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SIENNA RIDGE REALIGNMENT PROJECT BEGINS CONSTRUCTION



Construction equipment beginning work on the Sienna Ridge Road realignment, with the intersection of Bass Lake Road and Seranno Parkway visible in the right background.

Construction has begun on the realignment of Sienna Ridge Road (formerly old Bass Lake Road). The realignment will complete the intersection at Bass Lake Road and Seranno Parkway, with Sienna Ridge being the new south-bound street. Excavation of the new roadbed will furnish fill for rough grading the corner lots on each side of the new roadway.

Please refer to the map on page 2 for information on the route of the realigned roadway.

During construction, the northern part of Sienna Ridge will be closed to traffic. Access to the open roadway will be available via the southern intersection of Sienna Ridge and Bass Lake Roads.

Plans for the realignment were discussed at the March Bass Lake Action Committee meeting which featured a presentation by Kirk Bone of Parker Development.

At that meeting, Kirk said that, in his opinion, the housing market is looking positive. He said that he believes that we may be in the first year of a new run-up in housing prices.

The relocation of the road is necessary if new homes are to be built in Village J6, as the northern end of the old Sienna Ridge

Road crosses the Village J6 area to be developed, and that part of the road is scheduled to be abandoned.

Readers will recall that plans for a shopping center at the intersection of Bass Lake Road and Serrano Parkway was announced some time ago. The shopping center is planned for Serrano Village J5, on the southeast corner of what will be the intersection of Bass Lake Road and the relocated Sienna Ridge Road.

The planned shopping center will have floor space equivalent to the Raley's Center on El Dorado Hills Boulevard (120,000 square feet). At one time, 30,000 square feet of ancillary commercial was planned on the northeast corner, which would have made the total floor space at the intersection 150,000 square feet. However, that much commercial space is too much for this area, according to Kirk. Instead, the ancillary commercial will probably be developed as residential. Development of the remaining shopping center is probably ten years away. Asked 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 shopping

center would probably never be built.

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

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

There is some interest from several housing developers to build traditional single-family homes on the site. Parker has applied to the County for a change from the current 204 half-plex 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.

If there are no objections to the project, Parker Development would like to move the development projects along fairly quickly, possibly beginning construction by 2014. The Village J7 changes have been approved by the El Dorado Hills Area Planning Advisory Committee, and the changes are now being reviewed by the County. 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.

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

Kirk was asked if he expects to have more than one builder for J6. He said that home builders usually like to 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. ~

(An earlier version of this article appeared in the March 2013 Bass Lake Bulletin.)



Map showing the realigned route of Sienna Ridge Road and the old roadway to be abandoned.



BLAC BOARD SETS AUGUST MEETING, NO MEETING IN JULY

There will be no Bass Lake Action Board Meeting meeting in July.

The August Board Meeting will be held on August 5, 2013, at 7:00 P.M. at the home of Fran and John Thomson, 501 Kirkwood Court, Woodridge, El Dorado Hills. *Note that this is a change of location from that which was previously announced.*

All BLAC members are cordially invited to attend all BLAC board meetings. For additional information, contact Kathy Prevost at 530-672-6836. ~



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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

PRESIDENT'S LETTER



Hello All,

Well, July was supposed to be a vacation for the Bulletin, but we got so many inquiries about the construction at Bass Lake Road and Seranno Parkway that we thought that an extra edition of the Bulletin, explaining what was going on, was in order.

I hope you all survived the recent heat wave intact.

See you in August.

Sincerely,

John Thomson

President



PROPANE PRICES SUBSIDE

The contract price for JS West propane for the communities of Bridlewood Canyon, Sierra Crossing and Woodridge was \$1.27 per gallon on July 8, 2013. JS West's general market price was \$1.99 per gallon.

The Mont Belvieu, Texas benchmark wholesale price was \$0.8862 per gallon on July 8, 2013. Last year at this time it was \$0.8000 per gallon. ~

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



I record only the sunny hours.