



## Legislation Text

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**File #:** 21-0565, **Version:** 1

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Planning and Building Department, Planning Division, submitting a request for a voluntary pre-application conceptual review pursuant to Board Policy J6 for Bass Lake Regional Park (PA20-0006). The property is located between Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of U.S. Highway 50. APNs: 123-400-001, 115-400-025, 115-400-026, 115-400-021, and 115-400-002. Staff recommends that the Board take the following actions:

- 1) Evaluate the submitted Conceptual Review under Pre-Application PA20-0006 for the Bass Lake Regional Park; and
- 2) Provide the Applicant with initial feedback on the proposed project.  
(Supervisory District 1)

**FUNDING:** Applicant funded.

### **DISCUSSION / BACKGROUND**

Pursuant to Board Policy J6, the El Dorado Hills Community Services District (EDH CSD) is requesting a voluntary conceptual review of a proposed 211-acre regional park to expand the recreational opportunities offered in El Dorado Hills. The purpose of Board Policy J6, Section 1.E., is to provide a framework for applicants to follow when voluntarily requesting a conceptual review before the Board of Supervisors for any development project as part of a pre-application process.

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.

Board Policy J-6 and responses to evaluation criteria identified in Sections III(C and D) of Board Policy J-6 are included in Attachment E.

### **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 Technical Advisory Committee (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 Planning Commission (Legistar No. 21-0234) conducted a pre-application conceptual review on February 25, 2021. Key topics discussed at this meeting included:

- 1) Potential for changes in traffic in the project area;
- 2) Potential need for roadway and frontage improvements;
- 3) Use of nighttime lighting for sports fields;
- 4) Security concerns;
- 5) Input and inquiries regarding specific potential activities, amenities, and other features including (but not necessarily limited to): mountain biking, sports leagues, proximity of baseball fields to other activities, bike lockers, security, solar options, restrooms, and wildlife management; and
- 6) Identification of the lead agency for preparation of the California Environmental Quality Act (CEQA) analysis.

### **Next Steps**

**Environmental Review:** EDH CSD is currently working with a consultant to prepare an environmental analysis for the proposed park with the EDH CSD. County staff are working with EDH CSD to determine appropriate designation of the Lead Agency under CEQA for preparation and certification of a CEQA environmental analysis.

**Discretionary Permit Application:** EDH CSD is anticipated to formally submit for an application(s) for a discretionary permit(s) to the Planning Division. Based on the proposed uses and existing zoning, the anticipated applications would include a Rezone application, which would establish common zoning designations to all affected parcels and would apply the Planned Development (-PD) Combining Zone, and a Planned Development Permit (PD) application, which would establish an official Development Plan for the regional park.

### **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 Board of Supervisors Conceptual Review Workshop

Attachment E: Board Policy J-6 (as modified by the BOS 10-06-20) and Responses to Criteria listed in Sections III (C and D) of Policy J-6

Attachment F: Applicant's PowerPoint Presentation

### **ALTERNATIVES**

N/A

### **PRIOR BOARD ACTION**

N/A

### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Department of Transportation, El Dorado Hills Fire Department, El Dorado Hills Community Services District

### **CAO RECOMMENDATION**

Receive the presentation and provide initial feedback to the Applicant.

**FINANCIAL IMPACT**

There is no financial impact or change to Net County Cost resulting from the proposed Conceptual Review. Processing this request is funded by the applicant.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

Staff are presenting this application to the Board to provide pre-application information with the goal of assisting the Board to provide recommendations for the potential development of a regional park project consistent with the Infrastructure and Good Governance Strategic Goals.

**CONTACT**

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