



BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

September 2019

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BASS LAKE ROAD: PAST, PRESENT AND FUTURE

Part One: 1863 TO 2019

By Kathy Prevost and John Davey

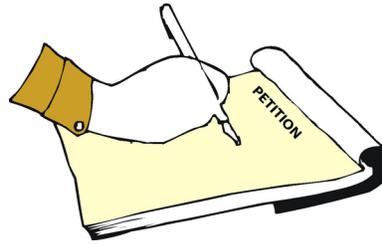
There was very little traffic the very first time we drove windy twisty Bass Lake Road with the little bridge in 2002. The only new construction was the development of Woodridge where we were thinking about purchasing a home. Coming from rural Northern Illinois we were used to rural roads and did not think too much about it. We only passed one other car driving in from Highway 50 that day.

Bass Lake Road was already discovered we were soon to learn, not unexpectedly. There were plans for the development of many homes in the future from the west by Parker Development building out the El Dorado Hills Specific Plan (Serrano) and from the south for long time planned homes in the Bass Lake Hills Specific Plan. There was talk of a Regional Park on the 41 acres owned by El Dorado County across the road from Woodridge.

In our frequent trips on Bass Lake Road, we often wondered about the road itself. We knew Bass Lake Road was old but how old was it? We wondered what stories it could tell both then and now. Why was Bass Lake Road only partially improved rather than completed to Serrano Parkway as we had learned it was supposed to be as part of the Bass Lake Hills Specific Plan.

What was the status of Silver Springs Parkway which had long been planned to be completed from Green Valley Road to Bass Lake Road? Why were Serrano Villages J5, 6 and 7 not conditioned to build frontage improvements by El Dorado County

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BASS LAKE RESIDENTS BEGIN PETITION EFFORT TO IMPROVE BASS LAKE ROAD

In August, the Bass Lake Action Committee's Traffic Safety Committee (TSC) sent a letter to the County of El Dorado Transportation Department regarding our concerns about traffic and pedestrian safety on Bass Lake Road from Serrano Parkway to Magnolia Hills Drive. To date, we have not received a response from County DOT, but we have heard back from three County Supervisors, the County Auditor Controller, and members of the County Planning Commission.

In regards to Serrano J7, the project already has approvals for 71 multiplex homes (three-stories) but is seeking to change that to 65 single family homes. As an approved project, it will be built one way or another, and the community preference seems to be for this new 65 home alternative: BLAC agrees that it would be a better fit with the community, and we're looking forward to welcoming these new neighbors. BLAC is only seeking to have the traffic impacts of left turns onto and off of Bass Lake Road at the J7 gate at the Bass Lake Overflow restricted until Bass Lake Road is improved. The TSC's three public comments for the Serrano J7 project may be seen and downloaded at [TSC Letter 1](#), [TSC Letter 2](#), and [TSC Letter 3](#).

The revised Serrano J7 project hearing has been continued to a third Planning Commission meeting, to be held on October 24th at 8:30AM in Placerville.

BLAC, and most area residents, do not believe that a single residential development project, especially a project this small,



COUNTRY CLUB DRIVE REALIGNMENT WORK STARTED

The work necessary to realign Country Club Drive from Bass Lake Road to Tierra de Dios Drive has started. Earth-moving machines have begun the work to provide for the new roadway, which will intersect Bass Lake Road in the vicinity of Old Bass Lake Road.

The project includes improvements at the intersection with Bass Lake Road. Work will include constructing a two-lane road with eight-foot paved shoulders, sidewalks, curbs and gutters. The project is part of the Bass Lake Hills Public Facilities Financing Plan (PFFP). However, the sidewalk, curb and gutter are not funded by Traffic Impact Mitigation fees.

The old Country Club Drive route will be closed and used as a bike path.

Pictures and a map appear on page four. ~

should be burdened with the requirement to build out the entire four-lane Bass Lake Road alignment in this area around the lake. HOWEVER - cumulatively, all of the area residential developments (that we live in) contributed funds and fees to facilitate road improvements and it seems that over the past 25 years, these funds have not been used, or were used for other transportation projects outside of the impacted area around Bass Lake.

County DOT has settled on the concept that there will be no need for a four lane Bass Lake Road between Serrano Parkway and the future Silver Springs Parkway - so Serrano J7 is not being asked to provide their Frontage Improvements to Bass Lake Road

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BASS LAKE ROAD *(cont'd)*

on the section of Bass Lake Road adjoining Bridlewood Canyon and the Woodridge developments. What are the El Dorado Hills Community Services District plans for their proposed Bass Lake Park?

Bass Lake Road - Past

The Gold Rush days brought thousands of gold miners to Sacramento either by road or ship and finally over land to the gold fields. There were two roads to the diggings and they used either the Sacramento and Placerville Road, which is our present day Highway 50, or the Coloma and Sacramento Road, which eventually became Green Valley Road. Dozens of road houses were built along the routes between Sacramento and the gold fields as well as in Placerville and Coloma.

Placerville was the second largest of all the gold rush towns and was one of the first Camps settled by miners in 1848.

In 1856, the El Dorado County Board of Supervisors appointed two residents to locate a road running from the Morrison House on the Sacramento and Placerville Road to intersect the Coloma and Sacramento Road at the Green Valley House.

After beginning at the Morrison house, the new north-south road would run past the Atlantic house and Big Reservoir (Bass Lake) to a point near the Green Valley House. However, it appears the road may have been successfully resisted by a resident named J.G. Gridley because it was not until 1863 that it became a public highway to a width of 60 feet.

This time it commenced at the west side of the Ohio House on the Placerville and Sacramento Road and followed the west lines of the Zimmerman, Rust and Willits ranches to Evans store on the Coloma and Folsom Road. Zimmerman's property encompassed the American Reservoir, which was to become the future Bass Lake.

The road most likely came to be called Bass Lake Road sometime in the 1930s when James Nicol purchased the American Reservoir property from the Diamond Ridge Water Company. He offered bass fishing and other recreation at his Bass Lake Resort, which was located on the eastern shore of the lake.

Over the years very few alignment changes have been made from the original route. Due to flooding conditions in the winter, the road was aligned further away from the easterly end of Bass Lake in the late 1930s. In the 1950s, a right angle turn was removed from in front of a house at the

Mayhew place.

The southerly end was realigned in the 1960s because of freeway construction. In 1978, a fill was constructed across the easterly end of Bass Lake and the road was realigned across this fill creating the Bass Lake Overflow.

In 2005, the developer of Laurel Oaks was conditioned to build a new road to their development from Bass Lake Road as designated in the Bass Lake Hills Specific Plan Public Facilities Financing Plan.

The new road replaced Stone Hill Road and was renamed Hollow Oak. They also were conditioned to construct Bass Lake Road from north of the proposed entrance of Serrano Parkway to the Fire Station as a two-lane divided road with an asphalt bike trail and concrete walking trail on either side.

Also completed that year as part of the El Dorado Hills Specific Plan was the connection of Serrano Parkway to Bass Lake Road, which had been realigned to correlate with the new Serrano Parkway. A four-way light was installed at the intersection of Bass Lake Road and Serrano Parkway.

In 2013, part of the far northern end of old Bass Lake Road, now called Sienna Ridge Road, was vacated with the remaining road realigned to intersect with Serrano Parkway and Bass Lake Road for a future shopping center and homes.

Bass Lake Road - Past - Specific Plans

The Bass Lake area contains two specific plans, the Bass Lake Hills Specific Plan (BLHSP), which is located at the southern end of Bass Lake Road and totally within the area, and the El Dorado Hills Specific Plan (EDHSP), which is adjacent at the northerly end of Bass Lake Road.

Basically, specific plans provide a comprehensive frame work for future development consistent with the El Dorado County General Plan. They further refine the General Plan by providing detailed policy direction for the plan area beyond that provided in the General Plan.

The EDHSP was approved by the Board of Supervisors in 1988 on approximately 3800 Acres. The Plan is currently in the final stages of completion of building a shopping center on Sienna Ridge Road and the adjacent new homes. There is one Village in the Bass Lake Area left to be built, which is on the east side of Bass Lake Road adjacent to Bridlewood Canyon and the Bass Lake Overflow.

Residents of the Bass Lake area may not be aware that Bass Lake itself is in the El Dorado Hills Specific Plan (identified as Vil-

lage R) and is subject to the constraints of the Plan and the Environmental Impact Report.

The 1200-acre BLHSP and Development Agreements were approved by the Board of Supervisors in 1995 and at completion will be comprised of 1458 Homes of various densities.

Subsequently, a Public Facilities Financing Plan (PFFP) was approved in 2004 by the Board to set forth a strategy to finance the infrastructure and other public facilities. The PFFP required substantial road and infrastructure improvements in various phases to address the concurrency policies of the specific plan.

Developers responsible for improvements would be eligible for reimbursement from future development.

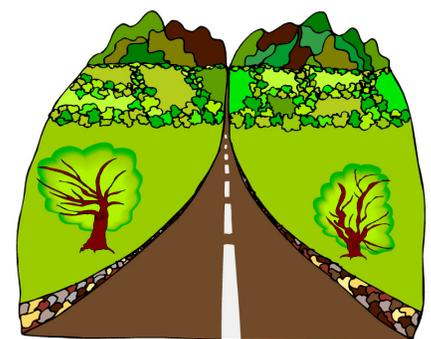
Many of the core improvements, such as completion of Bass Lake Road improvements including landscaping and irrigation of the divided road, curbs and gutters, construction of a park and ride, Silver Dove Road, and the Highway 50 Eastbound and Westbound interchange improvements were required prior to the creation of the 300th lot.

The first 99 homes were built in the Hollow Oak development along with the road improvements to serve the project. This developer was also responsible for the Bass Lake Road improvements in 2005.

Per the June 8, 2004, BLHSP PFFP Final Report, the Hollow Oak project was conditioned to realign Bass Lake Road from north of Hollow Oak Road to Serrano Parkway, moving the route several hundred feet to the west via a newly constructed roadway, and adding bicycle lanes on the west and east sides of the new roadway segment.

This is the current alignment of this section of Bass Lake Road today. The old alignment was renamed Old Bass Lake Road for several years, until modifications to the Serrano J5/J6 commercial properties were approved in 2017, a short section of the old roadway was removed, and the entire old road segment through to the Serrano Parkway-Bass Lake Road intersection was

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The EDITOR'S CORNER

Hello Everyone,

This issue of the Bulletin is devoted to the road situation along the Bass Lake Road corridor. Everyone who lives along Bass Lake Road, or who travels the road regularly, can get an idea of what is happening from the articles.

Ever since BLAC was formed, we have been disappointed that the county road department has looked at the traffic impact of each project individually, and does not appear to take into account the combined impact of the various projects. This incremental planning results in the county being behind the curve in its efforts to plan for traffic mitigation. The county seems to have missed the boat.

If you are interested in land use and growth, I think you would enjoy reading Joel Garreau's book, "Edge City: Life on the New Frontier." Though written in the late 1980s, he pinpoints some of the forces that are transforming the land and life at the edges of the metropolitan areas. After all, people have acted the same over the ages. They still want the American Dream: their own new single-family home in the suburbs. You should be able to get a used copy of the book for five or six dollars at Amazon.

Next month we will follow up our road issue with Part Two of "Bass Lake Road: Past, Present and Future." Stay tuned.

Sincerely,

John E. Thomson

Editor

BASS LAKE ROAD *(cont'd)*

renamed Sienna Ridge Road.

Per the BHSP the Hollow Oak development was identified as Phase 1.

The June 8, 2004 BLHSP PFFP recognized three other projects as part of Phase 1A: Hawk View, Bell Woods, and Bell Ranch. These projects were required to provide completion of the core improvements concurrent with development.

Concurrency - Up-Front Construction of Bass Lake Road

One of the stated goals of the BLHSP is that major infrastructure improvements in the plan area are to be constructed "concurrent" with initial development. The following policy of the 1996 County General Plan states in part that:

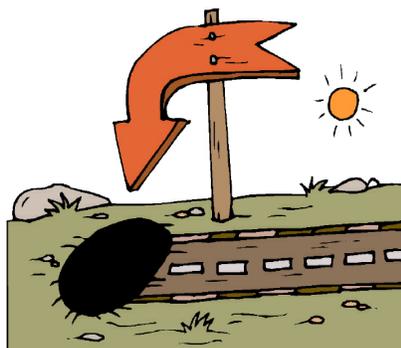
Policy 3.2.1.1-Project Proponents shall be required to make necessary road improvements or to pay a traffic impact mitigation (TIM) fee, or some combination of both, to accommodate increases in traffic caused by the proposed project.

The concurrency issue deals primarily with the construction of Bass Lake Road and Country Club Drive.

Critical Mass - The Concurrency Threshold:

The County Department of Transportation (DOT) addressed the concurrency issue in a memorandum to the County Board of Supervisors that is dated November 25, 2002. The County DOT suggested that the first 300 housing units construct the realignment and construction of Bass Lake Road. The 300-unit threshold is referred to as the "critical mass" amount.

In addition to Bass Lake Road improvements, the PFFP provides that the following items will be required at the 300-unit critical mass level: (1) Hwy 50 Interchange Project Study Report (PSR), (2) access roads & infrastructure to the school site, (3) sidewalks and the class I bike trail along Bass Lake Road, (4) acquisition of an 8.7-acre sports park, (5) design of the sports park, and (6)



acquisition of a 2-acre park-and-ride lot.

The infrastructure that is the responsibility of the County for the 300-unit critical mass is estimated at \$14.9 million was shown in Table 2 of the PFFP. The PFFP allows for two phases of construction for the Bass Lake Road improvements. The first phase was to be constructed by the Hollow Oak project (Phase 1). The second phase (Phase 1A) was to be completed by the next development project or group of projects, whether or not the next project or group of projects exactly equals 300 units.

In 2013, developer BL RD LLC sought to make modifications to the BLHSP PFFP and the BLHSP conditions of approval. These were fundamental changes that many in the community, including the El Dorado Hills Area Planning Advisory Committee, felt were in direct conflict with the intent of the 1996 BLHSP approvals, and pointedly, the 2004 BLHSP PFFP. These changes were rejected by the El Dorado County Board of Supervisors, with the following findings from the El Dorado County Community Development Agency, Development Services Division, in their Executive Summary dated August 16, 2013:

The adopted 2004 PFFP was structured to provide for the ultimate infrastructure needs and provided the phasing and potential oversizing for future phases. The cost of providing infrastructure was designed to place the burden of infrastructure development on the early phases, with the reimbursement to be provided by later phases. If later phases never materialized, and reimbursement was not forthcoming, the risks would be borne by early developments, not the county.

In 2016, the El Dorado County Planning staff and the developer proposed major revisions to the BLHSP and the PFFP for these three developments which was approved by the Planning Commission. The twenty-year 1996 BLHSP Development Agreement between the County of El Dorado and multiple individual land owners was set to expire, and a new Development agreement was desired by the landowners, now primarily comprised of one major investment group, BL Road, LLC, with offices at 3000 I Street in Sacramento. Per this new 2016 Development Agreement, the developer is now responsible for building the realigned Country Club Drive to Bass Lake Road and Morrison Road as well as paying for a small portion of the improvements to the eastbound off-ramp of Highway 50. In September 2017, BL Road LLC sold their interests in the properties to Lennar Winncrest LLC for a

(continued on page 4)

BASS LAKE ROAD *(cont'd)*

reported \$19.03 million.

According to the County any future developments would be conditioned to complete the designated core improvements. Other than Bass Lake North, approved in 2017, there are no new projects that we are aware of. These 2016 major revisions to the BLHSP PFFP are substantially the same as the rejected changes from 2013 that the County determined were not in alignment with the original intent of either the 1996 BLHSP, or the 2004 BLHSP PFFP. BLAC and the minority report from the El Dorado Hills Area Planning Advisory Committee indicated that these changes required an amendment to the BLHSP. County Planning Staff disagreed.

In 2018, El Dorado County Department of Transportation identified the need to widen Bass Lake Rd from Hwy 50 in the south, to Serrano Pkwy in the north, as had been considered in both the EDHSP, and the BLHSP Environmental Impact Reports. Apparently this need was identified in part by existing traffic volume, road conditions, and the impending development of the BLHSP Phase 1A residential projects, the construction of the Safeway anchored Si-
(continued on page 5)

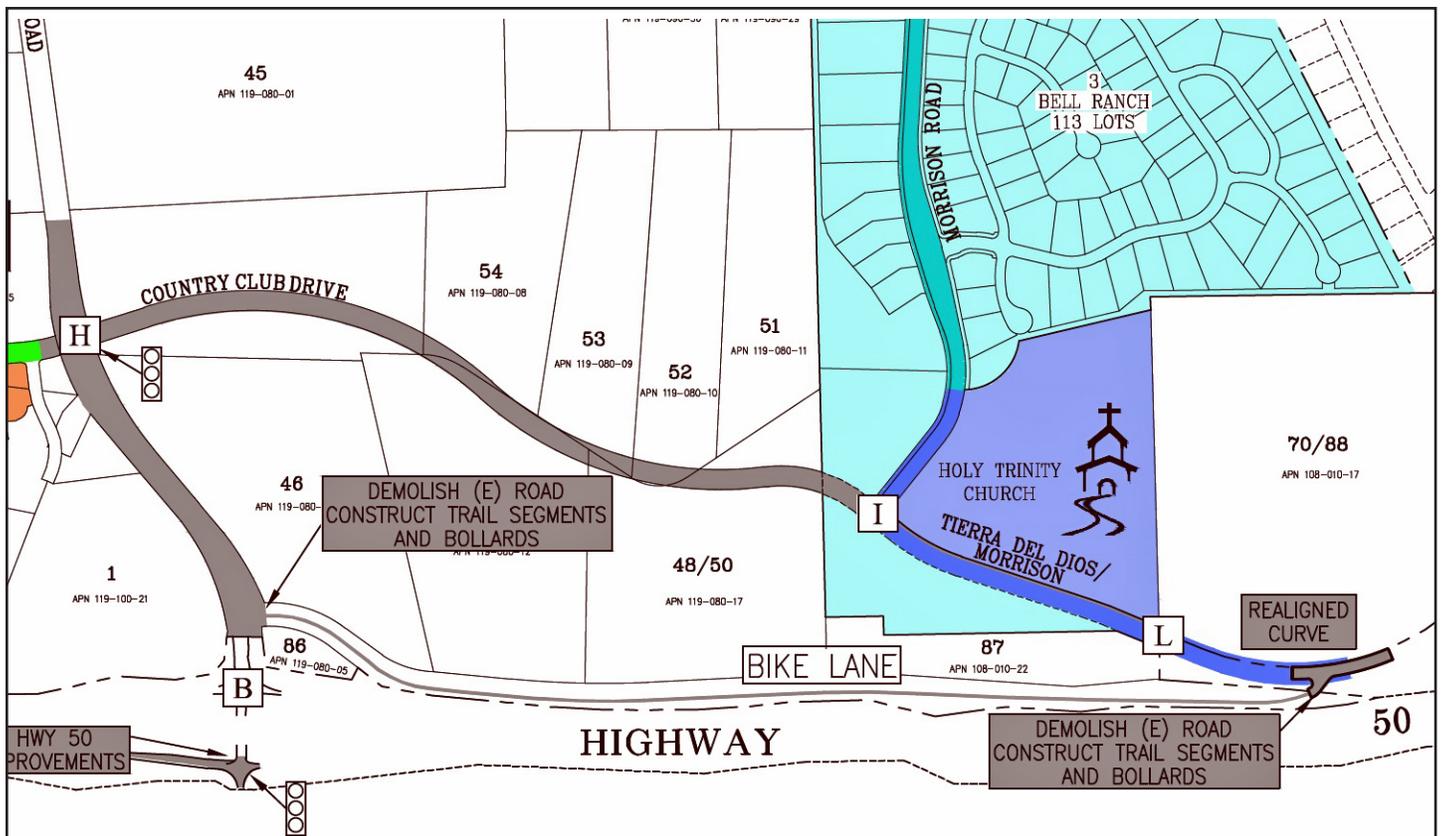
COUNTRY CLUB DRIVE REALIGNMENT



These two photos illustrate the grading on the new right-of-way for realigned Country Club Drive.



Looking downhill towards Bass Lake Road and the new intersection.



Map showing the route of the new alignment of Country Club Road. Note that the only construction contemplated under this project is between points H and I on the map and the realignment of the present intersection of Country Club and Tierra Del Dios to divert traffic to the new section of road ("REALIGNED CURVE" on the map).

BASS LAKE ROAD (cont'd) enna Ridge Shopping Center at Bass Lake Road and Serrano Parkway, the construction of Serrano's Village J6 at Bass Lake, construction of Serrano's Village J Lot H residential project, the previously approved Serrano Village J7, construction of the Silver Springs residential Unit 1 development, and the impending completion of the southern extension of Silver Springs Parkway to Bass Lake Road at the current Sandhurst Hill Road. The four-lane expansion of Bass Lake Road from Highway 50 to Serrano Parkway was officially added to El Dorado County's Capital Improvement Plan (CIP) in June, 2018 as Project No: 72BASS/36105054. However, funding for this project was estimated in the CIP as becoming available in the 2028-2038 time frame.



"Pomona" by Edward Burne-Jones (1833-1898)

September

When the goldenrod is yellow,
And leaves are turning brown—
Reluctantly the summer goes
In a cloud of thistledown.

When squirrels are harvesting
And birds in flight appear—
By these autumn signs we know
September days are here.

— Beverly Ashour

You will not want to miss the October *Bass Lake Bulletin* when we will look at Bass Lake Road—Present, as the story continues.

The Bass Lake Hills Specific Plan may be downloaded at <https://edhapac.org/wp-content/uploads/2017/10/BassLakeHillsSP.pdf>. ~

PETITION (continued)

(curbs, sidewalks, etc) which were required by the projects' conditions of approval. Instead, the County is just asking that the developer pay their frontage improvement fees, for "possible" future construction.

Many have asked when Bass Lake Road improvements around the Lake may come. The County replies that "future developments" will fund those improvements.

Since existing approved projects are not conditioned to pay for these improvements, the BLAC TSC feels that there is no remaining land capable of development between Serrano Parkway and Green Valley Road that could ever provide these improvements.

The goal of the TSC is to see traffic and pedestrian safety improvements added, to correct the substandard Bass Lake Road between Serrano Parkway and Magnolia Hills Drive. The simplest items that could improve these conditions would be for the County to hold onto the right of ways that they have obtained for the Bass Lake Road four-lane alignment between Serrano Parkway and Silver Springs Parkway, but abandon the four-lane alignment goals for the next 25 years, and simply provide some minor safety improvements until the four-lane alignment becomes necessary. These safety improvements would be: (1) Prohibit left turns at the Serrano J7 Village entrance at Bass Lake Road; (2) Provide right turn pockets at Madera Way, Bridlewood Drive, Whistling Way (Serrano J6, just constructed), and at Serrano J7; (3) Provide a left turn lane and a queueing area on Bass Lake Road at Bridlewood Drive; and (4) Provide a combined pedestrian and bicycle pathway between J6, J7, Bridlewood, and Woodridge to connect to the future Silver Springs Parkway pedestrian facilities, the Sienna Ridge Shopping Center, and the proposed Bass Lake Regional Park.

These are large goals, but they seem to be based in common sense. If you would like to support this request, you can add your name to a petition to the County of El Dorado using our online petition.

Log onto the petition by clicking on the following web address: <https://www.ipetitions.com/petition/bass-lake-road-traffic-pedestrian-safety-at-the> to add your name. ~



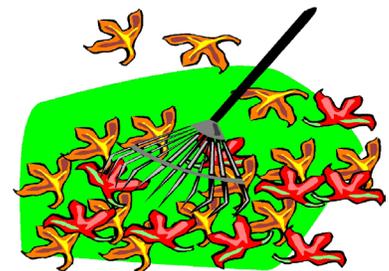
BLAC BOARD MET AUGUST 12, SETS NOVEMBER MEETING, 2019 ANNUAL MEETING AND CHRISTMAS PARTY

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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