



## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT EL DORADO HILLS COMMUNITY SERVICES DISTRICT**

**Date:** January 3, 2024

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations and Individuals  
Property Owners in the Vicinity

**From:** Jeff Kernen  
Principal Planner  
El Dorado Hills Community Services District  
1021 Harvard Way  
El Dorado Hills, CA 95762

**Subject:** Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Bass Lake Park Project

**Lead Agency:** El Dorado Hills Community Services District

**Project Title:** Bass Lake Park Project  
(APNs: 123-740-001, 115-400-025, 115-400-026, 115-400-021, 115-030-018, and 115-400-002)

**Review Period:** January 3, 2024, to February 1, 2024

Notice is hereby given that the El Dorado Hills Community Services District (District) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Bass Lake Park Project (project) (*California Environmental Quality Act [CEQA] Guidelines* Section 15082). The District will also hold a scoping meeting to receive comments on the scope of the EIR, as detailed below. The EIR will evaluate the proposed project for potential impacts on the environment and determine the potential environmental consequences of project implementation. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below.

**PUBLIC SCOPING MEETINGS AND COMMENT SUBMITTAL:** The District is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Comments on the NOP are due no later than the close of the NOP review period (5:00 p.m. on **February 1, 2024**). However, we would appreciate your response at the earliest possible date. Please send your written comments to the District at the address shown above or by email to [basslakepark@gmail.com](mailto:basslakepark@gmail.com) with "Bass Lake Park Project NOP" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

A scoping meeting will be held on Tuesday, **January 23, 2024, at 6:00 p.m.** at the El Dorado Hills Community Services District in the Norm Rowett Pavilion (1021 Harvard Way, El Dorado Hills, CA 95762).

A scoping meeting will be held:

**Date:** Tuesday, January 23, 2024  
**Time:** 6:00 PM  
**Location:** El Dorado Hills Community Services District  
Norm Rowett Pavilion  
1020 Harvard Way  
El Dorado Hills, CA 95762

The scoping meeting is the time when the District solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the District to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.

**PROJECT LOCATION AND EXISTING CONDITIONS:** The approximately 211-acre project site consists of six parcels located adjacent to Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of United States Highway 50 (US-50) in El Dorado County (Assessor’s Parcel Numbers [APNs] 123-740-001, 115-400-025, 115-400-026, 115-400-021, 115-030-018, and 115-400-002) (Figure 1: Project Location and Figure 2: Proposed Project Design).

The project site is undeveloped, with the exception of the existing Sellwood Field on the northwest portion of the project site; the existing fenced El Dorado Irrigation District (EID) maintenance yard, which is immediately west of Bass Lake; and some existing trails throughout the site. Bass Lake is centrally located and surrounded by grassland, oak woodland, and chaparral. More than 700 trees are located on site. The tree canopies are most dense in the west and north, but scattered tree stands are located on the east side of the site. The site supports various wetland and riparian habitats, including the overflow pond northeast of Bass Lake and the spillway ditch southwest of Bass Lake.

The proposed park site is bounded on the west by Serrano Parkway, beyond which are single-family residences. To the north are single-family residences and residential estate parcels (5 acres; Green Springs Development), and to the east are residential uses (Woodridge and Bridlewood Canyon developments) and Bass Lake Road. Bass Lake Road provides the southern boundary to the proposed project area, beyond which is land developed with commercial uses and single-family residences.

**PROJECT BACKGROUND:** Starting in 2018, the District purchased 142 acres (APN 115-400-021) from Rescue Union School District (RUSD), which includes Bass Lake itself and Sellwood Field. Then, in January 2020, the District completed the purchase of 14.47 acres from EID (APNs 115-400-025 and 115-400-026), and in February 2020, the District purchased another 41.7 acres from the County of El Dorado (County) (APN 115-400-002). In August 2020, the District secured APN 123-740-001, also known as Serrano’s Village J Park Site Lot H. By dedicating the 12.5-acre Village J Park Site Lot H, Parker Development (Serrano’s developer) contributes to the overall parkland dedication owed to the District, as outlined in the 1989 Development Agreement and Public Facilities Financing Plan for the Serrano–El Dorado Hills Specific Plan. The remainder of the 211-acre proposed park site has been identified as an open space/recreation site on the El Dorado Hills Specific Plan Map since 1988.

The District began the planning process in 2017 and has since sponsored a series of workshops and public meetings to discuss potential amenities to develop at the proposed project site. District staff toured the site with several community groups and nonprofits, and the District has provided multiple online surveys to acquire community feedback regarding desired park amenities. The District has incorporated as much of the public input as possible into the current park design.

In January 2021, the District submitted a pre-application review package to the El Dorado County Planning Department. As part of the pre-application review, nine public agencies provided comment on the proposed project. Additionally, County Planning staff presented the proposed project before the Technical Advisory Committee (January 11, 2021), the Planning Commission (February 25, 2021), and the County Board of Supervisors (May 4, 2021). In refining the proposed park design, the District has considered the pre-application process comments received from the public agencies, Planning Commissioners, Board of Supervisors, and interested members of the public.

**PROJECT DESCRIPTION:** The proposed park would provide active recreational opportunities (e.g., lighted ball fields, a dog park, playgrounds, a tot lot, trails, bocce courts, and a sensory garden) and ancillary facilities (e.g., restrooms, concessions, a shade and barbecue 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 passive uses, such as multi-use trails and bird blinds, as well as a multi-use event center, while the east side of the project area would provide a nature educational center and outdoor educational facility, an outdoor amphitheater and garden, and an access road and parking.

**PROBABLE ENVIRONMENTAL EFFECTS:** The EIR will address the proposed project's potential impacts to the following environmental topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

**ALTERNATIVES:** Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be identified and analyzed to reduce identified impacts. Section 15126.6(e) of the *CEQA Guidelines* requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the *CEQA Guidelines*, which call for a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

**EIR PROCESS:** Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with *CEQA Guidelines* Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day public review period, the District will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR and final EIR will be considered by the District Board of Directors in making the decision to certify the EIR and approve or deny the project.

The District requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with *CEQA Guidelines* Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified as part of this CEQA review process.

A copy of the NOP can be found on the District's website at <https://www.eldoradohillscsd.org/>.

If you wish to be placed on the mailing list or need additional information, please submit your request to [basslakepark@gmail.com](mailto:basslakepark@gmail.com).

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Jeff Kernen  
El Dorado Hills Community Services District  
January 3, 2024

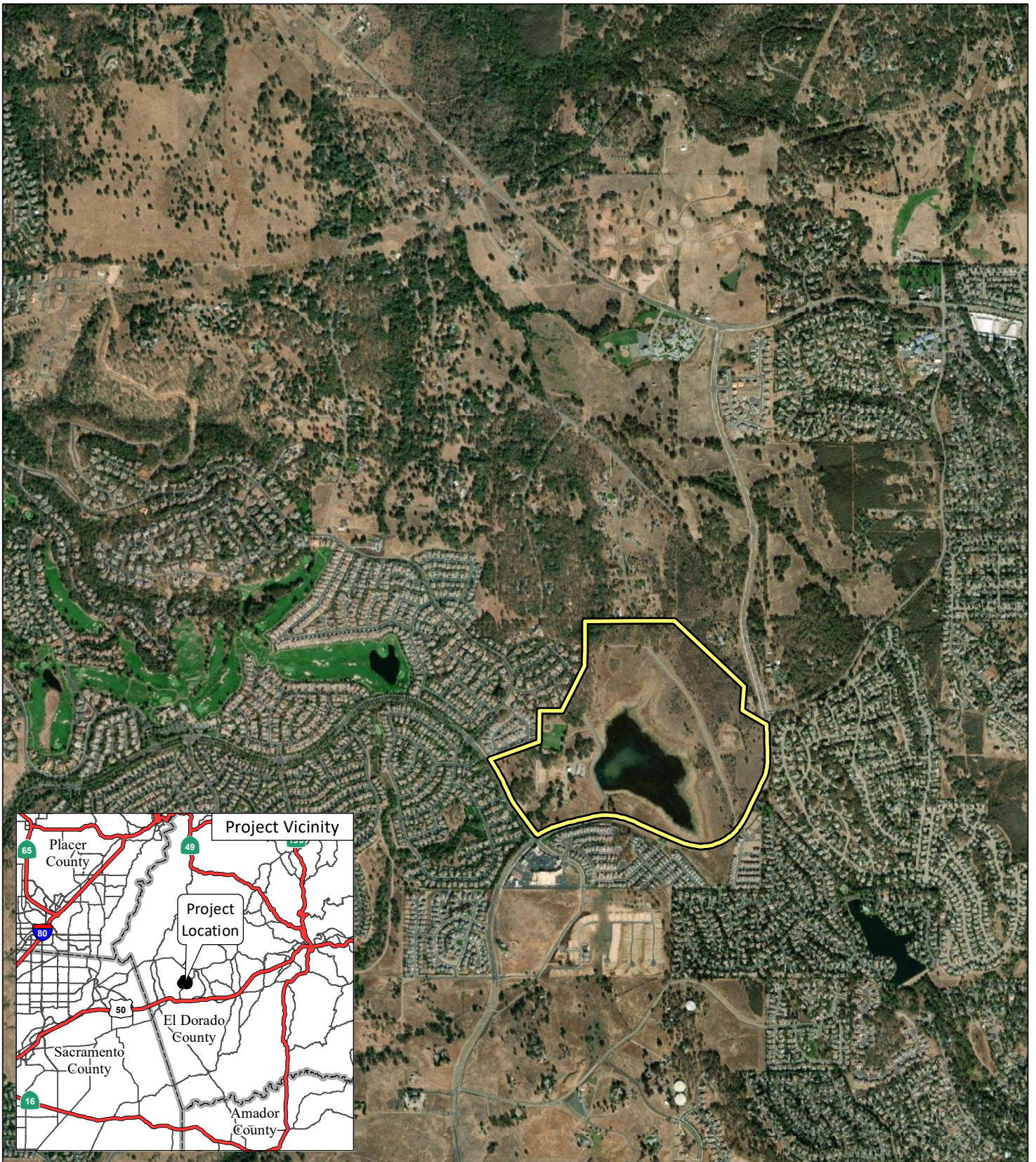



FIGURE 1

LSA

LEGEND

 Study Area



0 1000 2000  
FEET

SOURCE: Esri Imagery 2024

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*Bass Lake Park Project*  
*Ed Dorado Hills, El Dorado County, California*  
 LSA Project No. EDH1901  
 Project Location



REFERENCE NOTES LEGEND	
<b>1 GENERAL SYMBOL</b>	
DESCRIPTION	
1-01	EXISTING BEIRAND VILLAGE 'J'
1-02	EXISTING DAM AT BASS LAKE, WITH TRAIL ACCESS ALONG DAM
1-03	EXISTING SPILLWAY @ DAM
1-04	EXISTING BASS LAKE
1-05	EXISTING SWP POND
1-06	ARCHEAEOLOGICAL WETLAND
1-07	NON AQUATIC BIOLOGICAL RESOURCE LOCATION (TYPICAL) - SEE REPORT BY LSA
1-08	EXISTING WETLAND AREA TO REMAIN
<b>2 SITE SYMBOL</b>	
DESCRIPTION	
2-01	PROPOSED LIGHTED, TURFED, MULTI-USE FIELD (607 X 390)
2-02	PROPOSED LIGHTED, ARTIFICIAL TURFED, MULTI-USE FIELD (SOCCER/AMERICAN FOOTBALL) (307 X 390)
2-03	EXISTING SELLWOOD FIELD TO BE RE-GRADED AND RESTORED
2-04	PROPOSED LIGHTED, TURFED, SOCCER FIELD (300 X 390)
2-05	PROPOSED LIGHTED, ARTIFICIAL TURFED, BASEBALL FIELD (90' INFIELD, 300' OUTFIELD)
2-06	PROPOSED LIGHTED, TURFED, SOFTBALL FIELD (90' INFIELD, 200' OUTFIELD)
2-07	PROPOSED RESTROOM & CONCESSION
2-08	PROPOSED GROUP SHADE STRUCTURE WITH BBQ AND TABLES
2-09	PROPOSED CONCRETE PAVES @P W/OTRE
2-10	WEST PARKING LOT (4-148 CARS), SOUTH LOT: 150, WEST LOT: 150, NORTHWEST LOT: 154
2-11	PROPOSED DIGITAL PARK SIGN
2-12	PROPOSED MIXED DOGS PARK
2-13	PROPOSED INCLUSIVE 2-8 AND 5-10 AGES PLAY AREAS & SENIORITY GARDEN
2-14	PROPOSED BOUCE COURTS (TYPICAL OF 4)
2-15	PROPOSED MAINTENANCE YARD (14,000 SF)
2-16	PROPOSED TRAIL WITH INTERPRETIVE SIGNS AND SHADE SHELTERS
2-17	PROPOSED MULTI-USE EVENT CENTER (10,000 SF)
2-18	PROPOSED DOCK / RAMP & PARKING (4-157 STALLS INCL. 6 P/OT)
2-19	PROPOSED EAST PARKING LOT (4-112 CARS)
2-20	PROPOSED SHADE SHELTERS ALONG TRAIL AND /OR FITNESS STATION COURSE
2-21	PROPOSED NATURE CENTER & EDUCATION FACILITY WITH OUTDOOR AMPHITHEATER (4,000 SF)
2-22	PROPOSED CABARET/RESTAURANT HOUSE, TENTATIVE LOCATION A, B, OR C
2-23	PROPOSED EVA ACCESS FROM BEIRAND VILLAGE 'J' (WIDTH PER EARTH REQUIREMENTS - 30' MIN)
2-24	PROPOSED EVA ACCESS FROM GOLF EN SPURWAYS DEVELOPMENT (WIDTH PER EARTH REQUIREMENTS - 30' MIN)
2-25	PROPOSED EVA ACCESS FROM MANDELA ROAD INTERSECTION (WIDTH PER EARTH REQUIREMENTS - 30' MIN)
2-26	PROPOSED OUTDOOR PHYSICAL FITNESS & EVENT LAWN
2-27	PROPOSED YOUTH GAMING AREAS
2-28	PROPOSED ELEVATED DECKING WITH BIRD OBSERVATION BLINDS
2-29	PROPOSED CMU RETAINING WALL
2-30	EXISTING SIGNS AND EQUIPMENT TO REMAIN
2-31	PROPOSED COVERED BLEACHERS
2-32	PROPOSED GATED MAINTENANCE ACCESS ROAD TO BASS LAKE
2-33	PROPOSED OPTION #1: ROUNDABOUT WITH ENTRY DRIVE TO EAST PARKING LOT AT BASS LAKE ROAD, BROADWOOD DRIVE
2-34	PROPOSED OPTION #2: 90° TURN INTERSECTION WITH ENTRY DRIVE TO EAST PARKING LOT AT BASS LAKE ROAD AND SILVER SPRINGS PKWY
2-35	REMOVE EXISTING EVA ACCESS UPON BASS LAKE ROAD REALIGNMENT

LSA



0 250 500  
FEET

SOURCE: Stantec

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FIGURE 2

Bass Lake Park Project  
Project Design