiative in 2008 that set aside a \$10 billion bond to begin the project of building a high-speed rail line from Los Angeles to San Francisco with the promise that more funding would come through from the feds or from private sources, that the train would not require subsidies to operate, and that it would help fight climate change.

(continued on page 2)



**The
EDITOR'S CORNER**

Hello Everyone,

Here's a late update in the new Costco going in north of Highway 50 on both sides of Silva Valley Road.

The store and the parking area will be on the east side of Silva Valley. The loading docks and all parking will be in front of the building. The store will add another pharmacy, tire center, eye care center, and hearing care center to El Dorado Hills. Costco stores typically employ 200 to 250 employees.

The gas station will be across Silva Valley on the west side. This will supposedly keep most noise away from residential areas. Costco expects the building project approval process to take up to two years, and they expect that a full EIR will be required. After that, the store construction will take about a year. The earliest that they could open the doors would be in 2022 or 2023

Costco bases its site selection on demographics, their knowledge of their current members, and potential growth. The Costco in Folsom is very successful, and the capacity of the Folsom store will be squeezed with the 10,000 new homes coming in Folsom south of Highway 50.

Sixty percent of the El Dorado Hills store's target area residents are already Costco customers.

Costco is willing to use whatever architectural elements on the building are deemed appropriate by local guidelines—things like the type and color of stacked stone veneers, etc.

Costco's traffic impact fees may enable the county to build all or part of a new section of Country Club Drive from Silva Valley (behind the Costco building) eastward towards Bass Lake Road. So stay tuned!

Sincerely,

John E. Thomson

Editor

BULLET TRAIN *(continued)*

But it didn't take long for all those claims to be shown as unlikely, especially the costs. President Barack Obama's administration did provide \$3.5 billion in stimulus funding under the American Recovery and Reinvestment Act, but the project otherwise saw little additional outside financial support. The train's cost ballooned from \$64 to \$77 billion (and it would likely end up well over \$100 billion if actually completed). The construction on the first leg began in the middle of California, near Fresno, and it wouldn't even link Los Angeles to San Francisco until 2029.

As for the other alleged benefits of the high-speed rail, the Los Angeles-based Reason Foundation has been warning all along that the train would lose millions of dollars a year, wouldn't be anywhere near as fast as promised, would cost too much to ride, and would not reach anywhere near the ridership estimates that the California High-Speed Rail Authority projected.

The decision to end the project after the current construction is finished is, of course, a big blow to former Governor Jerry Brown. This train was his pet project and he undoubtedly saw it as his legacy. No matter how much evidence was presented that the whole deal was a big boondoggle that would leave taxpayers holding the bag, Brown didn't waver.

But the announcement is also a bit of a kick in the teeth for the proposed Green New Deal by progressive Democrats in Congress. The Green New Deal, pushed by lawmakers like Rep. Alexandria Ocasio-Cortez (D-N.Y.), heavily leans on the idea that high-speed rail could be used to link cities and ultimately reduce the use of air travel. It was a wholly unrealistic plan for any number of logistical reasons. Newsom killing off the project's expansion also implicates the massive costs of the lawmakers' proposals.

And Newsom is no fiscal conservative. In all likelihood, he wants to use the money he'll save from not building the train on other big progressive aims, like single-payer health care coverage or propping up the state's over-extended pension system for public employees. As bad as they are, those aims are at least preferable to an absurdly overpriced makework project intended to line certain people's pockets at the expense of the taxpayers. ~



**EDH AREA PLANNING
ADVISORY COMMITTEE
TO MEET MARCH 13**

The El Dorado Hills Area Planning Advisory Committee (APAC) will meet at the Bridlewood Canyon Clubhouse on Wednesday, March 13 at 7PM. If you plan to attend and need a Gate code can email info@edhapac.org and it will be sent it to them. The guest speakers will be El Dorado Hills Community Services General Manager Kevin Loewen and Director of Parks & Planning Tauni Fessler, speaking on the Proposed Bass Lake Park Update And Community Outreach. APAC Projects slated to be discussed are:

(1) S18-0012 EDH-Folsom Self Storage: Project Applicant Jin Mann will provide a status update on a proposed Self Storage project on 9.4 acres at Green Valley Road between Shadowfax Lane and Sophia Parkway.

(2) TM14-1520 Saratoga Estates, a Minor Revision to the approved Saratoga Estates Tentative Subdivision Map to add a phasing plan.

(3) *Notification - No Review* of TM01-1381R TM-E18-0002 Serrano Village M2 and M3 Time Extension, Tentative Subdivision Map Time Extension for six 1-year time extensions to the approved Serrano Village M2 and M3 Tentative Subdivision Map (TM01-1381) resulting in a new expiration date of February 9, 2025. Projects are located on the south and east side of Western Sierra Way, approximately 400 feet east of the intersection with Biltmore Court.

(4) *Notification - No Review* of PD-R18-0003 Sienna Ridge Revision PD07-0008R, Planned Development Revision PD-R18-0003/Sienna Ridge Sign Program Revision submitted by Donahue Schriber Realty Group to revise the Sign Program for the approved Serrano Village J5 ("Sienna Ridge") Commercial Planned Development Permit (PD07-0008). APAC is proposing some changes to the sign program for Sienna Ridge Shopping Center, and Donahue Schriber is asking to add a fourth sign.

(5) *Notification - No Review* of CUP19-0002 EDH CSD Digital Monument Sign, Conditional Use Permit Revision CUP19-

(continued on page 3)



EIA: PROPANE PRICES TO REMAIN STABLE

Nationwide, average propane prices are projected to remain in the \$2.50 per gallon range through this winter, according to the U.S. Energy Information Agency (EIA). The average U.S. price (excluding the Far West) was \$2.425 on March 4, 2019. The regional average prices of that date ranged from \$1.812 per gallon in the Midwest to 3.178 per gallon in the East.

Since California is not included in the EIA survey, that forecast can be but a broad indicator of relatively stable propane prices rather than actual prices paid in California.

As of March 5, 2019, the price for participants in the JS West propane contract price program was \$2.070 per gallon. ~



The March wind roars
Like a lion in the sky,
And makes us shiver
As he passes by.
When winds are soft,
And the days are warm and clear,
Just like a gentle lamb,
Then spring is here.
— Author Unknown

EDH APAC *(continued)*

0002/EDH CSD Digital Monument Sign submitted by El Dorado Hills Community Services District to revise the El Dorado Hills Community Services District Conditional Use Permit S87-0054 for the installation and operation of a digital monument sign. Located at the intersection of El Dorado Hills Boulevard and Harvard Way, east of El Dorado Hills Boulevard and north of Harvard Way.

(6) Minor Status Updates of El Dorado Hills area projects:

(a) Silver Springs Residential Project new ownership, Subdivision Improvement Agreement & Final Map. A very minor update on Silver Springs residential to provide for a new owner and a time extension.

(b) City of Folsom Green Valley Road Widening Project: the City of Folsom will start widening Green Valley Road from East Natoma to the El Dorado County Line on April 15th. The city will install K-rail first to move traffic to one side of the road. Green Valley Road will be four lanes wide from Folsom city limits to Francisco Boulevard in El Dorado Hills. Motorists should expect a lot of traffic delays during the construction.

(c) Proposed EDH Costco Stakeholder Meeting status update.

The next EDH APAC meeting is April 10, 2019 7PM At the El Dorado Hills Community Services District, Norm Rowett Pavilion, 1021 Harvard Way, EDH, CA 95762. For information about APAC, see their website, <https://edhapac.org/>. ~

Credit: John Davey, APAC



CLARKSVILLE DAY COMING ON MAY 4th

El Dorado Hills history comes to life on Saturday, May 4, at the Ninth Annual Clarksville Day celebration, brought to you by The Clarksville Region Historical Society and their generous sponsors.

The lineup of local history groups and reenactors is bigger, better and more historical than ever. Don't miss it.

The event takes place at the corner of Highway 50 and White Rock Road. Look for the signs. Hours are from 10 AM to 3 PM. Admission and parking are free. See edhhistory.org. ~



BLAC BOARD SETS MAY 13 BOARD MEETING, MEMBERS REMINDED TO RENEW

The Board of Directors of the Bass Lake Action Committee (BLAC) have set May 13, 2019, as the date of the next BLAC Board Meeting. The meeting location will be announced in the April *Bass Lake Bulletin*. All BLAC members are cordially invited to attend board meetings .

Treasurer Wil Burnet would like to remind BLAC members to return their 2019 membership renewals to him at their earliest convenience. Any extra contributions will be gratefully accepted.

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657. ~



Happy St. Patrick's Day

The *Bass Lake Bulletin* is published monthly by the Bass Lake Action Committee, 501 Kirkwood Court, El Dorado Hills, CA 95762. Copyright © 2019. 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.

John E. Thomson, Ph.D., Editor
doctorjet@aol.com - 530-677-3039

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