



Bass Lake Action Committee

A 501(C)(4) corporation
501 Kirkwood Court
El Dorado Hills, CA 95762
<http://basslakeaction.org>
<https://facebook.com/BassLakeAction>

El Dorado County Board of Supervisors
300 Fair Lane
Placerville, CA 95667

January 11, 2019

Dear Supervisors,

We noticed the following item on the Board of Supervisors Agenda for the January 15, 2019 meeting - the first part of the Agenda item is about using 100 feet of county owned land to connect the future southern extension of Silver Springs Pkwy to Bass Lake Rd at "The Curve" - which has been a long time coming, and Bass Lake area residents are eager to realize the traffic circulation and safety features of the Silver Springs Parkway project

But the second part of the Agenda item is seeking Board of Supervisors **direction** over reserving part of the County owned 41 acres at Bass Lake for a 1 acre Department of Transportation Maintenance yard

- from the BOS 1/15/2019 AGENDA ITEM 26:

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=3831733&GUID=034A66D7-A444-4AE0-85D8-8AC41BDE2757&Options=&Search=&FullText=1>

Department of Transportation and Chief Administrative Office, Parks Division, recommending the Board provide direction on the following property requests by the Department of Transportation for County owned property located at/near Bass Lake and Bass Lake Road in El Dorado Hills identified as Assessors Parcel Number 115-400-02 approximately 41 acre parcel:

- 1) Department of Transportation requests a 100 ft. strip of land to connect Bass Lake Road to Silver Spring Parkway; and*
- 2) Department of Transportation requests 1 acre for a maintenance yard for the western part of the County. (Est. Time: 10 Min.)*

FUNDING: N/A

Body

DISCUSSION / BACKGROUND

The County acquired this 41-acre parcel on April 24, 2011 for park and recreational purposes as a property exchange for 16 acres of undeveloped



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county-owned land at the end of Robin Lane in Cameron Park. The property is adjacent to Bass Lake off of Bass Lake Road. The county paid \$33,000 from the General Fund Contingency to pay for closing costs

*A park plan and environmental document was prepared in 2003. **There were many complaints from adjacent property owners and from the BLAC-Bass Lake Action Committee regarding lights and sports fields.** There were also requests from Rescue School District for additional land that was needed for a future school site. All of these issues stalled this park site from development.*

This site is also within the boundaries of El Dorado Hills Community Services District (EDHCSD). The question has come up several times about the county building a park within the EDHCSD boundary and whether or not it is a good use of the minimal funding the county has for parks. This property is located in an area that has many parks and sports fields because of work of the EDHCSD.

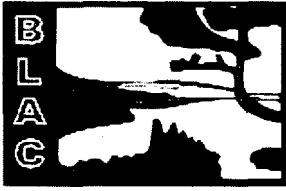
In the near future, the Parks Division will be coming forward with an agenda item recommending the County focus parks services on the underserved areas of the County.

Since this parcel was acquired and intended originally for park and recreational purposes, staff is requesting Board direction on whether staff should move forward with the necessary steps, including CEQA review, for using a portion of the parcel for road and maintenance yard purposes as requested by the Department of Transportation.

We would note that there is a typo in the Agenda item – the County acquired the property in 2001, not 2011. Additionally, the Bass Lake Action Committee takes exception to the suggestion that our Committee members ever complained about the proposed Regional Park Plan – we did indeed submit public comments, opinion, and questions about the project, as the process legally provides for the ability of residents to do. In fact, our members were very integral with scoping meetings, and proposed park workshops.

Some of the challenges with a maintenance yard at this site will be:

Environmental - since it is literally adjacent to Bass Lake, wildlife and residents may be exposed to water, soil, and air contamination risks from maintenance supplies for roadways, and vehicles, and the general operation of a maintenance yard.



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The Bass Lake Action Committee would seek to reference a five-page public comment letter in response to the May 16, 2003 Notice of Preparation of a Draft Environmental Impact Report for the previous County proposed Regional Park plans at Bass Lake from Department of Fish and Game Deputy Regional Manager Larry L Eng, dated June 12, 2003 (**attached**):

This site is immediately adjacent to Bass Lake and surrounding Shoreland which are valuable habitat areas for residents and migratory birds. Bald Eagles have wintered over at the site as documented for over 70 years. Also, it has been the home of American White Pelicans for a number of years as well as some swans the last few years. The American White Pelican is protected by the Migratory Bird Treaty Act of 1918. Ospreys and Golden eagles have also been noted by residents as living in the area.

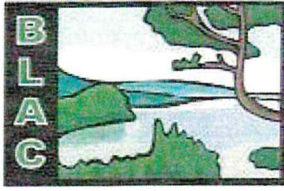
There would be direct removal of habitat from project construction and many of the birds are sensitive to human disturbances which can be expected from a maintenance yard.

Traffic and Circulation - We already have a significant challenge with traffic at the entrance to Bridlewood Canyon. This project will negatively impact Bridlewood Canyon, and the entrance to Woodridge at Madera Way. Also, Serrano Village J7 will have its entrance gate directly on the curve at the Bass Lake overflow, against the wall at Bridlewood Canyon, and the Serrano J6 Village, which is currently under construction, and will have an entrance gate on Bass Lake Rd, a few hundred feet from the proposed Maintenance Yard.

As was determined in the 2014 Green Valley Road Final Corridor Analysis Report, key findings for several example road segments consistently cite the proximity of multiple driveways along the roadway with poor sight-lines due to curves, grades, and vegetation, presents a complication to road circulation and safety.

Multiple private driveways along this segment have limited intersection and stopping sight distance due to vegetation, hillside, and roadway characteristics (horizontal and vertical curvatures)

The existing Madera Way entrance to Woodridge, the Bridlewood Drive entrance to Bridlewood Canyon, and the future entrances to Serrano Village J6, and Serrano Village J7 are all within several hundred feet of the proposed project. The project site is approximately 80 feet from the Bridlewood Dr intersection, and 200 feet from the Bridlewood Canyon HOA Gatehouse. The project is 109 feet away from the future Serrano Village J7 entrance, which is already complicated by a curve of significant, and



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potentially dangerous, radius. There are currently no pedestrian facilities available to area residents on Bass Lake Rd, and no Bicycle provisions. Circulation and public safety will be impacted negatively by the proposed project.

Aesthetics - residents will have a maintenance yard directly across the road from their homes. This can and will impact home values, as well as the ability of property owners to exercise the enjoyment, and quiet use of their property. Consensus among the residents that we have had the opportunity to discuss this with in the very limited time since this item was published on the Agenda have been that aesthetically, this would be an eyesore.

Zoning - the property is currently zoned for RE-5, while Bass Lake itself is zoned for open space / recreation. In fact, the 1989 El Dorado Hills Specific Plan calls for Village R (Bass Lake) to be **reserved as open space/recreation use, in perpetuity** – A maintenance yard is an incompatible use for the zoning, and an incompatible use to place next to residential neighborhood(s).

For these many reasons, and more, the Bass Lake Action Committee requests that the project as proposed be denied, and that the Board of Supervisors provide that direction on the matter to the County DOT. At a minimum, more time for public notice than the six days between the BOS Agenda being published, and the BOS meeting, should be provided, to area residents to evaluate the limited details provided in this Agenda item, and to provide public comment to the Board of Supervisors.

We understand and truly appreciate that the County Department of Transportation is exploring financially sound methods to provide a maintenance yard to the western county by exploring the use of existing county property - but the proposed use is incompatible with our surrounding residential community, the open space provisions of the Village R Bass Lake property, and presents traffic, circulation, and important safety conflicts, to an already sub-standard roadway

The Bass Lake Action Committee appreciates the opportunity to provide public comment on this agenda item, and for your kind consideration on this matter.

Warmly,
John Davey, Vice President
Bass Lake Action Committee

530-676-1868
<http://basslakeaction.org>

DEPARTMENT OF FISH AND GAME

SACRAMENTO VALLEY AND CENTRAL SIERRA REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
Telephone (916) 358-2900



June 12, 2003

Mr. Gary Hyden
El Dorado County
2000 Fairlane Court
Placerville, CA 95667

Dear Mr. Hyden:

The Department of Fish and Game (DFG) has reviewed the May 16, 2003 Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR) for the Bass Lake Regional Park (SCH 2003052077). Project plans for the 41-acre park site include development of a golf course, baseball diamond, soccer field, and other facilities. The project site is immediately adjacent to Bass Lake, near Bass Lake Road and south of Green Valley Road, in western El Dorado County.

Bass Lake and the surrounding shoreline, including lands within the proposed park site, are valuable habitat areas for resident and migratory bird. At least one bald eagle (*Haliaeetus leucocephalus*) has been a frequently observed winter visitor there in recent years, and has often been observed along the shoreline near or inside of the boundaries of the proposed park. Also, Bass Lake is a valuable feeding and resting area for wintering waterfowl, including ring-necked duck (*Aythya collaris*), mallard (*Anas platyrhynchos*) northern shoveler (*Anas clypeata*) and other species. Other aquatic bird species present at Bass Lake include western grebe (*Aechmophorus occidentalis*) and great egret (*Ardea herodias*). Bird species found in grassland areas near Bass Lake include lark sparrow (*Chondestes grammacus*), western meadowlark (*Stenella neglecta*), and western kingbird (*Tyrannus verticalis*). All of the aforementioned bird species have been documented on or adjacent to Bass Lake by Mr. Frank Gray, Biologist of my staff.

Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities, as well as the associated human use, can be expected to greatly reduce resident and migratory bird use of the area. Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from operation of the park. For example, the development and use of a perimeter trail

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(NOP Item #16, Figure 2) has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of waterfowl.

The DFG has documented many fish species in Bass Lake. Species include largemouth bass (*Micropterus salmoides*), redear sunfish (*Lepomis microlophus*), channel catfish (*Ictalurus punctatus*), and other species. There is potential for runoff from parking areas and construction sites that contain substances deleterious to aquatic life. The risk for this runoff entering Bass Lake and its effect on fish and other aquatic life should be analyzed in the DEIR. Also, bulrushes, cattails, and submerged portions trees are important habitat and escape cover for these and other fish species and should be retained.

In addition to addressing these issues, the DEIR should address the following:

1. Baseline Habitat Species Inventory/Habitat Mapping – A comprehensive inventory of all bird, mammals and other animals, and plant species known or likely to occur at the 41-acre project site and at Bass Lake should be provided. Full species lists should be included in the Appendices of the DEIR. Habitat types of the subject areas should also be identified and mapped in the DEIR. This should include the acreage and location of the existing pond and associated wetlands on the 41 acre property. All grasslands on the 41-acre site should also be mapped and described, as well as the specific location, area, species composition, and other information of existing large willow trees and other plants bordering that part of Bass Lake nearest to the 41-acre property.

Surveys should be conducted at the time of year when rare, threatened, or endangered species are both evident and identifiable. Field surveys should be scheduled to coincide with the appropriate breeding or other life history stage of animals and when they are likely to be evident. Also, surveys should coincide with peak flowering periods and/or during periods of phenological development that are necessary to identify a plant species of concern. Maps and other relevant information regarding rare or listed species may be obtained from the DFG Natural Diversity database for a nominal fee by calling (916) 324-3812.

2. Project Impacts - Analyze and discuss project impacts on the DEIR and all reasonably foreseeable direct, indirect and cumulative project-related impacts on the 41 acre project site and nearby areas, including Bass Lake. Project impacts to native plants should be included in the analysis. A list of all individual trees to be removed should be provided, or the acreage of trees and shrubs to be removed if such removal involves clumps of small trees. The project should be designed so that impacts to these resources are avoided. The DEIR should address the project's impact on species identified as rare, threatened, or endangered.

Any activity should be addressed that may result in loss of habitat, decreased reproductive success, or other negative effects on population levels of rare, threatened, or endangered species. Mitigation should be provided which reduces project impacts to a level less than significant, if it is not possible to avoid impacts.

3. Fragmentation – The DEIR should evaluate the project's contribution to habitat fragmentation, population isolation, and decreased habitat connectivity for all plant and animal populations, including state and federal listed species and species of concern.

4. Mitigation/Monitoring - Identify and discuss feasible mitigation measures. This should include a mitigation plan for removal of trees associated with the project, including but not limited to oak trees, foothill pines, willows, and other species. Mitigation should be provided for unavoidable impacts based upon the concept of no-net-loss of habitat values or acreage. A monitoring program should be implemented for all mitigation activities, as consistent with CEQA Guidelines Section 15097. This program should be described in the DEIR.

A timetable for achieving the mitigation should be provided. Priority should be given to mitigation measures designed to avoid project-related impacts, followed by mitigation measures that will substantially lessen such impacts. Specifically, identify mitigation measures that minimize and fully mitigate all project impacts to state and federal listed species. Specific project level analysis should identify both on-site mitigation achieved through project design, take avoidance measures, and any potential off-site mitigation strategies.

5. Consistency - Evaluate the project's consistency with the applicable local and regional land use plans such as General Plans, Watershed Plans, Habitat Conservation Plans and U.S. Fish and Wildlife Service Biological Opinions.

6. Project Alternatives - discuss and include alternatives in development design for the project that will avoid or substantially lessen project-related impacts on biological resources. Alternative designs should include avoidance of all significant habitats and listed species and species of concern and include design concepts that address habitat connectivity, fragmentation and population isolation.

It is likely that a Fish and Game Code 1601 or 1603 agreement will be required for various elements of park construction. This is particularly true with respect to modifications of the shoreline of the existing large pond on the project site. In general, an agreement is applicable whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel,

including ephemeral streams and water courses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that:

- Divert, obstruct, or change the natural flow or the bed, channel or bank of a river, stream, or lake;
- Use material from a streambed; or
- Result in the disposal or deposition of debris, waste, or other material where it may pass into a river, stream, or lake.

In the event implementation of the proposed project involves such activities, and those activities will result in reasonably foreseeable substantial adverse effects on fish or wildlife, a Lake or Streambed Alteration Agreement (LSAA) will be required by the DFG. The DEIR should analyze whether the potentially feasible mitigation measures set forth below will avoid or substantially reduce impacts requiring a LSAA from the DFG.

1. Protection and maintenance of the riparian, wetland, stream or lake systems to ensure a "no-net-loss" of habitat value and acreage. Plant removal should not exceed the minimum necessary to complete operations.
2. Provisions for the protection of fish and wildlife resources at risk that consider various life stages, maintain migration and dispersal corridors, and protect essential breeding (i.e. spawning, nesting) habitats.
3. Delineation of buffers along streams and wetlands to provide adequate protection of the aquatic resource. No grading or construction activities should be allowed within these buffers.
4. Placements of construction materials, spoil, or fill, so that they cannot be washed into Bass Lake or other waters of the State.
5. Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc., to prevent downstream sedimentation and pollution.

Restoration plans must include performance standards such as the types of vegetation to be used, the timing of implementations, and contingency plans if the replanting is not successful. Restoration plans of disturbed areas should use native plants.

Mr. Hyden
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Finally, in the event implementation of the proposed project will involve activities and impacts requiring a LSAA, please contact the Sacramento Valley-Central Sierra Region for a notification packet and fee schedule.

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is needed. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Frank Gray at (916) 358-2883 or Ms. Terry Roscoe, Habitat Conservation Planning Supervisor, at (916) 358-2382.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Eng', with a horizontal line extending to the right. Below the signature, the initials 'F02' are written.

Larry L. Eng, Ph.D.
Deputy Regional Manager

FG:js

cc: Mr. Phil Dunn
C/o EDAW
2022 J Street
Sacramento, CA 95814

Mr. Peter Epanchin
U.S. Fish and Wildlife Service
Forest Foothill Branch
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

Alice Q. Howard
Conservation Chair, Maidu Chapter
Sierra Club
1487 Crooked Mile Ct.
Placerville, CA 95667

Mr. Hyden
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cc: Ms. Mary Bisharat
Conservation Chair
Sacramento Audubon Society
2110 Boyer Drive
Carmichael, CA 95608

Mr. Dave Witter
Director of Water Policy Coordination
El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

Ms. Terry Roscoe
Mr. Jason Holley
Mr. Stafford Lehr
Department of Fish and Game
Sacramento Valley - Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Gray/pg

Draft Approved by

T. Roscoe 6/10/03

S. Wick 6/10/03 out

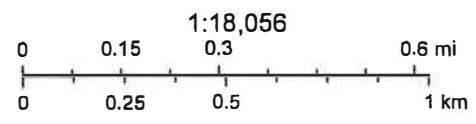
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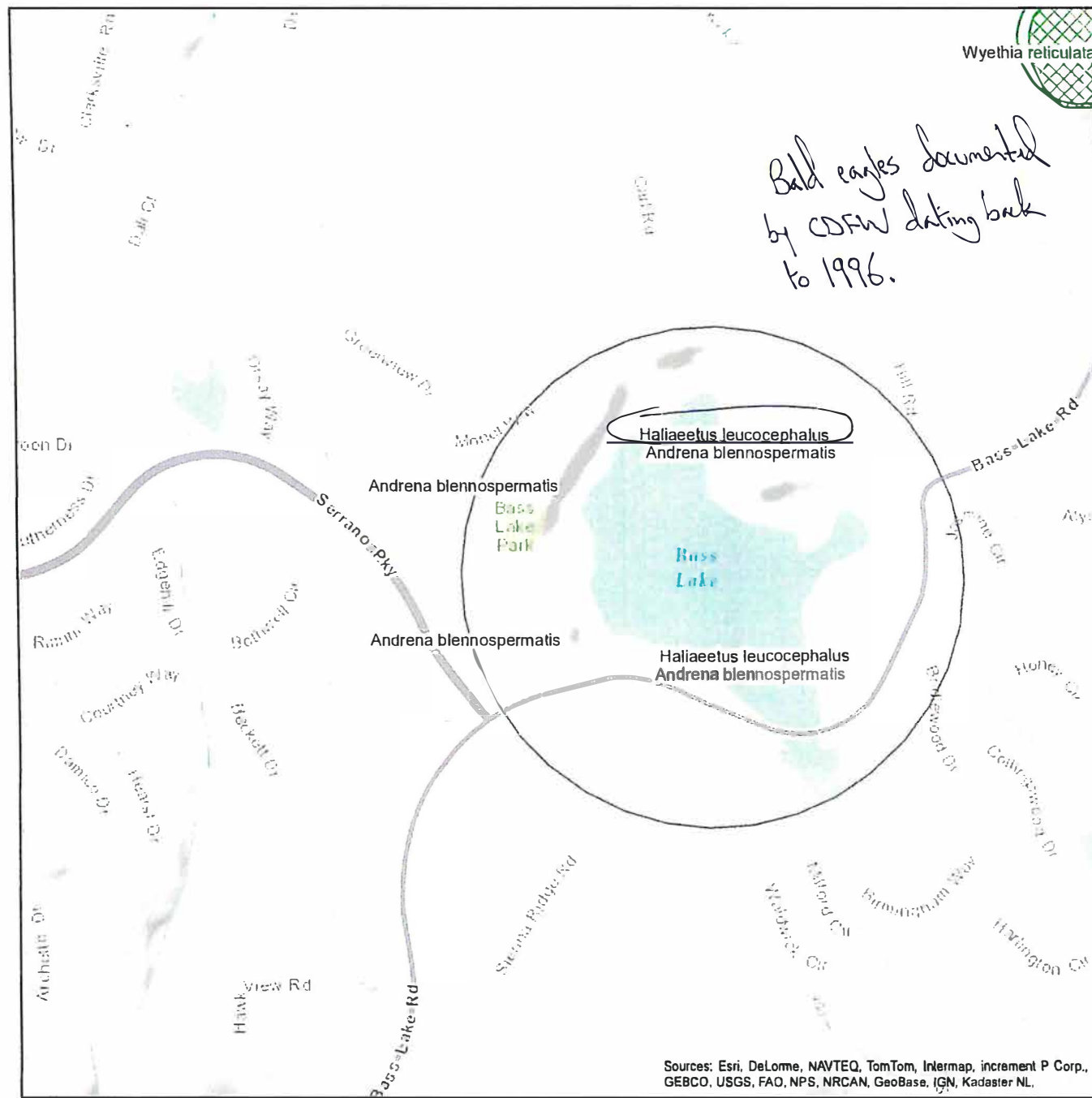
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Bass Lake CNDDDB report

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)



February 18, 2014



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL.