



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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December 7, 2020

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PA20-0006 – BASS LAKE REGIONAL PARK (El Dorado Hills Community Services District/Fuhrman Leamy Land Group): A Pre-Application by El Dorado Hills Community Services District (EDH CSD) is proposing the development of a 211-acres regional park including 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 more centrally-located area surrounding Bass Lake would provide more passive uses, such as multi-use trails and a fishing dock and boat ramp, while the east side of the project site would house a 2,500 square foot museum and educational facility and outdoor amphitheater with access road and parking. The property, identified by Assessor's Parcel Numbers 123-280-010, 115-400-022, 115-400-021, and 115-400-002, consists of 207.2 acres, and is situated between Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of U.S. Highway 50 (US 50), **in the El Dorado Hills area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than January 6, 2020.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on January 11, 2020 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the *El Dorado County Planning Commission Conference Room*, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Air Quality Management District
Airport Land Use Commission
CA Water Regional Water Quality Control Board CV WRCB
Chief Administrative Office
El Dorado County Economic Development
El Dorado County Fire Protection District
El Dorado Disposal
El Dorado Hills Area Planning Advisory Committee
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
El Dorado Irrigation District
Environmental Management
Parks Trails El Dorado County
Pacific Gas and Electric
Sheriff's Office El Dorado County
Stormwater El Dorado County
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
Cameron Park Airport
Local Agency Formation Commission (LAFCO)
El Dorado Union High School District
Rescue Union School District
El Dorado County Transportation Commission