

The



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Map showing the locations of Villages J5, J6, and J7

SERRANO VILLAGE J PLANS DISCUSSED

The Bass Lake Action Committee meeting on March 4th featured a presentation by Kirk Bone of Parker Development, regarding Serrano Villages J5 and J6.

Readers will recall that plans for a commercial (shopping) center near the intersection of Bass Lake Road and Serrano Parkway were announced some time ago. The shopping center is planned for Serrano Village J5, the southeast corner of what will be the intersection of Bass Lake Road and the relocated Sienna Ridge Road. Sienna Ridge will become an extension of Serrano Parkway, and the northern section of Sienna Ridge will be abandoned.

The planned shopping center has floor space equivalent to the Raley's Center on El Dorado Hills Boulevard (120,000 sq. ft.). There is also 30,000 sq. ft. of ancillary commercial on a four and a half acre site across Sienna Ridge in Village J6, making the total approved commercial floor space at the intersection 150,000 square feet. That much commercial space is too much for this area, according to Kirk. The ancillary commercial now slated for Village J6 will become residential development. Building the main shopping center is probably ten years away, and Kirk said the second commercial area will not happen.

Asked about what would happen if a shopping center were to be built at Bass

Lake Road and Highway 50 to serve Marble Valley, Kirk said that in that case the Village J5 center would probably never be built.

Turning to Villages J6 and J7, Parker Development is planning residential development on parcels J6 and J7. The current plans for J5 and J6 have been approved by the county. The plans for J7 will not change. However, the plans for Village J6 will be modified.

In his opening remarks, Kirk said that in his opinion the housing market is looking positive. He believes that we may be in the first year of a new run-up of housing prices. Because of the brightening outlook for housing, Parker Development is hoping to build the relocated Sienna Ridge Road, which will be the extension of Serrano Parkway, this year. The decision to go ahead and complete the new road soon is so as to

take advantage of the present low construction costs, which are expected to rise next year.

Village J6 is currently approved for 204 halfplex lots. A halfplex is one-half of an attached residence. For all practical purposes, a halfplex is like a single family residence that shares a common wall.

There is some interest from some of the housing developers to build traditional single-family homes

on the site. Parker has applied to the County for a change from the current 204 halfplex homes to 119 single-family residential lots. The community would be gated, and the homes would be detached and single story. The central ridge will be left with rocks and trees as open space. Part of the development may back up to Bridlewood Canyon.

Parker Development would like to move the project along fairly quickly, possibly beginning construction by 2014. Kirk plans to have the El Dorado Hills Area Planning Advisory Committee (APAC) review the proposed changes, and if there are no objections to the project, Parker would like to move the project along. Kirk will take the proposal to APAC next Wednesday, March 13.

Kirk assured the audience that when Village J6 is built, it will be Parker's responsibility to improve Bass Lake Road in front of the development.

BLAC member Denny Olberding asked about rock crushing, which Serrano did before, and which was very noisy. Kirk said he would note this. Jim Greenwalt asked about dynamiting, since there is so much rock in the area. Jim asked Serrano to take this into consideration for the other residents along the road.

In answer to where the entrances and exits to the J6 development would be, Kirk said there would be one off Bass Lake Road and a couple on Sienna Ridge.



Happy St. Patrick's Day

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PRESIDENT'S LETTER

Hello All,

The housing market, which has been moribund over these past few years, seems to be looking up.

You will recall that recently I used my "Bobcat Index" to say that building appeared to be quickening. Add to that the fact I have seen several ready-mix trucks recently going up Bass Lake Road, and I was getting somewhat optimistic.

Then at the March meeting, Kirk Bone opined that new housing is probably at the start of an eight- or nine-year growth cycle. So it looks like we may be seeing some activity locally. Several home builders are evidently interested in starting housing tracts in El Dorado Hills.

Though new housing brings more cars and congestion, new construction also brings us Traffic Impact Mitigation fees to upgrade the roads, which I hope we will be able to use to improve Bass Lake Road.

Spring always feels good, as we cast off the gloom of Winter and begin to enjoy the sunny days of Spring. Let's hope this increased economic activity lasts a while, and is not just another bubble.

Sincerely,
John Thomson
 President

VILLAGES J5 and J6 (cont.)

Kirk was asked whether Parker Development would continue the walking path/bike lane around the lake. Kirk said he would get back to BLAC President John Thomson on that.

Kirk was also asked about asbestos mitigation since a State Geologist's map shows potential naturally-occurring asbestos in the ground around the lake. Kirk said he would get back to John on what Serrano planned to do regarding mitigation.

Kirk was asked if he expects to have more than one builder for J6. He said that home builders usually sell homes in groups of fifty to sixty lots, so there could be more than one builder. He said there were several builders interested in building on J6.

After a short question and answer period, the attendees gave Kirk a big round of applause. ~



CAL FIRE HID \$3.6 MILLION FROM STATE COFFERS

The California Department of Forestry and Fire Protection hid \$3.6 million rather than depositing it into the state's cash-strapped general fund as required, interviews and documents reviewed by the *Los Angeles Times* show.

For seven years, Cal Fire placed the money with the nonprofit California District Attorneys Association, paying the group to hold it. The department used the cash for equipment purchases and training. The practice ended last year amid questions about whether the fund was legal.

The money came from legal settlements. Cal Fire's own regulations state that the proceeds of such settlements go to the state's general fund. The Department of Finance is planning an investigation.

The *Times*' investigation follows revelations that the state Department of Parks and Recreation hid \$20 million as parks were being closed because of budget cuts. In the wake of the parks scandal, the Department of Finance looked for secret funds in other areas but did not find Cal Fire's account with the prosecutors' association, a spokes-

man said.

The Legislature passed a law last year requiring rural homeowners who rely on state firefighters to pay \$150 a year for fire prevention services, which could bring in \$200 million. Gov. Jerry Brown said the state could no longer afford to pay the full cost of putting out blazes in fire-prone areas.

Rural homeowners who have been forced to pay the fire tax are naturally upset about the revelations.

The Legislature established the agency's civil cost recovery program to force those responsible for starting a fire to pay the costs of putting out the blaze.

The program "helps offset the burden placed on the state's budget by returning recovered dollars to the state's general fund," according to a Cal Fire fact sheet.

The department used the fund to purchase equipment, such as 600 digital cameras and 26 evidence sheds for \$600,000. ~

Credit: Jeff Gottlieb, L.A. Angeles Times



CAPITAL SOUTHEAST CONNECTOR MOVES FORWARD

The Capital Southeast Connector moved closer to becoming a reality when the project's Joint Powers Authority board of directors adopted the Initial Plan of Finance and Project Design Guidelines on March 8.

The 35-mile Connector will connect Interstate 5 south of Elk Grove to Highway 50 in El Dorado County just east of El Dorado Hills.

The Initial Plan of Finance outlines the project's anticipated costs, proposed phasing, and potential funding and financing strategies. The project's total cost is estimated at \$456 million.

Of that total, \$118 million was provided through a half-cent sales-tax approved in 2004 by 75 percent of Sacramento County voters. The balance will need to be secured through a variety of potential sources, including state, federal and local funds.

The initial finance plan also indicates that the project will likely be constructed in two major phases. The first phase, envisioned

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Traffic median on Madera Way, entrance to Woodridge

WOODRIDGE LLAD MEETING MARCH 20

Woodridge residents may have noticed that the entry at Madera Way and Bass Lake Road is in need of some improvement. Readers will recall that the entry landscaping is part of the Bass Lake B Landscaping and Lighting Assessment District (LLAD), which is maintained by the El Dorado Hills Community Services District (CSD). Woodridge residents are assessed for the maintenance costs on their property tax bill.

First, the lights that illuminate the LLAD have been out for some time, rendering the intersection and entry way on Bass Lake Road very dark at night. Second, The landscape plants in the median seem to be in poor condition, which is due to the age of the plants.

The problem with the lights stems from the fact that thieves have stolen the four outdoor landscape lighting fixtures that illuminate each side of Madera. The theft has broken the electrical circuits that power the remaining lights that illuminate the two Woodridge wall signs at the corner. Those corner lights are armored against theft. Since this is the second or third time the side fixtures have been taken, the CSD is reluctant to install new lights for fear those will be also stolen.

Second, the plants in the Madera median look to be dying or in otherwise poor condition. First planted by the contractor when Woodridge was built in the early 2000s, they are ready to be replaced.

Bass Lake Action Committee (BLAC), hoping to craft a long-term solution to these problems, contacted CSD General Manager Brent Dennis and Parks Supervisor Gino

Sciandri. Last month BLAC members John Thomson and Kathy Prevost met with Brent and Gino at Madera to look at the situation first hand.

After the damage was inspected, it was suggested that perhaps the configuration of the plants on the median could be improved with different plantings. The type of light fixtures and the placement of the lights along the walls was also deemed to be problematic. The result was that Brent, whose qualifications include being a landscape architect, promised to draw up some concept plans for plantings in the median and a plan of alternatives to the lighting situation.



All that's left of a light fixture

Those concept plans and alternative lighting configurations will be displayed and discussed at a meeting to be held on Wednesday, March 20, at 6:00 PM at Madera Way and Summer Drive. Woodridge residents will be asked to choose a landscape design for the median, and will be shown alternatives to the present lighting scheme to choose from. All Woodridge residents are cordially invited to attend the meeting to give their opinions.

For further information, contact Kathy Prevost at 530-672-6836. ~

CONNECTOR *(continued)*

to be completed between 2018 and 2023 and estimated to cost \$315 million, would include construction of a Connector “backbone” that will provide an improved level of service throughout the entire length of the roadway. This initial phase would include four continuous lanes, expanded at-grade intersections at all major access points, a continuous path for pedestrians, bicyclists and equestrians, and right-of-way preservation for the project’s full build out including future interchanges.

The project’s second phase includes interchanges and additional lanes in some segments, and would be completed over the next 10 years to 20 years as additional funding is made available and demand necessitates additional improvements.

The plan does not obligate contributing agencies or jurisdictions to any specific level of funding but provides a general framework for the types of funds that might be available to develop the project.

“The Initial Finance Plan is our roadmap for implementing the project. Its approval was critical in moving us closer to making the Connector a reality, and bringing its economic-development and congestion-relief benefits as soon as possible to the region’s residents and workers,” said Tom Zlotkowski, executive director of the Connector JPA.

The Project Design Guidelines will help ensure consistent planning and design of the Connector across the five JPA jurisdictions – Sacramento County, El Dorado County, and the cities of Elk Grove, Rancho Cordova and Folsom – so that it blends with communities on the alignment, integrates and provides efficiency for multiple forms of travel, incorporates sustainability concepts and is developed cost effectively.

Representatives of the JPA jurisdictions and numerous other community stakeholders helped to shape the design guidelines, which will be updated periodically as the Connector is developed.

“The design guidelines provide an important foundation for ensuring that the Connector has a consistent look and feel over its entire length, and that it operates efficiently for a variety of travel modes,” said Zlotkowski.

With approval of the initial finance plan and design guidelines, the JPA jurisdictions now will consider how to incorporate the Connector into their respective general plans, a process expected to be completed within the next six months.

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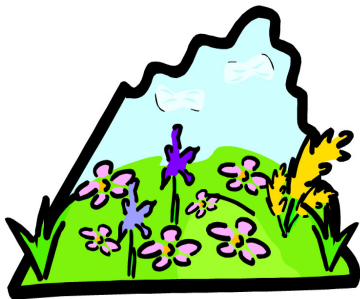


BLAC BOARD MET IN MARCH, SETS APRIL 1 MEETING

The March meeting of the Board of Directors of Bass Lake Action Committee was held March 4, 2013, at the home of John and Fran Thomson. The attendees heard a presentations on Villages J5 and J6 by Kirk Bone, Parker Development Company's Director of Government Relations. See the story on page 1.

The April Board Meeting will be held on April 1, 2013, at 7:00 PM. The meeting will be held at the home of Tasha Boutselis-Camacho, 2076 Summer Drive, El Dorado Hills, CA 95762, telephone 530-676-5608. All BLAC members are invited.

For additional information, contact Kathy Prevost at 530-672-6836. ~



March

The cock is crowing,
 The stream is flowing,
 The small birds twitter,
 The lake doth glitter,
 The green field sleeps in the sun;
 The oldest and youngest
 Are at work with the strongest;
 The cattle are grazing,
 Their heads never raising;
 There are forty feeding like one!
 Like an army defeated
 The snow hath retreated,
 And now doth fare ill
 On the top of the bare hill;
 The Plowboy is whooping-anon-anon:
 There's joy in the mountains;
 There's life in the fountains;
 Small clouds are sailing,
 The rain is over and gone!
 - William Wordsworth

CONNECTOR *(continued)*

A recent economic impact study projected that construction of the Connector will create more than 5,400 new full-time jobs, \$310 million in new labor income, \$831 million in new regional economic output and more than \$23 million in new indirect business tax revenue. Over 20 years, the Connector is expected to create more than 25,000 total new direct and indirect jobs, and generate \$2.5 billion in new economic output and \$182 million in new indirect business tax revenue. ~



PROPANE UPDATE

With Spring just around the corner, most folks along Bass Lake Road are breathing a sigh of relief at the prospect of warmer weather and reduced propane use.

The contract price of JS West propane for the communities of Bridlewood Canyon, Sierra Crossing and Woodridge as of March 11, 2013, was \$1.78 per gallon. JS West propane general market price was \$2.74 per gallon.

The Mont Belvieu, Texas benchmark wholesale price was \$0.8547 per gallon on January 8, 2013. Last year at this time was \$1.3300 per gallon.

Last week the price of natural gas surged to its highest level since December 6, 2012, as cold temperatures and greater heating demand spurred a bigger-than-expected drop in the amount of gas in storage. This may presage higher propane prices in the weeks to come. ~

Bass Lake Action Committee
 501 Kirkwood Court
 El Dorado Hills, CA 95762



ATTENTION READERS

If you are receiving your Bass Lake Bulletin in the US mail, and you could get it via email, please send Kathy Prevost your email address. This will lessen our mailing costs, which have risen as postage rates go up. You may email her at blacinfo@aol.com. Thank you. — Editor



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

For additional information
 see our website, basslakeaction.org
 or contact

Vice President Kathy Prevost
blacinfo@aol.com
 530-672-6836
