

The

BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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View from EID driveway looking southwest along the new Bass Lake Road right of way towards the planned new intersection with Serrano Parkway

GRADING, DRAINAGE WORK STARTED ON NEW INTERSECTION - EASEMENT TALKS CONTINUE

As shown in the above photo, work began in October on the intersection of Serrano Parkway with the realigned Bass Lake Road. According to Department of Transportation staff that were interviewed at the site, wet weather has slowed the work, but a few days of clement weather will allow the contractor to return to work.

The contractor is next scheduled to complete the roadbed extension of Serrano Parkway over Carson Creek, work which entails the construction of storm drains and other grading to forestall both water ponding and erosion.

As the picture indicates, the contractor has covered the grading to date with straw and a grass-seed mix to help prevent erosion of the already-completed grading work. Additional pictures will appear in the BLAC website.

In addition to the intersection work, the contractor graded the right-of-way for the temporary bypass road that will

route traffic around the construction where the new Bass Lake Road will connect to the existing Bass Lake Road. The bypass will cut across the existing curve in Bass Lake Road near the entrance to the El Dorado Irrigation District facility at Bass Lake.

Reportedly the work on the other Bass Lake Road sections are being held up by the need to obtain easements and rights-of-way for both the widening of the old roadway and the realignment of the new roadway. So far the county has obtained either a landscape easement, a slope easement, or a grant deed for the road right of way from the Roy Family Trust, the Kwok Trust, the Terry Family Trust, Serrano Associates LLC, and the El Dorado Hills County Water District.

The county is continuing to negotiate other needed easements and rights-of-way for the road, and reportedly has not had to resort to condemnation proceedings under the eminent domain statutes.

BLAC representatives continue to monitor the work on the road. BLAC President Kathy Prevost is in constant touch with county DOT representatives, and repeatedly emphasizes the need to coordinate the road-building projects to avoid dangerous overuse of the unimproved section of Bass Lake Road. ✍



CSD BOARD DELAYS PROMONTORY PARK DESIGN DECISION

Faced with homeowners angry over the night lighting to be included at the new Promontory Park, the El Dorado Hills Community Services District Board of Directors delayed approving the park design until November 18. The delay will allow the CSD to gather more information, according to CSD general manager Wayne Lowery.

Promontory homeowners are upset with the CSD for putting what they see as an inappropriate sports park in a residential neighborhood. The homeowners' complaints echo those of residents who are protesting the proposed park at Bass Lake: lights, noise and traffic. In addition, the Promontory group complains that sports organizers were able to specify what they wanted in the park early on, while nearby residents were shut out of the initial design phase of the park.

The November meeting promises to be an exciting one. ✍

EMPIRE RANCH RESIDENTS PROTEST PROMONTORY PARK DESIGN

Residents of new homes in the Empire Ranch development in Folsom have called upon the Folsom City Council to represent them to protest the proposed Promontory Park design that they say will negatively impact them.

Folsom residents who live just west of the proposed park in the Empire Ranch development are upset that the El Dorado Hills Community Services District seems bent on pushing through a park design that will adversely impact their neighborhood.

The residents contend that they will be negatively affected by the lights and noise from the park. They were further angered when they were told at a recent EDH CSD meeting that the CSD had no legal obligation to notify the Empire Ranch residents of the proposed Promontory Park plans.

Retreating from their earlier stand, the CSD has agreed to meet with Folsom city officials and Empire Ranch residents at a Joint Powers meeting on November 8th, prior to any decision on the park design, in hopes of mollifying the folks from Empire Ranch. ☞

NEIGHBORS COMPLAIN ABOUT NISENAN PARK LIGHTING PLANS

Homeowners living near the planned 50-acre Nisenan Community Park in Folsom have expressed opposition to plans for lighted soccer and baseball fields at the park, contending the lights, the noise and increased traffic would negatively impact the peaceful atmosphere of the neighborhood. Several residents say they paid \$30,000 lot premiums with the expectation that the land behind them would remain open space.

Residents state that noise travels easily in the quiet rural setting, and are afraid that their quiet neighborhood will rebound to the sounds of cheering parents during nighttime games. One was quoted as saying that from her bedroom window she sometimes hears quiet conversations between hikers on the site. Others express dismay because they feel that the city had already decided what was going to be

added to the park prior to consulting nearby residents, and they are upset because they were told nothing had been planned.

City recreation officials respond that plans for Nisenan Community Park has been planned for at least six years. According to an article in the Sacramento Bee, Ernie Sheldon, chairman of the Folsom Parks and Recreation Commission, told residents: "You can't buy a 6,000-square-foot lot and think you inherited 50 acres of open space behind you."

The proposed park plans were presented at a recent workshop attended by interested parties. After a walking tour of the site, participants adjourned to the Folsom Community Center to discuss the proposed plans for the park. There, opposition to the lighted fields was a major topic.

A preliminary environmental impact report drafted by the city found the site had no historical significance related to American Indian history, but local representatives of the Miwok Tribe of El Dorado Rancheria disagree, claiming the site is an archeological site.

Sports supporters say that the park site represents one of the final places to add soccer and baseball fields for youth sports and that the city's plan to build recreation facilities is critical. Sports enthusiasts say they are counting on additional fields to meet the growing needs of youth sports. ☞



WATER HEATER RECALL HITS WOODRIDGE HOMEOWNERS

BLAC has learned that Woodridge residents may have dangerous defective water heaters installed in their homes. Dan Martin, who lives on Camellia Court, recently notified BLAC about a problem he experienced with his hot water heater. It malfunctioned and created a potentially dangerous situation. He was very lucky to be home at the time, noticed a burning smell, and thus avoided a potential fire. After calling the manufacturer, Dan was informed that there is a recall on his hot water heater's regulator. Apparently there have been many cases like his and some have resulted in small fires.

According to the manufacturer White-Rodgers, the problem is that the gas water heater controls can gradually open instead of snapping open to full flow, which can cause soot to build up on the water heater burner, presenting a fire hazard. White-Rodgers has received 12 reports involving soot build-up. Eight of these reports included minor fire damage. The defective hot water heaters were sold under a variety of brand names, and homeowners are urged to call the manufacturer at 1-800-426-3579 or visit www.regcen.com/temp-controlrecall to see if your hot water heater is under recall. The manufacturer is offering owners of defective units a free repair.

Dan has a Warmington home, but many of the homes in the Woodridge development have the same water heater manufacturer. Dan said that when he called Warmington, they acknowledged that they had been sent the recall information, but they claimed that they couldn't possibly track down the date codes and inform people of the recall. Since then, a Warmington representative told Kathy Prevost that a recall letter would be sent out, but no one has yet reported receiving such a letter.

All Woodridge homeowners are urged to check their water heaters and see if they are subject to the recall notice. ☞

What is the use of living if it be not to strive for noble causes and to make this muddled world a better place for those who will live in it after we are gone?

—Winston Churchill



THE PRESIDENT'S LETTER

Happy November and Turkey Day!

I am still wondering where our fall went to this year but I am enjoying the leaf color changes that the cooler weather and rain have brought. Our young trees are beautiful in their fall coats and we look forward to the vibrant reds of the new Chinese Pistache tree.

Did you know that reducing your speed limit from 30 mph to 25 mph also significantly reduces car/pedestrian incidents? I recently reviewed a website, www.keepkidsalivedrive25.org that is a safety campaign targeting observance of the residential speed limit. The goal is to simply remind each of us to check our speed and slow down as needed. They sell signs, garage can stickers etc. on the site and discuss how to mobilize a "drive slow" campaign in your community. They are a non-profit educational group working to help seed, root and grow campaigns across the county. Check out this site!

The City of Redding recently opened a Big League Dreams Sports Complex which is designed as a destination park attracting tournament teams from all over the country as well as serving local residents. The sports complex was the result of efforts by two citizens committees and the Redding City Council. Funding for the project came from \$10,000,000 in two state grants, \$3,000,000 in Redevelopment funds, and \$2,650,000 from the City's General Fund and surplus property sales.

Operational management of the Sports Complex will be provided by Big League Dreams, a southern-California company with several existing operations. The 100-acre park is located east of Redding in a lightly populated area and the residents did not object to the development of the area, according to a local source.

The family-friendly facility offers a wide range of athletic pursuits including stadiums constructed to replicate historic major league stadiums, one non-replica softball field, one combination softball and hardball field, a nine station batting cage, an indoor 20,000 square foot multi-sport field designed to accommodate inline hockey, indoor soccer, basketball, volleyball, and special events, and a concession stand. Also included are a family style restaurant, four sand volleyball courts, a tiny tot playground and a 400-car parking lot. Future planned additions are four all-weather soccer fields, the Shasta Sports Hall of Fame, and walking trails through natural open space.

Rumors are flying about what business will fill the old Safeway in Placerville with the opening of the new store . . . everything from Big Lots to discount clothing stores! In the meantime, the Missouri Flat shopping center is gradually being completed and will add to shopping ease and convenience.

We are still awaiting the release of the Draft Environmental Impact Report for the proposed Bass Lake Regional Park. There were several items that needed to be addressed by the County Parks Department before the document could be finalized, such as the maintenance issues. Hopefully, we will have more information by next month. In the meantime, we understand that the developer of Silver Springs anticipates breaking ground by next summer, so I am sure we will begin to see roadwork on the realigned Bass Lake Road from Green Valley Road to Hill Road.

See you in December,

Kathy Prevost

President
Bass Lake Action Committee

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BLAC BOARD ELECTION SET FOR DECEMBER

At the general membership meeting held on November 1, 2004, it was announced that the election of Bass Lake Action Committee officers for 2005 will take place at the general membership meeting to be held on December 6, 2004, at the home of Tasha Boutselis. In order to be elected to office, a candidate must receive the majority of the votes cast by the members attending that December meeting.

The nominees for office for 2005 are:

President: Kathy Prevost
Vice-President: John Thomson
Secretary: Fran Thomson
Treasurer: Peggy Glazier
Director-at-Large: Tasha Boutselis

The officers that are elected will assume office on January 1, 2005. At the November meeting, President Kathy Prevost and the Board of Directors expressed their thanks to outgoing Director-at-Large Vince Mamone for his service in 2004. ♫

BASS LAKE PARK DEIR STUCK IN LIMBO

El Dorado County Parks Department officials have told BLAC that they do not know when the Draft Environmental Impact Report for the proposed Bass Lake Park will be completed and issued.

BLAC is aware that the preliminary draft document was returned to the Parks Department by the consultant preparing the DEIR for the inclusion of additional information to be furnished by the Parks Department, but that is all. ♫

CAMERON PARK CSD BOUNDARY TO EXPAND


The Local Agency Formation Commission staff has recommended adding Silver Springs, Sierra Crossing, and Travois to the Cameron Park Community Services District based on landowner and district preferences, Community Region boundaries, and the need to avoid splitting a single subdivision between different service providers. This area is separated from CP CSD by three undeveloped residential and commercial parcels and an elementary school. Addition of these adjacent parcels will establish contiguity and is consistent with the community region boundary.

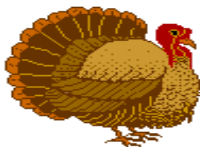
Silver Springs is a 240-unit or so proposed housing development that will straddle the realigned new Bass Lake Road when it is extended from Bass Lake north to Green Valley Road. The landowner of Silver Springs previously applied to the El Dorado County LAFCO to have that development become a part of the CP CSD. The application was closed in October 2003 due to uncertainties with the County General Plan and timing of development. The landowner is now proceeding with the development plans and is working with the CP CSD in anticipation of future annexation.

Sierra Crossing is a partially built-out high density residential subdivision with additional phases currently under construction southwest of the intersection of the current Bass Lake Road and Green Valley Road.

Travois is a 26-unit medium density residential subdivision which is currently under construction across Green Valley Road from Sierra Crossing.

In the same report, the LAFCO staff recommended that any action on Bell Woods, the triangular orphan parcel just east of Hollow Oak, be deferred until the land use issues are clearer and the landowner, affected agencies, and stakeholder groups have the opportunity to come to agreement about the logical future service providers.

Interested persons can access the complete staff report under Announcements at www.co.el-dorado.ca.us/lafco/. 




PROPANE USERS FACE HIGHER HEATING BILLS

Propane has long proven its versatility for heating homes, heating water, cooking, drying clothes, fueling gas fireplaces, and as an alternative fuel for vehicles.

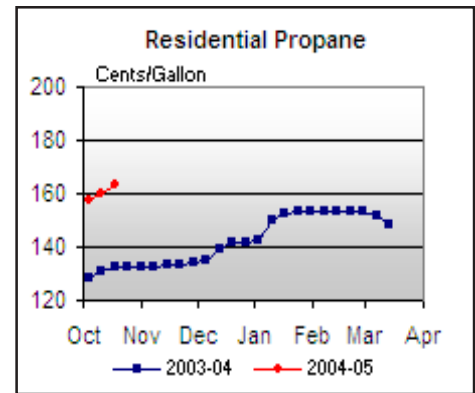
Propane naturally occurs as a gas at atmospheric pressure but can be liquefied if subjected to moderately increased pressure. Simply stated, propane is always a liquid until it is used. Although propane is non-toxic and odorless, it is highly flammable, so an identifying odor is added so the gas can be readily detected.

Propane is not produced for its own sake, but is a by-product of two other processes, natural gas processing and petroleum refining. It is important to understand that the by-product nature of propane production means that the volume made available from natural gas processing and oil refining cannot be adjusted when prices and/or demand for propane fluctuate.

In this country 8.1 million households depend on propane for one use or another. Because 57 percent of those households rely on propane for their primary heating fuel, usage is highly seasonal. When propane wholesalers and retailers are forced to pay higher prices as propane markets are bid higher due to the increased heating demand in the winter, the price increases are simply passed on to consumers.

Last winter, propane expenditures rose slightly as an 8-percent price increase was offset by a 6-percent consumption decline. This winter, expenditures are projected to rise by about 22 percent in response to a 4-percent increase in consumption and a 17-percent increase in prices (see accompanying chart). 

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Source: U.S. Department of Energy



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The Bass Lake Action Committee is a group of concerned homeowners from the communities adjoining Bass Lake. Our purpose is to provide a voice for Bass Lake community homeowners in dealing with the county and other community organizations and agencies.

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