

Attachment A: Application Materials

2020 OCT 28 AM 7:49

FILE # PA20-0006



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PLANNING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 123740001, 115400021, 115400022, 115400002

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

See attached Narrative

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From R-1 & RE-5 to RF-H and RF-L

IF GENERAL PLAN AMENDMENT: From _____ to _____

APPLICANT/AGENT El Dorado Hills Community Services District

Mailing Address 1021 Harvard Way El Dorado Hills CA 95762
P.O. Box or Street City State ZIP

Phone 916-933-6624 FAX _____

PROPERTY OWNER El Dorado Hills Community Services District

Mailing Address 1021 Harvard Way El Dorado Hills CA 95762
P.O. Box or Street City State ZIP

Phone 916-933-6624 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Fuhrman Leamy Land Group

Mailing Address 2140 Professional Dr. ste 115 Roseville CA 95661
P.O. Box or Street City State ZIP

Phone 916-783-5263 FAX _____

LOCATION: The property is located on the N side of Bass Lake Rd
N/E/W/S Street or Road

0 feet/miles N of the intersection with Serrano Pky
N/E/W/S Major Street or Road

in the EDH - Serrano SP area. PROPERTY SIZE 207.2 acres
Acre(s) / Square Feet

X Sauri Fessh Date 10/27/2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10/27 Fee \$ 1,103 Receipt # _____ Rec'd by BA Census _____

Zoning RF-L, RES GPD AR, LDR Supervisor District _____ Sec _____ Tw n _____ Rng _____

Pre-application completed by: _____ Date completed: _____

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EL DORADO COUNTY PLANNING SERVICES

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SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 1/2" x11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
I request a Conceptual Review Workshop with the Planning Commission
I request a Conceptual Review Workshop with the Board of Supervisors

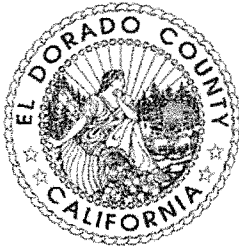
Check (v)

Applicant County

- 1) Assessors Parcel Map noting the subject parcel.*
2) A conceptual site plan or map plan, preferably showing the following:
a. Number of units or lots, approximate size of lots, and overall density
b. Access to the site from County or State road system.
c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
d. Such items as existing/proposed open space, recreation areas, and trail systems.
e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation
f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc.
3) Aerial photograph of the project area.*
4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

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EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

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(530) 621-5355 | fax: (530) 642-0508 | <http://www.edcgov.us/planning>

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

(Revised February 2014)

PURPOSE OF PRE-APPLICATION

It is the purpose of the pre-application process 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 or consider alternative designs 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, especially those which are complex or involve multiple applications; and
- Improve the quality of the application when submitted, thereby simplifying the processing of the application.

PURPOSE OF CONCEPTUAL REVIEW

It is the purpose of the conceptual review process to:

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion;
- Provide an opportunity for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote; and
- Provide legal notice of the workshop, allowing public input, but allow the applicant to decide if input is requested at that time from the surrounding property owners.

WHEN A PRE-APPLICATION OR CONCEPTUAL REVIEW IS NEEDED

The Pre-Application is an optional process designed for those who may not be familiar with current County regulations and policies or for those who are attempting projects with new concepts, where some direction from county staff may be of value before committing substantial costs on a project.

The General Plan Initiation Process, Board Policy J-6, was adopted by the Board of Supervisors on December 10, 2013, requiring a Pre-Application and Conceptual Review for any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan that is proposing to increase allowable residential densities of 50 or more dwelling units. This policy specifies the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated.

For all other projects not subject to Board Policy J-6, applicants interested in receiving early feedback from either the Planning Commission or Board of Supervisors on a specific project or an interpretation of an existing code, may schedule a Conceptual Review workshop.

PROCESS

An application form and the payment of fees are required as part of the submittal process for the minor and major Pre-Application. The Conceptual Review application is processed as a major Pre-Application.

Typical minor Pre-Application projects include: minor research by staff on a particular property, code section, etc., parcel maps, small subdivisions and small commercial or industrial development.

Typical major Pre-Application projects include: major research by staff, general plan amendments, new Specific Plans and/or amendments to Specific Plans proposing to increase allowable residential densities of 50 or more dwelling units, rezones, planned developments, large tract maps and large commercial or industrial development.

If it is unclear which application fee to pay, please call Planning Services at (530) 621-5355 and speak with a planner. Once submitted, a planner will be assigned within the first few days at which time the applicant will be contacted to schedule a meeting. Major Pre-Applications can include review by a number of agencies, so a Technical Advisory Committee (TAC) may be held to evaluate the proposed project. If the applicant desires to have a Conceptual Review workshop before the decision-makers, more time is required in order to obtain information from the TAC group (if necessary) and to conduct any necessary research prior to preparing a memo and scheduling and noticing the hearing.

For more formal review specifically of subdivisions, including comments from affected agencies and other County departments, the "Preliminary Map" process may be used. Please contact the department for more information or go to the web page to download an application.

FEES

Current application fees may be obtained by contracting Planning Services at (530) 621-5355 or by accessing the on-line Fee Schedule at <http://www.edcgov.us/Planning/fees.html>.

LIMITS OF STAFF RESPONSE

While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

SUBMITTAL PROCESS

To initiate this process, submit an application (attached or on the web) requesting a Pre-Application meeting or a Conceptual Review workshop, and enclose the application fees from the Current Fee schedule. Mail or hand deliver application and any supplemental information to Planning Services, Building C, 2850 Fairlane Court, Placerville, CA 95667.

NUMBER OF COPIES

Minor Pre-Application: 3 copies of all application and supplemental materials

Major Pre-Application: 5 copies of all application and supplemental materials

Conceptual Review Workshop: 10 copies of all application and supplemental materials

Bass Lake Regional Park Pre App Narrative

El Dorado Hills Community Services District (District) requests a Pre-Application review for our Bass Lake Regional Park project. The project encompasses 207.2 acres on four parcels and is a significant regional project. The District's intent is to develop the westernmost parcel first, followed by full build-out of the other parcels.

The projects incorporates both active and passive recreational opportunities. In the area in and around Bass Lake to the north and east are passive recreation and education elements. The area to the west of Bass Lake, bordering Serrano Parkway and Bass Lake Road are active recreation, a dog park, and parking. More specific details regarding the park elements are listed below.

Project Description

The wildlife and natural sounds out at Bass Lake Regional Park are simply amazing. Visitors will have the opportunity to bird watch, and possibly see a golden eagle nesting. Deer and jack rabbits will be out grazing and bugs will be busy working in their natural spaces. EDHCSD is dedicated to preserving it. The flora and fauna found in our backyard is what we want visitors to learn and enjoy at Bass Lake Regional Park.

Bass Lake Regional Park includes a beautiful lake with a natural corridor for wildlife, and we want to make sure that the space is used wisely and that people know about it.

El Dorado Hills CSD (EDHCSD) sees Bass Lake Regional Park as a community asset. We want families, kids, schools and anyone in the area or region to come out and experience the park setting on the west side of the lake, the active ballpark, and the dog park. The trail will connect the west side of the park to the east side. The east side of the park will be more passive. EDHCSD envisions picnic areas along the trails along with interpretive signs and nodes for education/classes to learn about the five distinct habitats that have been identified.

The Bass Lake property spans over 200 acres and consists of four parcels. The District has acquired the four parcels that comprise the Bass Lake Regional Park Project. The APNs for these parcels are: 123740001, 115400025, 115400021, and 115400002.

Bass Lake History

Bass Lake is located off of Bass Lake Road north of Highway 50. Bass Lake was formerly known as American Reservoir and was an important part of the Gold Rush era flume/ditch systems in El Dorado County. Water was brought to the American Reservoir (Bass Lake) by a series of flumes/ditches to be used as a water resource for gold mining. From the mid-1850s to the late-1930s American Reservoir was owned by several different water companies that controlled the flumes. In 1938, James Nichol purchased the property to open Bass Lake Resort a local destination for recreation. In 1955, family of James Nichol sold the property to the Jannke family. In 1962, the first references to Bass Lake Dam appear in the State of California Department of Water Resources records. El Dorado Irrigation District purchased the property in 1969 and has owned the property since that time.

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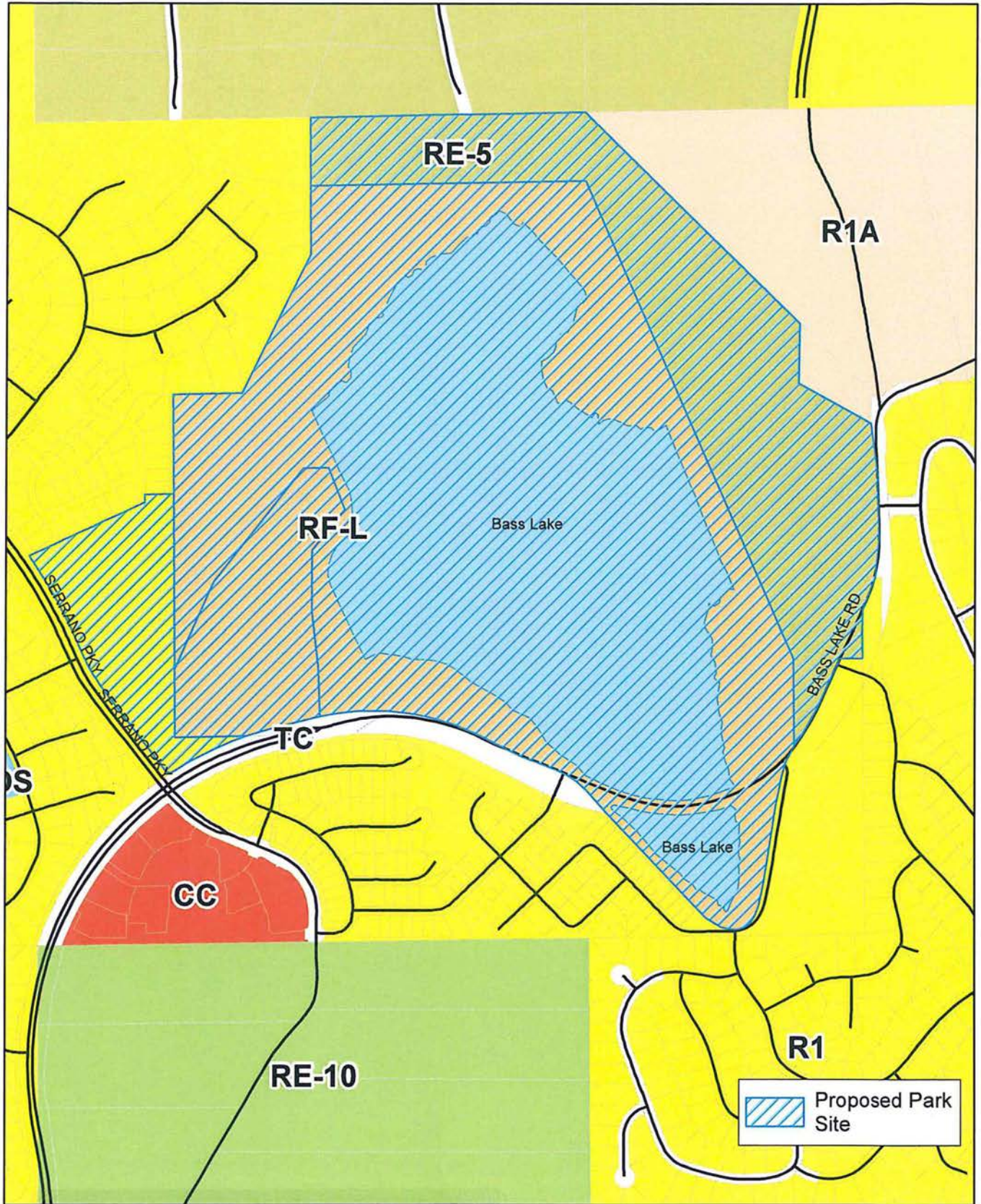
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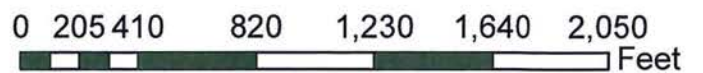
- EDHSP amendment and rezone: The uses proposed in the Village J lot (currently zoned Residential) would need a rezone to either RF-L or RF-H, and possibly the former EDC lot zoned RE-5 changed to RF-L.
- Zoning map consistency: consistent with above changes
- Planned Development permit: to allow for flexibility in design standards

PC and/or Board: The District would like to begin the involvement of both the Planning Commission and the Supervisory Board.

EL DORADO COUNTY BASS LAKE AREA ZONING MAP*



PA20-0006





October 26, 2020

Map Title

- | | |
|----------------|-------------|
| County Outline | Major Roads |
| Highway Labels | Major Roads |
| Highways | Minor Roads |

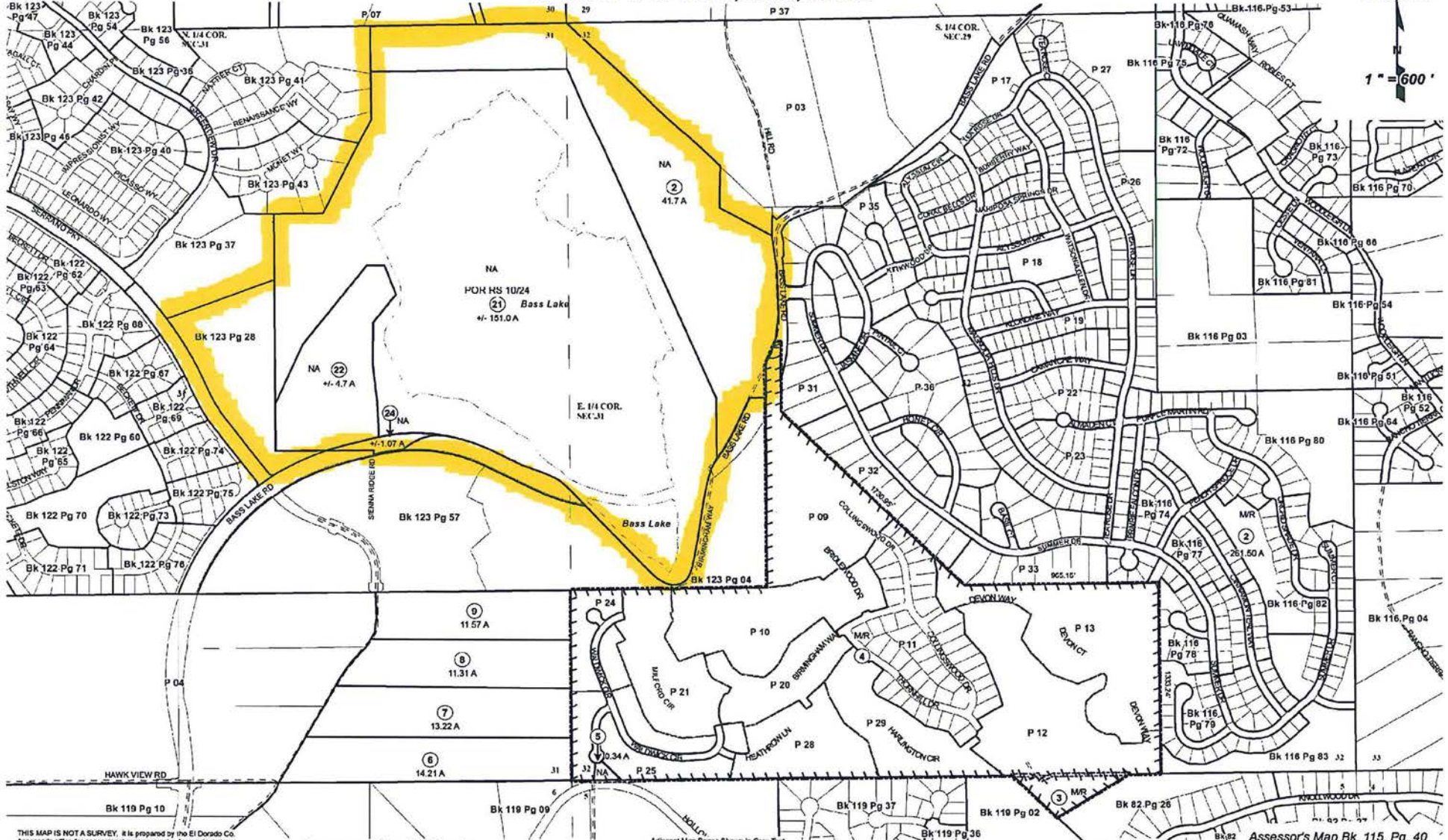
- | | |
|---|---------|
|  | Cities |
|  | Parcels |

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SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. APR 4 2017

Assessor's Map Bk. 115, Pg. 40
 County of El Dorado, CA

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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 BBQS 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



PA20-0006

Bass Lake Regional Park +/- 200 Acres

SCHEMATIC SITE PLAN

PROJECT DESCRIPTION

PROJECT OVERVIEW

The El Dorado Hills Community Services District (CSD) is proposing the development of a 200 +/- acre regional park to expand the recreational opportunities offered in El Dorado Hills. The proposed park would provide active recreational opportunities (e.g., lighted ball fields, dog park, volleyball courts, tot lot, bocce courts) and ancillary facilities (e.g., restrooms, shade and barbeque area, a maintenance yard, and parking) on the west side of the project site. The area surrounding Bass Lake (more centrally located within the site) would provide more passive uses, such as multi-use trails and a fishing dock and boat ramp, while the east side of the project area would house a 2,500 square foot museum and educational facility and outdoor amphitheater with access road and parking.

PROJECT SITE

The 211-acre proposed park site would be located on four parcels (Assessor’s Parcel Numbers [APNs] 123-280-010, 115-400-022, 115-400-021, and 115-400-002) situated between Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of U.S. Highway 50 (US 50), in El Dorado County (**Figure 1**). The main access to the park would be from Serrano Parkway while secondary access points would be located along the southern park boundary from Bass Lake Road and on the east side of the park site at the future Bass Lake Road/Silver Springs Parkway intersection.

Table 1 provides the existing acreages, land use designations, and zoning designations of the four parcels that comprise the project area.

Table 1: Project Parcels

APN	Acreage	Land Use Designation	Zoning Designation
123-280-010	13 acres	Adopted Plan (Residential/Commercial)	R1 (Residential Single Unit) ¹
115-400-022	14.74 acres	Adopted Plan (Open Space Recreational)	RF-L (Recreational Facility Low)
115-400-021	142 acres	Adopted Plan (Open Space Recreational)	RF-L (Recreational Facility Low) ¹
115-400-002	41.7 acres	Adopted Plan (Low-Density Residential)	RE-5 (Residential Estate 5 acres) ²

1 Pursuant to the El Dorado County Zoning Ordinance, a marina supporting non-motorized craft would require an Administrative Permit.

2 Pursuant to the El Dorado County Zoning Ordinance, nighttime use of a public park with the specified zoning designation requires a Conditional Use Permit.

PROJECT OBJECTIVES

The park is envisioned as a regional facility that would serve County residents and visitors to western El Dorado County. The proposed park is considered a *regional park*, and according to the County General Plan Parks and Recreation Element, Policy 9.1.1.4, “Regional parks and recreation facilities shall incorporate natural resources such as lakes and creeks and serve a region involving more than one community. Regional parks generally range in size from 30 to 10,000 acres with the preferred size being several hundred acres. Facilities may include multi-purpose fields, ball fields, group picnic areas, playgrounds, swimming facilities, amphitheaters, tennis courts, multi-purpose hard-courts, shooting sports facilities, concessionaire facilities, trails, nature interpretive centers, campgrounds, natural or historic points of interest, and community multi-purpose centers.” (El Dorado County, 2004).

Specific objectives of the project include the following:

1. Provide public use recreational facilities in western El Dorado County to meet increased demands associated with residential development and increases in population in the region.
2. Provide opportunities for organized soccer and softball/baseball league play for both youth and adults, as well as diverse recreational and other outdoor activity opportunities for independent use, in a centrally located, multi-use park facility.
3. Provide public-use facilities for non-athletic events, including educational opportunities, picnicking/day use, and child recreation.
4. Develop such facilities in a manner that preserves open space, is consistent with land use planning, has readily available opportunities for necessary utility interconnections (water, sewer/wastewater, and electricity), and has convenient access via primary transportation corridors while avoiding increased traffic volumes on residential streets.

PARK DEVELOPMENT

The CSD has secured APN 123-280-010, also known as Serrano’s Village J Park Site Lot D. By dedicating Village J Park Site Lot D, Parker Development (Serrano’s developer) will contribute to the overall parkland dedication owed to the CSD, as outlined in the 1989 Development Agreement and Public Facilities Financing Plan for the Serrano – El Dorado Hills Specific Plan. The Village J Park Site Lot D parcel was evaluated in the El Dorado Hills Specific Plan Environmental Impact Report. Based on available funding and the desire to satisfy the parkland dedication owed to the CSD, the proposed facilities on APN 123-280-010 (12.5 acres) would be developed first. The 12.5-acre portion of the site would include parking, two distinct adventure play areas, a large and small breed dog park, four bocce courts, a group shade structure with barbeques and tables, and a restroom complex (**Figure 2**). At such time that funding is available for the remainder of the park, the remaining park facilities would be developed.

The proposed park facilities are discussed in more detail in the “Park Facilities” Section of this project description.

PROPOSED PROJECT

Zoning Designations

The project proposes a rezone **for the project site**. The proposed zoning designations for the site are shown in **Figure 3**. The existing and proposed zoning designations for the project site are summarized in **Table 2**.

Table 2: Proposed Zoning Designations

APN	Existing Zoning Designation	Proposed Zoning Designation
123-280-010	R1 (Residential Single Unit)	
115-400-022	RF-L (Recreational Facility Low)	
115-400-021	RF-L (Recreational Facility Low)	
115-400-002	RE-5 (Residential Estate 5 acres)	

Site Preparation and Construction

This section discusses the general procedures that would be necessary to construct the proposed project.

Staging Area Preparation and Site Access

Prior to grading or other construction activities on the site, a construction staging area would be prepared that would include the placement of a temporary construction management office (portable trailer). It is anticipated that the existing fenced maintenance yard on APN 115-400-022 would be used as a staging area during construction of the first 12.5 acres of the park. Fencing would serve as a deterrent to public access for both security and public safety purposes.

The gated entry to the property located along Bass Lake Road (the current Eldorado Irrigation District entrance) would be used for ingress and egress to the site for construction vehicles until the entrance along Serrano Parkway is graded and accessible, at which time it would become the primary construction vehicle access. The existing gate along Bass Lake Road or the newly installed gate at the Serrano Parkway entrance would remain locked at all times when construction personnel were not present. The staging area would be used for storing equipment and vehicles, equipment refueling, and minor maintenance. Equipment or vehicles requiring substantial maintenance during construction would be removed from the project area and taken to an appropriate maintenance yard.

Temporary Fencing

Prior to beginning any earthmoving or other construction activities on the site, fencing would be placed at a minimum of 50 feet from wetland and wetland buffer areas, including riparian habitats,

and around trees designated for retention/protection. Fencing would remain in place until construction activities have been completed.

Demolition

Structures that comprise the EID maintenance yard, including an office, pump maintenance shop, storage containers, a pump wash pad, oil/water separator, septic tank and pump tank, onsite wastewater disposal system (off line), vehicle fueling island, equipment storage yard and buildings, carpenter shop, paint shop, and water system booster station would be removed as part of the proposed project. The driving and parking areas within and surrounding the EID facility buildings and structures are covered with a mixture of asphaltic concrete and gravel and would be removed.

Clearing and Grading

Site clearing would be done to remove existing vegetation and debris, and grading would be necessary to modify existing ground surface contours to those necessary to achieve desired grade to accommodate installation of proposed park facilities.

Approximately ___ trees would be removed as part of the proposed project. Trees that would be removed are listed in Table/Appendix ___. Trees removed as part of the proposed project that require mitigation would be mitigated onsite to the fullest extent possible.

Prior to grading, the CSD would prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities that would identify Best Management Practices (BMPs) for controlling stormwater runoff from the construction site. BMPs would serve to reduce erosion and sedimentation of exposed soils during periods of rainfall. Exposed soils would also be watered as necessary to minimize windblown particulate matter. The SWPPP would remain on the project site for the duration of the construction period, and the contractor would adhere to the SWPPP conditions.

Utility Connections and Stormwater Drainage

Following site preparation, water, sewer, storm drain, and electric distribution lines would be installed and interconnected with existing facilities. Trenching would be required for pipeline and electrical conduit installation and additional excavation would be required at interconnection points. All trenches would be backfilled and compacted to appropriate densities following the installation of utility lines.

Landscaping and Irrigation System

All developed portions of the park site would be landscaped. The landscape character of the park would be consistent with that of other parks maintained by the CSD and the general themes and character of adjacent development. Existing trees would be protected and retained to the greatest extent possible. Minimum container size for planted trees would be 15 gallons, and minimum container size for proposed shrubs and ground cover would be one gallon. As discussed above, tree plantings in the parking lots could provide mitigation for trees removed as part of the proposed project.

An erosion control seed mix would be specified for construction contractors and would include recommendations from the California Department of Fish and Wildlife (CDFW). Where shade is desirable, broad-spreading deciduous canopy trees would be used. Trees planted in turf areas would be selected for compatibility with turf irrigation and other turf cultivation requirements. Native oaks that are planted as part of the project would not be located in turf areas.

Trees would be planted adjacent to the parking areas and within sports field spectator areas to provide shade and a natural appearance to the park.

An irrigation system would be installed to support plantings and turf areas. Plant selection, irrigation system design, and intelligent management would avoid excessive irrigation water demand and would be less vulnerable to periods of severe drought. Irrigation systems would apply water at a usable rate within the root zone of the plantings. Automatic irrigation controllers with moisture controllers would be installed to enable early morning watering when there is less heat and wind to evaporate water, and moisture controllers would be installed to override automatic irrigation when soils are already wet.

Irrigation system design criteria will include the following:

1. Irrigation system shall be designed so that the applied water does not exceed the infiltration rate of the soil, and will minimize overspray and runoff. Repeat cycles on controllers shall be utilized where application rates exceed infiltration rates. In general, low volume sprinkler heads, drip emitters, and pressure compensating bubblers shall be used throughout the system for shrubs and ground covers. Rotary sprinklers and spray heads shall be used in turf areas.
2. Irrigation stations shall be separated (e.g., drip versus overhead spray systems). Additional control valves shall be installed to account for different site-specific characteristics (e.g., full sun/full shade, level/sloping, shrubs/lawns, street trees, etc.).
3. Maximum sprinkler spacing for both turf and non-turf areas shall be 50 percent of the diameter of the throw, and shall consider prevalent wind conditions.
4. The irrigation system shall be operated by an automatic controller. At a minimum, each controller shall have a seven-day calendar, two independent programs and three cycles per day compatibility.
5. The irrigation system shall be designed to allow a complete watering cycle within a ten-hour period.
6. All turf areas utilizing pop-up spray heads shall have a minimum riser height of four inches.
7. Rain-sensing override devices and soil moisture sensing devices shall be used on all irrigation systems.
8. No irrigation shall be used within ten feet of the trunk of a native oak tree. Only drip systems will be utilized in proximity to the outer perimeter of native oak tree drip lines.

Facility Installation

After grading and utility and drainage facilities are installed, individual project components would be installed. Pathways, turf areas and sports field amenities, picnic areas, play areas, and the educational facility, would be installed/constructed per project phasing. Foundations would be excavated for buildings as well as light pole and other fixed-column apparatus (e.g., fencing, picnic shelter supports, etc.), and foundations would be poured using concrete delivered to the site from off-site batch/mixing plants. Convenience lighting and sports field lighting would be installed through erecting and bolting poles to foundations (see Sports Field Lighting Installation, below, for a description of light fixture installation, aiming, and testing).

Sports Field Lighting Installation

Following the erection of sports field lighting support poles, individual light fixture supports and fixtures would be installed. Lighting design would identify the appropriate tower heights and number of fixtures necessary on each tower. Once the light fixtures are placed, final directional aiming and shield adjustment would be conducted for each individual fixture to ensure that each is appropriately aimed to provide the desired field lighting and to minimize off-site light spill.

Parking Areas

Parking areas and access roads would be paved and striped to delineate vehicle movement and parking spaces. Parking would include designated spaces for buses and would include the required number of spaces and appropriate placing of parking for Americans with Disabilities Act (ADA) accessibility. ADA accessible parking spaces would be painted and signed and would be placed near park walkway ramps and with primary convenience to park facilities.

Sidewalks

Parker Development would install 6-foot wide sidewalk along the Serrano Parkway portion of the park prior to the opening of the park.

Park Facilities

Dog Park

A large and small breed dog park would be developed for confined, off-leash exercise, play, and interaction for dogs and their owners. The dog park would consist of turf and decomposed granite areas and would include perimeter fencing with a double-gated entry, a drinking fountain, shade structures, benches, rules and conduct signage, trash receptacles, and plastic bags for owners to use for pet waste clean-up and disposal.

Parking Areas and Access

Two parking lots are proposed as part of the park project: an approximately 500-car parking lot on the western end of the project, accessed via Serrano Parkway and Bass Lake Road, and a 140-car parking lot on the eastern end of the project, accessed via Bass Lake Road via one of two access points: at the future Bass Lake Road/Silver Springs Parkway intersection or at the Bass Lake Road/Madera Way intersection. Parking areas would be paved and striped, and would include landscaped

islands interspersed within the paved parking areas. Disabled parking spaces would be included in locations and quantities as required. Bike racks would also be installed at various locations within the park. Lighting would also be installed in the parking lots.

The existing emergency vehicle access (EVA) on the southern end of the project would be abandoned and replaced with a proposed EVA from Serrano Parkway on the western end of the project and a proposed EVA on the northern end of the project from the Green Springs development. The proposed EVAs would be a minimum 20-foot-wide per El Dorado Hills Fire Department requirements.

Adventure Play Area

The play apparatus area would include two distinct areas: one designed for ages 0-5 and a second area designed for ages 5-14. The play apparatus area would also include a drinking fountain, benches and tables, a bike rack, site lighting, signage, and retaining wall(s). Trees in the footprint of the adventure play area would be protected to the greatest extent possible. The area would be delineated with low fencing and would include soft ground surfacing for child safety.

A separate play area for ages 0-5 and sensory garden is proposed on the western end of the project.

Bocce Courts

Four bocce ball courts would be developed complete with shade structures, a drinking fountain, benches, and site lighting.

Picnic Shelters

Picnic areas consisting of one or more picnic tables and benches would be situated at various locations within the park site. Concrete pads, grills, and shade structures may be installed at some picnic area locations. In addition, two group picnic areas, including the previously mentioned amenities and solid roof shelters, would be conveniently located near major use facilities.

Digital Park Sign

The digital park sign would be installed at the primary park entrance along Serrano Parkway. The park sign would be approximately 9 feet tall by 14 feet wide by 2 feet deep. The lighted portion of the digital sign would be approximately 4.5 feet tall by 10 feet wide. The digital sign would be designed so as to prevent light spill. The digital sign would comply with the CSD's Sign Policy that stipulates time of use, type of messaging, etc.

Restroom Facility

Two restroom facilities would be developed within the western portion of the park project. One restroom facility would be located near the adventure play area, while the second restroom facility would be more centrally located near the proposed ball fields. A drinking fountain would be installed adjacent to the restroom facilities.

Existing Sellwood Field

Existing Sellwood Field contains two dugout cages, bleacher spectator seating on the west side of the field and portable soccer goals for interchangeable use as a 300-foot baseball field with a competition/regulation soccer field overlay. As part of the proposed project, Sellwood Field would remain; however, the soccer field, which is currently situated primarily in center field of the baseball diamond, would be shifted south with a goal post located in right field of Sellwood Field. The dirt road that currently provides access to the field would be paved over to provide pedestrian access from the proposed parking lot to the existing ball field.

Concrete Paths

Meandering concrete paths would provide connectivity between the western parking lot and the various recreational amenities on the western half of the park site. Concrete paths would be 6 feet wide.

Lighted Multi Use Fields

Two lighted multi use fields (each approximately 360 feet by 230 feet) are proposed for soccer, rugby, or lacrosse use. Approximately [REDACTED] light standards, [REDACTED] feet in height, would surround each of the fields. Fields would be available for both organized play and public use. Turf areas would include striping to delineate two full-size soccer fields, or two youth-size soccer fields in place of one of the full-size fields.

Lighted Baseball and Softball Fields

Two ball fields will be configured to accommodate both softball and baseball play for youth and adults. Field amenities would include infield and outfield turf, compact dirt base lanes, pitching mounds, inset home plates, backstops and perimeter fencing, bullpen/team seating, and spectator bleacher seating. Approximately [REDACTED] light standards, [REDACTED] feet in height, would surround each of the fields.

Fishing Dock/Ramp and Parking

The fishing ramp would provide access for non-motorized boats. A turnaround would be provided for vehicles/trailers. Approximately 30 parking stalls would be developed near the fishing dock/ramp. Fishing, which is a current practice in the lake, would be allowed, with proper permitting required.

Sand Volleyball Courts

Four sand volleyball courts would be developed east of the outfield of the existing Sellwood Field.

Tot Lot

The proposed tot lot would include turf, decorative landscape areas, benches, and play equipment for younger children.

Maintenance Yard

A 14,000 square foot maintenance yard with a workshop and equipment storage area would be constructed and situated apart from public use areas. The maintenance building and outdoor equipment storage areas would be fenced, and public access would be prohibited.

Multi-Use Event Center

An approximately 8,500-square foot multi-use event center would be developed south of Bass Lake. The event center would be available for [REDACTED]. A proposed outdoor physical fitness area and yoga lawn would be developed adjacent to the multi-use event center.

Proposed Youth Camping Areas

The project proposes to offer youth camping in designated locations.

Elevated Decking with Bird Observation Blinds

Two elevated decks are proposed on the east side of Bass Lake. The decks, approximately [REDACTED] feet tall, would offer bird observation blinds.

Multi Use Trail with Shade Structures

A trail system would be developed throughout the park which would include paved pathways to provide pedestrian routes to connect parking areas, restrooms, recreation areas, and other park facilities. The multi use trail would provide a complete loop around Bass Lake and would connect the western, active portion of the proposed park site to the eastern portion of the park site. The park would also include earthen or decomposed granite pathways through undeveloped areas of the site for pedestrian use. Interpretive nodes and shade structures would be developed at intervals along the trail to offer educational information. Due to the confined nature of the trail system, equestrian use of pathways would be prohibited.

Museum/Educational Facility/Amphitheater

An approximately 2,500-square foot museum/educational facility would provide information on natural resources (plant and animal communities, geology, etc.) and historical topics. The facility could be used for field trips. An outdoor amphitheater with seating for approximately [REDACTED] people would be developed on the east side of the park.

Lighting

Lighting of the ball fields and soccer fields would be installed to enable organized games to be played after dark and until the park closing hours. Convenience lighting for park user safety and security would be installed in parking areas and throughout the park as necessary to provide adequate lighting for evening uses.

Permits and Approvals

Construction of the project would require the CSD to obtain certain approvals from various state and local agencies. Prior to the initiation of construction activities, the CSD and its contractors

would obtain all necessary permits and approvals. **Table 3** provides a preliminary listing of anticipated permits and regulatory approvals necessary for the proposed project.

Table 3: Permits and Regulatory Approvals Required for the Proposed Project

Permit/Approval	Issued by	Required for
Federal Agencies		
Army Corps of Engineers	Nationwide Section 404 Discharge Permit. (Clean Water Act, 33 USC 1341)	Discharge of dredge/fill material into "Waters of the United States," including wetlands. Associated with potential fill of drainage channel on proposed construction staging area.
State Agencies		
State Water Resources Control Board, Regional Water Quality Control Board	General Construction Activity Storm Water Permit. Notice of Intent. (40 CFR Part 122)	Storm water discharges associated with construction activity.
	National Pollutant Discharge Elimination System Permit. (Clean Water Act, 33 USC 1251 <i>et seq.</i>)	For storm water discharges associated with industrial activity, unless covered by individual NPDES permit.
	Waste Discharge Requirements. (Water Code 13000 <i>et seq.</i>)	Discharge of waste that might affect groundwater quality.
	Water Quality Certification (Clean Water Act), if project requires Army Corps of Engineers 404 permit.	Discharge into "Waters of the U.S.," including wetlands (see Army Corps of Engineers Section 404 Permit above).
Department of Fish and Wildlife	Lake/Streambed Alteration Agreement. (Fish and Game Code 1603)	Change in natural state of river, stream, lake (includes road or land construction across a natural streambed) which affects fish or wildlife resource.
Local Agencies		
El Dorado County Public Works Department	Grading permit.	Excavation and fill activities.
	Road encroachment permit.	Activities within County rights-of-way.
El Dorado County Planning Department	Conditional Use Permit.	For nighttime park use.
	Administrative Permit.	For marina supporting non-motorized craft.

Park Use, Management, and Maintenance

Park Use

The park would be open for public use every day of the year. Park hours would be from 6 a.m. to 10 p.m. Lighted sports fields would enable after-dark evening sports field use to occur; however, all organized sporting events and general public use of the park would end at 10 p.m. each evening.

Operation of the proposed lighting would not occur on Sundays. Restrooms would remain open during park hours but would be closed and locked at the time of park closing each evening.

Management

Management of park maintenance and operations would be the responsibility of the CSD. The CSD would have the authority to coordinate sports league activities at the park, such as game/field scheduling, and may also participate in outdoor classroom scheduling with school districts and other organizations and individuals seeking to use these facilities.

It is anticipated that the proposed park site could host 5 to 7 tournaments per year. Tournaments may draw up to 500 patrons from the surrounding communities. Tournaments would occur on weekends. Event organizers may arrive as early as 6 a.m. and the events may last until late evening.

The CSD may also partner with local school districts to host field trips at the proposed educational facility. Field trips would be scheduled for weekdays between 10 a.m. and 3 p.m. Participants may arrive via bus and/or personal vehicles. The CSD anticipates that up to 20 field trips may occur per year.

Maintenance

Park maintenance would be the responsibility of the CSD. Maintenance such as turf mowing and landscape upkeep, irrigation system operation and repairs, waste collection and disposal, restroom supply and cleaning, and general repairs to all facilities would be conducted on a regular basis by CSD staff. Turf areas would be mowed approximately one time each week during the spring and summer months and on an as-needed basis at other times of the year. All general maintenance would be done during weekdays, during off-peak use periods. Restroom cleaning and stocking and waste collection and disposal would be done on a daily basis, including weekends, as needed to properly maintain facilities.