

TO:

El Dorado County Board of Supervisors

Ron Mikulaco/District 1, Ray Nutting/District 2, Brian Veerkamp/District 3, Ron Briggs/District 4, Norma Santiago/District 5, and
Shawna Purvines, El Dorado County Senior Planner

It has recently come to our attention that the parcel listed as 115-400-12, at 3240 Bass Lake Road, which contains Bass lake and is owned by the El Dorado Irrigation District (EID), is proposed to be rezoned under the El Dorado County Land Use Policy Programmatic Update (LUPPU) from its current status as RF - Recreation with a land usage of AP - Adopted Plan, to RH - Recreation - High Usage zoning which allows property to be used for recreational activities with high concentrations of people, such as sports fields, sports complexes, recreational parks, and amusement parks.

We believe this proposed zoning change would be in direct contravention to the El Dorado Hills Specific Plan (EDHSP), which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low-impact recreation.

The EID Bass Lake property is designated as Village R in the EDHSP. According to the EDHSP, "Village 'R' constitutes 157 acres of the El Dorado irrigation District's (EID) Bass lake water reservoir and water treatment facility. Once used as a recreation area, the lake and the surrounding properties are no longer available for public use. . . . The lake and the surrounding properties also constitute an additional area of permanent open space "..... (EDHSP, page 35).

The EDHSP Design Guidelines provide, in reference to open space: "(a) Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition. (b) No development will occur in these areas except for maintenance, fire protection, trails, and permitted uses. (c) Use will be restricted to such activities as jogging, hiking, and horseback riding, where the impact on the natural environment will be minimal." (EDHSP, page B-12).

Therefore it appears that this restriction prohibits using any of the dedicated natural open space in the EDHSP, including Village R, for high recreational use.

The neighborhoods and the residents of the Bass Lake area, including Green Springs Ranch, would no doubt object strenuously to any use of the EID Bass Lake property other than use as natural open space.

Therefore we urge that the LUPPU process not change the zoning of the EID Bass lake property from its current status of RF - Recreation with a land usage of AP - Adopted Plan.

Sincerely,

John Thomson, President
Bass Lake Action Committee
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