

(Provided at hearing  
by applicant)

PC 8/22/19  
#4  
5 pages



July 15, 2019

Mr. Kevin Loewen  
General Manager  
El Dorado Hills Community Services District  
1021 Harvard Way  
El Dorado Hill, CA 95762

***SUBJECT: Village J, Lot H Park Design Proposal***

Dear Kevin:

Attached please find a proposed design for the above-referenced park. It is our hope that the attached can be constructed; however, prior to the commencement of any construction plans and documents we will authorize our consultants (engineer and landscape architect) to prepare an opinion of project cost. With that information, we will prepare an agreement with a total project budget and a determination of the sufficiency of funds from the Community Facilities District. If we can complete this in the next 45 days we will proceed with construction plans and this project could be under construction in the late spring/early summer of 2020.

Best regards,

Kirk Bone

KB/dc  
Attachment

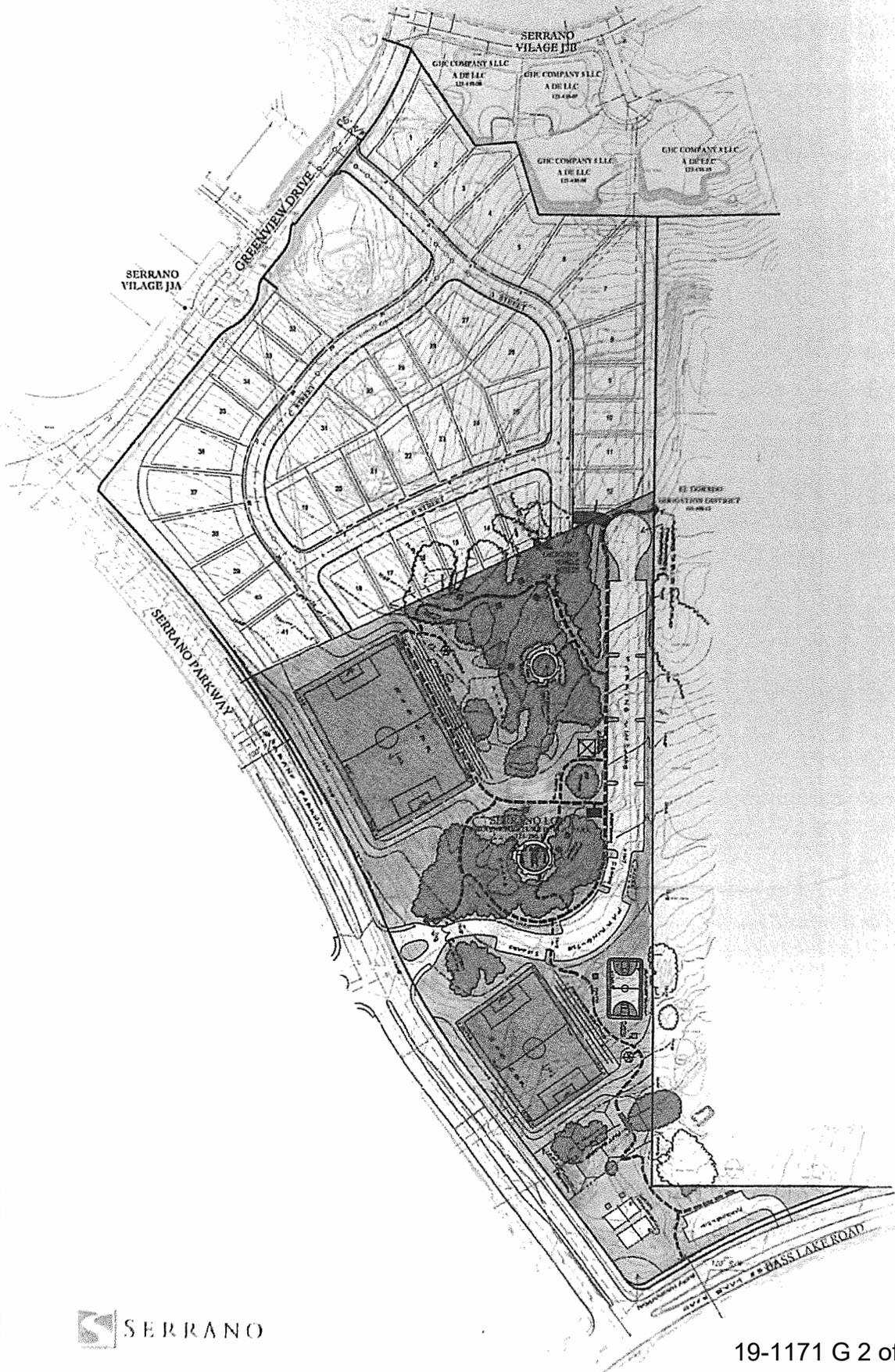
Cc: John Hidahl  
Don Ashton

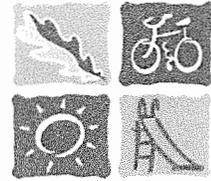
# SERRANO LOT H - ALTERNATIVE 3

EL DORADO COUNTY

CALIFORNIA

JULY 2013





**El Dorado Hills**  
Community Services District

**EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT**

**To:** Board of Directors  
**From:** Tauni Fessler, Director of Parks and Planning  
**Meeting Date:** July 25, 2019  
**Report Date:** July 22, 2019  
**Subject:** **Bass Lake Regional Park – Development of Village J Lot H**

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**Recommended Action:**

Provide input and direction on the current conceptual design for that portion of Bass Lake Regional Park, located on Village J Lot H; Direct staff to pursue construction drawings and cost estimate.

**Background:**

In December 2018, the El Dorado Hills Community Services District (“District”) purchased approximately 142 acres of property from Rescue Union School District (APN 115-400-021), inclusive of Bass Lake. This property is just a portion of the over 200+/- acres the District plans to develop as Bass Lake Regional Park.

Other properties intended to become part of the overall project include: Parker Development property, known as Village J Lot H (12.9 acres, APN 123-280-010), El Dorado Irrigation District property (14.74 acres, APN 115-400-022), and El Dorado County property (41.7 acres, APN 115-400-002). Village J Lot H would satisfy Parker Development’s parkland dedication owed to the District for the Serrano-El Dorado Hills Specific Plan parkland obligation.

**Discussion:**

In a letter dated July 15, 2019, and at a meeting held on July 18, 2019, representatives from Parker Development shared a conceptual design with the District for the

development of the 12.9 acres, Village J Lot H, (see Attachment 1). The District however has a current proposed design for the greater Bass Lake Regional Park, which includes the 12.5 acres and reflects amenities conducive to the overall design. The concept presented by Parker Development could be considered for a stand-alone village park, however, the District's focus is to construct Village J Lot H as the first phase (aka "Phase 1") of the overall Bass Lake Regional Park.

With the construction and completion of Phase 1 anticipated to be delivered before other park site development, necessary changes to the District's present design would include: relocating/adding restroom facilities to service the all-inclusive playground(s), bocce courts and proposed dog park, pedestrian pathway(s) along Serrano Parkway on the frontage of the park site, as well as providing an Emergency Vehicle Access ("EVA") from the Serrano development through the park site, exiting to Serrano Parkway, (see Attachment 3).

Funding for the development of the 12.9 acres would primarily be provided by reserved funds from Community Facilities District 1992-1, with any shortfall being paid by Park Impact Fees.

**Master Plan Strategic Recommendations:**

- A.6 Village parks should have all of the amenities of a neighborhood park plus at least two additional compatible recreation facilities (see the design guidelines within the Master Plan). Restrooms are provided.
  
- B.8 Diversify play experiences in District parks.

**Fiscal Impact:**

No fiscal impact to District unless available CFD funds are not sufficient to construct the proposed Bass Lake Regional Park design planned for Village J Lot H. Any shortfall would be funded by Park Impact Fees.

**Attachments:**

- 1. Parker Development – Proposed Concept Design for Village J Lot H.
- 2. Serrano Associates – Letter to El Dorado Hills CSD regarding dedication of Village J Lot H.
- 3. El Dorado Hills CSD – Proposed Concept Design for Bass Lake Regional Park (inclusive of Village J Lot H).

