

The

# BASS LAKE BULLETIN

Vol. III Issue 1

The Voice of the Bass Lake Community

January 2005

[www.basslakeaction.org](http://www.basslakeaction.org)



Weather delays have hampered the construction of the new intersection of Bass Lake Road and Serrano Parkway, seen from Bass Lake Road near the Eldorado Irrigation District driveway (left) and from the east end of Serrano Parkway (right)

## BASS LAKE ROAD IMPROVEMENTS DELAYED BY WEATHER, LEGAL ISSUES

The hope that the two road improvement projects on Bass Lake Road would be completed at the same time seems doomed to failure. It seems that the road widening and realignment project is lagging while work on the connection to Serrano Parkway is proceeding rapidly towards early completion.

It appears that work on the improvement and realignment of Bass Lake Road may actually commence in 2005. On December 2, 2004, the Placerville *Mountain Democrat* published a notice to bidders from Pulte Home Corporation for the Bass Lake Road Improvement Project. According to the announcement, bids were due to be submitted by December 28, 2004. The project was described as commencing from north of Highway 50 to the future southerly return of the intersection of Serrano Parkway and Bass Lake Road, and is to improve and construct approximately 6,000 linear feet of roadway. This may indicate that the county and Pulte Homes believe that all

of the necessary easements and rights-of-way for the project will be obtained by the time construction commences.

Work also continues on the new intersection of Bass Lake Road and Serrano Parkway. Though construction has been proceeding for some time, county supervisors Rusty Dupray and Helen Baumann recently took the time for a photo opportunity at a belated ground-breaking ceremony held at the Serrano Country Club. Supervisor Dupray said that though the project is slated for completion in the spring, he was hoping to have it completed sooner.

The timing of the projects seems to imply that it is more important to provide Serrano residents with access to Bass Lake Road than to have Bass Lake Road ready for all the traffic that is bound to be dumped on the it as Serrano residents seek a faster way to Highway 50.

The position of Bass Lake Action Committee has always been that the improvements to Bass Lake Road should

be completed before it has to bear the additional traffic from Serrano. The additional Serrano traffic would make the now unsafe Bass Lake Road even more dangerous. ❧

### 2005 BOARD ELECTED

BLAC's officers for 2005 were elected at the general membership meeting held on December 6, 2004. The nominees for office were elected by a majority of the votes cast by the members attending the December meeting, and they assumed office on January 1, 2005.

The officers for 2005 are: President, Kathy Prevost; Vice-President, John Thomson; Secretary, Fran Thomson; Treasurer, Peggy Glazier; and Director-at-Large, Tasha Boutselis.

After the election, President-elect Kathy Prevost expressed the gratitude of the members to the the Tally Committee, Andi Stuchell and Stuart Colvin, who collected and tallied the ballots. ❧



Newly paved Stone Hill Road (to be renamed Hollow Oak Road) intersects with Bass Lake Road near the firehouse (left) and winds eastward over the hills to the new Pulte housing development Laurel Oaks (right) which is located just south of Bridlewood Canyon

## STONE HILL ROAD IMPROVED, PULTE SLATES NEW HOMES

The improvements to what is now called Stone Hill Road (ultimately to be renamed Hollow Oak Road) appear to have been completed, paving the way for Pulte Homes to begin building its Laurel Oaks housing development. Laurel Oaks will build 99 new homes on the property referred to in the Bass Lake Hills Specific Plan as Hollow Oak. Stone Hill Road intersects with Bass Lake Road near the firehouse and wends its way eastward to the property on which the homes will be built. The road improvements were budgeted to cost Pulte about \$2.2 million.

Pulte's website says that the grand opening for Laurel Oaks will be this month. The homes will range from approximately 2,489 to 3,600 square feet, and are projected to be priced to start in the low \$500 thousand range.

However, Pulte's activities at Laurel Oaks will be constrained as long as the improvements to Bass Lake Road remain unfinished. Pulte has agreed to pay for the scheduled upgrading of Bass Lake Road from Highway 50 to the intersection with Serrano Parkway. Our understanding is that the Pulte's development agreement with the county stipulates that until Bass Lake Road is improved and realigned, Pulte can build no more than 12 homes, and pull permits for only a few more at Laurel Oaks. ☺

## PLACERVILLE SKATE PARK JAM

Last month the Board of Supervisors chose the Park Commission to be the lead jammer to try and break through the pack of diverse interests that are trying to score a functioning skate park in Placerville.

Readers may recall that the Placerville Rotary built the skate park in a corner of the county fairgrounds in 2003. They originally hired a local company to run it, but that deal fell through and lately the facility has operated without oversight or supervision. Trash accumulates, the protective helmets have disappeared, and bullying of younger skateboarders has been reported. Now the Rotary, among others, has asked the county to step in and take over management of the park.

The city of Placerville says it doesn't have the resources to manage the park, but that the city might help financially or provide some programming. Built by the Rotary for about \$500,000, the skate park is considered one of the finest in Central California.

So far the county has been reluctant to take on the task, and the fairgrounds management has declined to get involved. At the December Park Commission meeting, various management options were reviewed and discussed. It was decided that the Commission would prepare and forward a proposed management plan to the BOS that outlines revenue and expenses, suggests hours of

operation, and defines responsibilities. A preliminary proposal by the Park Commission unveiled this month put the estimated cost to manage the skate park at \$31,239 a year. The proposal contemplates a pilot program whereby the county will staff the park and maintain the grounds for a year, after which time the program would be reevaluated. The county expects the city of Placerville to share in the costs, and the amount of cost-sharing will have to be agreed upon before the county will sign off on the deal.

The El Dorado Hills Community Services District has a skate park on the drawing board, which will be located at the CSD's Harvard Way facility, next to the proposed Teen Center. Let's hope that the CSD has a better plan than the folks in Placerville. ☺



*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 New Year to you all!

This past year has been a busy one for the Bass Lake Action Committee, and we anticipate that 2005 will be no different.

Frequent updates of our website, [basslakeaction.org](http://basslakeaction.org), have helped to keep the residents of the Bass Lake Villages informed of the latest events affecting our area. Our website has grown to contain information about a multitude of subjects from the Mather Airport overflights to the lights at Promontory Park. If you haven't checked it out recently, now is the time to do so!

Looking forward into 2005, several recently announced projects will no doubt continue the growth that we have seen over the past few years, including those planned by Sierra Pacific Industries, Mercy Hospital, Kaiser Hospital and Elliot Homes.

Sierra Pacific, one of the biggest landowners in California, is considering developing a 117 acre parcel across the street from the company's timber mill as a wine related tourism center and hotel along Highway 50 in Camino. Modeled after Lodi's Wine and Roses Center, the project would retrofit an old unused mill building. They are thinking about building a visitor information center that would direct people to local wineries, fruit stands, etc. In addition to the tourist attractions, they plan to build residential, highway-commercial, and office space on the site.

If voters affirm the General Plan in March, Sierra Pacific would most likely submit an application for the development entitlements to the County sometime next year. The entire project would likely take 10 to 15 years to build.

Sierra Pacific also has a 35-acre shopping center under construction in Marteel and an industrial park near

completion in Loyalton. They have previously developed subdivisions in Redding and Red Bluff.

Mercy is just weeks away from opening the first affordable housing units in El Dorado Hills, having built the only affordable apartment complex for local workers who can't afford the area's home prices. Located on Valley View Parkway in the Valley View development, the 168 apartment White Rock Village complex should be ready in January, according to a recent article in the Sacramento Business Journal.

Mercy also has several other projects due to start in 2005, including a senior's complex in Folsom that will start in February and cost \$19.9 million.

Kaiser has decided to greatly expand their facilities in Folsom, which will include a multi-phased project in Elliot Home's Palladio Center at Broadstone near Highway 50 that will include an outpatient surgery center, a 430-bed hospital, and four new medical office buildings.

Phase 1, the outpatient surgery center, is expected to open in early 2006 and is expected to cost about \$33 million.

Phase 2 will include a five story hospital with 200 plus beds, a helicopter pad and an ancillary building, and is expected to open in late 2013.

Other medical facilities would be built between 2013 and 2030 as phases 3 through 7.

Kaiser, who already provides care to more than half of HMO members in Greater Sacramento, formally entered the Folsom market three years ago with the opening of a \$20 million medical office building on Iron Point Road. Compared to recent membership growth of 8.6 percent among Sacramento area residents, Kaiser has experienced a jump of 13 percent in Folsom members.

In the area next to the new Kaiser facility, Elliott Homes is planning an \$80 million mall project called the Palladio Center. The outdoor shopping and entertainment center will resemble San Jose's Santana Row that will allow visitors to casually stroll about the center.

Palladio's first phase, at 790,000 square feet of space, is planned to contain approximately 80 stores and restaurants and is slated for completion in 2007. A second phase envisions more retail space, or possibly high-density housing and hotels.

Elliot would like to attract two department stores and perhaps a theater to anchor the center.

With streets laid out on a grid like an older downtown, the mall will encourage walking, with wide sidewalks and narrow streets. Farmers markets, concerts and community events will be encouraged in the five planned public plazas. Public seating for 200 people would be available in the largest plaza, which would have an amphitheater.

These projects, among others, promise to bring us the amenities that we desire. The difficult part may be to preserve our neighborhood's rural atmosphere in the midst of all this development.

Have a great January 2005.

*Kathy Prevost*


President

Bass Lake Action Committee




## LARRY ITO QUILTS PARK COMMISSION

The Bulletin has learned that District 1 Parks Commissioner Larry Ito, appointed to the county Parks Commission only last year by county supervisor Rusty Dupray, resigned from the commission in December. Reliable sources told the Bulletin that the resignation was to avoid any appearance of conflict of interest.

Ito was named to the commission to replace Sandra Kay Dodson. Ms. Dodson resigned from the commission because she did not favor spending money on a regional park at Bass Lake while not addressing many other neighborhood recreational needs. 

## SILVA VALLEY PARKWAY OPEN - BUT CLOSED

The work on the extension of Silva Valley Parkway under Highway 50 is done, but as long as work continues on the improvements to White Rock Road between Joerger Cutoff and Town Center, the new Silva Valley Road underpass is effectively unusable. It appears that it will be some months before the White Rock Road project is completed, perhaps around the same time as the intersection of Serrano Parkway and Bass Lake Road is opened. 

## EL DORADO HILLS COMMUNITY ADVISORY GROUP TO MEET

As reported in the December Bass Lake Bulletin, a number of people from the El Dorado Hills community, including Kathy Prevost and John Thomson from BLAC, and several other Bass Lake residents, are in the process of forming an El Dorado Hills Community Advisory Group (CAG) to address the problem of Naturally Occurring Asbestos (NOA) in the El Dorado Hills area. The most recent meeting of the CAG was held on Wednesday evening, November 17, 2004, at the Bass Lake Road Fire Station.

One of the goals of the U.S. Environmental Protection Agency (EPA) is to encourage the public to participate in decision-making at sites with environmental problems. The EPA believes that early and direct public involvement results in better decisions on how to deal with environmental problems at these sites.

According to the EPA, forming a CAG is one of the most effective ways a community can participate in environmental decisions. A CAG is a committee, task force, or board made up of residents of a community with Superfund or other environmental problems. The CAG enhances public participation in the cleanup process and other environmental decision-making by providing a public forum where community representatives can discuss their diverse interests, needs, and concerns.

As the federal regulatory agency responsible for hazardous waste remediation, U.S. EPA can work closely with CAGs. EPA Regional Office staff can attend CAG meetings to provide information about cleanup plans and activities and to discuss community questions and concerns.

In addition to the CAG, a number of other groups are involved in making decisions about site cleanup and other environmental issues. These include the U.S. EPA and other federal agencies; state, tribal, and local government organizations; and facility owners and others who are potentially responsible for the contamination at the site. These groups work closely with the CAG.

The next El Dorado Hills CAG meeting will be held at 7:00 PM on January 19th, also at the fire station. ✍

## BLAC'S WEBSITE ACTIVITY SURGES

Bass Lake Action Committee's website, [www.basslakeaction.org](http://www.basslakeaction.org), showed a steady increase in the daily average of hits on the website over the last year. Daily average hits increased from 84 in January to 186 in December. Hits are the number of pages accessed on a website, and counting the number of hits is a popular but somewhat inexact indicator of how many people visit a website. However, the average of daily visits by unique users doubled from 10 in January to 21 in December, indicating more people accessing the site and looking at more pages. This increasing number of visitors to the site demonstrates the growing importance of BLAC to the Bass Lake community.

Much of the credit must go to BLAC Webmaster Stuart Colvin, who maintains the website despite being a worldwide business traveler, who is more likely to be on the road than at home. "It's no trouble. Wherever I am, all I need is an Internet connection," Colvin says modestly. ✍



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## BLAC MEMBERSHIP RENEWALS COMING UP

A reminder that membership renewal notices will be going out this month to all current BLAC members for the 2005 membership year.

The Board of Directors would like to thank the members for their support in 2004 and are looking forward to serving our members and the community in 2005. A lot will be happening next year, so your continued membership is certainly appreciated. ✍

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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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For information, see our website or contact:

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