

BASS LAKE BULLETIN

BASS LAKE ROAD-SERRANO PARKWAY ROAD LINK SEES PROGRESS



Looking north towards Bass Lake showing where the realigned roadway will meet the existing Bass Lake Road.



Looking south towards the new intersection where the realigned roadway will link up with Serrano Parkway

The county Department of Transportation hopes to open the new link between Bass Lake Road and Serrano Parkway in short order. Completion of this section of the ongoing Bass Lake Road project will allow Bass Lake residents to access downtown El Dorado Hills via Serrano Parkway without having to travel on Highway 50.

This good news was announced by Jim Ware, Acting Supervising Civil Engineer for El Dorado County DOT, who said that he hopes to have construction of the new section of Bass Lake Road and its linkup with Serrano Parkway completed and open in mid-August. Mr. Ware has been very responsive to concerns expressed by BLAC members over the configuration of the temporary detour road now in place to bypass the construction activity that will complete the connector road.

Ware reminded drivers that the bypass road was designed to be traveled at 25 mph and is posted as such. He also urged drivers along Bass Lake Road to obey the posted construction zone speed limit and pay attention to the road, thereby minimizing the chance of an accident.

BLAC president Kathy Prevost agrees with Ware: "We have always said that driving the speed limit along Bass Lake Road will minimize the risk for everyone. BLAC's campaign to reduce speeding along the road was rewarded with a lower speed limit, but drivers do not seem to recognize the need to slow down on the twisty two-lane road."

Ware said that the Department of Transportation is also working on the project to realign and widen Bass Lake Road between Serrano Parkway and Hollow Oak Road, and there will be another temporary construction detour installed near the fire station as part of that project. ~



This photo shows the extension of Serrano Parkway to the new intersection where it will join with the realigned Bass Lake Road to provide easy access to Town Center.



THE PRESIDENT'S LETTER

Summer finally arrived this week! Spring was a period of ups and downs for us with the passing of our oldest dog, a Border Collie cross named Maggie Mae at twelve years of age. Three weeks later we brought home a 13-pound bundle of energy named Tobias at a time in our lives when most people would be saying, "No more critters!" One month later he is a long legged, tri-color Australian Shepherd puppy learning the ropes of living with another mature female dog and several cats....zoom, zoom! If you would like the enjoyment of puppy love without the work, give me a call.

We all love to shop, except perhaps the fellows, and retailers are scrambling to satisfy our needs. The Roseville Galleria may soon be the largest mall in the region with the addition of 400,000 square feet of shops and entertainment to the already 1.1 million square foot shopping center.

Also in the works for the Roseville area is The Fountains, a big 52-acre lifestyle center across from the Galleria. Whole Foods Market has signed up already and West Elm, a new home format run by Williams Sonoma is expected to come on board.

Further south, originally planned as a traditional regional mall, the proposed Elk Grove Promenade will instead be a 1.3 million square foot open-air town center combining several types of shopping styles in one location. The Promenade will be competing with the Laguna Ridge Town Center, a 1 million square foot retail center that includes housing and offices along Elk Grove Boulevard. Laguna Ridge will sit on 155 acres, and will include the city's new civic center, as well as up to 1,000 homes, 250,000 square feet of office space and retail, restaurants, and entertainment.

Turning to events closer to home, last month we hosted Jon Vegna, El Dorado

County Parks Project Coordinator (General Services), who told us about the Silver Springs development, status of planning for the proposed Bass Lake Regional Park, and the proposed Bass Lake Road improvements. Very energetic and enthusiastic, Mr. Vegna is responsible for moving the proposed regional park to completion. Previously with EDC DOT, he brings a new perspective to the table.

From Vegna's remarks, it appears that DOT will be improving the stretch of Bass Lake Road from the Serrano Parkway to the new section of road (currently Hill Road) to be developed by the developer of Silver Springs extending to Green Valley Road. The park entrance will be aligned with the newly created road rather than across from the entrance to WoodRidge as previously discussed. Mr. Vegna related environmental considerations and asbestos mitigation would probably result in a less heavily developed park with fewer playing fields that may have multiple uses. There is also consideration of shifting the fields to the Northwest section of the property to lessen the impact of the proposed athletic field lights, using artificial turf for the playing fields to prevent contamination of the lake by run off and the addition of more walking trails.

All of these suggestions are subject to the final disposition of sale of part of the proposed 41-acre site to the Rescue School District for an elementary school site. As previously reported in the Bass Lake Bulletin, The EDC Board of Supervisor's discussed the possible transaction in closed session and took no action at that time. Previously the proposed elementary school was to be built on the other side of the lake adjoining an El Dorado Hills Community Services District 15-acre park site.

The proposed Bass Lake Regional Park Draft Environmental Impact Report is still in process and the EDC Parks Department will hold a series of public workshops when a formal revised park plan has been developed. Stay tuned!

Happy Fourth of July to all of you!

Kathy Prevost

President
Bass Lake Action Committee

BASS LAKE HILLS SPORTS PARK SITE CHOSEN BY EDHCS

The El Dorado Hills Community Services District has chosen a site next to the proposed elementary school in the Bass Lake Hills Specific plan to be developed as a twenty acre sports park. The site is to the southwest of the existing fire station.

Plans call for baseball fields, soccer fields, and other recreational amenities to be placed on the site. Negotiations between the CSD and the Buckeye School District have resulted in arrangements for joint use of the park facilities by the school in exchange for the school district's help in purchasing part of the park land.

The balance of the cost of the park land will be borne by developers under the terms of the current development agreements.

According to CSD Planning Director Diana Hillyer, the ball fields will not have night lighting because of dark sky requirements contained in the Bass Lake Hills Specific Plan. ~

LACK OF MODEL HOMES NO BARRIER TO LAUREL OAKS SALES

Recent visitors to Pulte Homes' Laurel Oaks housing development off of Hollow Oak Road were disappointed to find that the models were not yet open. Permission to show the model homes and the issuance of additional home building permits are tied to progress on the improvements now in progress on Bass Lake Road, completion of which Pulte Homes is required to finance.

Despite the lack of model homes to show, Pulte documents indicate that all available home sites are currently "Sold Out" until the next phase of homes is released.

The Laurel Oaks development features three home models, ranging from around 2,500 to 3,600 square feet, with base prices topping out at \$635,000 before lot premiums, upgrades, and options. Pulte sales representatives say that the model homes are scheduled to be open by July 10th. ~



GOD SAVE THE FLAG

by Oliver Wendell Holmes

Washed in the blood of the brave and the blooming,
 Snatched from the altars of insolent foes,
 Burning with star-fires, but never consuming,
 Flash its broad ribbons of lily and rose.

Vainly the prophets of Baal would rend it,
 Vainly his worshippers pray for its fall;
 Thousands have died for it, millions defend it,
 Emblem of justice and mercy to all.

Justice that reddens the sky with her terrors,
 Mercy that comes with her white-handed train,
 Soothing all passions, redeeming all errors,
 Sheathing the sabre and breaking the chain.

Borne on the deluge of old usurpations,
 Drifted our Ark o'er the desolate seas,
 Bearing the rainbow of hope to the nations,
 Torn from the storm-cloud and flung to the breeze!

God bless the Flag and its loyal defenders,
 While its broad folds o'er the battle-field wave,
 Till the dim star-wealth rekindle its splendors,
 Washed from its strains in the blood of the brave!



SACRAMENTO BUILDING BOOM CONTINUES

Sacramento County continues to grow as home building continues its breakneck pace. Figures compiled by the Sacramento Business Journal showed that Elk Grove has 11,262 new homes in the pipeline, followed by Rancho Cordova, with 11,196 new homes, Roseville, 9,669 new homes, and the unincorporated areas of Sacramento county, 7,042 new homes. Folsom is trailing at 1,427 new homes planned, mainly because the city is running out of developable land. However, Folsom city officials are reportedly hoping to annex land south of Highway 50 so as to continue the city's growth.

The Greater Sacramento region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties, has 100,473 housing units in the permit process.

In our local Bass Lake area, Pulte Homes is currently building the Laurel Oaks development of 99 homes at the end of Hollow Oak Road. Also, the county recently gave approval for 123 new homes in the Hawk View subdivision west of Bass Lake Road, 124 new homes in the Bell Ranch development adjacent to Holy Trinity Catholic church, and 56 new homes in Bell Woods, a triangular tract east of Laurel Oaks. ~



HIRED GUNS TO FIGHT COUNTY'S ASBESTOS LAWSUITS?

From a reading of the Board of Supervisor's agenda for their closed meeting on June 28 ("closed meeting" means that the public is excluded), it is evident that the supervisors have decided to spend nearly \$100,000 of the taxpayer's money to retain the services of the law firm of Dongell Lawrence Finney, LLP "to provide specialty research and advisory services regarding Naturally Occurring Asbestos" using Air Quality Management District funds. The law firm, Dongell Lawrence Finney LLP, is based primarily in the center of the Downtown Los Angeles Financial District, with offices in Sacramento and San Francisco. They hold themselves out to be "an experienced firm that specializes in environmental litigation."

Our readers will recall that in last month's Bulletin we reported that the Supervisors had discussions in a previous closed session with legal counsel on the subject of "Existing Litigation - Asbestos in El Dorado Hills," and we wondered at that time whether this meant that the supervisors think they may be sued over alleged lax enforcement of hazardous asbestos dust in the county, or whether someone has already threatened legal action over the supervisor's past inaction with respect to naturally occurring asbestos in El Dorado County.

As a famous man once said, "Stay tuned for further developments!" ~



Ron Conoly's Triumph TR3A

BLAC MEMBER'S FINE SPORTS CAR FEATURED

BLAC member Ron Conley's beautiful 1959 Triumph TR3A roadster was the subject of a feature newspaper article in the Sacramento Bee article in June.

The vintage car has been in Ron's family since 1962 and has been lovingly maintained over the years. Ron can be seen cruising in the car, with its sporty British Racing Green paint job, around the neighborhood on sunny days. Be sure to give him a wave when you see him. He might even give you a ride! ~





Newly opened link between Silva Valley Parkway and White Rock Road

SILVA VALLEY-WHITE ROCK LINK OPENED

After many setbacks, the road connection between Silva Valley Parkway and White Rock Road was opened to traffic with much fanfare on June 29th. Originally scheduled to open much sooner, difficulty in laying underground utilities in the rocky soil underlying the roadbed delayed construction for months. The new link will allow traffic from Serrano to access El Dorado Hills Town Center without having to travel on El Dorado Hills Boulevard, which is known to be a bottleneck at the Highway 50 interchange. The bottleneck is predicted to get worse as construction proceeds on the new Highway 50-El Dorado Hills Boulevard interchange.

Upon completion of the Bass Lake Road-Serrano Parkway connection now under construction, Bass Lake residents will be able to get to downtown El Dorado Hills and Town Center easily via Serrano Parkway and Silva Valley Parkway, without having to risk their necks on Highway 50. ~

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

— Margaret Mead



POT LUCK REMINDER

BLAC members are reminded that our Summer Potluck Get-Together will be held at Tom and Andi Stuchell’s house on July 16, so sign up if you haven’t already.

Be sure to RSVP to Andi at 672-8366 so she has an idea of how many will be attending and what you will be bringing!

Kathy Prevost and Tasha Boutselis will be raffling off a couple of goodie baskets and perhaps some other doorprizes, so don’t miss it! ~

Bass Lake Action Committee
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JULY BLAC MEETING

All BLAC members are cordially invited to attend the July Board Meeting that will be held at the home of Dee and Dennis Olberding on July 11 at 7:00 PM.

Our guest for the evening will be Jim Ware, Acting Supervising Civil Engineer for the El Dorado County Department of Transportation, who will speak to the group about plans for roads and transportation in our area.

For further information contact Dee at 530-677-8739. ~



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