



BASS LAKE BULLETIN

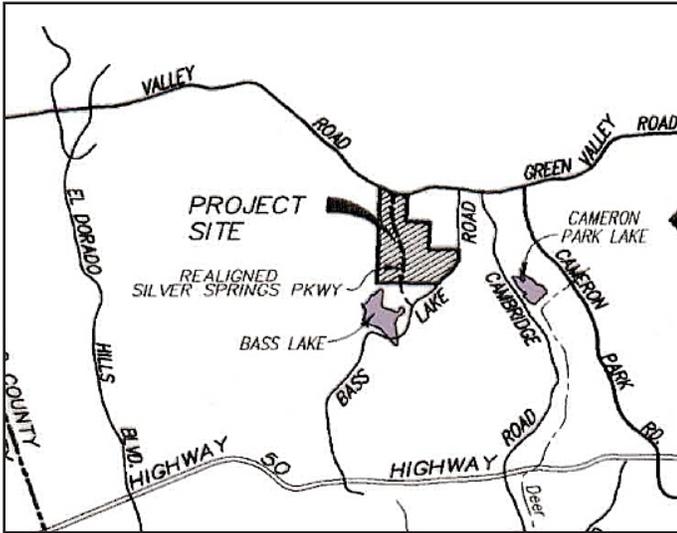
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SILVER SPRINGS PARKWAY PROJECT TO START CONSTRUCTION



Location of Silver Springs Parkway project

The County of El Dorado has announced that construction will soon begin on the new Silver Springs Parkway, and will include related improvement projects. The specific projects include (1) Silver Springs Parkway, (2) the Intersection at Green Valley Road/Silver Springs Parkway, and (3) Turn Lanes at the intersection of Green Valley Road and Deer Valley Road. Traffic controls will be in effect throughout the construction process.

Silver Springs Parkway is a two-lane divided road designed to access the future Silver Springs subdivision. The Silver Springs subdivision will lie generally between the new parkway and the western edge of Sierra Crossing. See the detailed map of the construction route. The school buildings shown to the south of the present Pleasant Grove Middle School indicate a future high school site.

The new parkway will include left turn pockets, bus pullouts, bike lanes and sidewalks. This particular construction project will build the northerly one-mile portion of the parkway, which will end a half-mile short of Bass Lake Road. Barricades will be erected to keep traffic off the new one-mile section. A future phase of the new parkway will extend the parkway the half-mile south to connect with Bass Lake Road at a new intersection near Madera Way. According to

sources at the county, right-of-way issues are holding up construction of the southern portion of the parkway.

As part of the Silver Springs Parkway project, a new three-way signalized intersection east of Pleasant Grove School will be constructed at the intersection of Green Valley Road and the new parkway. The intersection will include right and left turn pockets, a bus pullout and sidewalk

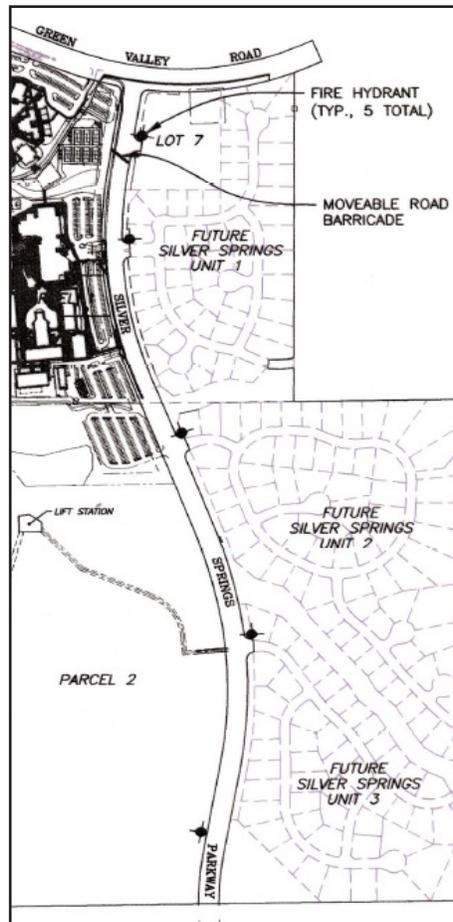
on the south side of Green Valley Road, and bike lanes. Construction staging will accommodate pedestrians, especially children walking to school on the south side of Green Valley Road, with concrete barriers and chain link fencing.

The cost to construct the one-mile northern segment of Silver Springs Parkway and the signalization at Green Valley Road will be \$7.6 million. The future construction cost of the southern end of the parkway from the dead-end to Bass Lake Road, which includes a new intersection at Bass Lake Road, is budgeted at \$7.2 million.

Also as part of the project, right and left turn lanes and bike lanes will be added to the intersection of Green Valley Road and Deer Valley Road. These improvement will cost \$1.3 million.

Construction is anticipated to begin in September 2013 and will continue until the fall of 2014 depending on weather related delays. Initial construction will begin with the turn lane project at the intersection of Green Valley Road and Deer Valley Road. Most of the construction and traffic controls will occur during the day, however some night work may also be necessary.

You may contact Dave Spiegelberg, County of El Dorado, CDA, Construction Division at 530-642-4940 for further information. ~



Details of the northern section of the Silver Springs Parkway



PRESIDENT'S LETTER



Hello All,

Well, summer is here at last. The Bulletin is going to take a Summer Vacation in July, and there will be no Bass Lake Action Committee meeting that month.

The recent closing of Bass Lake Road to install a new culvert near City Lights Drive was completed early, and we didn't have a "car-mageddon" thanks to the timely warnings by the County Department of Transportation.

I hope everyone stays cool through the coming months of June and July.

Sincerely,

John Thomson

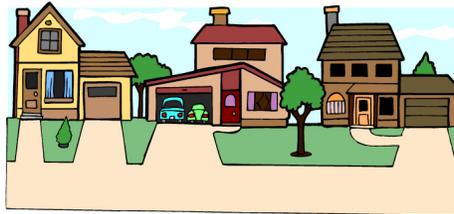
President



Summer Rain

A break in the heat
away from the front
no thunder, no lightning,
just rain, warm rain
falling near dusk
falling on eager ground
steaming blacktop
hungry plants
thirsty
turning toward the clouds
cooling, soothing rain
splashing in sudden puddles
catching in open screens
that certain smell
of summer rain.

— Raymond A. Foss



HOME INVENTORY TIGHTENS FURTHER IN SACRAMENTO MARKET

Ben van der Meer, who covers real estate for the Sacramento Business Journal reports that, despite a feverish market for homes, inventory remains very tight in Sacramento, according to an analysis by online real estate firm ZipRealty.

ZipRealty President and CEO Lanny Baker says that in April, both the length of time homes spent on the market and inventory in the region dropped by nearly half from a year earlier, far outpacing such figures nationally.

Total inventory for sale in the Sacramento region dropped by 46 percent, to 5,139 homes in April, while the median number of days on the market, 12, fell by 52 percent, according to ZipRealty, both comparing to year-over-year figures.

Baker also pointed out that not only did the number of new listings drop between April 2012 and this year, overall inventory dropped over the course of the month.

"That tells us however tight inventory was at the start of the month, it was tighter at the end of the month," he said.

In addition to institutional investor interest and relatively scarce supply, he said, a factor is how prices dropped further in Sacramento than many other places during the housing downturn. That could explain the city's position on the list of hottest markets alongside more glamorous regions such as the Bay Area, Los Angeles and San Diego. ~



BLAC BOARD MET IN JUNE, SETS AUGUST MEETING, NONE IN JULY

The June Board Meeting was held on June 3, 2013, at 7:00 P.M. at the home of John and Fran Thomson. The guest speaker was a representative from the Green Valley Alliance, who discussed development along Green Valley Road.

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 Dee and Denny Olberding, 4068 Kirkwood Drive, Woodridge, El Dorado Hills.

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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