

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

FOR OFFICE USE ONLY

Date 10/28 Fee \$1,103 Receipt # _____ Rec'd by BA Census _____

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

Pre-application completed by: _____ Date completed: _____

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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

- Assessors Parcel Map noting the subject parcel.*
A conceptual site plan or map plan, preferably showing the following:
Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
Access to the site from County or State road system.
Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
Such items as existing/proposed open space, recreation areas, and trail systems.
Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
Aerial photograph of the project area.*
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.

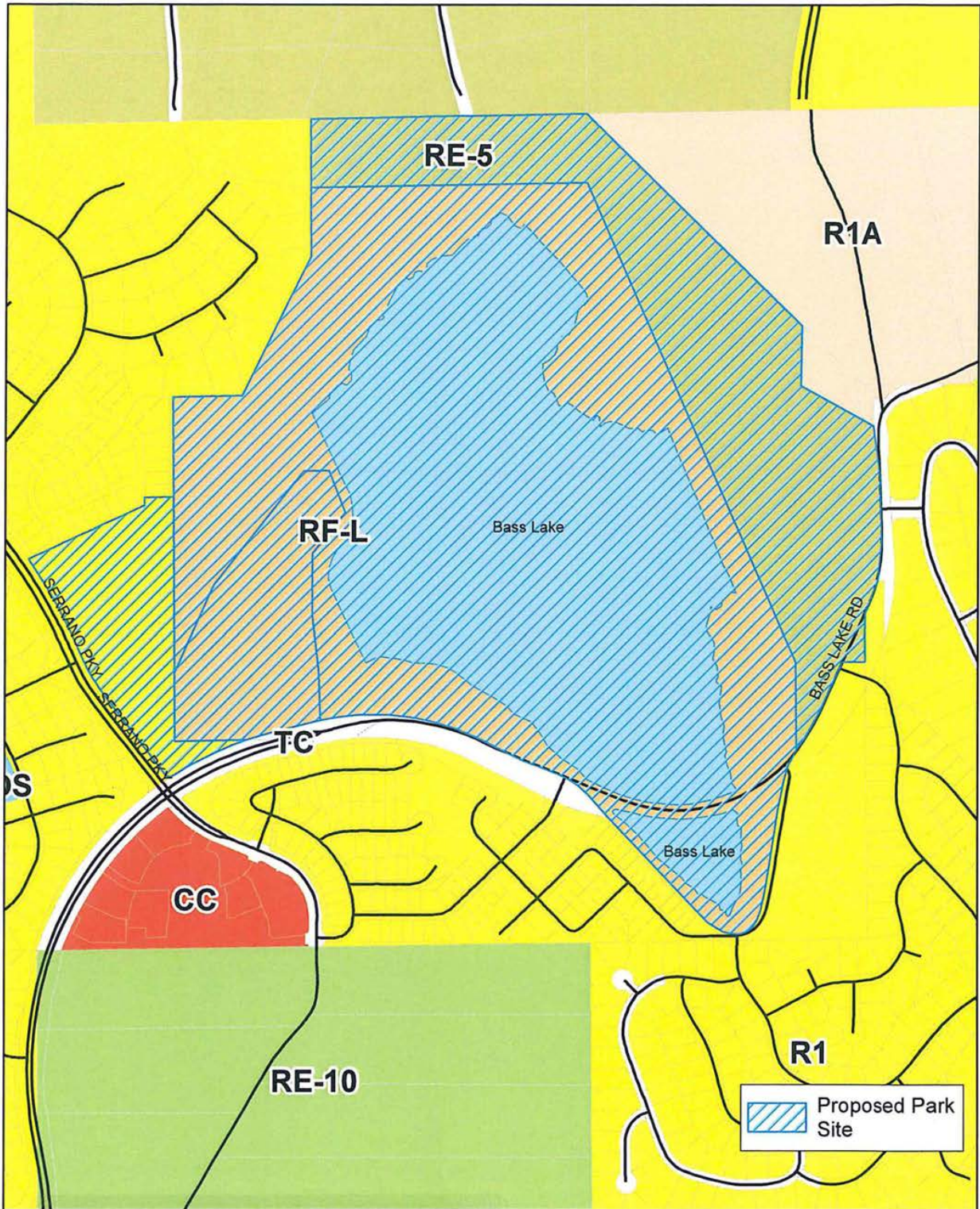
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- EDHSP amendment and rezone: The uses proposed in the Village J lot (currently zoned Residential) would need a rezone to either RF-L or RF-H, and possibly the former EDC lot zoned RE-5 changed to RF-L.
- Zoning map consistency: consistent with above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



*Zone Map Currency: June 26, 2020



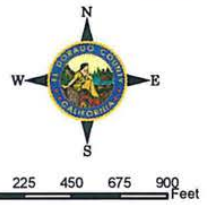
October 26, 2020

Map Title

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

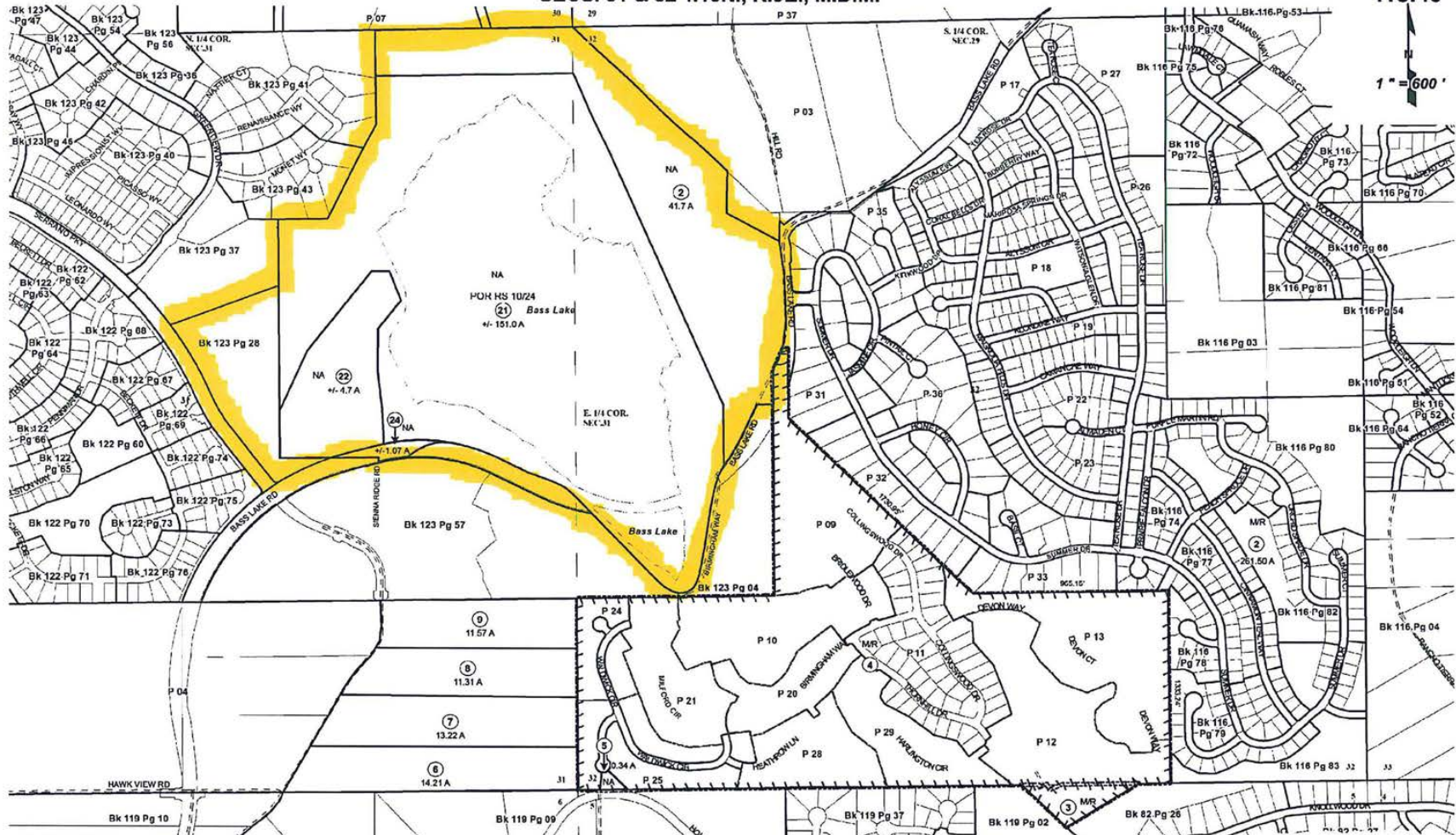
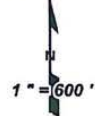
- Cities
- Parcels

PA20-0006



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 Grey 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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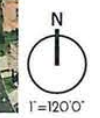
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LEGEND

- 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 BBOS 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

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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.

Attachment B: Initial Consultation Letter and Technical Advisory
Committee (TAC) Reviewer Distribution List



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

****REVISED****

December 7, 2020

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PA20-0006 – BASS LAKE REGIONAL PARK (El Dorado Hills Community Services District/Fuhrman Leamy Land Group): A Pre-Application by El Dorado Hills Community Services District (EDH CSD) is proposing the development of a 211-acres regional park including 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 more centrally-located area surrounding Bass Lake would provide more passive uses, such as multi-use trails and a fishing dock and boat ramp, while the east side of the project site would house a 2,500 square foot museum and educational facility and outdoor amphitheater with access road and parking. The property, identified by Assessor's Parcel Numbers 123-280-010, 115-400-022, 115-400-021, and 115-400-002, consists of 207.2 acres, and is situated between Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of U.S. Highway 50 (US 50), **in the El Dorado Hills area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than January 6, 2020 2021.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on January 11, 2020-2021 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the **El Dorado County Planning Commission Conference Room**, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Air Quality Management District
Airport Land Use Commission
CA Water Regional Water Quality Control Board CV WRCB
Chief Administrative Office
El Dorado County Economic Development
El Dorado County Fire Protection District
El Dorado Disposal
El Dorado Hills Area Planning Advisory Committee
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
El Dorado Irrigation District
Environmental Management
Parks Trails El Dorado County
Pacific Gas and Electric
Sheriff's Office El Dorado County
Stormwater El Dorado County
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
Cameron Park Airport
Local Agency Formation Commission (LAFCO)
El Dorado Union High School District
Rescue Union School District
El Dorado County Transportation Commission

Attachment C: Technical Advisory Committee Worksheet Memo



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone (530) 621-5355, Fax (530) 642-0508

January 25, 2021 (Revised)

To: Tauni Fessler, Director of Parks & Planning, EDH Community Services District
Jeff Kernan, Staff Services Analyst – Planning, EDH Community Services District

From: Gina Hamilton, Senior Planner

Subject: Bass Lake Regional Park Pre-Application (PA20-0006)
APNs: 123-400-001, 115-400-025, 115-400-026, 115-400-021, 115-400-002

1. Pre-Application Request

Request for a Pre-Application review of a proposed 211-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.

2. Location

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 (Exhibits A and B).

3. General Plan Land Use and Zoning Designations

Table 1 provides the current land use and zoning designations of the parcels that comprise the project site (Exhibits C and D).

**Table 1: Project Parcels
Land Use and Zoning Designation**

APN	Land Use Designation	Zoning Designation
123-400-001	Adopted Plan (El Dorado Hills Specific Plan, Residential)	R-1/PD (Residential, Single unit with a Planned Development Overlay)
115-400-025	Adopted Plan (El Dorado Hills Specific Plan, Open Space Recreational)	RF-L (Recreational Facility, Low Intensity)
115-400-026	Adopted Plan (El Dorado Hills Specific Plan, Open Space Recreational)	RF-L (Recreational Facility, Low Intensity)
115-400-021	Adopted Plan (El Dorado Hills Specific Plan, Open Space Recreational)	RF-L (Recreational Facility, Low Intensity)
115-400-002	Low Density Residential (LDR)	RE-5 (Residential Estate, Five Acres)

Note that the APNs on the application form do not match the APNs that the County has on record for the parcels within the project site.

4. General Plan Land Use Designation Consistency

Most of the project site is located within the El Dorado Hills Specific Plan (EDHSP) area, which is the adopted local land use plan that area; thus, the General Plan Land Use Designation is Adopted Plan. A portion of the site (east and north of the lake on APN 115-400-002) has a General Plan Land Use Designation of LDR.

The EDHSP indicates that “The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future.” (p. 35).

5. Zoning Consistency

The portions of the project site located within the EDHSP are zoned R-1/PD (Residential, Single unit with a Planned Development Overlay) and RF-L (Recreational Facilities, Low Intensity). APN 115-400-002, located to the east and north of the lake) and not located within the EDHSP, is zoned RE-5 (Residential Estate, Five Acres).

R1 and RE-5: Allowed uses and uses requiring a CUP are generally the same in these two zones. Day Use public parks are generally considered allowed uses in this zone. Nighttime use and lighting, as well as some of the proposed uses (like an outdoor amphitheater) would require a Conditional Use Permit. (The PD overlay for APN 123-400-001 would be removed with the anticipated rezone of the project site. See below.)

The RF-L zone is intended for dispersed recreational activities including picnic areas and camping. In review of the pre-application materials, some of the other uses such as sports fields, and event center seem to fit more appropriately under the RF-H, Recreational Facilities, High Intensity, as described in Chapter 130.25 – Special Purpose Zones in the zoning ordinance.

Per the County zoning ordinance, the RF-L zone is intended for application in Rural Regions and Rural Centers and the RF-H zone is deemed more appropriate for Community Regions. Most of the site is considered a Rural Region with the westernmost portion located in the El Dorado Hills Community Region. See Exhibit E.

The General Plan and Zoning Ordinance can be accessed here:

https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx

https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx

The El Dorado Hills Specific Plan can be accessed here:

https://www.edcgov.us/Government/planning/Pages/local_land_use_plans.aspx

6. Next Steps

Planning Commission and Board of Supervisors Pre-Application Review: County staff anticipates presenting the proposed project to the Planning Commission at an informational workshop in February 2021 and the Board of Supervisors in late March or early April 2021.

Environmental Review: Planning staff understands that EDH CSD is currently working with a consultant to prepare a CEQA document for the park plan with the CSD as the Lead Agency under CEQA. County staff will provide input and/or information during preparation of the CEQA document and will provide formal comments during the public review period.

Discretionary Permit Application: Subsequent to approval of the CEQA document by EDH CSD's Board of Directors, the CSD is anticipated to formally submit for an application (or applications) for a discretionary permit(s) to the County Planning Department.

7. Observations and Recommendations

If the applicant decides to pursue the project, the following would be required to submit:

Oak Resources Code Compliance Certificate and Technical Report: These documents are required to determine if Oak Resources would be impacted by the project. If the proposed development is expected to impact oak resources, the project would be subject to in-lieu mitigation fees as specified in the County's Oak Resources Management Plan.

Ecological Preserve Mitigation: The project site is located within Pine Hill Endemic Rare Plant Mitigation Areas 1 and 2. Per Section 130.71.060, Off-site Mitigation or Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2, development on the site is subject to either a) in-lieu fees or b) participation in an off-site mitigation program.

Discretionary Permit: Based on the proposed uses and existing zoning, the anticipated applications would include Planned Development Permit (PD), which would establish an official Development Plan for the regional park, and a Rezone application, which would establish common zoning designations to all affected parcels.

This list should not be considered exhaustive.

8. Formal Application Processing

Formal application processing will include application review for completeness and formal agency review and conditioning. It is anticipated that formal application submittal for the Bass Lake Regional Park will include an environmental document (prepared in compliance with the California Environmental Quality Act [CEQA]) that has been certified by the EDH CSD Board and that the CEQA document will meet the needs and requirements of the County for processing of the application(s). If County staff determines that the submitted CEQA document is not adequate for processing of the submitted applications, additional environmental analysis may be required.

Any applications submitted shall be required to submit applicable project materials (project plans, technical studies and reports) in order to adequately review and analyze the project. The project will be reviewed for consistency with the applicable policies of the El Dorado Hills Specific Plan and the County's General Plan including (and not necessarily limited to) land use compatibility with surrounding uses, aesthetics, noise, air quality, and traffic, and for adherence with applicable development standards in the Zoning Ordinance including setbacks, building heights, site lighting and landscaping, signs, and parking.

9. Commenting Agencies and Departments

The following agencies and departments provided written comments prior to the date of this memo. Comments received are provided in Exhibit G.

- El Dorado County Air Quality Management District
- El Dorado County Department of Transportation
- El Dorado County Environmental Management
- El Dorado County Parks
- El Dorado County Stormwater
- El Dorado County Surveyor's Office

- El Dorado Hills Fire Department
- El Dorado Irrigation District
- Pacific Gas and Electric (PG&E)

10. Other Affected Agencies

Submittal of a formal project application may be routed to the following agencies for review and comment:

- California Department of Fish and Wildlife
- California Department of Transportation (CALTRANS) District 3
- California Regional Water Quality Board
- California State Water Resources Control Board
- Cameron Park Airport
- El Dorado County Air Quality Management District
- El Dorado County Building Department
- El Dorado County Department of Transportation
- El Dorado County Environmental Management
- El Dorado County Fire Protection District
- El Dorado County Sheriff
- El Dorado County Surveyor
- Eldorado Irrigation District (EID)
- Resource Conservation District
- U.S. Army Corps of Engineers
- Utility Companies

This list may not be exhaustive.

11. Exhibits

Exhibit A. Vicinity Map

Exhibit B. Project Site

Exhibit C. Zoning Designation Map

Exhibit D. General Plan Land Use Designation Map

Exhibit E. Community Regions

Exhibit F. Pre-Application

Exhibit G. Commenting Agencies and Departments

LIMITS OF STAFF RESPONSE

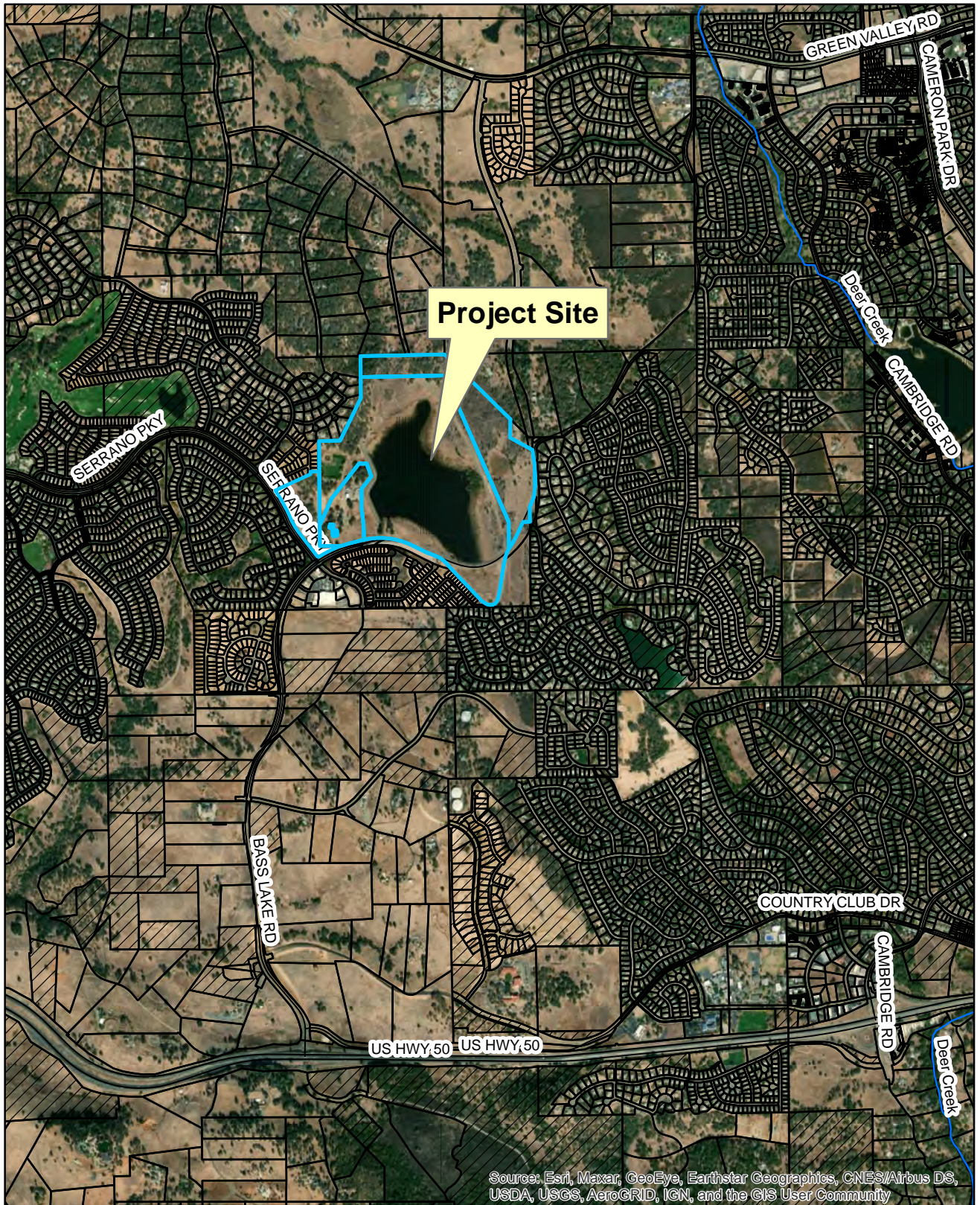
While staff will take utmost care to accurately represent County Codes, Policies, and applicable past positions of staff, it should be noted that matters discussed in the pre-application meeting should be not construed to bind, restrict, or obligate the staff or review boards when processing

PA20-0006: Bass Lake Regional Park Pre-Application
January 25, 2021 (Revised)
Page 5 of 5

a subsequent application. A more thorough review that occurs during a 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.

Should you have any questions regarding the project or this letter, please feel free to contact me by telephone at (530) 621-5980, or by email at gina.hamilton@edcgov.us.

Exhibit A: Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 875 1,750 3,500 5,250 Feet

Scale 1:25,000

Pre-Application PA20-0006
Bass Lake Regional Park
APNs 123-740001, 115-400-002,
115-400-022, 115-400-025, and 115-400-026

Map prepared on
January 7, 2021

Exhibit B: Project Site



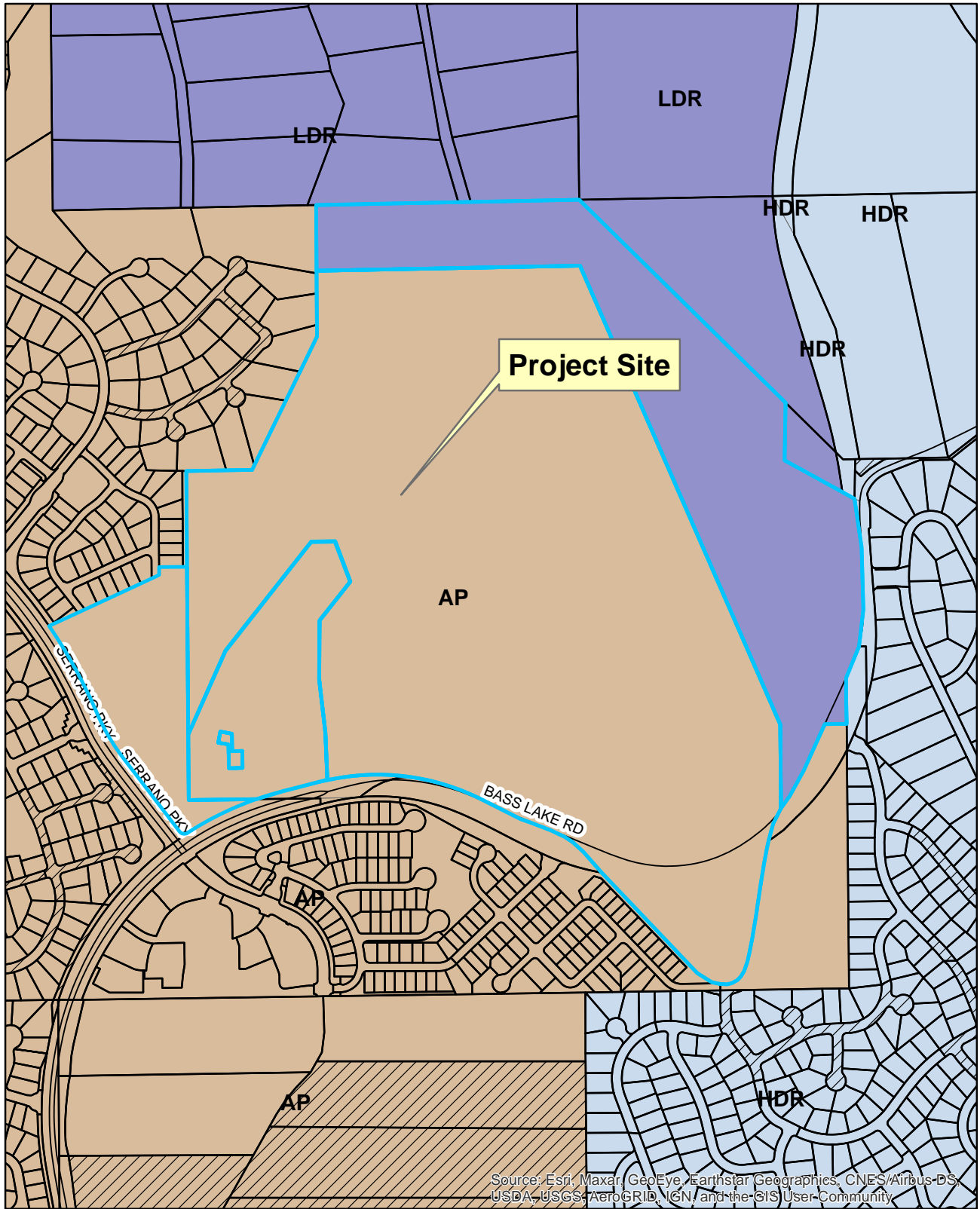
0 285 570 1,140 1,710 Feet

Scale 1:8,000

Pre-Application PA20-0006
Bass Lake Regional Park
APNs 123-740001, 115-400-002,
115-400-022, 115-400-025, and 115-400-026

Map prepared on
January 7, 2021

Exhibit C: General Plan Designations: El Dorado Hills Specific Plan and Low Density Residential



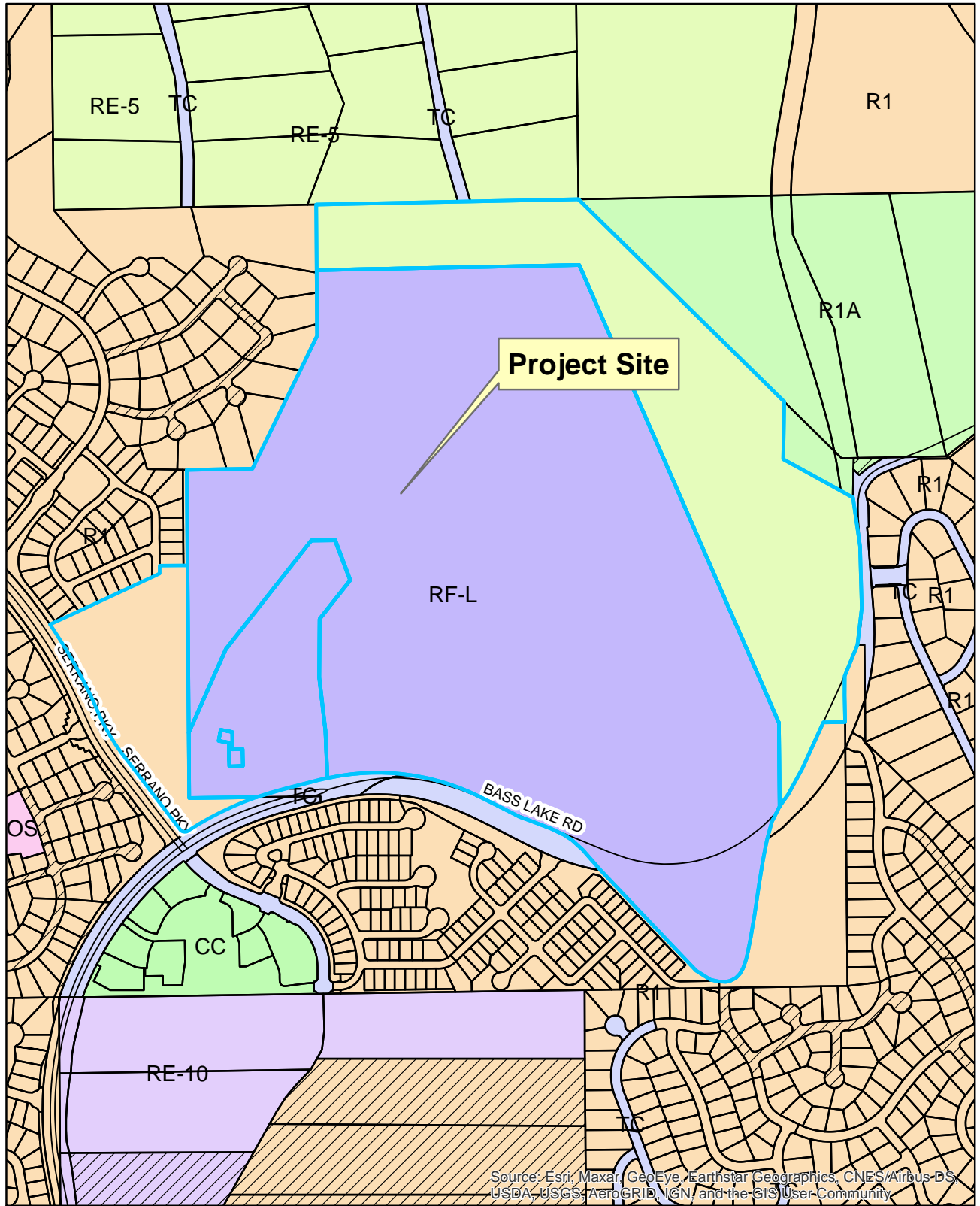
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Scale 1:8,000

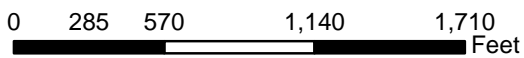
Pre-Application PA20-0006
Bass Lake Regional Park
APNs 123-740001, 115-400-002,
115-400-022, 115-400-025, and 115-400-026

Map prepared on
January 7, 2021

Exhibit D: Zoning Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus-DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

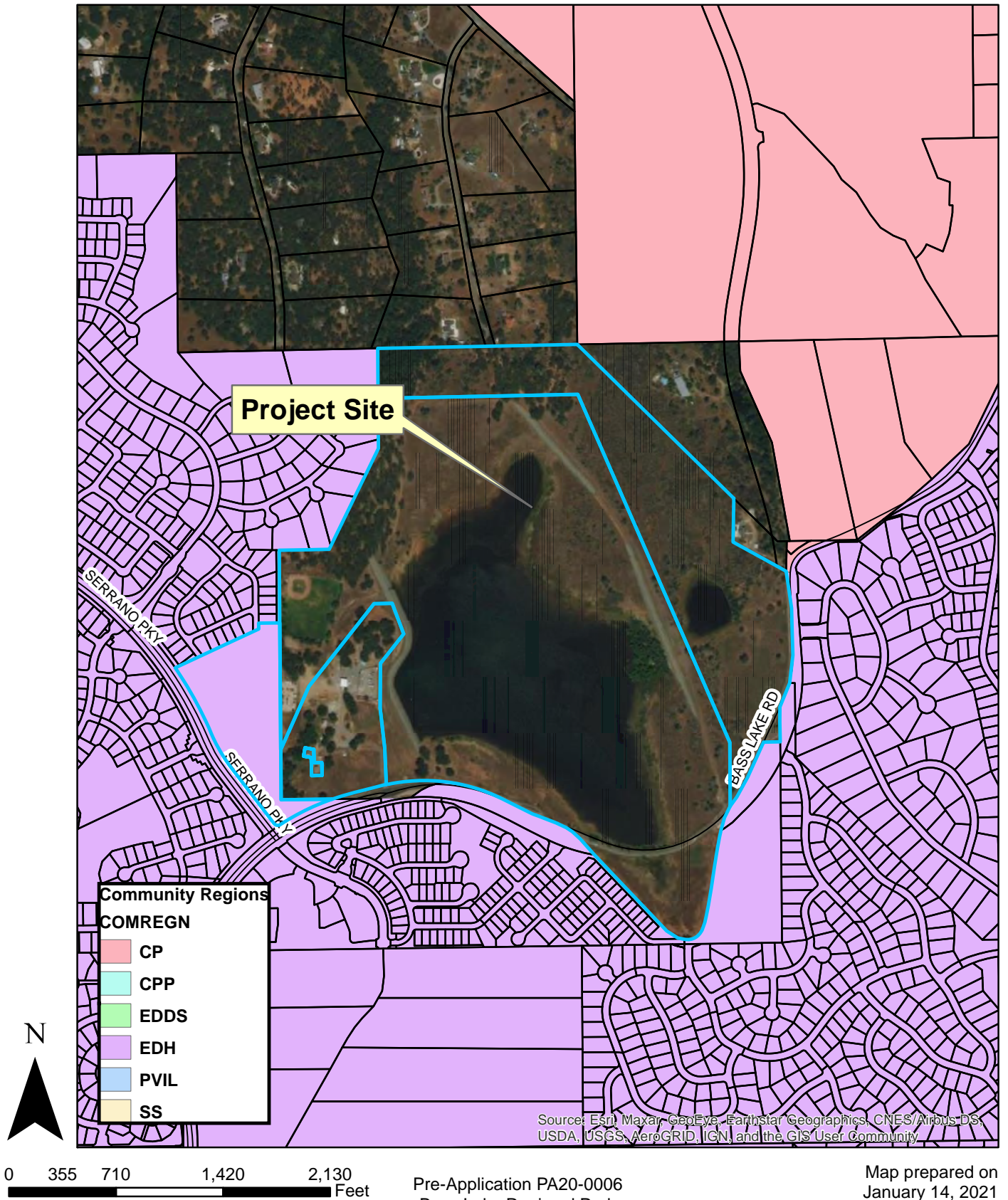


Scale 1:8,000

Pre-Application PA20-0006
Bass Lake Regional Park
APNs 123-740001, 115-400-002,
115-400-022, 115-400-025, and 115-400-026

Map prepared on
January 7, 2021

Exhibit E: Community Regions



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 355 710 1,420 2,130 Feet

Scale 10,000

Pre-Application PA20-0006
 Bass Lake Regional Park
 APNs 123-740001, 115-400-002,
 115-400-022, 115-400-025, and 115-400-026

Map prepared on
 January 14, 2021

Exhibit F: Application Materials

2020 OCT 28 AM 7:49

FILE # PA20-0006



RECEIVED
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 *Samantha Fessh* Date 10/27/2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10/28 Fee \$ 1,103 Receipt # _____ Rec'd by BA Census _____

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

Pre-application completed by: _____ Date completed: _____

PA20-0006



EL DORADO COUNTY PLANNING SERVICES

2020 OCT 28 AM 7:49
RECEIVED
PLANNING DEPARTMENT

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

- Assessors Parcel Map noting the subject parcel.*
A conceptual site plan or map plan, preferably showing the following:
Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
Access to the site from County or State road system.
Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
Such items as existing/proposed open space, recreation areas, and trail systems.
Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
Aerial photograph of the project area.*
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.

PA20-0006



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

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PLANNING DEPARTMENT

(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.

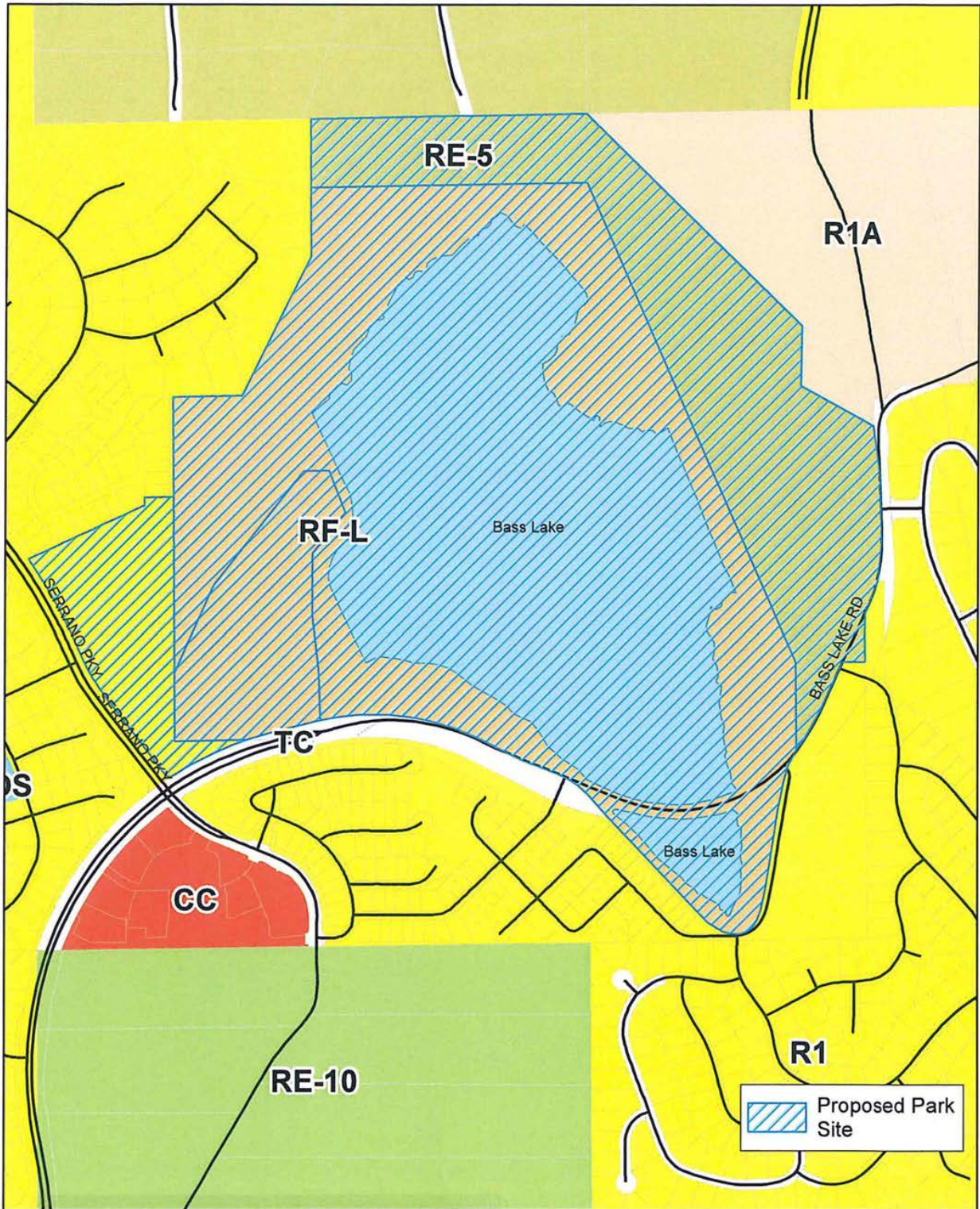
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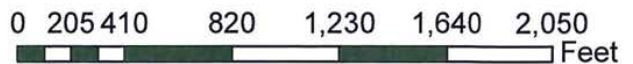
- EDHSP amendment and rezone: The uses proposed in the Village J lot (currently zoned Residential) would need a rezone to either RF-L or RF-H, and possibly the former EDC lot zoned RE-5 changed to RF-L.
- Zoning map consistency: consistent with above changes
- Planned Development permit: to allow for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



*Zone Map Currency: June 26, 2020



October 26, 2020

Map Title

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

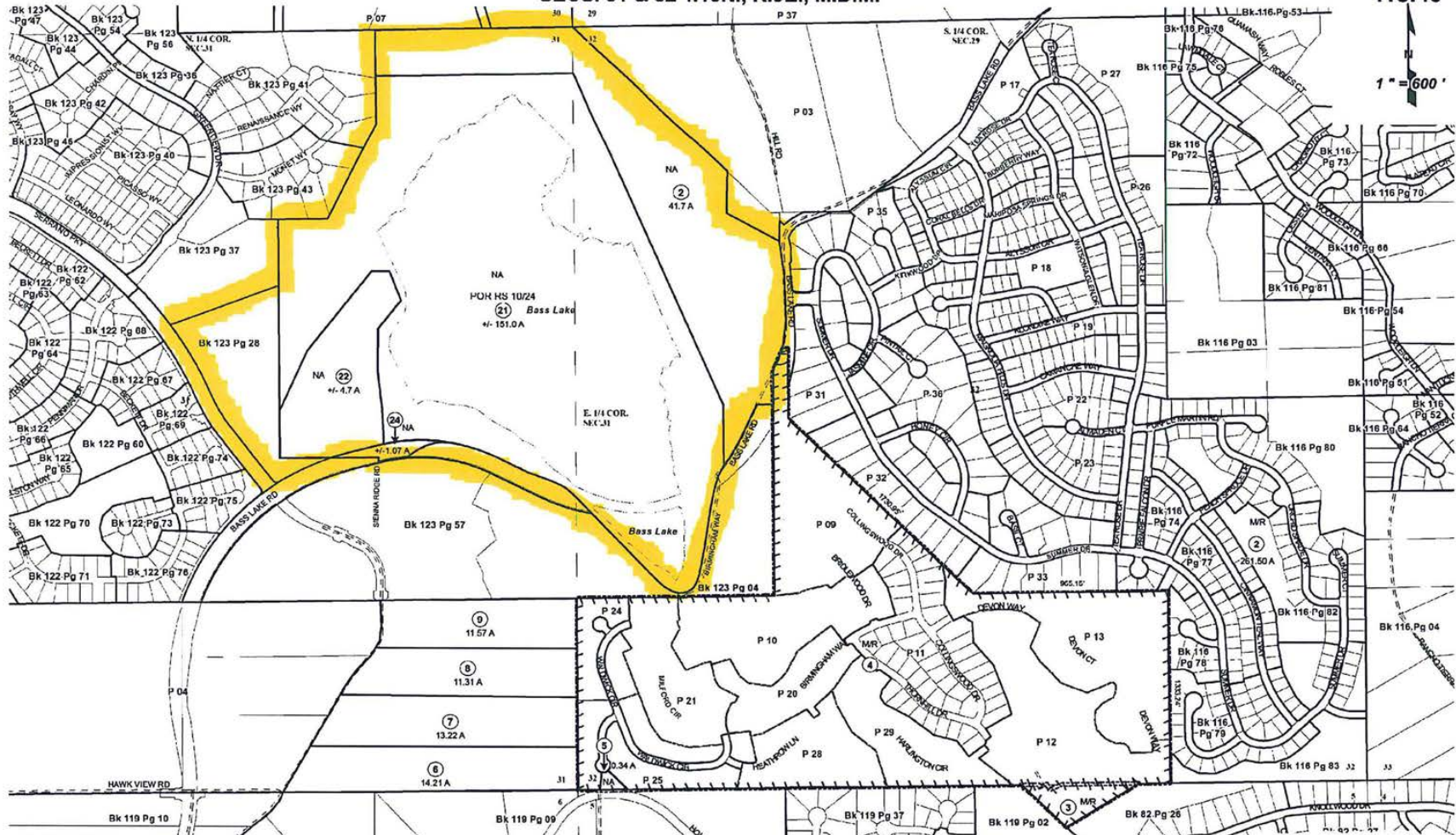
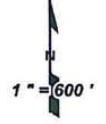
- Cities
- Parcels

PA20-0006



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 Grey 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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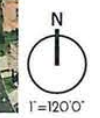
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LEGEND

- 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 BBOS 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

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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.

Exhibit G



County of El Dorado Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

January 5, 2021

Gina Hamilton, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: PA 20-0006 – Bass Lake Regional Park Pre-Application, identified by Assessor’s Parcel Numbers c, 115-400-022, 115-400-021, and 115-400-002 – AQMD Comments

Dear Ms. Hamilton:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed development of a 211-acres regional park including 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) approximately 1.5 miles north of U.S. Highway 50 (Hwy 50) in the El Dorado Hills area and has the following comments regarding potential air quality impacts.

Air Quality/GHG Analysis Required:

The western portion of El Dorado County (where the project is located) is in non-attainment of the state Ambient Air Quality Standards (AAQS) for Particulate Matter 10 micrometers (PM₁₀), and the federal AAQS for PM_{2.5} (2.5 micrometers) in size. Additionally, the western portion of the County is in non-attainment of both the 1-hour and 8-hour state AAQS for ozone, and in severe non-attainment of the 8-hour federal AAQS for ozone. The two ozone precursor pollutants most responsible for ozone generated by this project are Volatile Organic Compounds (VOC, also known as Reactive Organic Gases or ROG) and Nitrogen Oxides (NO_x).

An Air Quality and Greenhouse Gas (GHG) Analysis is required for adequate environmental review of the proposed project. AQMD recommends the use of the latest version of the California Emissions Estimator Model (CalEEMod), which can be downloaded for free at www.caleemod.com. This will compute mass emissions of criteria pollutants (NO_x, ROG, SO_x, PM & CO) and GHG (in CO₂ equivalents) from both construction and operation of the project. Someone knowledgeable with all aspects of the project, such as construction phasing, materials usage, etc., should run the model and modify the defaults as appropriate. Be sure to include notes about any changes to defaults as the program requires. AQMD staff is available for questions concerning CalEEMod inputs.

AQMD’s *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act, February 2002* (“CEQA Guide”) should be used to assess criteria pollutant emissions impacts and can be found here:

[https://www.edcgov.us/Government/AirQualityManagement/pages/Guide to Air Quality Assessment.aspx](https://www.edcgov.us/Government/AirQualityManagement/pages/Guide%20to%20Air%20Quality%20Assessment.aspx)

While AQMD has no adopted GHG thresholds of significance, we recommend using Sacramento Metropolitan AQMD's GHG thresholds, which were developed in conjunction with El Dorado County, Placer County, Yolo-Solano, and Feather River Air Districts. Because data from projects in El Dorado County, along with the other counties in the Sacramento region, were used to develop these thresholds, it is AQMD's opinion that these regional GHG thresholds represent "substantial evidence" for CEQA purposes and are appropriate for use as CEQA thresholds of significance. The supporting documents on the thresholds can be found on SMAQMD's website here (Chapter 6 of the CEQA Guide): <http://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools>

Proximity to US Hwy 50:

The project proposes residences near US Hwy 50, a heavily traveled freeway. As such, the impacts of emissions from freeway traffic on the project must be evaluated. AQMD recommends the using Sacramento Metropolitan Air Quality Management District's (SMAQMD) Mobile Sources Air Toxics Protocol (MSAT Protocol) to assess and disclose potential cancer risk and PM2.5 concentrations. The tool can be found here: <http://www.airquality.org/Residents/CEQA-Land-Use-Planning/Mobile-Sources-Air-Toxics-Protocol>

Future Development:

The following standard conditions would apply to the proposed project:

1. Asbestos Dust: Current county records indicate the parcels are within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
2. Paving: Project construction will involve paving and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
3. Painting/Coating: The project construction will involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
4. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
5. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB)

Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>. Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.

6. New Point Source: Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
7. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
8. Electric Vehicle Supply Equipment (EVSE) – Non-Residential: The commercial portion of the project shall comply with the Non-Residential Mandatory Measures identified in the 2019 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans, specifications and electrical calculations shall show the electrical system has sufficient capacity to simultaneously charge all required electric vehicles at their full rated amperage. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. Please refer to Cal Green Building Stds Code §5.106.5.3 for specific requirements¹:
https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

AQMD Rules and Regulations are available at the following internet address:
www.edcgov.us/airqualitymanagement.

¹ Cal Green Building Code: <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rania Serieh', with a stylized flourish at the end.

Rania Serieh
Air Quality Engineer
Air Quality Management District



**COMMUNITY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION**

<https://www.edcgov.us/Government/DOT>

PLACERVILLE OFFICES:

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CONSTRUCTION & MAINTENANCE:

2441 Headington Road, Placerville, CA 95667
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LAKE TAHOE OFFICES:

ENGINEERING:

924 B Emerald Bay Road, South Lake Tahoe, CA
96150 (530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:

1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: 7 January 2021
To: Gina Hamilton, Project Planner
From: Dave Spiegelberg, Transportation Division 
Subject: **PA20-0006, Bass Lake Regional Park (EDH CSD)**
Project Location: **On the north side of Bass Lake Road. From Serrano Parkway to Silver Springs Parkway, and abutting Serrano residential development on the west side of the project.**
APN: **123-740-001, 115-400-002, -021, and -022**

Project Description: A Pre-Application review for a proposed El Dorado Hills Community Services District (CSD) 200 +/- acre regional park. 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.

Site Plans: The following comments and example conditions are based on Transportation Division (TD) review of the Application Package dated 28 October 2020, with site plan dated June 2020.

Traffic: A Traffic Impact Study (TIS) will be required to identify any deficiencies relative to County General Plan Policy TC-xf (et.seq.) induced by project traffic, and propose feasible abatement measures.

DOT advises that the project description should be well developed prior to performing the TIS. This will focus the level of traffic review, and allow a traffic engineer to determine appropriate trip generation rates.

At the time of this writing, the applicant has engaged a Traffic Engineer to prepare a traffic study in accordance with the County's Traffic Impact Study Guidelines, and the Traffic Engineer is coordinating the scope of the study.

Access: There are two existing access points to the western portion of the project. The internal parking and circulation of the project provide connectivity between these two access points. One new isolated access is proposed off Bass Lake Road on the eastern side of the project.

The first is the existing entrance to existing Selwood Park, off Serrano Parkway. This is proposed to be the main entrance to the western portion of the site, which is anticipated to generate the heaviest use. The project proposes to improve this entrance to an intersection type roadway encroachment to Serrano Parkway. Construction of a left turn pocket bay eastbound Serrano Parkway is highly recommended. DOT anticipates the project TIS will identify this left turn pocket as a necessary improvement, and due to pm peak hour traffic demand, may require a traffic signal due to either Level of Service and/or traffic signal warrants. This intersection is too close to the Serrano Parkway / Bass Lake Road intersection for a traffic signal to be functional. This driveway may have to be moved, or alternative layout examined, pending the results of the TIS.

The second access point is the existing access that was constructed for EID operations at the lake. The project proposes to improve this entrance to an intersection type roadway encroachment to Bass Lake Road. Serrano Associates LLC constructed a left turn pocket at this location in conjunction with adjacent Serrano Projects, however the TIS should determine if the existing storage length is sufficient for the project traffic demand.

A new third access point to the project is proposed on the east side of the project to serve the Museum and Educational Center, and provide access to the project Trail system. At this juncture, it would be appropriate to point out that the application is internally inconsistent. The Project Narrative describes this access point as being at the intersection of Silver Springs Parkway and Bass Lake Road (currently under construction). However, the current site plan shows this access opposite Madera Way. DOT has long planned for the east access to the park to be located at the Silver Springs Parkway location, and strongly suggests the site plan be updated to match the Project Narrative (and the Environmental Project Description) once submitted for formal review.

Frontage Improvements to Bass Lake Road: The project will be required to construct some form of Frontage Improvements along Bass Lake Road. The project is within the El Dorado Hills and Cameron Park Community Regions. The County's General Plan strongly suggests Portland cement concrete curbs, gutters and sidewalks within Community Regions. However, DOT feels that this urban streetscape may be out of character with the neighborhood, as the existing Bass Lake Road is constructed without such improvements. Additionally, the larger eastern portion of the site is proposed as a passive use park, and remain largely unchanged by the project. A "Design Waiver" to construct roadway / frontage improvements similar to the Bass Lake Hills Specific Plan major roadways, may be received favorably by the Community and decision makers. It

is suggested that urban streetscape (curb, gutter and sidewalk) be proposed on Serrano Parkway, and on Bass Lake Road from Serrano Parkway north to the Bass Lake Driveway. For the eastern portion of the project along Bass Lake Road, frontage improvements would, at a minimum, include potential shoulder widening of Bass Lake Road along the project side, and a Class I shared use trail as shown in the County's Active Transportation Plan (ATP). An equivalent on-site trail may be proposed as a substitute for the Trail called out in the ATP. The El Dorado County Transportation Commission should be consulted for their review and concurrence that your proposed trail would be considered an equivalent replacement for the ATP trail.

Recent Development in the Serrano Development (Village J7) brought to light concerns by the residents of Bridlewood Canyon and the Bass Lake Action Committee highlighted community concerns with regards to the intersection of Bass Lake Road and Bridlewood Drive. DOT believes a commitment to construct a round-about intersection at this location would be well received by the Community.

Grading: Mass grading on the western portion of the property would be necessary for construction of the building(s), ballfields and parking lots. The eastern portion of the project is to remain largely natural, with some grading, limited to the proposed trail system, museum and educational center, and associated parking.

Stormwater: The project is subject to the provisions of the County Drainage Manual, and the County Storm Water Ordinance regarding drainage and water quality.

The County Drainage Manual and Stormwater Ordinance (Ord. No. 5022) require that certain projects construct on-site detention to reduce post-development peak runoff to pre-development levels, and capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). The Land Use Permit application should be submitted with a preliminary drainage report showing general intent to comply with these standards. The site plan should show areas of detention, retention and/or treatment measures to make those facilities part of the project description.

Design Waivers: Any necessary Design Waivers should be identified and requested.

The following is a list of "Boilerplate, standardized conditions that may be expected on any project of this nature. They are example conditions only, and are subject to change with the actual Land Use Permit application.

PROJECT-SPECIFIC TD CONDITIONS:

1. Off-Site Improvements – Collectors and Major Transportation Facilities:

Commentary - These are typically mitigation measures identified In the TIS, and may be some distance from the project.

A. The Project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to [Road Name / Project Name].

i. [Describe required improvements]

B. Financing and Reimbursement

i. Project may be reimbursed for the costs of any improvements listed above to the extent such improvements are included in the County's Traffic Impact Mitigation (TIM) Fee Program, in accordance with the County's TIM Fee Reimbursement Guidelines, and subject to a Road Improvement and Reimbursement Agreement between the Project and the County.

ii. If any improvements are included in the Missouri Flat Master Circulation and Financing Plan (MC&FP) or successor document, such improvements may be credited to the project or eligible for reimbursement from the MC&FP funds.

C. With respect to the improvements to the public roadways required in this condition, either one of the following shall be done prior to issuance of a building permit: (a) the Project shall be under contract for construction of the required improvements with proper sureties in place, or (b) the Project shall have submitted to the County a bid-ready package (PS&E) and adequate funding for construction.

2. **Frontage Improvements:** *Commentary – Depending on final project description and traffic impacts, the project may be required to construct frontage improvements, such as curb, gutter, and sidewalk.*

3. **Encroachment Permit(s):** Obtain an encroachment permit(s) from DOT and construct the roadway encroachment(s) to satisfaction of the County Engineer.

Commentary – the access points should be “intersection style” with curb returns and a crosswalk instead of an “over the curb and sidewalk” driveway. DOT suggests that the project propose their preferred geometry for the access encroachments and include that with the project application.

4. **Waiver of Direct Access Rights:** Waive direct access rights to Missouri Flat Road, except at locations of approved encroachments.

5. **Off-site Improvements (Acquisition):**

As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

TD STANDARD CONDITIONS

6. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with County Standards (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to implementing the approved use.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

7. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). Show detention, retention, and/or treatment facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control

measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

8. **Geotechnical Report:** For any public improvements, prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
9. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
10. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

11. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

Tia Raamot <tia.raamot@edcgov.us>

Mon, Dec 28, 2020 at 11:54 AM

To: Gina Hamilton <gina.hamilton@edcgov.us>, Ambarish Mukherjee <Ambarish.Mukherjee@lsa.net>

Cc: Dave Spiegelberg <dave.spiegelberg@edcgov.us>, Natalie Porter <natalie.porter@edcgov.us>

Gina and Ambarish

Thank you for sharing this scope with us.

Below are some differences in the uses between the TIS under development and the project description.

- The TIS considers 3 soccer fields, and this reports 2 soccer fields, and 2 softball fields (4 total fields).
- The Event Center was not included in the TIS

Please consult with the CSD, and see if this scope can be firmed up in a conservative manner, so the TIS does not underestimate the trips generated by the project.

Thank you.

Tia Raamot

Transportation Planner

El Dorado County

Department of Transportation

Transportation Planning

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5918

eFax 530-698-8019

tia.raamot@edcgov.us

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ENVIRONMENTAL MANAGEMENT DEPARTMENT

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: GINA HAMILTON, Project Planner
EDC Planning Services

FROM: Environmental Management

SUBJECT: PA 20-0006 BASS LAKE REGIONAL PARK

DATE: 1/6/2021

CC:

Environmental Management Department staff has reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

Application states that "Water, sewer, storm drain, and electrical will be installed and interconnected with existing facilities. All parcels for this project have confirmed water service provided by the El Dorado Irrigation District.

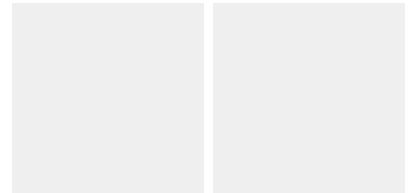
Only one parcel, APN 123-280-010, has confirmed public sewer. Please confirm that the remaining parcels, APN 115-400-022, APN 115-400-021, and APN 115-400-002, will be serviced by public sewer as well. Any septic systems proposed for this project will be required to meet the standards of the El Dorado County Local Agency Management Plan and Onsite Wastewater Treatment Systems Manual.

A concession stand, multi-use event center, and museum are proposed for the Bass Lake Regional Park project. The concession stand and any other operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level is required to be constructed and operated to the standards of the California Retail Food Code. This includes undergoing a plan review prior to facility construction and operation with an annual health permit issued by the El Dorado County Environmental Management Department once the facility has been constructed and is ready to begin operations.

Solid Waste Division (Timothy Engle x6587):

Applicants are subject to a variety of state and local laws depending on the project type, scope, and final plan of the project. These include waste hauling, waste recycling, temporary sign, and waste collection enclosure requirements. Please be aware of the changing nature of solid waste legislation in California as the project is stewarded through the planning process.

Construction and Demolition (C&D) Debris Recycling
State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County’s Construction & Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you’re welcome to call Environmental Management at (530) 621-5300.



Hazardous Materials (Mark Moss x6665):



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

Vickie Sanders <vickie.sanders@edcgov.us>
To: Gina Hamilton <gina.hamilton@edcgov.us>

Mon, Dec 28, 2020 at 8:27 AM

Gina,
The county sold property that we had that is part of this property. The Parks Division is in support of this project.
Thank you,
Vickie Sanders
Parks Manager
County of El Dorado
Chief Administrative Office
530-621-7538
FAX: 530-642-0301

[Quoted text hidden]



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

Amy Phillips <amy.phillips@edcgov.us>
To: Gina Hamilton <gina.hamilton@edcgov.us>

Mon, Dec 7, 2020 at 10:42 AM

Hi Gina,

The County is subject to the State of CA Phase II MS4 [Permit](#) and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the MS4 Permit / [West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements](#) if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 sf or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. Additional Hydromodification requirements may be required as well. Submittal requirements for Regulated and Hydromodification projects are provided [here](#).

We would be happy to answer any questions.

Thank you,

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

Date: Mon, Dec 7, 2020 at 9:34 AM

[Quoted text hidden]

[Quoted text hidden]

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Amy A. Phillips, CPSWQ, CPESC, QSD
Storm Water Coordinator - West Slope

County of El Dorado
Tahoe Planning and Stormwater Programs
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5921
amy.phillips@edcgov.us

 **Initial Consultation Letter_PA20-0006.pdf**
261K

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: January 7, 2021

TO: Gina Hamilton, Project Planner

FROM: Brian Frazier, Phone (530) 621-5325, brian.frazier@edcgov.us

**SUBJECT: PA20-0006 – BASS LAKE REGIONAL PARK (El Dorado Hills
Community Services District/Fuhrman Leamy Land Group)**

We have looked over the application and have the following comments.

1. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).



EL DORADO HILLS FIRE DEPARTMENT

“Serving the Communities of El Dorado Hills, Rescue and Latrobe”

January 14, 2021

Gina Hamilton, Senior Planner
 County of El Dorado Planning and Building Department
 2850 Fairlane Court, Bldg. C
 Placerville, CA 95667

PROJECT: Bass Lake Regional Park Project / Pre-Application Review

Dear Ms. Hamilton:

The El Dorado Hills Fire Department (EDHFD) has reviewed the above referenced project. Our review of the project is intended to ensure this agency can provide fire and emergency medical services that are consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the California Fire Code as amended locally. The project narrative describes the Bass Lake Regional Park project as follows:

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.

Table 1 describes our review of the project in conformance with these standards.

Table 1: El Dorado County General Plan Policies Related to Fire Protection

Policy	Topic	Standard	Does the Project Comply		Comments
			Yes	No	
5.1.2.2	Fire District Response	Rural Center or Region – 15 to 45 Minutes.	X		1
5.7.2.1	Fire Protection	Sufficient emergency water supply, storage and conveyance facilities for fire protection. Adequate access is provided.		X	2, 3

6.2.1	Defensible Space	Tentative maps shall be conditioned to attain and maintain defensible space.		X	4
6.2.2	Limits to Development	Development in areas of high and very high fire hazard areas shall have a WUI Plan.	X		5
6.2.3	Adequate Fire Protection	Development shall meet uniform fire protection standards.		X	6
6.2.4	Area Wide Fire Management	Reduce fire hazards through cooperative fuel management activities.	X		7

1. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 86 located at 3670 Bass Lake Road. The average response time to the project site from this fire station is approximately 6 minutes or less to 80% of the population in the area.
2. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage or conveyance facilities. Prior to new buildings or structures being placed on the project site the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in the California Fire Code, along with local ordinances and standards of the EDHFD.
3. **Roads and Driveways:** Roads and driveways, whether public or private, serving the project shall comply with California Code of Regulations (CCR) Title 14 and the California Fire Code. The project roads shall provide for safe access for emergency fire equipment and civilian evacuation concurrently and must provide unobstructed traffic circulation during a wildfire emergency.
 - a. The coordination of the phasing and timing of improvements required for both the existing Serrano Village J emergency vehicle access road (EVA) on the southern end of the project and the proposed Green Springs EVA on the northern end of the project needs to take place with EDHFD. These improvements may be required prior to the phasing of other site improvements in the related phase of the project due to public safety concerns for the adjoining existing subdivisions.
4. **Defensible Space:** The project shall submit a Wildfire Urban Interface (WUI) Fire Safe Plan to the fire district for review and approval as required by California Fire Code Section 4903.1 [as amended by EDHCWD Ordinance 2019-1] prior to the recording of the final map by the County of El Dorado. The plan shall demonstrate that the project complies with the Vegetation Management and Defensible Space requirements of El Dorado County Ordinance No. 5101, California Public Resources Code Section 4291 and local wildfire safety requirements of the fire district.
5. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that are a high risk of a wildfire.

6. New Buildings and Structures: New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in California Code of Regulations Titles 14, 19, 24 and EDHFD ordinances and regulations.

a. Table 3 on Page 10 of the Initial Study document needs to be updated to reflect that all buildings and structures require permits and regulatory approval by EDHFD.

7. Area Wide Fire Management: The project is not currently identified in an area of high or very-high wildland fire hazard. No fuel breaks are currently identified in the project area.

EDHFD reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Please do not hesitate to contact me at (916) 933-6623, Extension 1018, with any questions pertaining to the contact of this review letter.

Sincerely,

/Ronald A. Phillips/

Ronald A. Phillips
Project Management Specialist



Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

Brink, Mike <mbrink@eid.org>
To: Gina Hamilton <gina.hamilton@edcgov.us>

Wed, Dec 16, 2020 at 1:16 PM

Gina H –

See below related to EID

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

From: Brink, Mike

Sent: Wednesday, December 16, 2020 1:14 PM

To: Holland, Kimberly <kholland@eid.org>; Baron, Michael <mbaron@eid.org>; Dawson, Elizabeth <edawson@eid.org>; Deason, Brian <bdeason@eid.org>; Dinsdale, Aaron <adinsdale@eid.org>; Mackay, Marc <mmackay@eid.org>; Pike, Georgina <gpike@eid.org>; Venable, Doug <dvenable@eid.org>; Wolf, Jan <jwolf@eid.org>

Subject: RE: Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

The FIL and Project highlighted below was for Serrano Village J, Lot H that is adjacent to the Bass Lake site. The EDH CSD has not approached the District for new service associated with the proposed development at the Bass Lake Site.

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

From: Holland, Kimberly <kholland@eid.org>

Sent: Tuesday, December 15, 2020 12:47 PM

To: Baron, Michael <mbaron@eid.org>; Brink, Mike <mbrink@eid.org>; Dawson, Elizabeth <edawson@eid.org>; Deason, Brian <bdeason@eid.org>; Dinsdale, Aaron <adinsdale@eid.org>; Holland, Kimberly <kholland@eid.org>; Mackay, Marc <mmackay@eid.org>; Pike, Georgina <gpike@eid.org>; Venable, Doug <dvenable@eid.org>; Wolf, Jan <jwolf@eid.org>

Subject: FW: Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

12/16/2020

Edcgov.us Mail - Project for Review & Comment - PA20-0006 – BASS LAKE REGIONAL PARK

Good a. ernoon,

Aached you will find the Initial Consultaon for Bass Lake Regional Park. Below is some informaon

123-280-010: 2644FIL (4/24/17), 2991DEV (10/26/2018)

115-400-022: No FILs or projects and has service with EID

115-400-021: No FILs or projects and has service with EID

115-400-002: No FILs or projects and no service

Let me know if you have any quesons.

Thank you,

Kimberly Holland

Development Services

El Dorado Irrigaon District

(530) 642-4028



[Quoted text hidden]

[Quoted text hidden]

 **Initial Consultation Letter_REVISED_PA20-0006.pdf**
262K

January 8, 2021

Gina Hamilton
El Dorado County Planning Division
2850 Fairlane Ct
Placerville, CA 95667

Re: PA20-0006 – Bass Lake Regional Park

Dear Gina Hamilton,

Thank you for providing PG&E the opportunity to review your proposed plans for Bass Lake Regional Park dated 12/7/2020. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Attachment D: PowerPoint for Planning Commission Conceptual Review Workshop

Pre-Application/ Conceptual Review (PA20-0006)



*Planning Commission
February 25, 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 Conceptual Review is to:

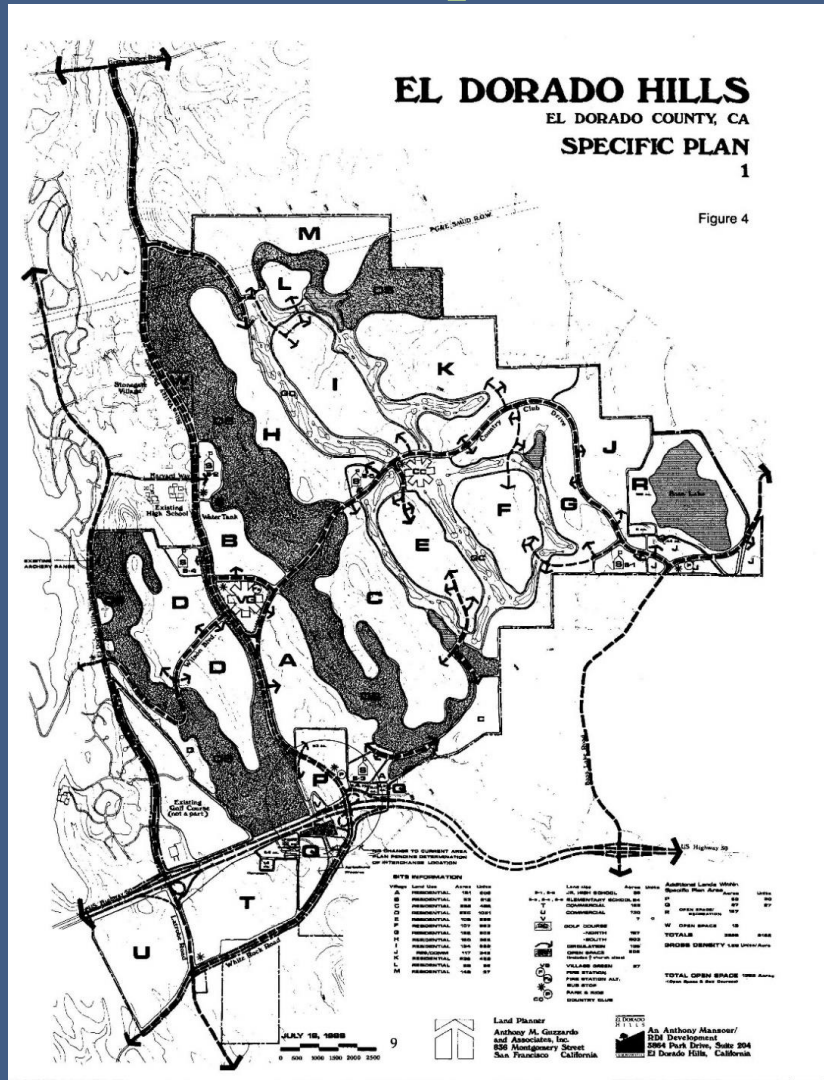
- **Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion**
- **Provide an opportunity for project applicants to receive early feedback from the Planning Commission and/or Board of Supervisors in an informal workshop setting**
- **Provide legal notice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

Project Summary

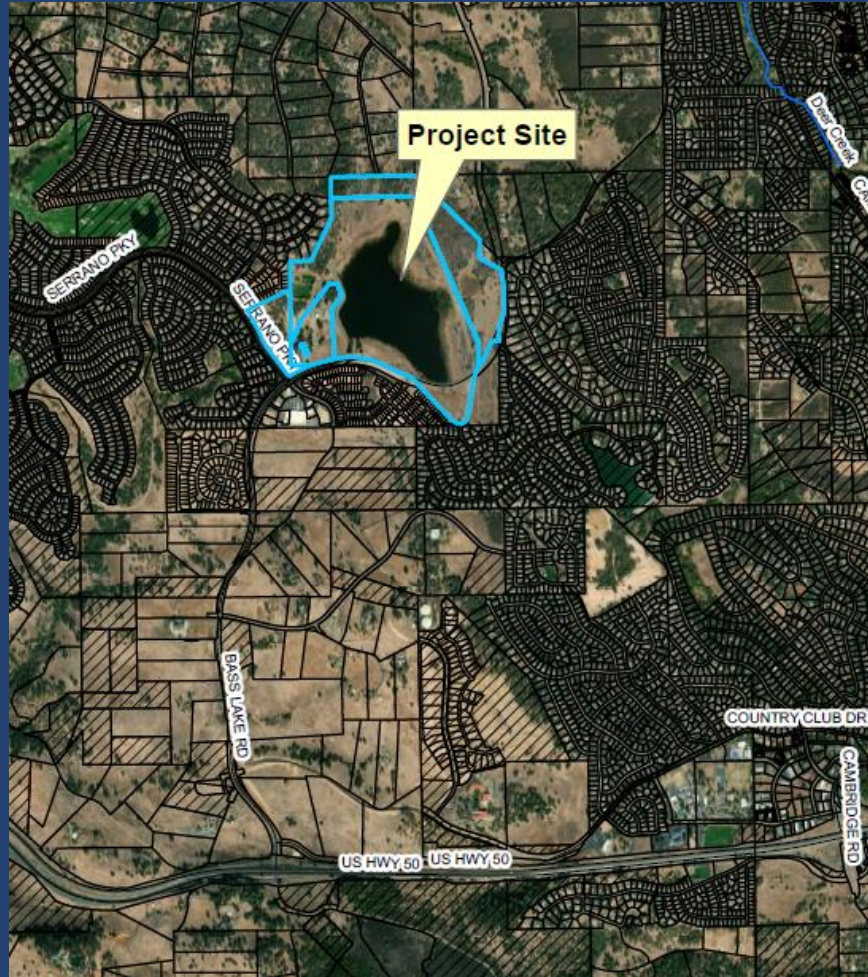
Request for a Pre-Application review of a proposed regional park that would provide recreational opportunities and ancillary facilities. Examples of anticipated activities and facilities include:

- 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



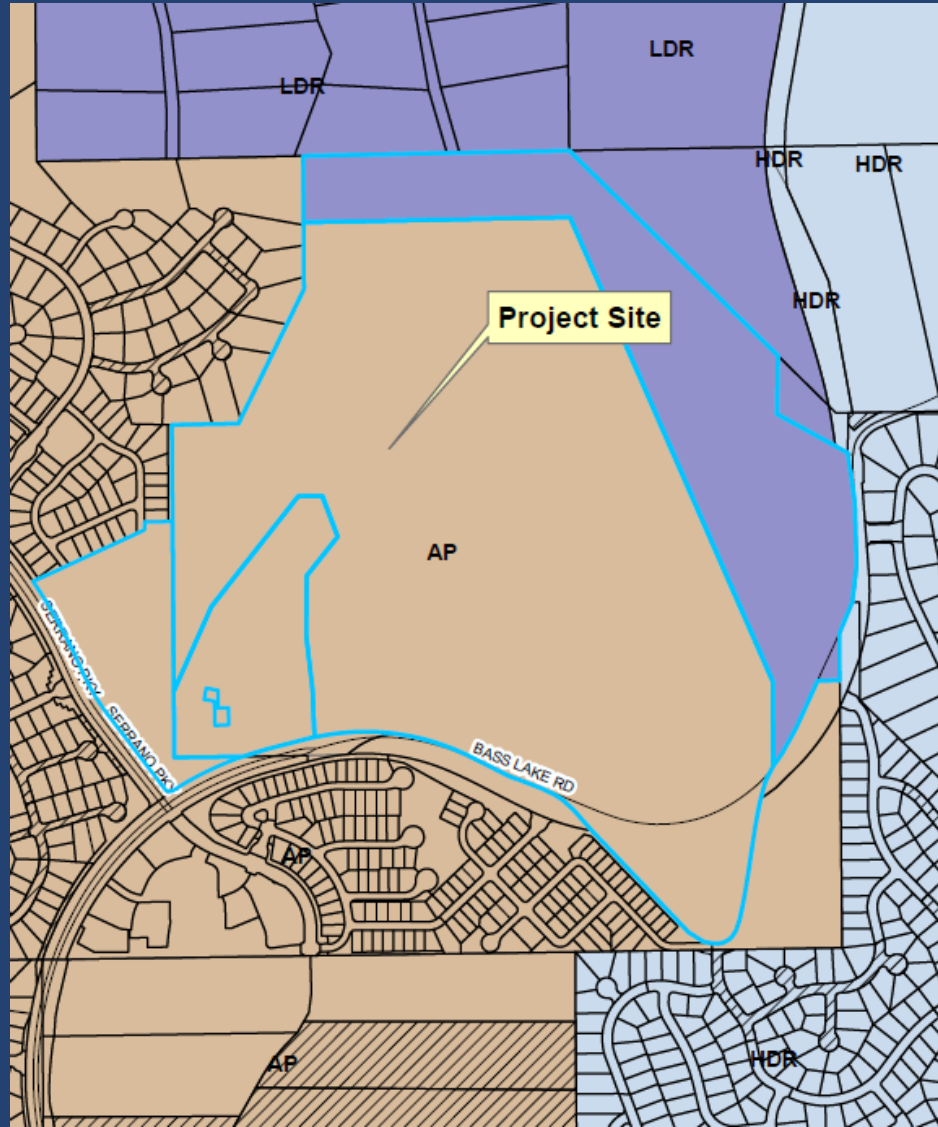
6

Planning Commission | 2/25/21 | Pre-Application/Conceptual Review PA20-0006

General Plan
Designations:

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

Low Density
Residential (LDR)

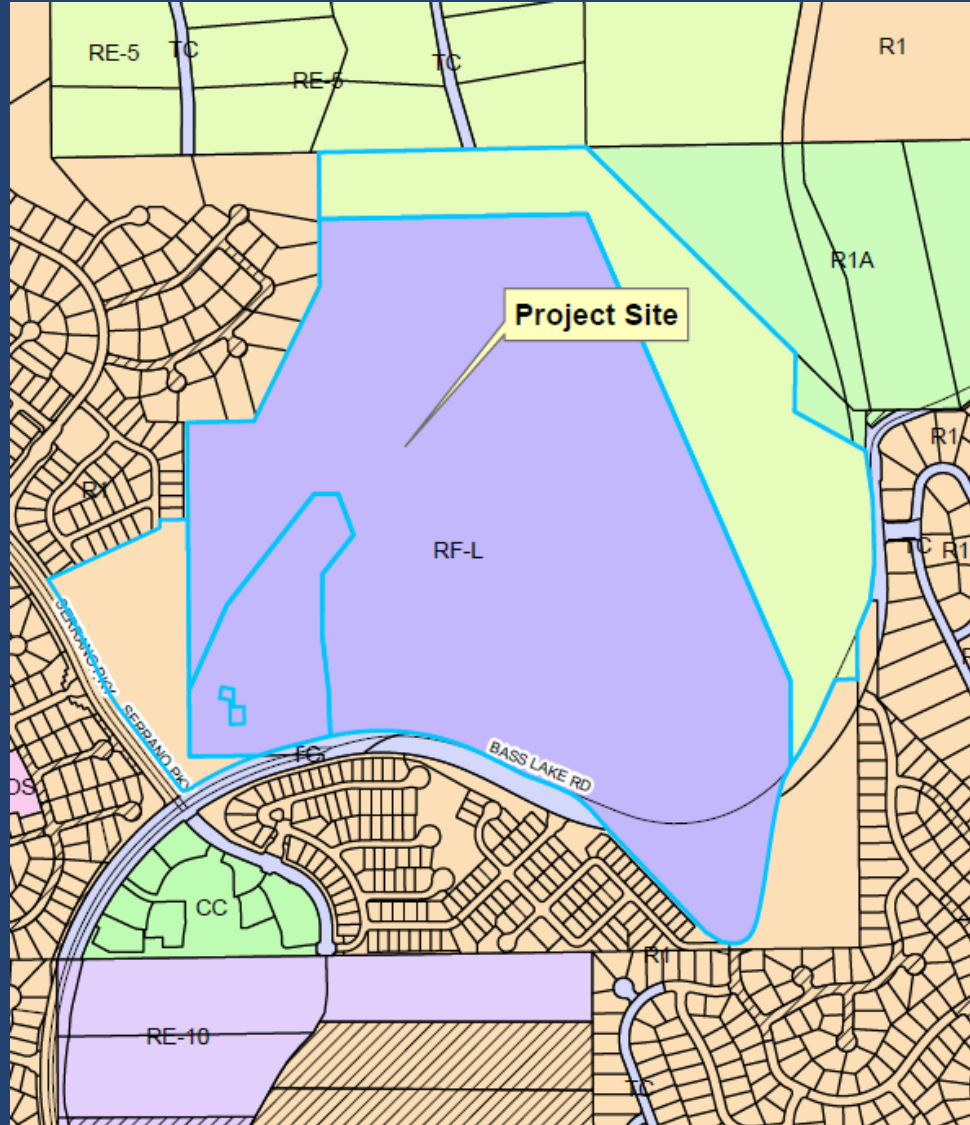


Zoning:

**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 225'
 - 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 BROS AND TABLES
 - K CONCRETE PATHS 4'-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 (+/- 100 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

RECEIVED
PLANNING DEPARTMENT
2020 OCT 28 AM 7:50



PA20-0006



Bass Lake Regional Park +/- 200 Acres

SCHEMATIC SITE PLAN

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)**
- **Planning staff anticipates taking this pre-application to the County Board of Supervisors in late March/ early April 2021.**
- **EDH CSD is preparing a CEQA document on which they are functioning as the lead agency. County staff will review and provide comment on the public draft CEQA document.**

Project Status and Next Steps (2 of /2)

- **EDH CSD Board of Directors is anticipated to consider certification of CEQA document in early spring 2021.**
- **Subsequent to EDH CSD Board approval of the CEQA document by the CSD's Board of Directors, CSD staff will submit an application for a discretionary permit to the County Planning Dept.**
- **Based on pre-application materials and existing zoning, the anticipated applications would include Planned Development Permit (PD), which would establish an official Development Plan for the regional park, and a Rezone application, which would establish common zoning designations to all affected parcels.**