



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: January 25, 2021

To: Planning Commission

From: Gina Hamilton, Senior Planner

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

**Applicant: El Dorado Hills Community Services District**

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### **Introduction**

The El Dorado Hills Community Services District (EDH CSD) has submitted a pre-application for the Bass Lake Regional Park (Attachment A). This item is being presented to the Planning Commission, and subsequently, to the Board of Supervisors, for Conceptual Review at the request of the applicant.

For your review, this memo is accompanied by the following attachments:

- Attachment A: Bass Lake Regional Park Pre-Application Materials
- Attachment B: Initial Consultation Letter and Technical Advisory Committee (TAC) Reviewer Distribution List
- Attachment C: Technical Advisory Committee Worksheet Memo
- Attachment D: PowerPoint presentation for Planning Commission Conceptual Review Workshop

### **Site Location and Information**

The proposed park site is located between Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of U.S. Highway 50. Most of the project site is located within the El Dorado Hills Specific Plan (EDHSP) area. Parcels within the project site boundaries are zoned R-1/PD (Residential, Single unit with a Planned Development Overlay), RF-L (Recreational Facility, Low Intensity), and RE-5 (Residential Estate, Five Acres). The westernmost parcel is located within the El Dorado Hills Community Region; the remainder of the proposed park site is not located within a designated Community Region or Rural Center.

For graphic depictions of this information, see Exhibits A-E in Attachment C.

### **Project Description**

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.

A more detailed project description can be found in the project application materials in Attachment A.

### **Pre-Application Process To-Date**

Initial pre-application materials were submitted by EDH CSD on October 28, 2020; an updated and expanded project description was submitted on December 7, 2020. Pre-application materials were circulated to 26 potentially affected departments, agencies, and other entities for review from December 7, 2020 to January 6, 2021 (Attachment B). On January 11, 2021, Planning staff held a TAC meeting to review comments with the applicant and reviewers that chose to participate. A TAC Worksheet Memo was provided to the applicant after the meeting (Attachment C).

The TAC Worksheet Memo, included here as Attachment C, includes:

- Brief project description,
- Assessor's Parcel Numbers (APNs) for the parcels within the project site boundaries and the current Zoning and General Plan Designations for those parcels,
- Brief discussions of Zoning and General Plan Consistency based on the project description provided by the applicant,
- Anticipated next steps for the applicant in pursuing a formal application process with El Dorado County Planning Department,
- Staff observations and recommendations,
- Information about formal application processing,
- List of departments, agencies, and other entities that submitted comments based on TAC review,
- Written comments received based on TAC review,
- Preliminary list of departments, agencies, and other entities potentially affected by a formal application, and
- Map exhibits of the project site.

### **Next Steps**

Planning Commission and Board of Supervisors Pre-Application Conceptual Review: As discussed above and in the TAC Worksheet Memo (Attachment C), subsequent to the Planning Commission Conceptual Review Workshop, Planning staff anticipates holding a Conceptual Review Workshop the Board of Supervisors in late March or early April.

Environmental Review: Planning staff understands that EDH CSD is currently working with a consultant to prepare an environmental analysis for the proposed park with the EDH CSD acting as the Lead Agency under the California Environmental Quality Act (CEQA). County staff will provide information to EDH CSD 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 EDH CSD is anticipated to formally submit for an application(s) for a discretionary permit(s) to the El Dorado County Planning Department. 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.