

The

BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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PARK DRAFT EIR DELAYED OVER ASBESTOS FEARS

No doubt responding to the recent developments at Oak Ridge High School, the County Parks Department announced at the January Parks Commission meeting that the draft EIR for the proposed Bass Lake Park will be delayed until sometime in Summer 2004.

The DEIR was originally scheduled to be issued in January 2004.

Readers will recall that Bass Lake Action Committee, in its August 2003 comments on the Notice of Proposed EIR for the park, noted that “[a]sbestos has been identified as a cancer-causing material (a carcinogen) and most uses have been banned in the United States. Asbestosis, mesothelioma and lung cancer have all been attributed to occupational exposure to asbestos. Symptoms of these diseases generally do not appear for approximately 10-40 years. There is no known safe level of asbestos exposure.”

The BLAC comment continued, “The California Department of Conservation, Division of Mine and Geology, in its Open-File Report 2000-002 identifies the area generally north and south of Bass Lake as an area more likely to contain natural occurrences of asbestos. The map accompanying the report shows that the proposed Bass Lake Park site sits squarely in the middle

of an area designated as being more likely to contain natural occurrences of asbestos.”

BLAC strongly urged the County to thoroughly test the park site for the presence of asbestos prior to undertaking any work on the park site. Since construction will continue over a number of years as the phases of the park are completed, downwind residents are concerned over the risks of airborne asbestos dust and asbestos fibers. Mitigation measures, however well-meant, may also negatively affect residents in the form of site noise and water runoff from the site.

With respect to soils testing BLAC urged the County to utilize the laboratory analysis technique involving Polarized Light Microscopy (PLM) to determine both the percentage and generally the type of asbestos that might be present in the surface material at the park site.

With respect to detecting asbestos in the air, BLAC urged the County to utilize both Phase Contrast Microscopy (PMC) and Transmission Electron Microscopy (TEM) in determining whether asbestos might be present in the air above the park site. This is because while PMC is inexpensive, widely available, takes minimal sample preparation, and produces fast results, PMC is not asbestos-specific and fibers smaller than a given size are not counted. The advantage of using TEM is that it is specific for asbestos.

In essence, in urging for a high test standard at the park site, BLAC sought to avoid the situation that arose lately at Oak Ridge High School. There, the more sensitive tests conducted by the Federal EPA detected dangerously high levels of asbestos previously undetected by tests done by the county and the school district’s consultants.

It will remain to be seen what the testing at the proposed park site turns up. ✍

CRIME SPREADS TO BASS LAKE AREA

Residents of Bass Lake are being urged to lock up their belongings in the wake of a number of petty thefts from parked vehicles and garages.

Though a number of criminals have recently been apprehended by the Sheriff’s Department, it is apparent that thieves have come to recognize our area as easy pickings, since our residents are generally trusting and, because of our rural setting, do not feel the need to lock things up.

To avoid becoming a victim, don’t leave valuables laying around where they can be seen in your car or truck. Lock your vehicle at night, and put it in the garage if you can. Report suspicious strangers you see lurking about the neighborhood. Remember that an ounce of prevention is worth a pound of cure. ✍

BLAC JOINS APAC: ROAD, PROJECTS DISCUSSED AT JANUARY MEETING

BLAC has become a member of the El Dorado Hills Area Planning Advisory Committee (APAC), the local planning group that assists in the planning process in El Dorado Hills. Their most recent involvement was with the planning for the new Safeway complex to be built at Green Valley Road and Francisco Drive.

The regular monthly APAC meeting was held at the El Dorado Hills CSD facility on Harvard way on Wednesday, January 14 at 7:00 PM. Representing BLAC at the meeting were President Kathy Prevost, Vice President John Thomson, Director at Large Vince Mamone, Secretary Fran Thomson, and members Joe and Jeanette D'Amico, Dee Olberding and Andi Stuchell.

Norb Witt, presiding APAC Co-Chairperson, mentioned that the Safeway project at Green Valley Road and Francisco Drive had been approved by the Board of Supervisors, and Norb reiterated his concerns about some proposed signage and the use of LED displays at the gas station.

John Hidahl from the EDH Incorporation Committee reported that the Committee would select a Project Manager soon, which will start the clock on the time specified to secure the necessary funds to go forward with incorporation. John advised that the Incorporation Committee will meet every first and third Thursday of each month at the CSD Pavilion.

The 2004 APAC Board elections were held. Norb Witt and Lee Blachowicz were re-elected Co-Chairs, and Kathy Prevost from BLAC was elected as Secretary-Treasurer.

Several development projects were discussed, and are briefly set forth below.

Construction is scheduled to begin this spring on the improvement and realignment of Bass Lake Road between Country Club Drive and the entrance to the EID facility at Bass Lake. The cost will be shared between the developers of Hollow Oak and Serrano. The Hollow Oak development is a part of the Bass Lake Hills Specific Plan. The development is located about three-quarters of a mile up Stone Hill Road, east of Bass Lake Road, just south of Bridlewood Canyon, and is in El Dorado Hills. This development will consist of 100 home lots one-quarter to one-third acre in size.

Brian Holloway from Hollow Oak presented the plan for their improvements to Bass Lake Road. Hollow Oak has agreed to improve and realign the road north from Country Club Drive to the new intersection with Serrano Parkway.

Serrano will construct the intersection and complete the road improvements from there to the present EID driveway.

According to Brian, approximately 1500 feet of the existing right-of-way between Country Club Drive and Stone Hill Road will become two single, 12-foot-wide lanes separated by a median strip, and will have a 4-foot shoulder on each side. From there the new road right-of-way will swing west of the existing road and rejoin the existing road near the entrance to the EID facility at Bass Lake. This new road

will have a center median strip and a 6-foot bike path on the east side, and a 4-foot pedestrian walkway on the west side of the road. The old road will be retained as a side road with access provided by Hawk View Road at the southern end and a new T intersection at the northern end.

The road between Country Club Drive and Stone Hill Road will be widened on the west side so the existing utility poles will not have to be moved. The road will remain open during construction. The developers do not anticipate a lot of truck traffic for dirt removal from grading in the development or on the road.

In addition to connecting Serrano Parkway to the realigned Bass Lake Road, Serrano has committed to install a traffic light at that intersection. They are waiting to see what type of signal the County DOT will require and when it must be installed.

The exact route of the realigned road is not as yet determined. Representatives of Hollow Oak expect to negotiate any needed easements in the near future. There is a 60 foot easement along the

(continued next page)

DON'T FORGET



***VALENTINE'S DAY
FEBRUARY 14TH***

existing road, but some additional slope easements must be acquired as a result of the road widening.

Ellison Rumsey from Serrano presented a proposed development map for 56 lots on 16.25 acres located on the southwest corner of Bass Lake Road and Serrano Parkway. APAC approved the proposed development map ☞

NEW BASS LAKE ROAD SPEED LIMIT AND RADAR SET

Acting on complaints from local residents, and prodded by the Bass Lake Action Committee, the County has set a new 40 MPH speed limit and authorized radar enforcement on Bass Lake Road.

The change will be effective when the County Department of Transportation puts up new signs. The new speed limit will affect areas now posted for 45 MPH.

Residents have reported impatient motorists speeding, tailgating and passing over the double line on the road.

A recent traffic study by DOT reported that the roadway has followed the same route since it was a wagon trail, and that the traffic volume on the road has roughly tripled over the last ten years. During that same time period the number of traffic accidents have also almost tripled.

The posted speed limit will no doubt be reexamined after the road improvements are completed in 2005 (see the accompanying article on page 2). In the meantime, the CHP will be patrolling the road using radar, so motorists are urged to heed the new speed limit signs when they are posted. ☞



THE PRESIDENT'S LETTER

Our local newspapers are full of articles about Measures G and Y, EDH incorporation, and asbestos issues. You may ask, why are we following these issues in our newsletter and on our website? What does this have to do with Bass Lake? Well, the answer is a lot!

What originally seemed a straight forward issue, with concerns about park development, is actually much more complicated. The Bass Lake area stands to be substantially affected by the General Plan that is ultimately put in place, whether through the Measure G initiative or by the Board of Supervisors.

Measures Y and G affect the EDH incorporation plans. The city of EDH would not include Measure Y, which provides for road improvements. No county EIR means the Cityhood committee would have to draft one. And because of the problems with asbestos at Oak Ridge High, the County has delayed the park's Draft EIR until summer.

What does all this mean to us in the Bass Lake area? It means we need to be informed, read the newspapers, attend meetings when possible, and follow the BLAC website for the latest information.

Most of all, it means we need to vote for what we believe is the best solution during the March elections.

— Kathy Prevost



MEASURE G MEETING DRAWS A CROWD

The El Dorado Forum hosted a luncheon meeting on Wednesday, January 14 at the Cameron Park County Club to discuss the General Plan initiative, Measure G. Kathy Prevost, Fran Thomson, Vince Mamone and Dawn Loewe represented BLAC at the meeting.

The speakers were Jack Sweeney, District 3 County Supervisor, Kim Beal from the Board of Realtors, Shawna Purvines from the County Department of Economic Development, and Barry Wasserman, former City County member and co-author of Measure Y. Rick Russell, a member of the EDH Forum, also participated.

The speakers provided a historical and economic perspective on the development of the 1996 General Plan, discussed the impact caused by not having an approved General Plan, and debated the pros and cons of Measure G.

Sweeney, speaking in favor of Measure G, said that the measure is bound to go to court, and he would rather go into court with a document that is supported by the people than a new document prepared by the Supervisors. He also feels that enough time and money (\$15 million) have already gone into the General Plan process.

Wasserman, speaking against Measure G, said that the Board of Supervisors should be allowed to complete the process they are currently engaged in and that the Board of Supervisor's process is more likely to resist law suits.

A question and answer session followed the presentation. ☞

BLAC WEBSITE OFFERS LINKS TO COMMUNITY WEBSITES

We would like to remind our readers that a number of resources are available as pages and links on www.basslakeaction.org.

From our homepage, click on "References" to read back issues of the Bass Lake Bulletin, reports of BLAC Committees on community meetings, and to access links to archives of articles from the Sacramento Bee, Village Life, El Dorado Hills Telegraph and the Mountain Democrat newspapers.

"Related Links" will take you to links that are grouped by local interest, such as the Mather Field overflights and the cityhood question for El Dorado Hills.

The "What's New" section has a potpourri of interesting articles, website links and information that examine the local area.

Organizations that wish to have a link to their websites on our website should contact our webmaster using the link on our home page. ☺



"Never believe that a few caring people can't change the world. For, indeed, that's all who ever have."

— Margaret Mead

EDH CITYHOOD MEETINGS SET BY EDH CSD

On Wednesday January 7, 2004, BLAC representatives attended the first in a series of public Town Hall meetings on the subject of incorporating the El Dorado Hills community into a city. The meetings are being sponsored by the El Dorado Hills Community Service District. Meeting attendees were treated to two presentations regarding cityhood for El Dorado Hills.

First, Roseanne Chamberlain, Executive Officer, El Dorado Local Agency Formation Commission (LAFCo) reviewed the incorporation application process.

Next, John Hidahl, Chairman, El Dorado Hills Incorporation Committee, gave an overview of the Committee's action plan to complete the LAFCo incorporation process from start to ballot.

The CSD has scheduled a number of Town Hall meetings in its role as information-provider for the cityhood process. The meetings will be held at the CSD Pavilion at 1021 Harvard Way in El Dorado Hills, and the meeting dates may be obtained by contacting the CSD offices at 916-933-6624. ☺

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BLAC ELECTS NEW OFFICERS

In December BLAC elected a new Board of Directors. The new officers are:

Kathy Prevost, President
John Thomson, Vice President
Peggy Glazier, Treasurer
Fran Thomson, Secretary
Vince Mamone, Director at Large

The Board took office on January 1 and will serve for 2004. ☺

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Editor: John E. Thomson, Ph.D.

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The Bass Lake Action Committee is a group of concerned homeowners from the communities immediately adjoining the 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

www.basslakeaction.org

or call

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