

**BASS LAKE HILLS SPECIFIC PLAN  
 PARKS AND OPEN SPACE PLAN**

**FIGURE 5-5**

**LEGEND**

- OPEN SPACE (REQUIRED BY SPECIFIC PLAN)
- ADDITIONAL OPEN SPACE OPPORTUNITIES (OBTAINED THROUGH PLANNED DEVELOPMENT CONCEPT)
- (P) PROPOSED PARK LOCATION
  - PP = PROPOSED PARK
  - PT = PAVING PARK

PARKSITE LOCATIONS ARE APPROXIMATE AND FINAL LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT OF VILLAGE TENTATIVE MAP'S

TOTAL PARK AREA SHALL BE 24.0 ACRES

**5.6.2 Recreation Facility Standards**

1. Parks shall be sized and contain the recreation amenities and facilities consistent with the requirements of EDHCSD RFMP to serve the needs of nearby residents.
2. Wherever possible, school sites should be located adjacent to park sites. Joint-use agreements between the EDHCSD and the school districts are encouraged in order to allow the sharing of costs and operational responsibilities. In such instances, recreation amenities, including play equipment, should be coordinated to minimize duplication. Such facilities would be subject to Table 1 of Appendix 1 of the EDHCSD RFMP.
3. Parks shall be landscaped with drought-tolerant and fire resistant plant species, excluding lawn areas, to the maximum extent possible to reduce irrigation and maintenance requirements.
4. Parks shall comply with El Dorado County Water Conserving Landscape Standards (Resolution 69-93).
5. Parks will be subject to oak tree mitigation measures stated herein and will serve as receiving areas for mitigation tree plantings.
6. Parks shall be designed to front along at least two roads to facilitate security surveillance and public access.
7. All parks within the Plan area shall be offered for public dedication in accordance with the EDHCSD RFMP Facility Standards. Parks shall be developed concurrently with residential development.
8. Park locations shall be determined through the approval of PDs and installed at the time of final map approval.
9. Important natural features within park sites, such as oak trees, and stream and drainage corridors, should be preserved and incorporated into the park development.

**5.7 Open Space**

The Plan provides a variety of options to create open space amenities both for the benefit of Plan residents and as a means of conserving natural features and wildlife habitat. Open space designated in Figure 5-5, Parks and Open Space Plan, totals approximately 144 acres and includes the following types:

- ◆ Open space along intermittent streams
- ◆ Open space as community buffers
- ◆ Open space in tree grove areas and along Carson Creek

Additional open space is provided by the landscape easements and/or rights-of-ways required along Bass Lake Road and all primary local roads. These 15- and 25-foot-wide areas will provide nearly 30 acres of linear open space for pedestrian facilities and landscape amenities. The historic Clarksville Toll Road will create a trail (linear open space) nearly a mile and one-half in length and 25 feet in width through the Plan area, from the Bar J Ranch subdivision on the east to the EDHSP on the west.

The linear open space included in the Parks and Open Space Plan and the Land Use Diagram will serve to provide separation between villages in the Plan area and separate the Plan area from adjacent communities, while providing circulation routes for Plan area residents and wildlife. At the same time, open space areas will preserve remaining biotic and scenic resources and provide receiving areas for compensation trees.

In addition to open space shown on the Land Use Diagram, Plan policies relative to oak tree preservation may result in additional open space; however, such open space would not be available for public access unless dedicated for such use by the property owner and accepted by the CSD.

#### **5.7.1 Open Space Policies**

1. Open space areas which remain in private ownership shall be encumbered by a conservation setback not open to public access, except where public access easements have been recorded. (See Section 9.1.7)
2. Except for the limited installation of underground public utilities, water and sewer lines, and construction of maintenance roads and pedestrian paths, grading and construction shall be prohibited within open space areas. Mitigation tree planting is encouraged, as defined in this Plan. Where utilities are installed, grading and vegetation removal shall be the minimum necessary, and shall conform to all policies set forth herein.
3. Construction of all-weather pedestrian paths within public access easements are required within public open space areas where shown.
4. All pedestrian paths and trails shall be designed in accordance with standards contained in the El Dorado County Hiking and Equestrian Trails Master Plan.
5. Public open space areas shall be accessible to fire suppression equipment to the satisfaction of the fire protection district.

#### **5.8 Fire Protection Facilities**

Development of the Plan area may require the construction of one fire station within the Plan area. The Plan designates a site approximately 1.5 acres in size to accommodate future construction. Site selection shall commence when the first subdivision map application is filed. Construction shall commence when the first final map west of Morrison Ridge Road is filed.

## **5.0 PUBLIC FACILITIES AND SERVICES**

---

### **5.8.1 Fire Protection Policies**

Tentative maps may be approved only after the fire department determines that adequate fire protection services will be provided.

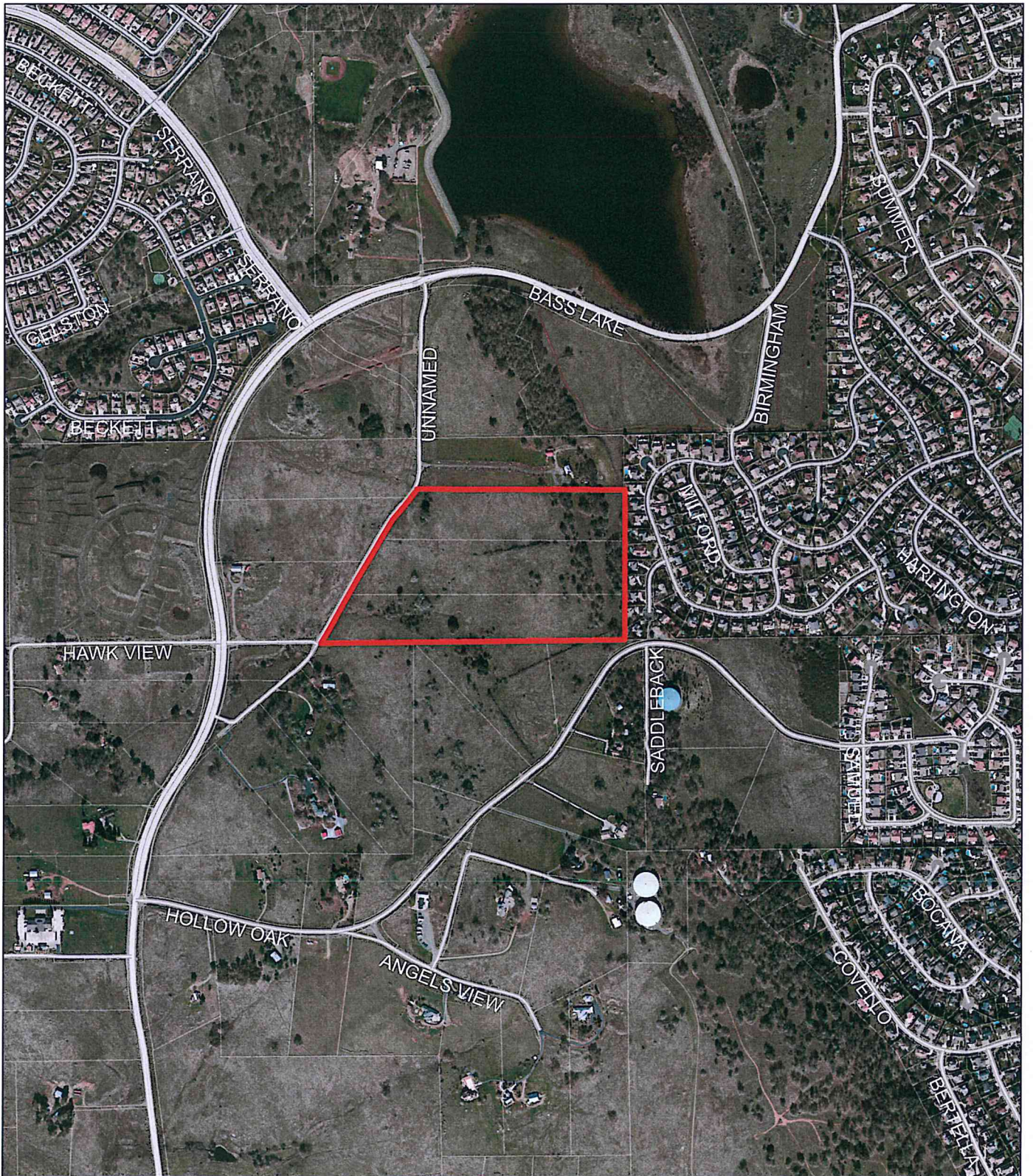
### **5.9 Police**

Law enforcement will be provided by the El Dorado County Sheriff's Department. Service will be provided from the Sheriff's Headquarters located in Placerville.

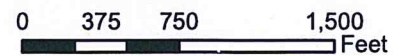
### **5.10 Public Utilities**

According to the service providers, public utilities, including electrical and telephone services, are currently available in the area and will be provided to Plan area development. The closest natural gas services are within the EDHSP, and may also be extended into the area if desired by Plan area developers.

All existing and new electrical and telephone transmission lines will be installed underground in conjunction with development of individual properties. As indicated in Section 8.0, Design Guidelines, particular attention will be given to the siting and design of all above-ground facilities, such as transformers and electrical substations.



**File No. TM14-1522/Z14-0008/PD14-0010**  
**Aerial Map**



Bass Lake North  
Tentative Subdivision Map, Rezone, and Planned Development



 Bass Lake North Site

**Exhibit C**



PHOTO EXHIBIT

# BASS LAKE NORTH

EL DORADO COUNTY

JULY, 2016

STATE OF CALIFORNIA

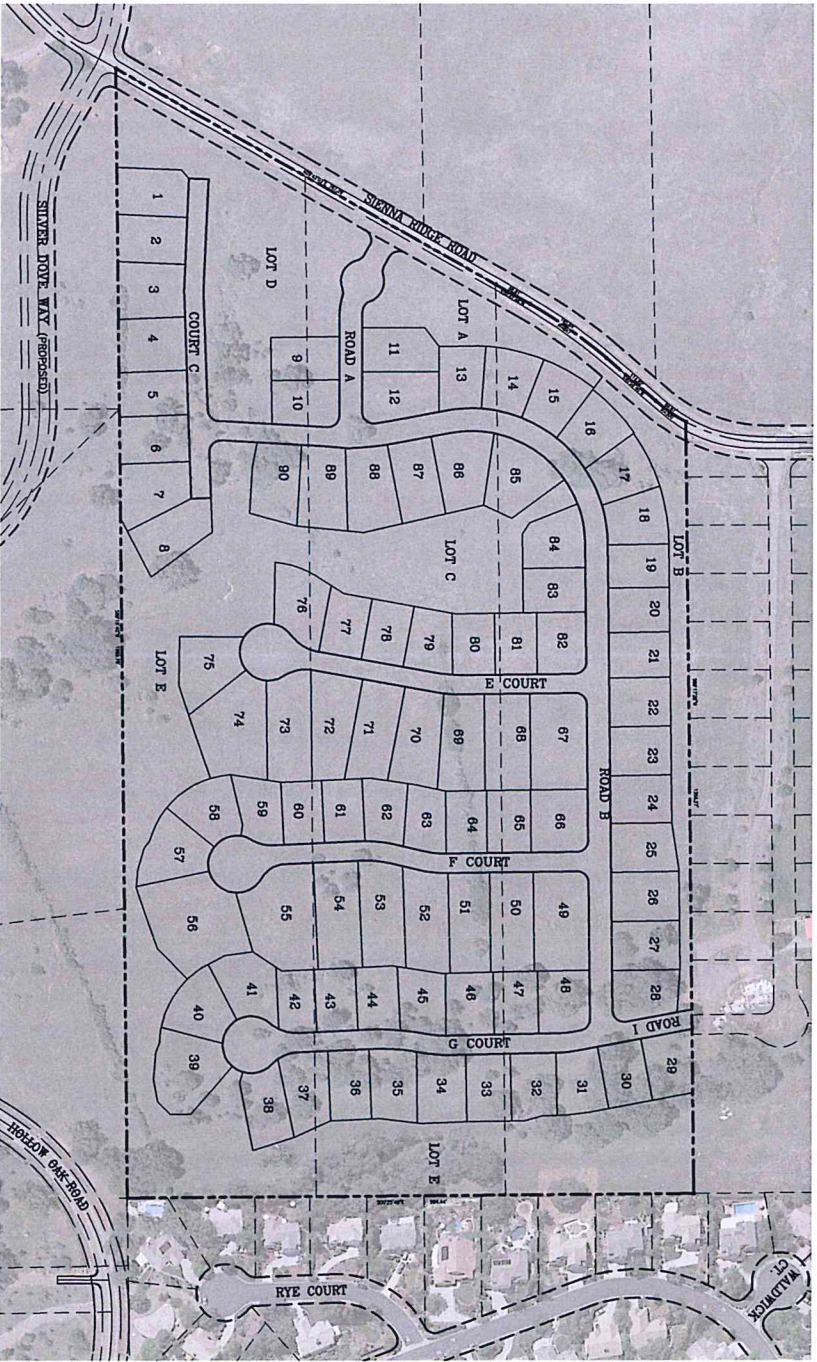
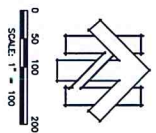
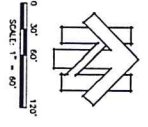


EXHIBIT M



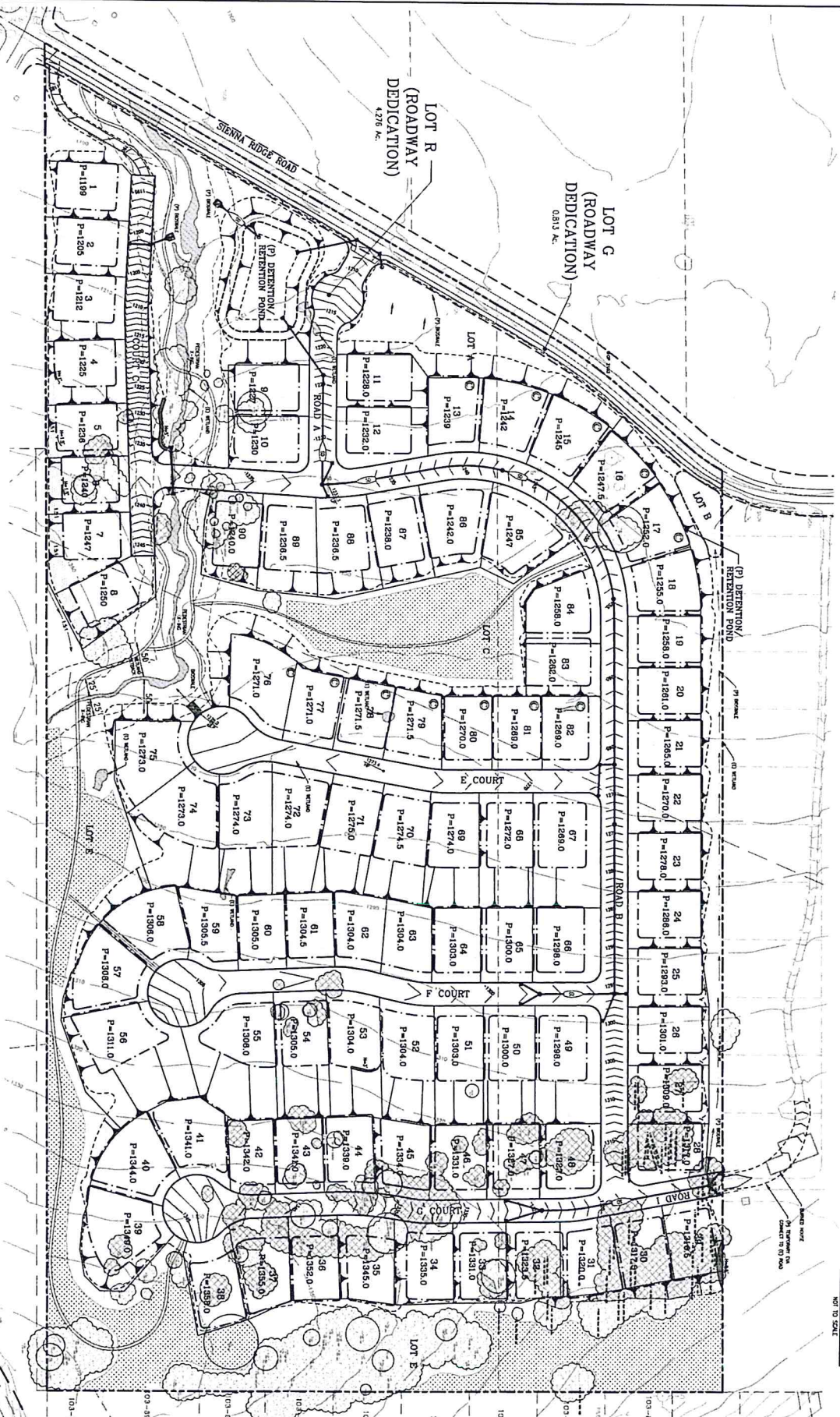
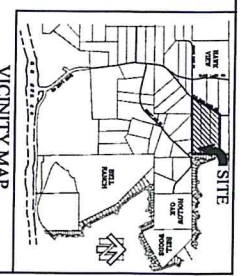




# PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN

## BASS LAKE NORTH

EL DORADO COUNTY SEPTEMBER, 2016 STATE OF CALIFORNIA



- ### LEGEND
- REMAINING WALL
  - OVERLAND RELEASE PATH
  - SPOT ELEVATION
  - PROPOSED DRAINAGE
  - EXISTING WETLANDS
  - PROPOSED PAD
  - PROPOSED DRAUGHT
  - DRAINAGE DITCH
  - PROJECT BOUNDARY
  - RIP RAP
  - TREE IMPACTS
  - TREE MITIGATION AREA
  - HEALTHY OAK CANOPY IMPACTS
  - TREES EXCLUDED FROM MITIGATION

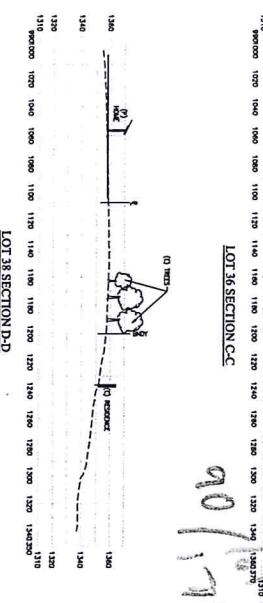
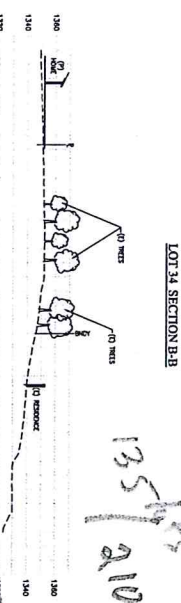
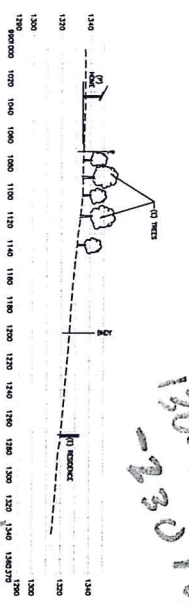
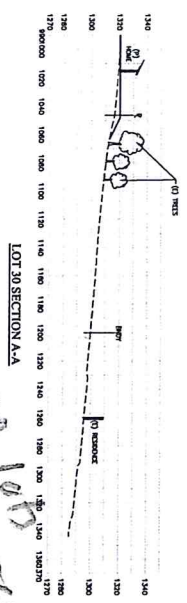
- ### OAK TREE IMPACTS
- OAK TREE IMPACTS (GROUP) = 69
  - OAK TREE IMPACTS (INDIVIDUAL) = 35
  - OAK TREE MITIGATION = 69 + (2 x 35) = 139
  - AVAILABLE OAK CANOPY MITIGATION AREA = 3.11 AC.
  - \* LOCATION SUBJECT TO CHANGE

EXHIBIT J  
**cta** Engineering & Surveying  
 Civil Engineering | Land Surveying | Land Planning  
 1225 Valley View, Suite 200, Colton, CA 95310  
 530.933.8888



**BASS LAKE NORTH**  
**SECTIONS**  
**EL DORADO COUNTY, CALIFORNIA**  
 SEPTEMBER, 2016  
 SCALE: 1" = 40'

*135/230*  
*130-105*  
*residence*  
  
 SCALE: 1" = 40'



*135/210 + residence*  
*90/170 residence*



EXHIBIT K

