



# BASS LAKE BULLETIN

Vol. XV No. 7

The Voice of the Bass Lake Community

July 2017

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

## BASS LAKE SAFEWAY UPDATE



Example of a typical Safeway store

### Second Safeway for El Dorado Hills

A 103,000-square-foot Safeway shopping center is coming to Bass Lake Road and Serrano Parkway as early as 2018, with site work slated to begin this summer.

Serrano Associates has sold the land to Donohue Schriber Realty Group for an undisclosed amount. The parties are currently in escrow.

Plans for a commercial center at the site were previously approved but stalled once an economic forecast showed market conditions wouldn't support a shopping center. In 2013 Serrano Associates announced plans to instead build an 11.5 acre public sports park at the site to fulfill its obligation to the community.

However, Kirk Bone, Parker Development's director of Government Relations, said they were approached by Donohue Schriber Realty Group in late summer 2016 to purchase the land and make it into a shopping center as originally planned.

Ryan Gallard, DSRG's vice president of investments, told Village Life that the location is prime for a shopping center.

"Due to the distance from this site to the existing neighborhood shopping centers, there is a void in providing convenient access to daily needs to the residents of Serrano and nearby neighbors," Gallard said. "DSRG and Safeway have two existing, successful centers that we've developed together in

El Dorado County. We look forward to developing a third that seamlessly fits with the attributes of the Serrano master-planned community."

The project is called Sienna Ridge. A 55,000-square-foot Safeway store will anchor the center with smaller commercial buildings ranging from 3,000 to 9,000 square feet

around its perimeter.

Marketing efforts are already under way to attract tenants to fill in the surrounding pad space, Gallard said. "We envision that this center will have all of the daily needs that you would typically find in today's successful, modern neighborhood shopping center. Food, fitness, financial and beauty (salons, etc.) are the uses that we've found to thrive and meet the needs of the residents."

Ample parking is also included in the plan. Gallard said next steps are to pull rough grading permits this summer and then begin site work.

"The opening date will be dependent on the amount of rainfall we experience later this year and its impact on our construction efforts," he said. "A late 2018 or early 2019 opening is possible."

Serrano Associates eliminated its commercial plan across from the proposed center, which would have brought even more retail space, and applied to rezone Village J5 phase 2 from commercial to residential. Serrano Associates would like to build 148 single family homes there.

The El Dorado County Board of Supervisors considered and approved the project last month (see the story on this page).

Because the Sienna Ridge site was zoned commercial and included in the El Dorado Hills Specific Plan in 1988, no General



### BASS LAKE CORNER GETS REZONE FOR RESIDENTIAL USE

*Developer wins approval for El Dorado Hills rezoning, start talks with homebuilders*

Parker Development Co. is starting talks with homebuilders for about 4 acres in El Dorado Hills, after winning approval from El Dorado County supervisors Tuesday to rezone the land from commercial to residential.

Kirk Bone, the company's director of governmental affairs, said supervisors approved the change on a 4 - 1 vote, with Supervisor Frentzen voting no.

Despite the ultimate approval, there was reason for doubt. The county Planning Commission earlier voted 3-2 to recommend against the rezoning, citing the loss of land designated for commercial development as a hindrance to creating local jobs.

"We understand the concern," Bone said, adding that Parker got all of the permits and approvals necessary for the overall Serrano Village development years ago. The particular site, on Bass Lake Road near Sienna Ridge Drive, was zoned for commercial development at that time, but until about a year ago, there was no real interest in developing it.

That changed when representatives of shopping center developer Donahue Schriber approached Parker about building an 11.68-acre center, anchored by a Safeway store. They weren't interested, however, in the remaining 4.27 acres, which prompted the rezoning request.

"The whole retail world is changing very

*(continued on page 2)*

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**SAFEWAY** *(continued)*

Plan amendments are needed. “In addition, in 2008 we obtained county approval for a planned development and a parcel map,” explained Bone. “In 2016 DSRG received county staff approval for minor modifications to the 2008 approvals.”

Bone said Parker Development is still working with the El Dorado Hills Community Services District to bring a new multi-use sports park to the area. “We plan to submit an application for a tentative subdivision map for Village J/Lot H, which will create a 12.5- acre parcel for a CSD park, by the end of this month,” he said.

Bone said that the Sienna Ridge shopping center would be a benefit to the Serrano community. “This project will provide Serrano residents and their neighbors access to another world-class center with neighborhood retail and services,” he said. “We are excited that it will be completed and ready for our new residents in Village J5 and J6. It will allow for safe pedestrian access to a variety of neighborhood retail and services.” ~

*Credit: Julie Samrick, Village Life*

**REZONE** *(continued)*

dramatically,” Bone said, adding that Donahue Schriber is seeking entitlements for a center of over 100,000 square feet, but isn’t planning to build about 18,000 square feet of that unless there’s interest from prospective tenants.

Bone said the Safeway, the second in El Dorado Hills, is planned to open in fall 2018. ~

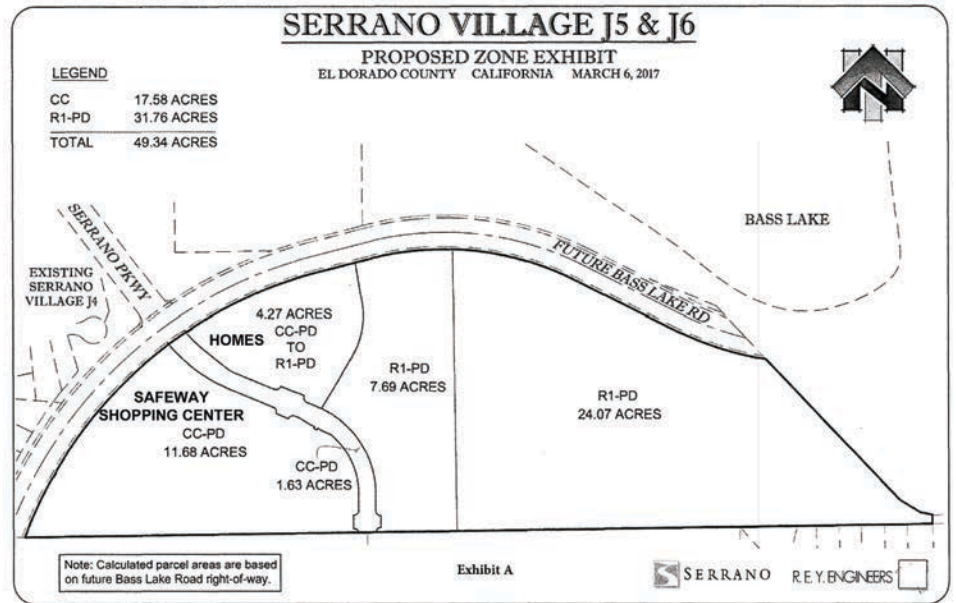
*Credit: Sacramento Business Journal*



**PLACERVILLE INDOOR GUN RANGE COULD FIRE UP BY AUGUST**

The owners of an outdoor sports store that for seven years has served the Placerville area now are planning to build an indoor shooting range just a short drive away.

“We get so many people—mainly ladies—who would like a firearm who come into Mosquito Creek Outfitters—but they’re just



Area map showing the location of the new Safeway shopping center parcel and the parcel that was rezoned from commercial to residential.

not sure because they don’t have a chance to try it,” said Dick Rood to the city’s Planning Commission members this week. “We could tell them, ‘Go to the range.’”

Rood, owner of Mosquito Creek Outfitters at 3000 Mosquito Road, is planning to open a range at the former Tire Exchange at 1540 Broadway. The empty building where grease guns once prevailed soon will feature bullet-propelling varieties if Rood’s plans don’t backfire.

That nearly happened, Rood told the *Mountain Democrat* a day after the Planning Commission’s meeting where the panel voted unanimously to move the project forward, with some aesthetic matters still on the table.

Early in the dealings with city staff there came an issue regarding an easement that had been “lost” over the years, Rood told the paper as he led a short tour of the proposed site Wednesday. Rood said his surveyor was able to work some magic and through a process of quit-claims and other agreements, the matter was resolved. It was an issue of 3 feet vs. 1 foot, but for Rood “it was a deal-killer” as it would have seriously impacted the range’s customer parking area.

Rood said he and his wife Darlene along with their son Don, all owners of the proposed gun range, have forked out thousands of dollars already in trying to bring the indoor range to the city. Merely presenting their plans at the Planning Commission meeting this week cost \$5,000, said Dick Rood, and he added that he already paid some \$6,000 for other city costs including having the fire department sign off on the plans.

The Placerville Police Department, too, has “signed off” on the proposed indoor range, Rood said during Tuesday’s meeting in Town Hall, responding to a concern from Commissioner Michael Frenn that “armed people” in large numbers would be converging on the site.

Rood told Frenn and the others that guns would be available for rental at the Hangtown Range, as the family plans to call it, adding that those bringing their own firearm likely are not the criminal type.

Rood said he is more concerned about the homeless element that gravitates to that part of town, where a burned-out Stadium Club bar and a convenience store are the nearest neighbors. The homeless for years have been associated with that area and Rood said his development of the defunct tire store would be “good for the city.”

“This will be a great asset for the city; I’m getting great feedback,” Rood told the commissioners. “People are chomping at the bit for us to get this thing open.”

Rood said after he spotted the property and decided his longtime dream of having a local gun range could be realized “it took six months to get to this point.” He researched other gun ranges and consulted with designers and builders in such locales as Las Vegas and Texas. He concluded that it could be done at 1540 Broadway in Placerville.

The range would feature 10 shooting lanes, including two for virtual shooting experiences, along with lanes for archery sports. Thick barriers would separate the two uses.

In fact, the facility will have state-of-the-art features including baffle plates and other

*(continued on page 3)*

## GUN RANGE *(continued)*

aspects that will assure that “nothing can go up through the roof—no bullet can escape,” said Rood.

Rood was so enthused he even called his favorite builder out of retirement in order to help with the Hangtown Range.

“Dick called me one day and asked me what it would take to get me out of retirement and I told him it would have to be something challenging,” said Steve Hatch of Hatch Construction, along for the tour of the site on Wednesday.

Hatch, who said this would be his first indoor gun range project, is tasked with placing a thick concrete building inside the existing metal-roofed structure, “a building within a building,” as city planner Andrew Painter described it to the commission.

Open trenches and stacked and strewn equipment, including one that resembles a World War II era torpedo, populate the range-in-progress right now, with Rood and Hatch explaining what will go where.

The torpedo-looking device catches bullets, spins them to diminish their power and then drops them into a bucket for eventual recycling.

Top of the line filters will clean the air at Hangtown Range, which when it opens in mid- to late August will be under the guidance of manager Josh Slater, also on hand for the impromptu tour Wednesday.

Slater, an NRA instructor and retired from the military, explained the filtration system not only will clear the visible detritus of shooting but promised “the air inside the range will be cleaner than the air outside.”

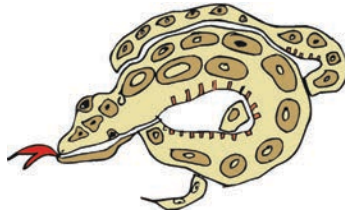
Rood earlier had assured the Planning Commission that noise from the shooting will not be audible for anyone walking past the business, saying that traffic from the nearby Highway 50 would be more of a nuisance.

Speakers from the public at the city planning meeting urged the commissioners to give the range a green light, with one woman telling the panel that 4-H is seeking to establish a youth gun club locally and that the range would be ideal for them.

“One of my daughters wants to go to the Olympics in shooting and she needs to practice,” said Myra Lowder, 4-H leader, adding that “there are lots of scholarships out there for youth.”

Realtor Peter McQuillan asked the commissioners to OK plans for the indoor shooting range, reminding the panel that “there weren’t a lot of people clamoring for that building.” ~

*Credit: Pat Lakey, Mountain Democrat*



## RATTLESNAKE DANGER WARNING

Warmer weather means more than time to get outside and enjoy the lakes, rivers and trails—it means rattlesnakes are more active.

A rattlesnake bite can produce painful swelling, bruising tissue destruction, bleeding problems and in rare cases can be fatal. Most bites occur between April and October, according to the California Poison Control System (CPCS).

“While the odds of being bitten by a rattlesnake are small (more than 300 cases are reported to CPCS annually in California, with additional other cases managed by physicians and hospitals) compared to other environmental injuries, by following outdoor precautions, people can minimize the chance of being bitten,” said Dr. Rais Vohra, associate medical director for the Fresno/Madera Division of CPCS.

He said children are naturally curious and may look into open pipes or under rocks, or kick loose brush and bushes where snakes may be hiding. Rattlesnakes do not always make a rattling sound, so someone can be standing next to a rattlesnake and not even know it. Children need to be carefully supervised outside, especially in wooded and desert areas where snakes tend to live. Dogs can also become victims to rattlesnake bites.

Some rattlesnake bite prevention tips include:

- Wear boots and long pants when hiking.
- Stay on trails when hiking, away from underbrush and tall weeds.
- Do not touch or disturb a snake, even if it appears dead.
- Carefully inspect logs or rocks before sitting on them.
- Never hike alone in remote areas. Always have someone with you who can assist in an emergency.
- Teach children to respect snakes and to leave them alone.

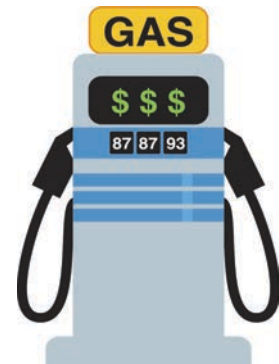
Symptoms of a rattlesnake bite may include extreme pain and swelling at the location of the bite, excessive bleeding, nausea, swelling in the mouth and throat making it difficult to breathe, lightheadedness, drooling and even collapse and shock in rare cases. If you are bitten by a rattlesnake, seek

immediate medical attention,” Vohra said. “Severe or even life-threatening symptoms may occur within minutes after the bite or in other cases may begin after a couple of hours. In either event, your best bet is to get to a hospital as soon as you can.” He added that the following steps are important for any rattlesnake bite:

- Get immediate medical attention.
- Do not apply ice, do not use a tourniquet or constricting band, do not try to suck out the venom and do not use any device to cut or slice the bite site.
- Keep calm, do not run and keep the affected extremity elevated during transport to a medical facility.

Many veterinarians now carry rattlesnake anti-venom and rattlesnake vaccines for dogs and other pets that are bitten. ~

*Credit: Julie Samrick, Village Life*



## OPPOSITION TO GAS TAX HIKE GROWS

More than half of all Californians oppose the new \$52 billion tax to fix the state’s roads according to a survey released last month by UC Berkeley’s Institute of Governmental Studies (IGS).

A press release from the Berkeley IGS noted, “The results indicate that opponents of the new law outnumber supporters by 23 points, 58 percent to 35 percent. In addition, nearly three times as many voters strongly oppose the law (39 percent) as are strongly supportive (14 percent).

Opposition is also broad based according to the poll and “includes large majorities of Republicans and No Party Preference voters, political conservatives and moderates, voters in all major regions of the state other than the Bay Area, all major races and ethnic subgroups, men and women and all age categories over 30.

“Strongly liberal voters are the only segment in which a large majority backs the law. Democrats and voters with a post-graduate degree are also more likely to support than oppose the law, albeit by narrow margins.”

*(continued on page 4)*

## GAS TAX *(continued)*

The poll also registered a decline in voter assessments of the job performance of the state legislature since the last Berkeley IGS Poll was conducted in March, prior to the passage of the gas tax law.

The new legislation raises the base excise tax on gasoline by 12 cents per gallon, bringing it to 30 cents. Another variable excise tax would be set at 17 cents. The new taxes go into effect in November.

The excise tax on diesel fuel will go to 20 cents per gallon and the sales tax on diesel will go up 4 percentage points. Electric cars will pay a \$100 annual fee.

The package also creates a new annual vehicle fee ranging from \$25 for cars valued at under \$5,000 to \$175 for cars worth \$60,000 or more.

There are already charges by members of the Howard Jarvis Taxpayer Organization that the new law is yet another bait and switch measure. They allege the Governor's new budget includes plans to divert 30 percent of the gas tax increase to programs completely unrelated to repairing the roads and highways, such as park maintenance and job training for felons.

There is also a movement by Assemblyman Travis Allen, R-Huntington Beach, to repeal the gas tax. ~

*Credit: Dawn Hodson, Village Life*



Summer

Alphonse Mucha (1860-1939)



Runners, joggers and walkers set out on the Lincoln Highway during last year's Lincoln Highway 8K Fun Run

## CRHS TO HOST ANNUAL 8K FUN RUN OCTOBER 7

The historic Lincoln Highway will be teeming with runners, joggers, and walkers this coming October 7th, when the Clarks-ville Region Historical Society (CRHS) and the Lincoln Highway Association (LHA) will hold the Second Annual Lincoln Highway 8K Run.

Judging from the positive comments heard after last year's event, the 2017 event will be bigger than ever, drawing participants from all over the nearby region.

The Lincoln Highway was one of the earliest transcontinental highways for automobiles across the United States of America, stretching from New York City to San Francisco. The original concrete paved sections of the Lincoln Highway that are preserved in El Dorado Hills, now known as Old Bass Lake Road and Old White Rock Road, are thought to be among the longest sections of the original highway still in existence. It is upon these original sections that the the participants will travel.

Information and entry forms for this year's 8K Fun Run on October 7th may be found on the CRHS website, [edhhistory.org](http://edhhistory.org) ~

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## SILVER SPRINGS PARKWAY UPDATE TO BE GIVEN AT AUGUST BLAC MEETING

The next meeting of the Bass Lake Action Committee (BLAC) Board of Directors will feature a update regarding progress on the completion of Silver Springs Parkway.

The meeting will be held on August 7, 2017 at 7:00 PM at the Oak Knoll Club House at Oak Knoll Park, 3371 Alyssum Circle, El Dorado Hills, CA 95762. Members of the community are cordially invited to attend.

The information will be presented by John Kahling, Deputy Director, Engineering, El Dorado County Department of Transportation.

For further information about BLAC meetings and membership, please contact Vice President Kathy Prevost at 530-672-6836. ~

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