

BASS LAKE YOSEMITE NEWS

BASS LAKE REALTY
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CalDRE #01477156

January 2023

LAKE LEVEL UPDATE

The rounds of storms that we had in December raised the lake level as of January 1, 2023, to -15' 4", at an elevation of 3361' 4". With the continuing rain, the lake is filling up quickly.



BASS LAKE REALTY OFFICE

LOVELY SNOW AT THE LAKE

UPCOMING BASS LAKE EVENTS

GLICE ICE SKATING	10:00am-2:00pm & 4:00-8:00pm
The Pines Resort	Daily through March 31st
Call 1-800-350-7463 for information	
SUPER BOWL PARTY	February 12th
The Pines Bar	
Call 559-642-3141 for information	
VALENTINE'S DINNER	February 14th
Ducey's	
Call 559-692-8857 for reservations	



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California Regional MLS information deemed reliable but not guaranteed.

BASS LAKE HISTORY - PART TWO



Typical cabin built by the Williams family

The Pines Tract

Prior to 1991, The Pines Tract consisted of 255 undivided acres of land leased by Bud Williams (Williams Resort) from PG&E on a long term master lease which expired in 2013. The Land had been informally subdivided into 550 residential lots, some commercial property and the road network.

Williams subleased these informally divided lots to persons who built cabins on the leased land. The Cabins were owned, but were built on leased land. The subleases were set to expire in 2012. Because of this arrangement, the cabins were, for the most part, modest. As 2012 was getting closer, maintenance was deferred and very few cabins were remodeled improved. It was very unclear that PG&E would grant Williams another master lease. It was equally unclear if Williams would be reasonable in renegotiating renewal of subleases.

In 1984 Henry "Barney" Bernard formed the Bass Lake Homeowners Association. With a lot of hard work and help from the County of Madera, sublease owners were able to buy out the Williams Resort. A Bond assessment program was implemented in 1989, money was raised, and over it's objections, Williams Resort was bought out for \$5.1 Million Dollars.

Since sublease holders became real property owners without the fear of loosing their investment, the community was reborn with a boom of new building. Old cabins were torn down and others remolded. Property values have soared with Lake Front homes selling for over \$2 Million Dollars.

Negotiations commenced with PG&E and again, after lengthy negotiations and bargaining, PG&E sold 125 Acres to the Bass Lake Homeowners Association for 16.3 Million Dollars. This took another bond issue to raise the money. Liens on every piece of property which went to the bond for financing were put in place. People started getting their deeds to their land in 1992. Again in this process, Madera County assisted in many ways, supporting the bond issue, serving as a facilitator, holding the land until it could be surveyed, officially subdivided and the deeds issued, etc.

(article written by Jim Ackroyd, edited by BassLakeCA.com)

***Article and photo courtesy of BassLakeCA.com**

To be continued in next Bass Lake Yosemite News

Bass Lake Ranger District plans to initiate Madera County Roads Pile Burning

North Fork, CA. January 27, 2023 – (SNF): The Bass Lake Ranger District: The holidays have passed, and the Forest has received a substantial amount of rain and snow. Winter moisture is now providing favorable conditions at some project areas and conditions are ideal to begin prescribed fire ignitions and activity.

Bass Lake Ranger District fire personnel are looking to start burning the piles in the Madera County Roads project around the Bass Lake area, with a total of 567 acres. We are planning to start some test fires on January 30, 2023. First target areas will be where there are large machine piles adjacent to private property boundaries.

This work is a proactive approach to fire and vegetation (fuels) management on the Sierra National Forest, lessening the impact and intensity of catastrophic wildfire seen during the past years, providing healthier resource conditions, and increasing protection to our mountain communities.

The Forest Service coordinates all burning activities with the San Joaquin Valley Air Pollution Control District, the National Weather Service in Hanford and the Madera County Roads Dept., Caltrans and local law enforcement agencies to keep traffic flowing smoothly along Bass Lake Roads Rd 223, 426, and 274. Some areas may have traffic control in place, but efforts will be made to keep wait times minimal. Please be cautious of fire equipment and personnel that are working along the roadways.

For more information on these prescribed fire projects and associated activities, please contact the Bass Lake Ranger District Office at 559-877-2218.

* Article courtesy of Forest Service/U.S. Department of Agriculture

WINTER BEAR ACTIVITY

We have had a great winter full of storms and snow. Generally, people assume once it snows the bears are hibernating, but they aren't all hibernating this winter! Bears won't always hibernate if they have enough food to make it through the winter. This year was a big acorn year for certain species of oak trees, so bears are still eating enough to sustain them. There are still at least three active bears in Yosemite Valley and one in El Portal. This means that bears are likely still active in other areas as well.

Please remember that proper food and garbage storage is required year-round.

More information about bears can be found at www.keepbearswild.org.

*Article courtesy of Yosemite Sierra Visitor's Bureau

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