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EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 123740001, 115400021, 115400022, 115400002

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

See attached Narrative

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From R-1 & RE-5 to RF-H and RF-L

IF GENERAL PLAN AMENDMENT: From _____ to _____

APPLICANT/AGENT El Dorado Hills Community Services District

Mailing Address 1021 Harvard Way El Dorado Hills CA 95762
P.O. Box or Street City State ZIP

Phone 916-933-6624 FAX _____

PROPERTY OWNER El Dorado Hills Community Services District

Mailing Address 1021 Harvard Way El Dorado Hills CA 95762
P.O. Box or Street City State ZIP

Phone 916-933-6624 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Fuhrman Leamy Land Group

Mailing Address 2140 Professional Dr. ste 115 Roseville CA 95661
P.O. Box or Street City State ZIP

Phone 916-783-5263 FAX _____

LOCATION: The property is located on the N side of Bass Lake Rd
N/E/W/S Street or Road

0 feet/miles N of the intersection with Serrano Pky
N/E/W/S Major Street or Road

in the EDH - Serrano SP area. PROPERTY SIZE 207.2 acres
Acre(s) / Square Feet

X Savani Fessh Date 10/27/2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10/27 Fee \$ 1,103 Receipt # _____ Rec'd by BA Census _____

Zoning RF-L, RES GPD AR, LDR Supervisor District _____ Sec _____ Twn _____ Rng _____

Pre-application completed by: _____ Date completed: _____

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SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 1/2" x11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
I request a Conceptual Review Workshop with the Planning Commission
I request a Conceptual Review Workshop with the Board of Supervisors

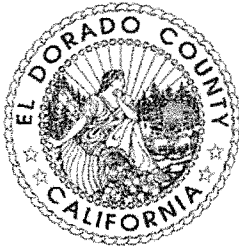
Check (v)

Applicant County

- Assessors Parcel Map noting the subject parcel.*
A conceptual site plan or map plan, preferably showing the following:
a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
b. Access to the site from County or State road system.
c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
d. Such items as existing/proposed open space, recreation areas, and trail systems.
e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
Aerial photograph of the project area.*
Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

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EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

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(530) 621-5355 | fax: (530) 642-0508 | <http://www.edcgov.us/planning>

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

(Revised February 2014)

PURPOSE OF PRE-APPLICATION

It is the purpose of the pre-application process to:

- Review preliminary project design to ensure conformance with County Policies and Ordinances;
- Provide early identification of issues giving the applicant the opportunity to seek solutions or consider alternative designs before the filing of an application;
- Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval;
- Assist the applicant in determining the scope of material required for submittal of an application, especially those which are complex or involve multiple applications; and
- Improve the quality of the application when submitted, thereby simplifying the processing of the application.

PURPOSE OF CONCEPTUAL REVIEW

It is the purpose of the conceptual review process to:

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion;
- Provide an opportunity for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote; and
- Provide legal notice of the workshop, allowing public input, but allow the applicant to decide if input is requested at that time from the surrounding property owners.

WHEN A PRE-APPLICATION OR CONCEPTUAL REVIEW IS NEEDED

The Pre-Application is an optional process designed for those who may not be familiar with current County regulations and policies or for those who are attempting projects with new concepts, where some direction from county staff may be of value before committing substantial costs on a project.

The General Plan Initiation Process, Board Policy J-6, was adopted by the Board of Supervisors on December 10, 2013, requiring a Pre-Application and Conceptual Review for any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan that is proposing to increase allowable residential densities of 50 or more dwelling units. This policy specifies the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated.

For all other projects not subject to Board Policy J-6, applicants interested in receiving early feedback from either the Planning Commission or Board of Supervisors on a specific project or an interpretation of an existing code, may schedule a Conceptual Review workshop.

PROCESS

An application form and the payment of fees are required as part of the submittal process for the minor and major Pre-Application. The Conceptual Review application is processed as a major Pre-Application.

Typical minor Pre-Application projects include: minor research by staff on a particular property, code section, etc., parcel maps, small subdivisions and small commercial or industrial development.

Typical major Pre-Application projects include: major research by staff, general plan amendments, new Specific Plans and/or amendments to Specific Plans proposing to increase allowable residential densities of 50 or more dwelling units, rezones, planned developments, large tract maps and large commercial or industrial development.

If it is unclear which application fee to pay, please call Planning Services at (530) 621-5355 and speak with a planner. Once submitted, a planner will be assigned within the first few days at which time the applicant will be contacted to schedule a meeting. Major Pre-Applications can include review by a number of agencies, so a Technical Advisory Committee (TAC) may be held to evaluate the proposed project. If the applicant desires to have a Conceptual Review workshop before the decision-makers, more time is required in order to obtain information from the TAC group (if necessary) and to conduct any necessary research prior to preparing a memo and scheduling and noticing the hearing.

For more formal review specifically of subdivisions, including comments from affected agencies and other County departments, the "Preliminary Map" process may be used. Please contact the department for more information or go to the web page to download an application.

FEES

Current application fees may be obtained by contracting Planning Services at (530) 621-5355 or by accessing the on-line Fee Schedule at <http://www.edcgov.us/Planning/fees.html>.

LIMITS OF STAFF RESPONSE

While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

SUBMITTAL PROCESS

To initiate this process, submit an application (attached or on the web) requesting a Pre-Application meeting or a Conceptual Review workshop, and enclose the application fees from the Current Fee schedule. Mail or hand deliver application and any supplemental information to Planning Services, Building C, 2850 Fairlane Court, Placerville, CA 95667.

NUMBER OF COPIES

Minor Pre-Application: 3 copies of all application and supplemental materials

Major Pre-Application: 5 copies of all application and supplemental materials

Conceptual Review Workshop: 10 copies of all application and supplemental materials

Bass Lake Regional Park Pre App Narrative

El Dorado Hills Community Services District (District) requests a Pre-Application review for our Bass Lake Regional Park project. The project encompasses 207.2 acres on four parcels and is a significant regional project. The District's intent is to develop the westernmost parcel first, followed by full build-out of the other parcels.

The projects incorporates both active and passive recreational opportunities. In the area in and around Bass Lake to the north and east are passive recreation and education elements. The area to the west of Bass Lake, bordering Serrano Parkway and Bass Lake Road are active recreation, a dog park, and parking. More specific details regarding the park elements are listed below.

Project Description

The wildlife and natural sounds out at Bass Lake Regional Park are simply amazing. Visitors will have the opportunity to bird watch, and possibly see a golden eagle nesting. Deer and jack rabbits will be out grazing and bugs will be busy working in their natural spaces. EDHCSD is dedicated to preserving it. The flora and fauna found in our backyard is what we want visitors to learn and enjoy at Bass Lake Regional Park.

Bass Lake Regional Park includes a beautiful lake with a natural corridor for wildlife, and we want to make sure that the space is used wisely and that people know about it.

El Dorado Hills CSD (EDHCSD) sees Bass Lake Regional Park as a community asset. We want families, kids, schools and anyone in the area or region to come out and experience the park setting on the west side of the lake, the active ballpark, and the dog park. The trail will connect the west side of the park to the east side. The east side of the park will be more passive. EDHCSD envisions picnic areas along the trails along with interpretive signs and nodes for education/classes to learn about the five distinct habitats that have been identified.

The Bass Lake property spans over 200 acres and consists of four parcels. The District has acquired the four parcels that comprise the Bass Lake Regional Park Project. The APNs for these parcels are: 123740001, 115400025, 115400021, and 115400002.

Bass Lake History

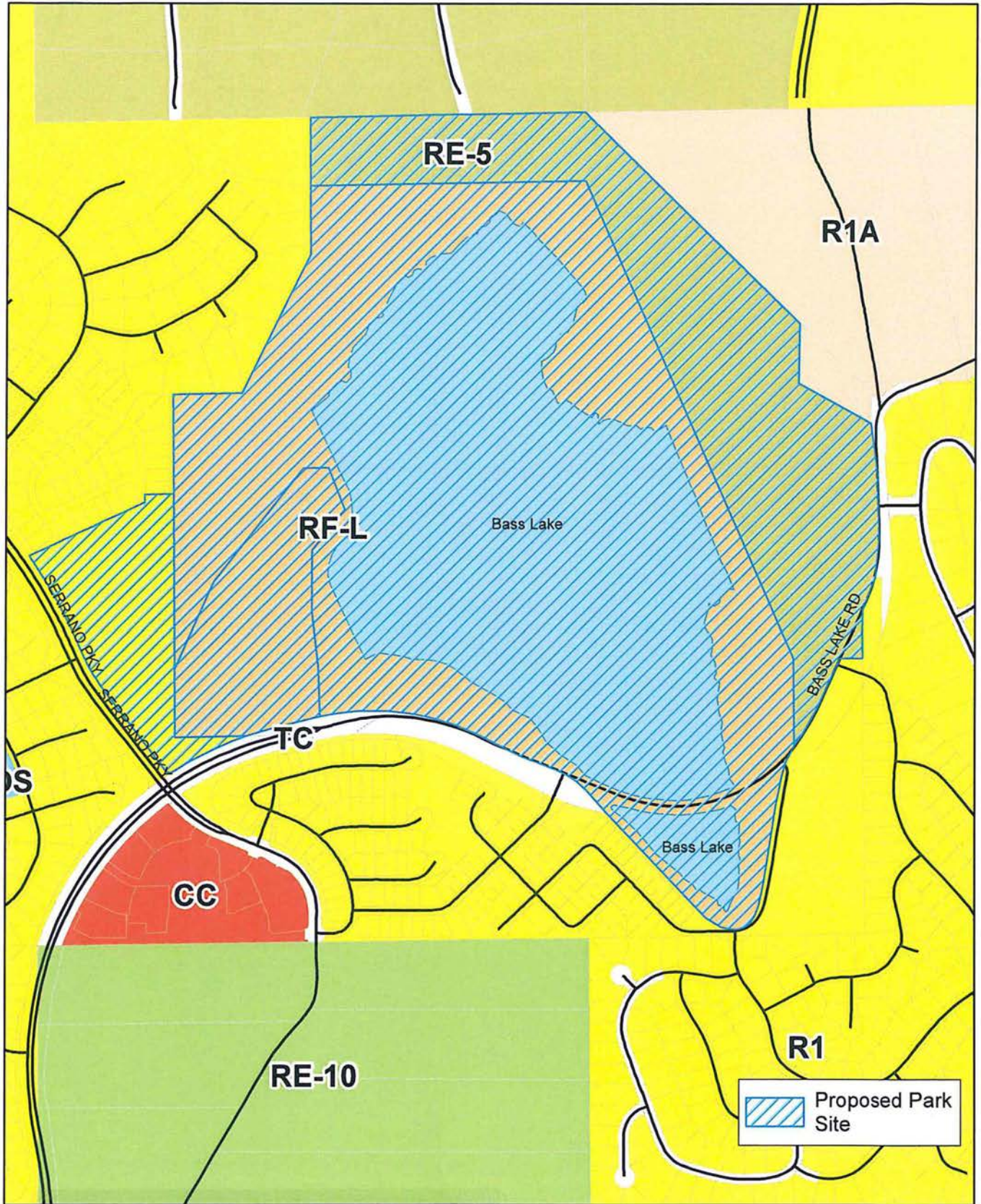
Bass Lake is located off of Bass Lake Road north of Highway 50. Bass Lake was formerly known as American Reservoir and was an important part of the Gold Rush era flume/ditch systems in El Dorado County. Water was brought to the American Reservoir (Bass Lake) by a series of flumes/ditches to be used as a water resource for gold mining. From the mid-1850s to the late-1930s American Reservoir was owned by several different water companies that controlled the flumes. In 1938, James Nichol purchased the property to open Bass Lake Resort a local destination for recreation. In 1955, family of James Nichol sold the property to the Jannke family. In 1962, the first references to Bass Lake Dam appear in the State of California Department of Water Resources records. El Dorado Irrigation District purchased the property in 1969 and has owned the property since that time.

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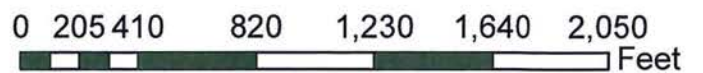
- EDHSP amendment and rezone: The uses proposed in the Village J lot (currently zoned Residential) would need a rezone to either RF-L or RF-H, and possibly the former EDC lot zoned RE-5 changed to RF-L.
- Zoning map consistency: consistent with above changes
- Planned Development permit: to allow for flexibility in design standards

PC and/or Board: The District would like to begin the involvement of both the Planning Commission and the Supervisory Board.

EL DORADO COUNTY BASS LAKE AREA ZONING MAP*



PA20-0006



*Zone Map Currency: June 26, 2020



October 26, 2020

Map Title

PA20-0006

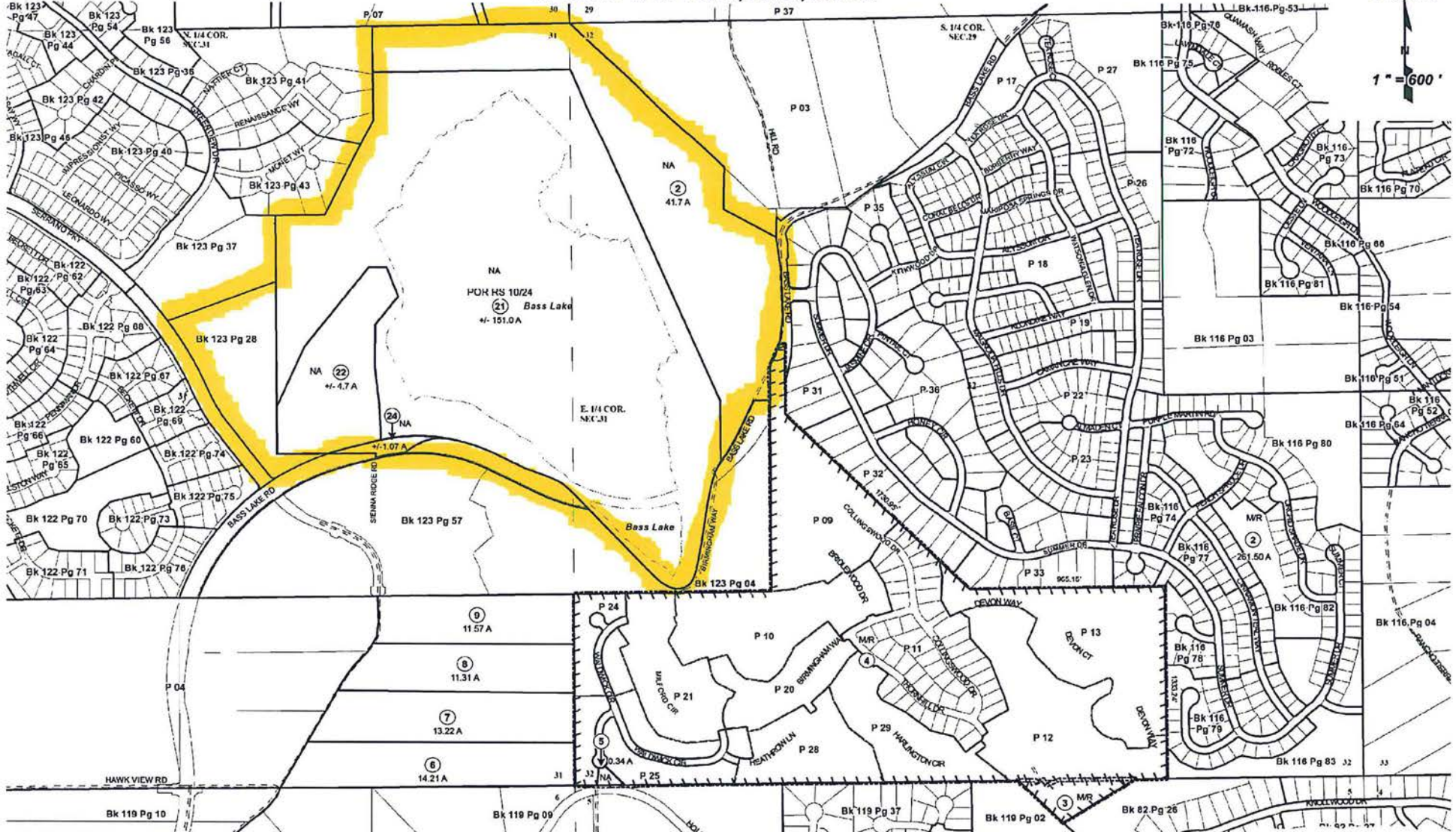
- | | | |
|---|---|---|
| County Outline | Major Roads |  Cities |
| Highway Labels |  Major Roads |  Parcels |
|  Highways |  Minor Roads | |



0 225 450 675 900 Feet

SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. APR 4 2017

Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA

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LEGEND

- A LIGHTED MULTI USE FIELD - 360' x 225'
- B LIGHTED, MULTI USE FIELD Soccer/Rugby/Lacrosse 360' x 230'
- C EXISTING SELLWOOD FIELD
- D SOCCER FIELD 360' X 225'
- E LIGHTED, BASEBALL FIELD 90' Infield 300' Outfield
- F SOFTBALL FIELD 60' Infield 200' Outfield (Lighted)
- G RESTROOM & CONCESSION
- H RESTROOM
- I WETLAND AREA TO REMAIN
- J GROUP SHADE STRUCTURE WITH BBQS AND TABLES
- K CONCRETE PATHS 6' 0" WIDTH
- L WEST PARKING LOT (+/- 500 CARS)
- M DIGITAL PARK SIGN
- N LARGE AND SMALL BREED DOG PARK
- O SAND VOLLEYBALL (4) COURTS
- P TOT LOT
- Q ADVENTURE PLAY AREA
- R (4) BOCCIE COURTS
- S MAINTENANCE YARD
- T TRAIL WITH INTERPRETIVE NODES AND SHADE
- U PICNIC SHELTER
- V 8,500 SF MULTI-USE EVENT CENTER
- W FISHING DOCK / RAMP & PARKING (+/-30 STALLS)
- X EAST PARKING LOT (+/- 140 CARS)
- Y SHADE SHELTERS ALONG TRAIL AND / OR FITNESS STATION COURSE
- Z 2500 SF MUSEUM & EDUCATION FACILITY WITH OUTDOOR AMPHITHEATER
- AA REMOVE EVA ACCESS TO PARKING LOT
- BB EVA ACCESS FROM SERRANO VILLAGE 'J' (WIDTH PER EDHFD REQUIREMENTS - 20' MIN.)
- CC EVA ACCESS FROM GREEN SPRINGS DEVELOPMENT (WIDTH PER EDHFD REQUIREMENTS - 20' MIN.)
- DD PROPOSED 3-WAY INTERSECTION WITH BASS LAKE ROAD AND SILVER SPRINGS PARKWAY
- EE OUTDOOR PHYSICAL FITNESS AREA & YOGA LAWN
- FF CAMPING AREA(S)
- GG ELEVATED DECKING WITH BIRD OBSERVATION BLINDS
- HH PLAY AREA & SENSORY GARDEN



PA20-0006

Bass Lake Regional Park +/- 200 Acres

SCHEMATIC SITE PLAN

L1