

# BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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



## SERRANO'S FINAL HOUSING PROJECT ON HOLD

Wanting to ensure that Serrano Associates complies with everything promised in its development agreement with the county, at the August 8 meeting of the El Dorado County Planning Commission, its members voted to require a compliance audit of the development agreement before approving a tentative subdivision map for the Serrano Village J7 project.

The last section of Serrano to be developed, the project would include 65 single-family homes and six landscape lots.

Located on Bass Lake Road east of the Serrano Parkway, and the Bass Lake Road intersection in El Dorado Hills, the project attracted the concern of commissioners as to whether or not all the conditions in the original development agreement had been met.

That 20-year agreement was adopted in 1988 but expired in 2009 according to Mike Cook, a representative of Serrano. He said the agreement had been reviewed 14 times over the years and Serrano was in compliance with every requirement except for building Village J7 as well as a park.

Kirk Bone, director of government relations for Parker Development Company, the firm that built Serrano, noted that a 12.5-acre park is in the design phase, saying construction on the park should begin next spring.

Several residents living in the Bridlewood Canyon community, which borders the proposed Village J7 development, complained of existing traffic on Bass Lake Road, saying more homes would add to the congestion.

*(continued on page 2)*



## NATION'S PENDING HOME SALES CLIMB

Pending home sales continued to ascend in June, marking two consecutive months of growth, according to the National Association of Realtors. Each of the four major regions recorded a rise in contract activity, with the West experiencing the highest surge.

The Pending Home Sales Index (PHSI), [nar.realtor/pending-home-sales](http://nar.realtor/pending-home-sales), a forward-looking indicator based on contract signings, moved up 2.8 percent to 108.3 in June, up from 105.4 in May. Year-over-year contract signings jumped 1.6 percent, snapping a 17-month streak of annual decreases.

Lawrence Yun, NAR chief economist, said the 2.8 percent increase can be attributed to the current favorable conditions and predicted the rise is likely the start of a positive trend for home sales. "Job growth is doing well, the stock market is near an all-time high and home values are consistently increasing. When you combine that with the incredibly low mortgage rates, it is not surprising to now see two straight months of increases," he said.

Yun notes June's contract signings indicate that buyers are both enthusiastic about

*(continued on page 2)*



## BLAC EXPRESSES CONCERN OVER BASS LAKE ROAD

*Letter sent to Planning Commission*

The Bass Lake Action Committee (BLAC) has established a Traffic Safety Committee (TSC) to gather information and concerns from our members and area residents regarding Bass Lake area transportation, circulation, and pedestrian safety. The BLAC TSC has been evaluating area traffic and pedestrian conditions for several months, beginning in 2018. The BLAC TSC members are Ron Cassity, John Davey, Steve Slattery, Frank Sulzberger, and John Thomson, representing the villages of Bridlewood Canyon, Woodridge, and The Hills of El Dorado.

The TSC's primary focus is on road and pedestrian facilities around the southern and western edges of Bass Lake, along Bass Lake Road from Serrano Parkway through Magnolia Hills Drive.

The TSC recently submitted a letter to the El Dorado County Planning Commission, pointing out areas of traffic safety concern. The following is a summary of the letter, which can be read in its entirety on the Planning Commission Legistar pages on the county website.

The main concern addressed is the sharp curve at Bass Lake Road north of Madera Way, and south of Magnolia Hills Drive. Since the mid 1990s residents have been assured that this dangerous curve, the site of multiple fatal accidents, would be improved with the southern extension of Silver Springs Parkway, creating a new three-way intersection. The TSC learned that the CHP actually reported a decrease in accident rates along

*(continued on page 2)*



### SERRANO *(continued)*

They asked that road improvements be undertaken before any more homes are built in the area.

Also speaking at the meeting was Joe Harn, the county’s auditor-controller. Calling the county’s Traffic Impact Mitigation fee program a mess, he said it can’t be relied on to fix county roads. Instead he advised the commission to get as many road improvements as they can out of developers, warning that the county could be in legal jeopardy if it promises road improvements to residents and doesn’t deliver them.

The issue of TIM fees was brought up previously in the meeting on a different agenda item when it noted that the county has a shortfall in its TIM program and an emergency increase in fees is in the works.

In response to residents’ concerns about traffic on Bass Lake Road, Dave Spiegelberg, an engineer with the El Dorado County Department of Transportation, said Bass Lake Road is not yet at capacity although Planning Commissioner Jon Vegna said he expects the numbers will be going up over the next few years.

As much as traffic on Bass Lake Road was an issue, the biggest sticking point was whether Serrano Associates had lived up to everything required in the development agreement.

Commission Chair Gary Miller said with Village J7 signaling the completion of the El Dorado Hills Specific Plan, the county would lose all leverage if the tentative subdivision map was approved before ensuring everything stipulated in the development agreement had been fulfilled.

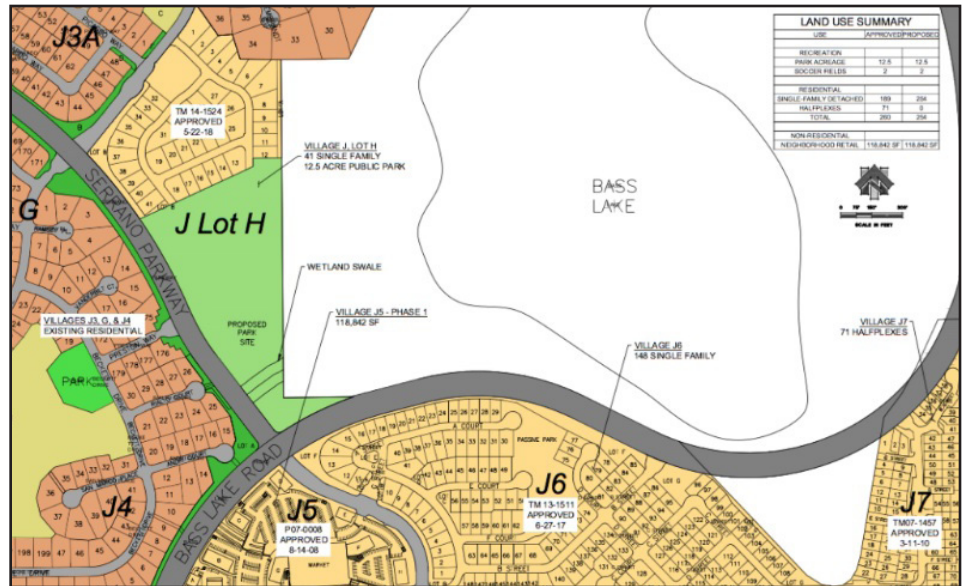
Commissioner James Williams then motioned to continue the item to the August 22 commission meeting. Staff was asked to audit the status of the development agreement as far as compliance and to report to the commission.

That motion was approved 4-1 with Chair Miller and commissioners Williams, Vegna and Jeff Hansen voting yes and Commissioner Brian Shinault voting no.

Another item continued to the commission’s August 22 meeting was approving the finding of consistency of the 2019 annual Capital Improvement Program with the General Plan and adding eight projects to the annual CIP.

However the commission asked that the item be continued so they could further study materials just furnished to them at the meeting. ~

*Credit: Dawn Hodson, Mtn. Democrat*



Map showing the relative positions of the parcels discussed in the article.

### CLIMB *(continued)*

the market and of the potential wealth gain, but he added that home builders need to increase inventory. “Homes are selling at a breakneck pace, in less than a month, on average, for existing homes and three months for newly constructed homes,” he said. “Furthermore, homeowners’ equity in real estate has doubled over the past six years to now nearly \$16 trillion. But the number of potential buyers exceeds the number of homes available. We need to see sizable growth in inventory, particularly of entry-level homes, to assure wider access to homeownership.”

#### Regional Breakdown

All regional indices are up from May and from one year ago. The PHSI in the Northeast rose 2.7 percent to 94.5 in June and is now 0.9 percent higher than a year ago. In the Midwest, the index grew 3.3 percent to 103.6 in June, 1.7 percent greater than June 2018.

Pending home sales in the South increased 1.3 percent to an index of 125.7 in June, which is 1.4 percent higher than last June. The index in the West soared 5.4 percent in June to 96.8 and increased 2.5 percent above a year ago. ~

*Credit: Quintin Simmons, National Association of Realtors*



### SAFETY *(continued)*

Bass Lake Road, therefore additional safety measures could not be warranted. While that curve was recently repaved with a rougher surface for better traction following a fatal motorcycle accident at the curve, we question the fiscal decision to provide the new overlay, when the new intersection of Silver Springs Parkway and Bass Lake Road at this location will completely remove this new section of overlayment.

Another concern is the increase in traffic at the intersection of Bass Lake Road and Bridlewood Drive. Residents report having to wait for up to 40 vehicles to pass on Bass Lake Road before a left turn to southbound Bass Lake Road can be made safely. The same increased traffic volume prevents residents from completing a safe left turn from southbound Bass Lake Road into Bridlewood Drive. Similar volume conditions exist at both Madera Way, and Magnolia Hills Dr, and to a lesser extent at Woodleigh Lane.

The TSC is also very concerned with the proximity of the Serrano Village J7 entrance to the Bridlewood Drive intersection with Bass Lake Road. These sit roughly 490 feet apart. That stretch of Bass Lake Road is on a curve, and the existing sightlines are very poor.

The TSC understands that the Department of Transportation does not see the need for roadway improvements such as widening Bass Lake Road within the life of the current General Plan. Therefore, construction of ultimate Bass Lake Road improvements is not required of Village J7. Residents are con-

*(continued on page 3)*



## The EDITOR'S CORNER

Hello Everyone,

Has this summer felt cooler than past years? You are right—mild weather seems to be our fate this year.

The Old Farmer's Almanac's (OFA) Winter 2019 Forecast says this winter will be warm and wet. Most of the country can expect more rain and less snow this winter, they say.

This winter, expect to see above-normal temperatures almost everywhere in the United States, except in the Southwest, where we're predicting a colder-than-normal season, says the OFA.

According to the OFA, their milder-than-normal forecast is due to a decrease in solar activity and the expected arrival of a weak El Niño, which will prevent cold air masses from lingering in the North.

According to the report, precipitation will also fall in the above-normal range (except in Southern California, the Southeast, and a small patch of the Midwest), while snow levels will be below-normal (except in the "interior West" and again, part of the Midwest).

The National Weather Service's predictions are similar to the OFA's—above-normal temperatures for most of the country, particularly the Southwest, Northeast, and Northwestern Alaska.

The National Weather Service says that the temperature and precipitation outlooks are consistent with the elevated probability of El Niño development and its impacts.

Of course, you should take these forecasts with a grain of salt. Still, it might be worth investing in a new pair of rain boots for this winter.

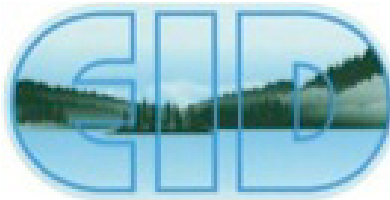
Sincerely,

*John E. Thomson*

Editor

## SAFETY *(continued)*

cerned that this four-lane alignment of Bass Lake Road will never occur, and County DOT maintains that it will not be merited in the life of the current General Plan. The TSC understands that local road capacity improvements in El Dorado County for the past twenty years generally only result from development projects mitigating against their traffic impacts. However, since Serrano J6, and now Serrano J7, don't generate the need for roadway improvements, as documented in County DOT staff report, the TSC questions which future project will generate the needs to meet the trigger for the ultimate four-lane alignment of Bass Lake Road. ~



## PIPE REPLACEMENTS IN EID'S FUTURE

Members of the El Dorado County Irrigation District Board of Directors received a somber overview of the state of the district's drinking water pipelines at Monday's meeting, as staff noted that most of those pipelines are halfway through their estimated service life with the frequency of breaks increasing.

Serving a population of 126,000 customers, EID's underground water supply infrastructure operates over 1,130 miles of pipelines, more than 245 pressure-reducing stations, 14 major pressure zones, 36 drinking water reservoirs and 39 drinking water pump and booster stations.

Using pipes of varying diameters to get the water from its source to a treatment plant and then to people's homes, transmission mains of 14 inches in diameter take raw or treated water and transfer it to a treatment plant and/or distribution storage tank.

At present the district has approximately 120 miles of drinking water transmission mains varying in size from 14 inches to 72 inches.

One of the most important is called the Sly Park Intertie. Installed in 1978, it is currently not operational because of failed sections needing repairs. It is an important link in the movement of water from north to south with the cost of rehabilitating or replacing it estimated at between \$18 million

and \$28.2 million.

Another high priority transmission line lies beneath El Dorado Hills Boulevard. Installed in 1960, it is in a current state of failure as it has suffered three significant breaks/leaks in the past four years. It has also been costly to repair the ancillary damage to roadways and other structures when it breaks. EID estimates that replacing 3.5 miles of the line will range from \$13 to \$15 million.

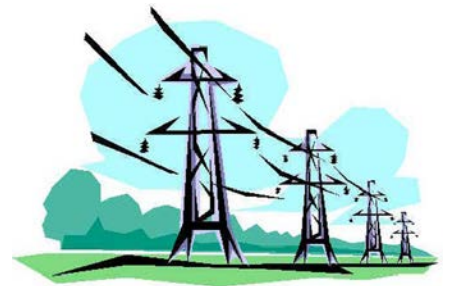
Other distribution lines are also gradually wearing out either because of age or because of the original material they are made of with some pipes constructed of outside diameter steel while others are made of asbestos cement, polyvinyl chloride, ductile iron pipe or copper tubing. Copper has one of the longest lifespans, lasting from 60 to 100 years.

Given the age of the agency's pipes and lifespan, staff estimate they need to spend between \$10.77 and \$11.38 million annually to replace them.

General Manager Jim Abercrombie recommended replacing and repairing them using drinking water revenue with bigger projects financed via bonds.

Director Pat Dwyer suggested that staff prepare a report on the state of the district's wastewater system as well. ~

*Credit: Dawn Hodson, Mtn. Democrat*

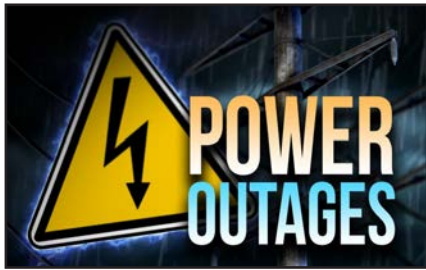


## SMUD TO BUY PG&E'S AMERICAN RIVER HYDROELECTRIC PLANT

The Sacramento Municipal Utility District is moving forward with plans to buy a hydroelectric powerhouse and reservoir from Pacific Gas and Electric Co. for \$10.4 million.

In a joint statement, the local utility providers announced that the Chili Bar Hydroelectric Project — a dam, reservoir, spillway and powerhouse that generates electricity north of Placerville on the South Fork of the American River — would be changing hands. The purchase is expected to be finalized in 2020. ~

*Credit: Vincent Moleski, Sacramento Bee*



## PLAN IN ADVANCE TO BE WITHOUT ELECTRICITY

A Public Safety Power Shutoff could impact any of more than 5 million PG&E electric customers. Because extreme weather can last several hours or days, PG&E suggests preparing for outages that could last longer than 48 hours. Take action now to be prepared.



August rushes by like desert rainfall,  
A flood of frenzied upheaval,  
Expected,  
But still catching me unprepared.  
Like a matchflame  
Bursting on the scene,  
Heat and haze of crimson sunsets.  
Like a dream  
Of moon and dark barely recalled,  
A moment,  
Shadows caught in a blink.  
Like a quick kiss;  
One wishes for more  
But it suddenly turns to leave,  
Dragging summer away.  
—Elizabeth Maua Taylor

### *Take these steps before an outage:*

Confirm or update your contact information with PG&E. They will send notifications to the contacts they have on file in advance of a shutoff, when possible.

Create a safety plan for all members of your family, including pets. A Public Safety Power Shutoff can happen at any time of day or night, due to changing weather conditions.

Prepare an emergency supply kit. Include enough water and nonperishable food to last your household one week. Be sure to refresh your kit once a year.

Determine if your landline will work during an outage. Keep a mobile phone as backup.

Keep mobile phones and other devices charged.

If you have a generator, make sure it's ready to operate safely.

Have flashlights available for your household. Avoid using candles.

Have a battery-powered or crank radio.

Stock up on the right batteries for items you rely on. Include two extra sets in various sizes.

Keep cash on hand and a full tank of gas. ATMs and gas stations may not be available during an outage.

Learn how to manually open your garage or any other door that usually operates with electricity.

Talk with your building manager if you live or work in a building that has elevators or electronic key card access to understand how they will deal with a possible multi-day outage.

### *Take these steps during an outage:*

Unplug or turn off appliances, equipment and electronics to avoid damage caused by surges when the power is restored.

Leave a single lamp on to alert you when the power returns. Then, turn your appliances on, one at a time.

Typically, your refrigerator will keep food cold for about 4 hours and a full freezer will keep its temperature for about 48 hours--as long as the freezer and refrigerator doors are kept closed. Consider using coolers with ice to keep food cold and safe.

Be sure to use generators, camp stoves or charcoal grills outdoors only. Do not use a gas stove for heat.

And check on your neighbors.

Source: PG&E website



## BLAC BOARD MET AUGUST 12, SETS NOVEMBER MEETING, 2019 ANNUAL MEETING AND CHRISTMAS PARTY

The Board of Directors of the Bass Lake Action Committee (BLAC) met on August 12, 2019. Various items were discussed, including the Traffic Safety Committee's report on Bass Lake Road. See the related article in this issue of the *Bulletin*.

The board set Tuesday, November 11, 2019, as the date of the next BLAC Board Meeting. The meeting will be held at the home of Fran and John Thomson, 501 Kirkwood Court, Woodridge, El Dorado Hills, CA 95762, 530-677-3039. All BLAC members are cordially invited to attend.

Monday, December 9, 2019, was chosen as the date for the BLAC 2019 Annual Meeting and Christmas Party. This date was chosen to avoid conflict with the Thanksgiving Holiday weekend.

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657. ~



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