

Pre-Application Conceptual Review (PA20-0006)



*Board of Supervisors
May 4, 2021*

Pre-Application Process

The purpose of the pre-application process is to:

- Review preliminary project design to ensure conformance with County Policies and Ordinances
- Provide early identification of issues giving the applicant the opportunity to seek solutions before the filing of an application
- Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval
- Assist the applicant in determining the scope of material required for submittal of an application
- Improve the quality of the application when submitted, thereby simplifying the processing of the application

Conceptual Review

The purpose of a pre-application Conceptual Review is to:

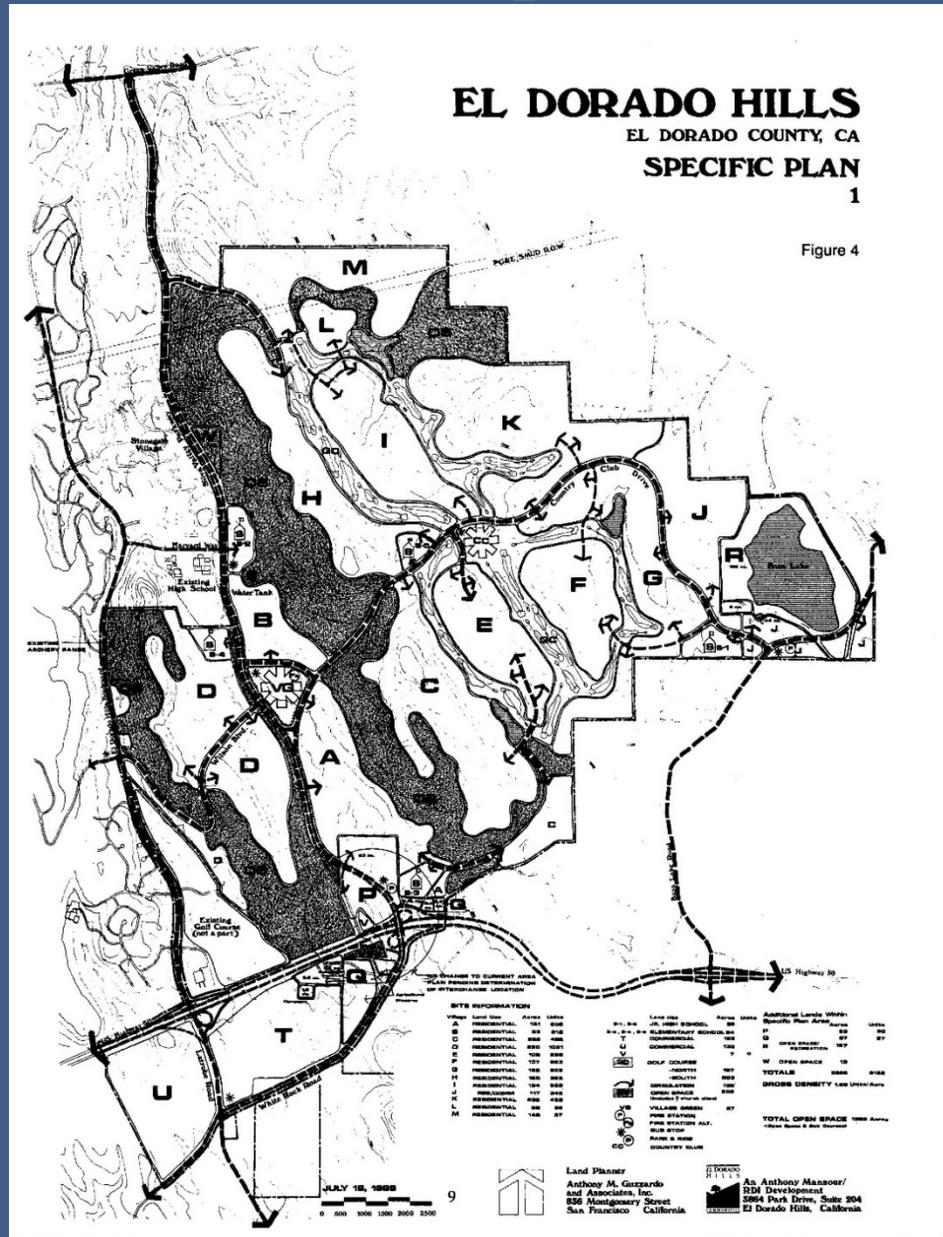
- **Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion**
- **Provide an opportunity for project applicants to receive early feedback from the Planning Commission and/or Board of Supervisors in an informal workshop setting**
- **Provide legal notice of the workshop, allowing public input**

Project Summary

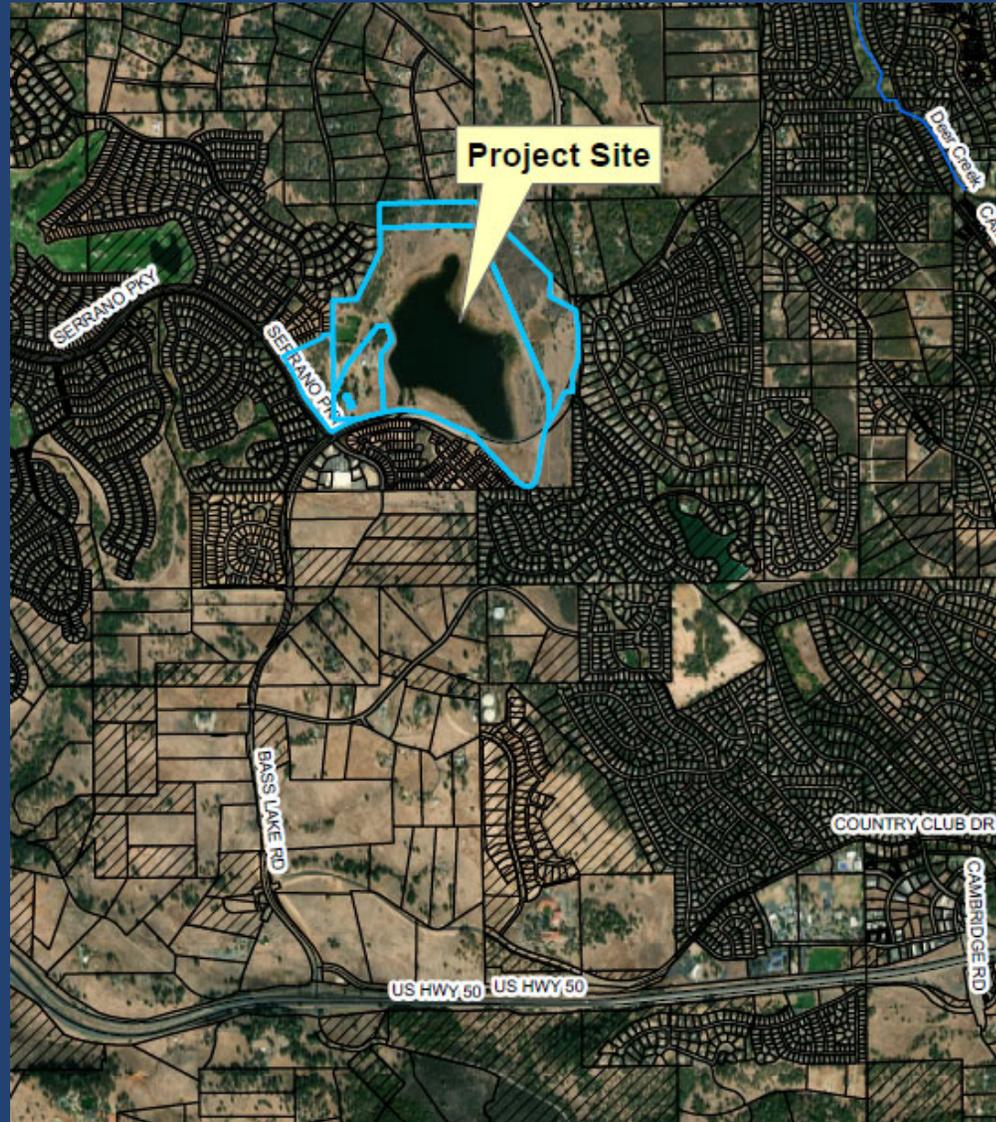
Request for a voluntary pre-application conceptual review (pursuant to Board Policy J6) of a proposed regional park that would provide recreational opportunities and ancillary facilities. Examples of anticipated activities and facilities include:

- Multi-use trails
- Tot Lot
- Dog Park
- Lighted ballfields and sport courts
- Shade and barbeque area
- Fishing dock and boat ramp
- Museum and educational facility
- Outdoor amphitheater

El Dorado Hills Specific Plan Area



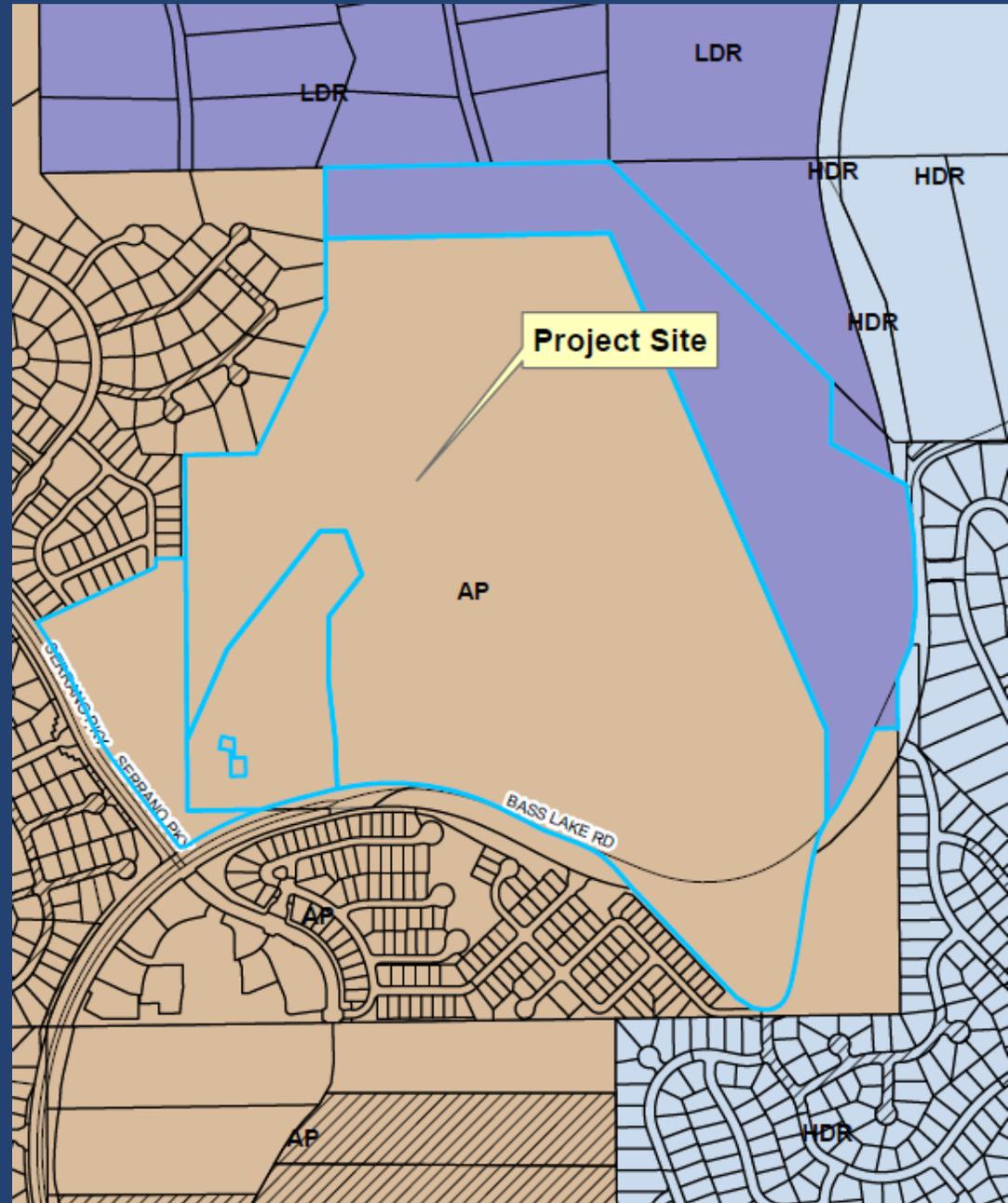
Project Site Vicinity



**General Plan
Designations:**

**Adopted Plan-
El Dorado Hills
Specific Plan
(SP86-0002)**

**Low Density
Residential (LDR)**

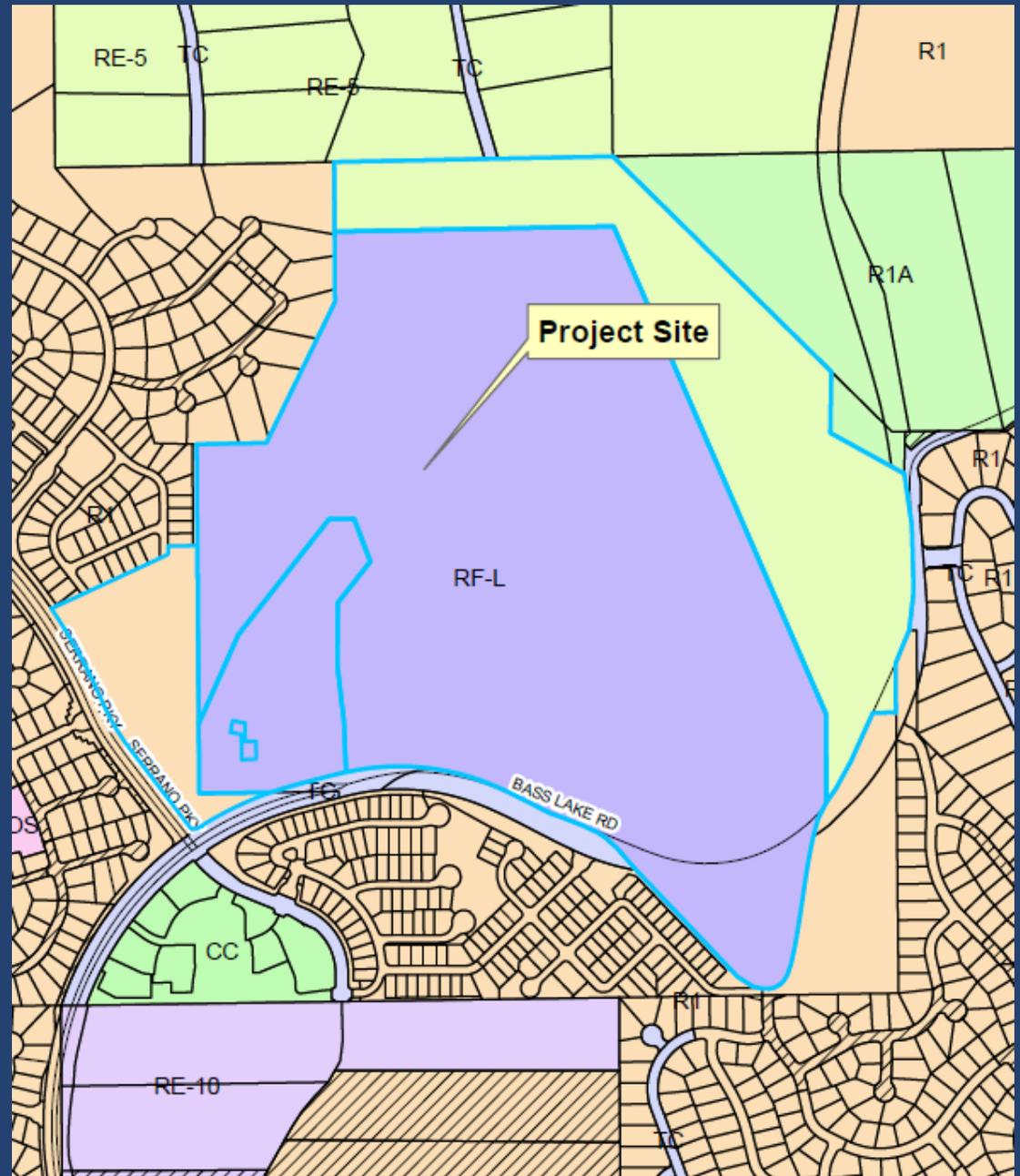


Zoning:

**R-1/PD (Residential,
Single unit with a
Planned
Development
Overlay)**

**RF-L (Recreational
Facility, Low
Intensity)**

**RE-5 (Residential
Estate, Five Acres)**



Project Site

211 acres +/-

Bass Lake constitutes ~two-thirds of the site. Remainder is generally annual grasslands, chaparral to the east, and oak woodlands.

Bass Lake Dam, El Dorado Irrigation District (EID) maintenance yard and buildings, adjacent small community park w/baseball field w/ dirt parking lot.



Background

Development on the proposed site is regulated by both the El Dorado Hills Specific Plan (EDHSP) and the El Dorado County General Plan and Zoning Ordinance.

El Dorado Hills Specific Plan (EDHSP): The Specific Plan is a tool for implementing the General Plan. Per the EDHSP, Bass Lake and surrounding properties constitute an area of permanent open space which, if feasible, should be returned to public recreational use. The project presented in this pre-application pursues that intent (*p. 35, EDHSP*).

The parcel bounding the lake to the north and east has a General Plan Land Use Designation of Low Density Residential (LDR). Per the General Plan, Low intensity Recreational activities are appropriate for the LDR designation (*Table 2-4, Land Use Element*).

Bass Lake Regional Park Site Plan



- LEGEND**
- A LIGHTED MULTI USE FIELD - 360' x 225'
 - B LIGHTED, MULTI USE FIELD - Soccer/Rugby/Lacrosse 360' x 230'
 - C EXISTING SELLWOOD FIELD
 - D SOCCER FIELD 360' X 225'
 - E LIGHTED, BASEBALL FIELD 90' Infield 300' Outfield
 - F SOFTBALL FIELD 60' Infield 200' Outfield (Lighted)
 - G RESTROOM & CONCESSION
 - H RESTROOM
 - I WETLAND AREA TO REMAIN
 - J GROUP SHADE STRUCTURE WITH BBOOS AND TABLES
 - K CONCRETE PATHS 6' 0" WIDTH
 - L WEST PARKING LOT (+/- 500 CARS)
 - M DIGITAL PARK SIGN
 - N LARGE AND SMALL BREED DOG PARK
 - O SAND VOLLEYBALL (4) COURTS
 - P TOT LOT
 - Q ADVENTURE PLAY AREA
 - R (4) BOCCIE COURTS
 - S MAINTENANCE YARD
 - T TRAIL WITH INTERPRETIVE NODES AND SHADE
 - U PICNIC SHELTER
 - V 8,500 SF MULTI-USE EVENT CENTER
 - W FISHING DOCK / RAMP & PARKING (+/-30 STALLS)
 - X EAST PARKING LOT (+/- 140 CARS)
 - Y SHADE SHELTERS ALONG TRAIL AND / OR FITNESS STATION COURSE
 - Z 2500 SF MUSEUM & EDUCATION FACILITY WITH OUTDOOR AMPHITHEATER
 - AA REMOVE EVA ACCESS TO PARKING LOT
 - BB EVA ACCESS FROM SERRANO VILLAGE J' (WIDTH PER EDHFD REQUIREMENTS - 20' MIN.)
 - CC EVA ACCESS FROM GREEN SPRINGS DEVELOPMENT (WIDTH PER EDHFD REQUIREMENTS - 20' MIN.)
 - DD PROPOSED 3-WAY INTERSECTION WITH BASS LAKE ROAD AND SILVER SPRINGS PARKWAY
 - EE OUTDOOR PHYSICAL FITNESS AREA & YOGA LAWN
 - FF CAMPING AREA(S)
 - GG ELEVATED DECKING WITH BIRD OBSERVATION BLINDS
 - HH PLAY AREA & SENSORY GARDEN

2020 OCT 28 AM 7:50
 RECEIVED
 PLANNING DEPARTMENT



PA20-0006



Bass Lake Regional Park +/- 200 Acres
 EL DORADO HILLS COMMUNITY SERVICES DISTRICT, EL DORADO HILLS, CA

SCHEMATIC SITE PLAN
 June 25, 2020

L1

Project Status and Next Steps (1 of 2)

- **Pre-application materials were circulated to 26 potentially affected departments, agencies, and other entities for review. Planning staff held a Technical Advisory Committee (TAC) meeting to review comments with the applicant and reviewers. (Comments received are included in the materials for this item that were submitted for Planning Commission review.)**
- **Planning Commission Conceptual Review workshop (2/25/2021)**
- **EDH CSD is currently working with a consultant to prepare an environmental analysis for the proposed park with the EDH CSD. County staff is working with EDH CSD to determine appropriate designation of the Lead Agency under CEQA for preparation and certification of a CEQA environmental analysis.**

Project Status and Next Steps (2 of 2)

Based on the proposed uses and existing zoning, the anticipated applications would include:

- A Rezone application, which would establish common zoning designations to all affected parcels and would apply the Planned Development (–PD) Combining Zone, and
- A Planned Development Permit (PD) application, which would establish an official Development Plan for the regional park.