

BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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NEW SHERIFF'S SUBSTATION COMING TO BASS LAKE ROAD

A lot of the discussion about cityhood revolved around public safety. Although Bass Lake has excellent fire protection from El Dorado Fire Department Station 86 on Bass Lake Road, both sides of the cityhood issue made law enforcement levels in our community an issue.

According to the Rand Corporation, the optimum number of policemen required is roughly proportional to the size of the population being protected. Peaceful populations such as those in the United States require force ratios of somewhere between one and four police officers per thousand residents. The United States as a whole has about 2.3 sworn police officers per thousand residents. Larger cities tend to have higher ratios of police to population.

Last summer, Bass Lake Action Committee and the Woodridge Neighborhood Watch committee hosted a meeting on Summer Drive where local Sheriff and California Highway Patrol representatives discussed traffic and crime issues in Bass Lake with local residents. The meeting resulted in increased enforcement for a while, but Summer Drive residents have continued to complain about traffic issues to the CHP.

A few months ago, BLAC President Kathy Prevost discussed our situation with representatives of both the California Highway Patrol and the County Sheriff's office. Kathy says, "What they told me was that we have just one CHP car and one Sheriff's car regularly assigned to El Dorado Hills and Cameron Park, with overlapping patrol cars at shift changes."

On November 15, BLAC board members John Thomson and Fran Thomson accompanied Waterford HOA President Paul Raveling to the County Board of Supervisors meeting to ask for increased law enforcement in El Dorado Hills. John, Fran and Paul spoke briefly with Supervisor Dupray, then Paul presented a letter with documen-



tation to the Board and asked for their help to improve public safety in El Dorado Hills.

Consequently BLAC members were glad to read the front-page story in the November 29 edition of the *El Dorado Hills Telegraph* that outlined plans for a new sheriff's substation to be built near the fire station on Bass Lake Road, action supported by Supervisors Dupray and Baumann and County Auditor Joe Harn. County Sheriff Jeff Neves said there is money and "a tremendous amount of interest" in finally establishing a permanent law enforcement presence in the county's western sector among both county officials and the communities of El Dorado Hills and Cameron Park. The construction of the new substation is expected to begin in about 24 months.

Surprisingly, Dupray is quoted as saying that he hasn't received many calls or letters from residents regarding the community's need for a greater law enforcement presence. Bass Lake residents are urged to call Supervisor Dupray at (530) 621-5650 or Supervisor Bauman at (530) 621-5651 to assure them that we do indeed have a need for better law enforcement and that we appreciate their efforts to bring a sheriff's substation to Bass Lake Road. ~

NEW SHOPPING CENTER FOR GREEN VALLEY ROAD

A new shopping center, Green Valley Station, is slated for the southeast side of the intersection of Green Valley Road and Cambridge Drive. The site, across Cambridge Drive from the new mini-storage facility, currently has a number of dirt piles that are evidently intended for use in grading the project.

The 64,079 square foot project will include two drive-up fast food establishments and a pharmacy retailer with a drive-up pharmacy window. The contemplated project will cover 7.7 acres (59 percent) of the existing 12.94-acre parcel. At this time there are no development plans for the remaining 5.24 acres of the site.

The final tenant mix for the commercial spaces is unknown at this time, but the developer has provided a site plan with six building types which can accommodate the proposed restaurants and retailers.

The structures will be slab-on-grade stucco buildings. The exterior finish is to be plaster with moldings for trim and cornices and stone veneer finish along the store fronts. Fabric and steel awnings will be used throughout. The developer has provided 320 parking spaces for the center.

The building colors will include Colonial Revival Green Stone (similar to sage green), Nuthatch (brown), Eastlake Gold, Interactive Cream, Biscuit, and Roycroft Adobe (similar to brick red). The roof will be flat concrete tile, and the windows will have green reflective tint.

The project lighting will include 15 Santa Fe lantern style luminaries mounted on straight round aluminum poles placed along the driveway in front of the shops. Wall mounted lights will include 72 Santa Fe lantern style luminaries. Double and single light standards will light the parking lot.

Landscaping will consist of a variety of shrubs and ground cover, and trees will be installed in planters along the rear and side property lines and throughout the parking area. Although 225 trees are provided for, the county Planning Commission is expected to require more trees to shade the parking lot.

The Cameron Park Design Review Committee reviewed the project in July of 2005 and approved the colors, exterior materials, and design of the buildings, including the signs and lighting plans. The county Planning Commission is expected to conditionally approve the project subject to the addition of more shade trees. ~



MATHER OVERFLIGHT NOISE MAY INCREASE

Sacramento County Airport, Sacramento Area Council of Governments, Sacramento Area Commerce and Trade Organization, Sacramento Metro Chamber, McClellan Park, and local Sacramento businesses are all on record as favoring the upgrading of Mather Field to a full international customs port of entry. The elevated status would allow Sacramento to acquire federal funding for customs services. It may also bring in more passenger and cargo flights.

Opponents of increased Mather air traffic fear the move would increase Mather's attraction as an international freight destination and increase the number of noisy over flights into Mather. The opponents have delayed the granting of the elevated status by indicating to the U.S. Customs service that they oppose the upgrade.

Communities for a Responsible Mather Airport (CRMA) is an organization of residents from multiple communities in Sacramento and El Dorado Counties who are concerned about the impact of Mather Airport cargo operations on their communities.

CMRA, which has been trying to get noise and air pollution levels reduced at Mather, say they want to curb the number of big, noisy jets landing at the airport.

Folsom Mayor Steve Miklos, whose city of 61,000 is under Mather's flight path, is quoted in the *Sacramento Bee* as saying, "We know (the county's) intention is not just to receive funding. It's clear they're asking for port-of-entry status at Mather, and they go so far as to say it will open up a whole new opportunity for growth."

Folsom has hired attorneys specializing in aviation laws to curb noise pollution at Mather.

Should the new port status help airport officials turn Mather into California's hub for Pacific rim exports, Miklos, the Folsom mayor, said he would rather "send it to Stockton. We don't want it."

Sacramento County Supervisor Roger Dickinson said Folsom's complaint to Customs about noise will only delay the port designation. He is quoted by the *Bee* as saying, "It's disconcerting to watch [Folsom] effectively allow a very tiny segment of its population [to] wrap it around their finger on an issue of regional importance."

In rebuttal, some Folsom and El Dorado County residents say the move would bring noisy jets to established communities, undermining the local quality of life. They say noisy cargo planes land and take off throughout the night. Package delivery services like United Parcel Service also operate out of Mather.~

BLAC HEARS BASS LAKE ROAD, SILVER SPRINGS PARKWAY NEWS

Bass Lake Residents may have noticed that the county Department of Transportation and our two local county Supervisors recently held a quiet ceremony to dedicate the opening of phase one of the realigned portion of Bass Lake Road between Serrano Parkway and the fire house, evidently inviting only representatives of the press to the occasion.

Of greater interest was a recent meeting held at the Bass Lake Road firehouse to discuss the future plans for Silver Springs Parkway and Bass Lake Road. Present were Jim Ware and several of his engineers from the county Department of Transportation, representatives from the developers of Silver Springs, and BLAC representatives Kathy Prevost, John Thomson, Fran Thomson, Tasha Boutselis, and Hal Erpenbeck.

A wide range of topics was cordially discussed. The representatives from BLAC emphasized that their goal is keeping everyone in the Bass Lake community informed as to what is going on, so as to avoid misunderstandings, and that communication was the key to good relationships. Both Jim Ware and his county DOT colleagues, plus the developer representatives, agreed wholeheartedly. The major topics of conversation were the construction of Silver

Springs Parkway and the ongoing improvements to Bass Lake Road.

Silver Springs Parkway

The new road that will go from Madera Drive and Bass Lake Road north to where it will intersect with Green Valley Road just east of the Pleasant Valley Middle School will be called Silver Springs Parkway. It will be a two-lane divided road with a landscaped median strip and walking and bicycling paths. Construction on the new road is expected to start sometime next year.

The road will be built and paid for by the developer of Silver Springs, who is planning to build 234 homes on the parcel of land that is south of Green Valley Road and west of Sierra crossing. Seventy five percent of the road right-of-way is owned by the developer. The remaining right-of-way is currently privately owned and negotiations are currently underway by the county to obtain that right-of-way.

Plans include the construction of an intersection where Silver Springs Parkway will meet Bass Lake Road, at the present intersection with Hill Road, and will include improvements to Bass Lake Road from that intersection south to Madera Drive.

The BLAC representatives expressed a desire that the plans include a right-turn lane into Madera Drive and a left turn lane into Bridlewood Canyon.

With respect to Madera Drive, John Thomson cited the need for cars to slow considerably in order to negotiate the sharp right turn required to turn from Bass Lake Road onto Madera. It was explained that northbound cars traveling behind a car that is slowing to turn right into Madera usually pass the turning car by veering into the oncoming left turn lane. Concerning the Bridlewood Canyon problem, Kathy Prevost told of a recent accident involving a driver attempting to turn left into Bridlewood and said that such accidents seemed to occur frequently. Hal Erpenbeck and the rest of the BLAC representatives expressed the hope that DOT require some new land developer to construct these two needed improvements, seeing as how Bass Lake Road does not appear to be scheduled for major improvements until the adjoining land is developed, which may be a long time.

Bass Lake Road

The new realigned road, a divided thoroughfare, features wide lanes and includes generous shoulders to accommodate the addition of two more lanes in the future. A

(continued next page)



concrete walking trail meanders along the south side of the road, with an asphalt paved bicycle path on the north side. This section of the road will be improved to add a curbed and landscaped center median strip and perhaps curbs and gutters at the roadside when the rest of the existing Bass Lake Road is rebuilt south to Highway 50.

As part of the realignment project, the Old road was temporarily widened south from the fire station to its intersection with Old Bass Lake Road. This part of the road, and the portion that extends farther south to Highway 50, will be eventually rebuilt to the same specifications as the new realigned portion, as a divided road with walking trails and bicycle paths. Also included will be a curbed and landscaped center median strip, and possibly curbs and gutters at the roadside.

Also contemplated is the realignment of the north end of old Bass Lake Road so that it intersects with Bass Lake Road across from the end of Serrano Parkway. The stop signs at the EID driveway intersection where the old road now comes out will be removed after the old road is realigned.

The timing of these future improvements depends on how soon the area in the Bass Lake Specific Plan is developed. The county expects the developers of Bell Woods and Bell Ranch (and perhaps others) to pay for these future road improvements as part of their development agreements. Developers are usually asked to substantially complete the designated road improvements prior to the county allowing the development to go forward.

The group agreed to meet again next year before construction begins on Silver Springs Road. ~



HAPPY HOLIDAYS



THE PRESIDENT'S LETTER

Hello All,

The sights and sounds of Christmas are all around us, with our Thanksgiving turkey still warm in the refrigerator! I am always amazed how one holiday blends almost seamlessly with the next one each year. Actually, I am amazed at how the years seem to run together (am I the only one that feels this way?)! It was another wonderful Thanksgiving holiday for our family, which was spent with friends and their immediate family. Good food, good company, and best of all, great memories of Thanksgivings past.

This past month I received a letter from a reader (thank you, Dear Reader!) whom I wish had given me a contact number, for she asked some very good questions while also commenting positively on our Bass Lake Bulletin. When we first formed the Bass Lake Action Committee, we struggled with the fact it was so difficult to learn about events and issues that would affect our Bass Lake area. We came to realize that information was available, but from a number of sources (some of which were rather obscure), not always in a timely manner, and definitely not filtering down to the residents. Therefore, one of our goals became *to keep Bass Lake Road homeowners informed about issues and meetings that affect them.*

We also dedicated ourselves to attending as many local meetings as we could on a regular basis, so we could report on issues that would affect the Bass Lake community as a whole. By doing so, we felt that well-informed homeowners would have the best opportunity to submit comment and feedback to public officials. Check out our constantly updated website that speaks to the word "action" that is part of our name. It also takes a lot of "action" just to produce a *Bass Lake Bulletin* each month!

Recently, when we learned that the El Dorado County Board of Supervisors was in discussions to sell fourteen acres of the forty-one acre proposed Bass Lake Regional

Park to the Rescue Union School District, we expressed great concern to the BOS about the secretive manner in which these negotiations had taken place. We also raised many concerns about the advisability of placing a school on the site. Because we raised the issues and revealed the deal, each Bass Lake resident has had the opportunity to take similar action and write, call, or email our County Supervisor, Rusty Dupray, if they have concerns about a new elementary school for 600 students being placed on a site with known asbestos, on a bend of a narrow two-lane road, adjoining a lake, and built directly across from two residential areas of over 900 homes.

As we reported in the October 31, 2005 Bass Lake Bulletin, BLAC has also appeared before and written to the Rescue Union School District Board of Trustees to express our concerns. The school district has acknowledged that the new elementary school is to serve the new neighborhoods in Serrano. Though the advantage to the school district would be getting the fourteen acres for \$4 million, a lot less than the \$17 million Serrano reportedly wanted for a school site in Serrano, taking the acreage away from the park site results in the proposed park being classified as a community park. As such, the county does not have the primary responsibility to develop the park land under the General Plan.

Moving on to matters of a different nature, West Sacramento is soon to be home of the Wag Hotels, a deluxe hotel for pets offering luxury suites for dogs at up to \$55 a day and bi-level condo cages for cats at \$15 a day. The facility totals 34,000 square feet on industrial Enterprise Boulevard. At the Wag Hotel, dogs can play two hours daily in indoor gated areas, relax in faux leather chairs, and stretch out on a soft rug to watch "Lassie" on their plasma TVs. A grand opening open house held in early November was expected to host 300 people and their pets, and nearly 700 showed up.

Here's wishing you all a Merry Christmas and a Happy New Year!

Kathy Prevost

President
Bass Lake Action Committee



EL DORADO HILLS DECIDES TO WAIT ON CITYHOOD

It seems that cityhood for El Dorado Hills is something whose time has not yet come. As we are all aware, voters said, "Not now," on election day. Judging from the conditions that existed when nearby cities recently incorporated, El Dorado Hills has some growing to do before residents feel that a city would be desirable.

It also may take some time until various local factions can see anything to their advantage from cityhood. The Chamber of Commerce will have to shed its "What's in it for me?" attitude and become a better community booster. The Fire Department will have to lose its fear of losing its independence and become a better local partner. Most of all, the big developers will have to finish building out the community in the manner they choose so they can go on to greener pastures.

In the coming year, Bass Lake Action Committee will continue its efforts to bring more services to the Bass Lake area. BLAC will continue to champion responsible growth, increased public safety, and better roadways for Bass Lake. ~

ON A RAINY DAY, WIPERS = LIGHTS ON

A new California traffic law that became effective on July 1 is the requirement that when you use your car's windshield wipers, you also must turn on your headlights.

This safety regulation was advocated by the American Automobile Association to try and cut down on accidents in rainy weather. The rationale is that if you need your wipers on continuously, visibility is poor enough that your headlights should be on too.

Revised Vehicle Code Section 24400 generally prescribes the use of headlights when there is a condition that prevents a driver of a motor vehicle from clearly discerning a person or another motor vehicle on the highway from a distance of 1,000 feet, or there is a condition requiring the windshield wipers to be in continuous use due to rain, mist, snow, fog, or other precipitation or atmospheric moisture.

So if you are out driving in the rain this winter and have your wipers on, be sure to turn on your headlights. ~

NEW BLAC OFFICERS ELECTED FOR 2006

Outgoing BLAC President Kathy Prevost announced the results of the election of new Bass Lake Action Committee officers for 2006 held at the December 5 general membership meeting.

The officers for 2006 are John Thomson, President; Kathy Prevost, Vice President; Tasha Boutselis, Treasurer; Fran Thomson, Secretary; and Hal Erpenbeck, Director at Large. The one-year terms of the officers-elect will begin on January 1, 2006.

The board and the membership also expressed its deep appreciation to outgoing Treasurer Peggy Glazier for her fine service as Treasurer for the last several years.

"We are all looking forward to an exciting new year in 2006," said President-elect John Thomson. ~



Our own full Bass Lake

RAINS AND EID KEEP BASS LAKE FULL

The recent storms have served to refill Bass Lake after the lake level declined at the end of summer.

The water level of the lake is maintained by the Eldorado Irrigation District. The lake is an integral part of the integrated water system that serves El Dorado Hills, and acts as a water "balancing" facility, a safety valve reservoir connected with the EID system in El Dorado Hills. ~

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A NOTE TO OUR READERS

The January 2006 *Bass Lake Bulletin* will be published in the second week of January to allow for us to all recover from the holidays.



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