Bass Lake North

CEQA Addendum and Initial Study of Environmental Significance

Prepared for

El Dorado County

September 2016

Prepared By

RANEY
PLANNING & MANAGEMENT, INC.

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EXHIBIT H

Bass Lake North Project
CEQA Addendum and Initial Study of Environmental Significance

Lead Agency:

El Dorado County
3000 Fairlane Court, Suite One
Placerville, CA 95667

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September 2016

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APPENDIX 1: MITIGATION MONITORING AND REPORTING PROGRAM
APPENDIX 2: RESOLUTION NO. 288-95

EL DORADO COUNTY
COMMUNITY DEVELOPMENT AGENCY-DEVELOPMENT SERVICES DIVISION
2850 FAIRLANE COURT, PLACERVILLE, CA 95667 (530) 621-5355

INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

PROJECT NAME:	**Bass Lake North Project**	FILE NUMBER: Z14-0008; PD14-0010, TM14-1522
SITE ADDRESS:	Northeast of the Hawk View Road and Sienna Ridge Road intersection	APNs: 115-400-06-100, 115-400-07-100, 115-400-08-100, and 115-400-09-100
APPLICANTS:	Norm Brown NC Brown Development, Inc. 8601 Ranchwood Court Fair Oaks, CA 95628	PHONE: (916) 966-3456
PROPERTY OWNERS:	Oben Jr. & Lynn C. Patty 8790 Goldy Glen Way Elk Grove, CA 95624 D.D. Diederichs c/o K. Redlener 372 Central Park West, Apt. 12W New York, NY 10025 Barbara Showler c/o S. Showler 4717 Olive Oak Way Carmichael, CA 95608	Previously Prepared Environmental Documents: • Bass Lake Road Study Area Program Environmental Impact Report, **SCH #: 1990020375**; and • Bass Lake Hills Specific Plan Program EIR Addendum.

PROJECT SUMMARY: The project site is within the region originally known as the Bass Lake Road Study Area (BLRSA), the subject of which was evaluated in a Program Environmental Impact Report (EIR) adopted by the El Dorado County Board of Supervisors in 1992. Subsequent to this, the Bass Lake Hills Specific Plan (BLHSP) was prepared and adopted by the County in 1995, along with an Addendum to the 1992 Program EIR.

The Bass Lake North Project (proposed project) would include approval of a Tentative Map to subdivide a 38.57-acre site into 90 single-family lots, six open space lots, and two right-of-way lots. The proposed unit density of the project is within the allowable density range for the project site, established in the BLHSP. Vehicle access to the project site would be provided via a new connection to Sienna Ridge Road. Pedestrian and bicycle amenities would include a decomposed granite trail along the north side of the existing drainage feature, in the southern portion of the project site. The trail would connect to Sienna Ridge Road and provide views of the existing on-site natural resources. Open Space Lot E has been incorporated into the project for purposes of preserving many of the on-site oak trees. Construction of off-site roadway improvements would be included as part of the proposed project. In addition, the project would require annexation into the El Dorado Irrigation District (EID) service area to gain access to water supply and wastewater service.

The parcel to the north of the site, APN 115-400-09, which comprises 11.57 acres, would be included for annexation purposes (i.e., annexation into the EID service area) in order to avoid the creation of a "peninsula" property and to provide temporary emergency vehicle access. The parcel is within the BLHSP (identified as Parcel 66) and designated for housing, with an allowable range of 24-30 dwelling units (see Section 10, Land Use and Planning, for more detail); however, the owners of the parcel are not proposing development on the site at this time. A rezone from Estate Residential Ten Acre (RE-10) to One-Family Residential Planned Development (R1-PD) would be required to develop the site.

ENVIRONMENTAL SETTING: The BLHSP area is located within a relatively undeveloped area of unincorporated El Dorado County, situated between the Serrano community in El Dorado Hills to the west and the Cameron Park community to the east. The majority of the BLHSP, including the proposed project site, is undeveloped. The Hollow Oaks subdivision, located approximately one mile east of Bass Lake Road, is the only development within the BLHSP area, which includes 99 single-family residences on approximately 39 acres. Other recent development activity in the BLHSP area includes the construction of El Dorado Hills Fire Station No. 86, near the intersection of Bass Lake Road and Silver Dove Way, as well as preliminary grading of the Hawk View subdivision, near Bass Lake Road and Hawk View Road. Nearby land outside of the BLHSP area has experienced development since the BLHSP Addendum was approved, including areas to the east and northeast of the site within Cameron Park, to the west in the Serrano project within the El Dorado Hills Specific Plan area, and the El Dorado Hills, Woodridge, and Bridlewood Canyon neighborhoods.

The proposed project site is undeveloped and consists of open grassland interspersed with various rock outcroppings and oak woodland habitat, particularly along the eastern boundary of the site. A drainage feature traverses the southwestern corner of the project site. The site is sloped, increasing in elevation from west to east.

DETERMINATION: In reviewing the site-specific information provided for the proposed project, the El Dorado County Community Development Agency has analyzed the potential environmental impacts either created by this project, as currently proposed, or resulting from changed circumstances, and has determined that, with implementation of the identified mitigation measures, as described herein, would not give rise to any new significant effects or any substantial increase in the severity of any previously identified significant effects. The project applicant has agreed to implement all mitigation measures outlined in the previous environmental documents, as well as the mitigation measures identified in this Addendum.

As demonstrated in the initial study checklist, the County has determined that the proposed project does not present a legal or evidentiary basis for the preparation of a Supplemental or Subsequent EIR pursuant to State CEQA Guidelines Sections 15162 and 15163, and that an Addendum to the 1992 EIR, pursuant to State CEQA Guidelines Section15164, is the appropriate environmental document for the proposed project.

Prepared by:

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Date: _____

Prepared for:
El Dorado County
Community Development Agency-Development Services Division
2850 Fairlane Court
Placerville, CA 95667
Attn: Tiffany Schmid

All referenced documentation is available for review by members of the public during normal weekday business hours at the El Dorado County, Community Development Agency-Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

INTRODUCTION

This document has been prepared as an Addendum to the BLRSA Program EIR (SCH# 1990020375) in accordance with CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Section 15162 (which is based on Public Resources Code Section 21166) provides that no subsequent or supplemental EIR shall be required unless "substantial changes" in the project or the circumstances under which the project is being undertaken will necessitate, "major revisions" of the EIR, or "new information" which was not known and could have not been known at the time the EIR was certified, becomes available. This Addendum is formatted as an initial study checklist providing a brief explanation pursuant to Section 15164(e) documenting the County's decision that preparation of a subsequent EIR is not required.

The analysis within this document relies on previous environmental documents, as well as site-specific studies prepared for the proposed project to determine the effects of the proposed project. Site-specific studies prepared for the proposed project have been reviewed and analyzed by County staff to determine whether, based on their own professional judgment and expertise, such documents were accurate and objective.

HISTORY OF ENVIRONMENTAL REVIEW AND PROJECT APPROVAL

Two CEQA documents relevant to the proposed project site have been previously prepared and certified. The documents are described in further detail below.

Bass Lake Road Study Area Program EIR

El Dorado County circulated a Notice of Preparation (NOP) for the BLRSA Program EIR on April 20, 1990. Comments were received and the NOP public comment period closed on May 25, 1990. In June 1991, El Dorado County released the Draft Program EIR (SCH #1990020375). Numerous comment letters were received. The Final Program EIR was adopted in January 1992 and certified by the El Dorado County Board of Supervisors on March 17, 1992. The Program EIR included evaluation of nine residential Tentative Maps, along with additional area-wide development consistent with the then-current "Reduced General Plan" scenario. The densities evaluated in the Program EIR would have yielded development of a maximum of 2,847 dwelling units (dus) on approximately 1,223 acres and included mitigation measures to reduce impacts; however, impacts to the following areas were determined to remain significant and unavoidable, even after mitigation: vegetation and wildlife; land use; population and housing; traffic; utilities (water); public services (fire and schools); and visual and aesthetic resources.

As mentioned above, pursuant to State CEQA Guidelines Section15150, the BLHSA Final Program EIR is hereby incorporated by reference.

Addendum to Bass Lake Road Study Area Program EIR (Bass Lake Hills Specific Plan)

Three years after the BLRSA Program EIR was certified, an Addendum was prepared for the BLHSP as part of the approval of the BLHSP, which covered a nearly identical geographic area. The BLHSP and Addendum were approved in November 1995. During the original hearing process for the BLHSP, the General Plan Update project description became more defined. On December 8, 1992, the Board of Supervisors directed the Planning Department to incorporate "Alternative 3A" into the General Plan Project Description and to revise the draft BLHSP to be consistent with that land use scenario. Accordingly, the BLHSP included a range of densities from one du per five acres to four dus per acre, with a maximum yield of 1,458 dus. The Addendum analyzed the residual impacts of the BLHSP, with the reduced development of 1,458 dus on approximately 1,196 acres, and identified any further mitigation necessary in relation to the BLRSA Program EIR. Based on the analysis within the Addendum, the determination was made that new or substantially more severe environmental impacts would not occur as a result of the BLHSP.

As mentioned above, pursuant to State CEQA Guidelines Section15150, the 1995 Addendum to the BLRSA Final Program EIR is hereby incorporated by reference.

PROPOSED PROJECT DESCRIPTION

Project Location and Setting

The proposed project site consists of 38.57 acres, comprising three parcels located in unincorporated El Dorado County. The project site is located east of Sienna Ridge Road within the BLHSP area. Regional access to the project site is provided by Bass Lake Road via U.S. Highway 50 (US 50). Figure 1 shows the regional project location.

The project site is undeveloped and consists of grassland interspersed with various rock outcroppings and oak woodland habitat. A drainage feature traverses the southwestern corner of the project site. The site is currently designated High Density Residential Planned Development (H4PD: 1-4 dus per net acre) and Medium Density Residential Planned Development (MPD: 1-1.75 dus per net acre) by the BLHSP. Based on the maximum buildout projections pursuant to current BLHSP land use designations for the project site and gross acreage, the site could consist of a theoretical maximum of approximately 60 high-density residential units and 41 medium-density residential units, for a total of approximately 101 dus.[1] However, Figure 3-2, Conceptual Site Plan, of the BLHSP, shows a total conceptual lot count for the project site of 92 dus. This Addendum conservatively uses 92 units as the baseline to which the current Bass Lake North project will be compared throughout this analysis.

Surrounding land uses include single-family residential to the east; undeveloped land and a single barn, with an unoccupied loft, to the north; and undeveloped land to the west and south. The Hollow Oaks subdivision, located approximately one mile east of Bass Lake Road, is the only development within the BLHSP area. Other recent development activity in the BLHSP area includes the construction of El Dorado Hills Fire Station No. 86, near the intersection of Bass Lake Road and Silver Dove Way, as well as preliminary grading of the Hawk View subdivision, near Bass Lake Road and Hawk View Road. Figure 2 illustrates the project site and immediate vicinity.

Project Components

The proposed project includes approval of a Tentative Map (see Figure 3) to subdivide the 38.57-acre project site into 90 single-family lots, six open space lots, and two right-of-way lots, a Planned Development, and a rezone from RE-10 to One-Family Residential-Planned Development (R1-PD). As stated above, the BLHSP anticipated approximately 92 dus for the project site. Therefore, the currently proposed unit total is consistent with the density planned for the project site in the BLHSP.

[1] 14.9 acres of H4PD x 4du/ac (max) = 60 dus
23.2 acres of MPD x 1.75du/ac (max) = 41 dus

Figure 1
Regional Project Location

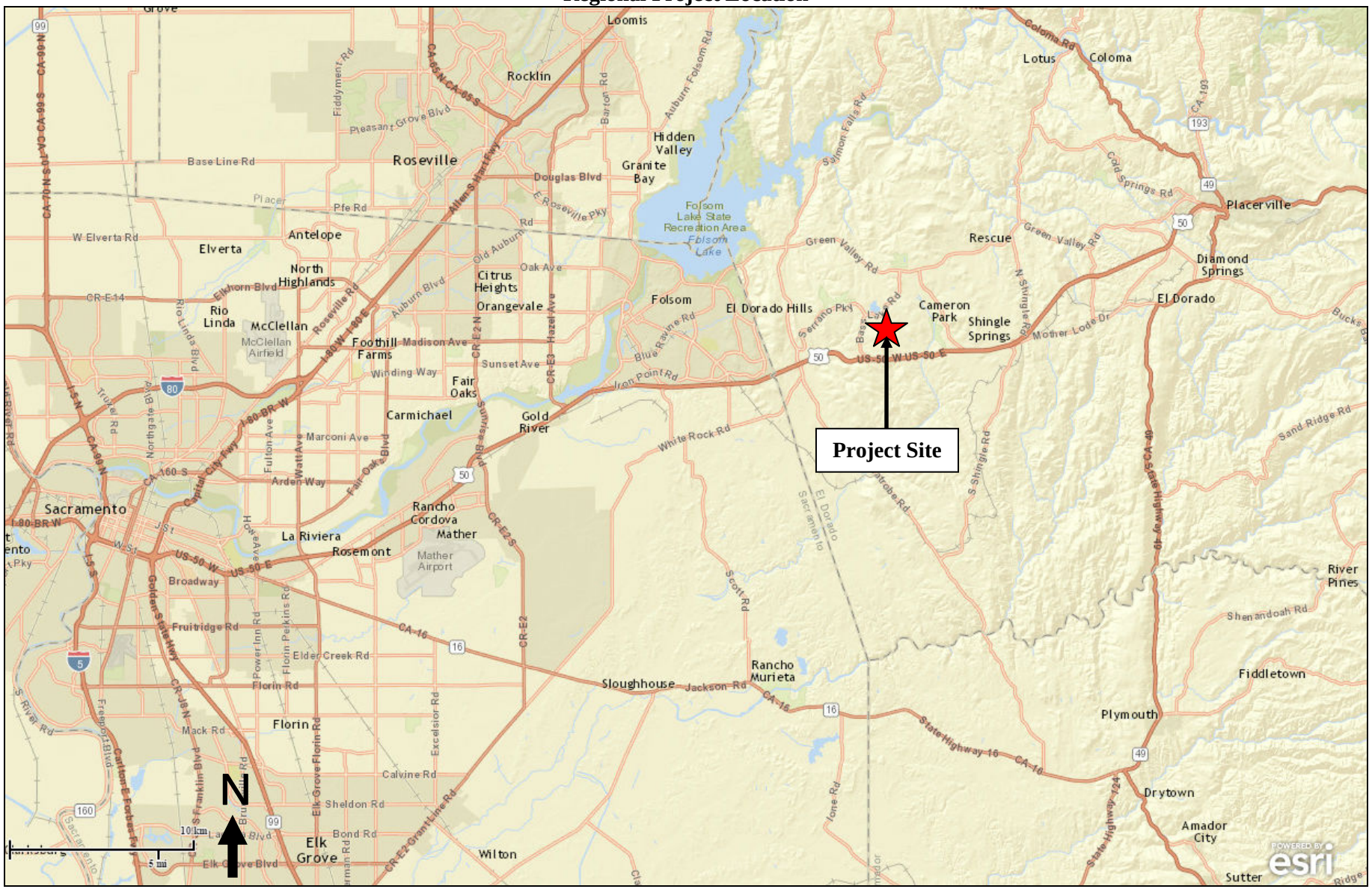
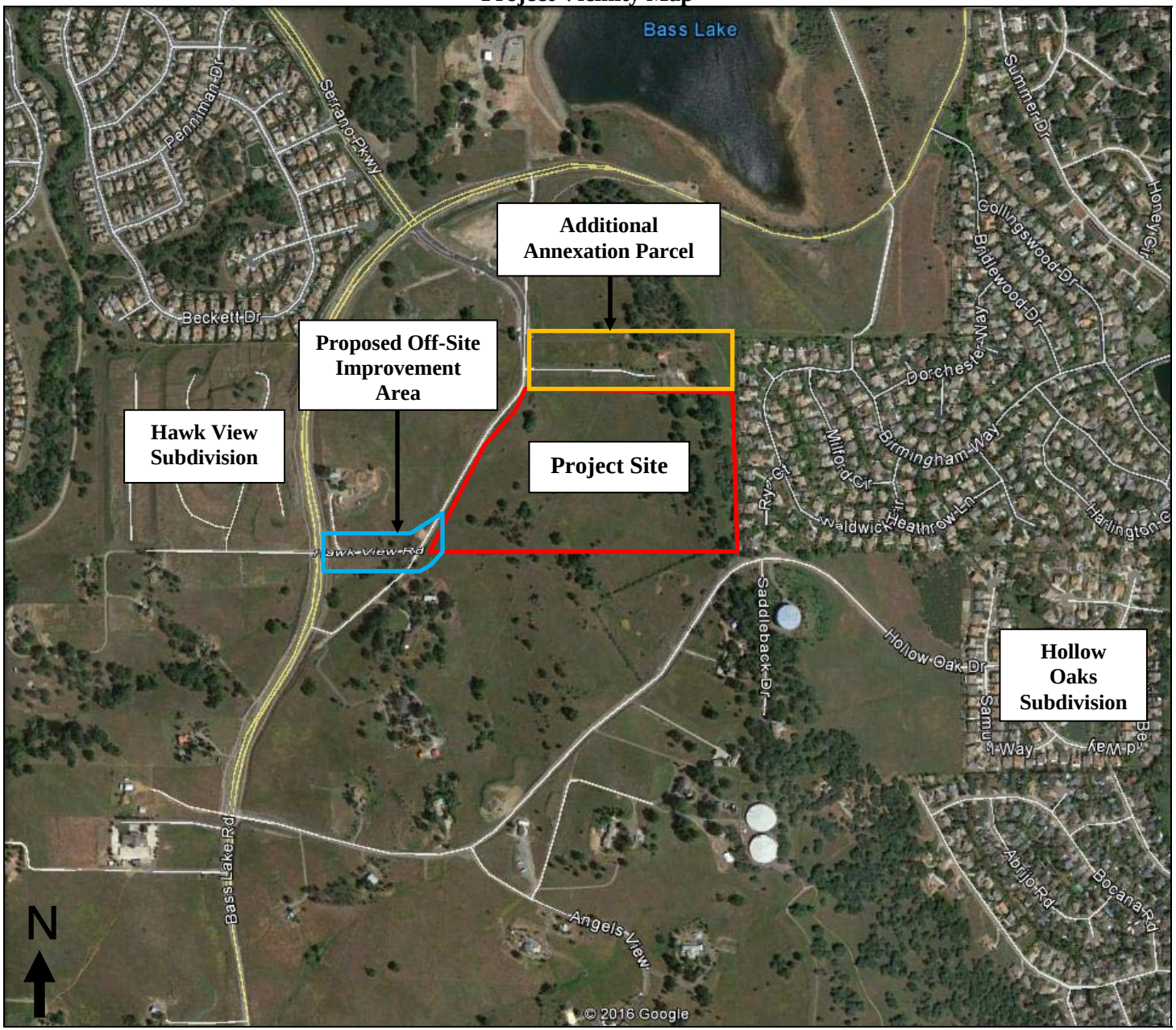


Figure 2
Project Vicinity Map



Vehicle access to the project site would be provided via a new connection to Sienna Ridge Road. Pedestrian and bicycle amenities would include a proposed decomposed granite trail along the north side of the existing drainage feature in the southern portion of the project site. The trail would connect to Sienna Ridge Road and provide views of the existing on-site natural resources. Open Space Lot E, as indicated in Figure 3, has been incorporated into the project for purposes of preserving many of the on-site oak trees. The Preliminary Grading, Drainage, and Tree Preservation Plan (see Figure 4) identifies the proposed tree removal areas and tree replacement areas on the project site.

Annexation into the EID service area is also required for the project in order to gain access to water supply and wastewater services. The parcel to the north of the site (APN 115-400-09, identified as Parcel 66 of the BLHSP), which comprises 11.57 acres, is included as part of the proposed project for annexation into EID's service area in order to avoid the creation of a "peninsula" property and to provide for emergency vehicle access. Although the parcel is within the BLHSP and designated for residential development, with an allowable maximum of 30 dwelling units, development is not proposed at this time. Figure 5 shows the EID annexation area for the proposed project.

Off-site Improvements

In addition, the proposed project includes construction of an off-site roadway connection (see Figure 6). Figure 6 shows the area of potential effect (APE) for the off-site roadway improvement, which would consist of the extension of Silver Dove Way, between Sienna Ridge and Bass Lake Roads. This proposed extension follows the old "Hawk View Drive" alignment, and will provide primary vehicular access to the Bass Lake North residences.

The BLHSP assumed the buildout of a Park and Ride facility to be located on Country Club Drive near the intersection of Bass Lake Road. In accordance with the conditions of approval for the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*, dated January 2016 and adopted on April 28, 2016, the Park and Ride facility property has been acquired as part of the Hawk View subdivision project. As part of the conditions of approval, the proposed project applicant for Bass Lake North is required to construct the first 100 spaces for the Park and Ride facility. The APE for the Park and Ride facility was included in the analysis for the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*. Accordingly, impacts associated with buildout of the Park and Ride facility have already been addressed and are, thus, not included in the analysis within this Addendum.

The BLHSP Public Facilities Financing Plan (PFFP), dated June 8, 2004, sets forth strategies to finance and improve the necessary infrastructure within the BLHSP area. The proposed project is considered a Phase II project within the PFFP, and, thus, may be conditioned to construct Phase II public facilities as defined in the PFFP. Phase I infrastructure in the PFFP is divided into Phase I and Phase IA projects. All of the Phase I infrastructure has been completed (e.g., Hollow Oaks subdivision and associated infrastructure such as the Bass Lake Road realignment from Hollow Oak Road to Serrano Parkway). Three Phase IA projects, including the Hawk View, Bell Woods, and Bell Ranch projects, have been approved, but are not yet built. Each of the Phase IA projects has been conditioned to complete the necessary Phase IA infrastructure consistent with the Addendum to the BLRSA Program EIR. Because the proposed project is predicated on the Phase I infrastructure being completed, if the Phase IA infrastructure required for the Phase IA projects is not completed by the time the final map for the proposed project is recorded, the proposed project would be required to construct the Phase IA infrastructure. It should be noted that the Phase IA improvements were analyzed under the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*. Accordingly, impacts associated with buildout of the Phase IA infrastructure have already been addressed and are, thus, not included in the analysis within this Addendum.

Figure 3
Project Tentative Map

TENTATIVE MAP
BASS LAKE NORTH

COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA

SCALE: 1"=100'

OWNERS OF RECORD

OBED JR. & LYNN C. PATTY
8790 GOLDY GLEN WAY
ELK GROVE, CA 95624

D. D. DIEDERICHS C/O K. REDLENER
372 CENTRAL PARK WEST, APT. 12W
NEW YORK, NY 10025

BARBARA SHOWLER C/O S. SHOWLER
4717 OLIVE OAK WAY
CARMICHAEL, CA 95608

NAME OF APPLICANT

N. C. BROWN DEVELOPMENT, INC.
8601 RANCHWOOD COURT
FAIR OAKS, CA. 95628

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28 TO 33, T. 10 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

115-400-06, 07, 08

EXISTING / PROPOSED ZONING

RE10 – RESIDENTIAL 10 AC / R1 PD

TOTAL AREA

38.57 ACRES

TOTAL NO. of LOTS

90 SINGLE FAMILY LOTS.....22.11 AC
4 OPEN SPACE LOTS.....11.37 AC
2 RIGHT OF WAY LOTS.....5.09 AC
98 TOTAL LOTS 38.57 AC

MINIMUM LOT AREA

7,204 SQUARE FEET

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

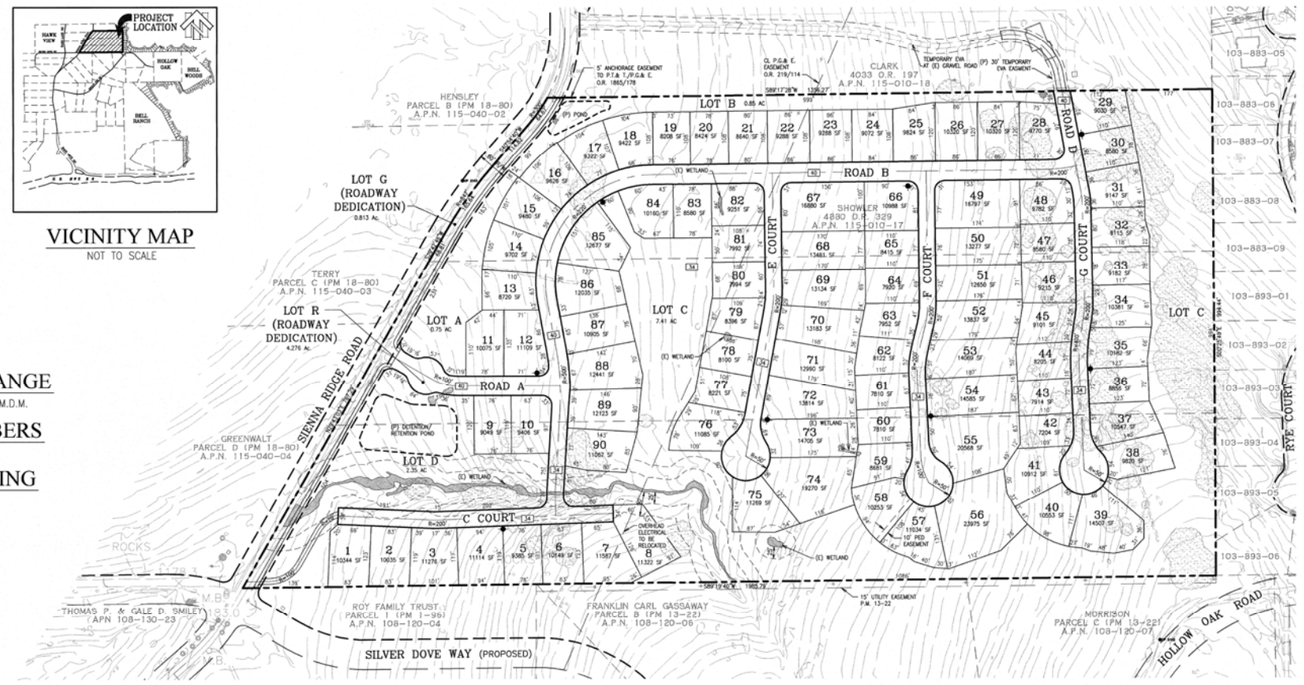
ENGINEER'S CERTIFICATE

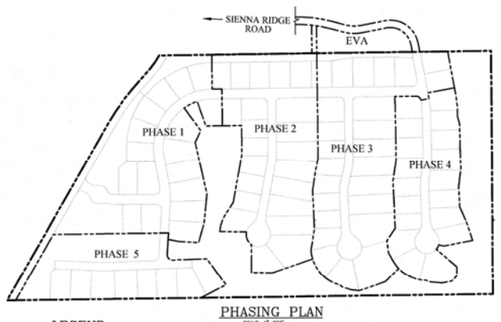
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE NORTH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCIORELLI P.E. 71204 9/21/16 DATE

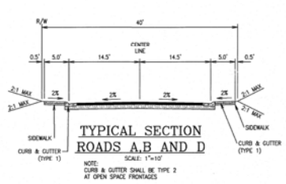
PROJECT LOCATION

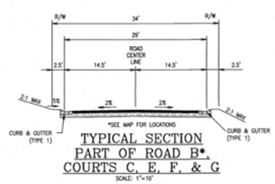
VICINITY MAP
NOT TO SCALE

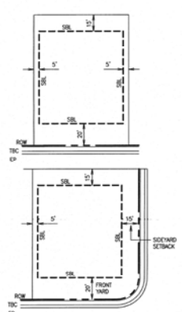




PHASING PLAN
SCALE: 1"=200'

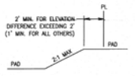






TYPICAL SETBACKS (R1)
NOT TO SCALE

TYPICAL TRAIL
NOT TO SCALE



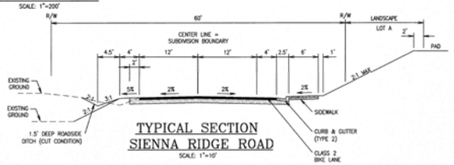
PAD OVERBUILD DETAIL
SCALE: 1" = 5'

NOTES:

1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.

LEGEND

- BOUNDARY
- (E) LOT LINES
- (E) RW
- LOT LINE
- PROPOSED EASEMENT
- FIRE HYDRANT
- ROCK OUTCROPPINGS



TYPICAL SECTION
SIENNA RIDGE ROAD
SCALE: 1"=10'

TYPICAL SECTION
EID SERVICE ROAD
SCALE: 1"=10'

TYPICAL SECTION
EVA ROAD
SCALE: 1"=10'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

Figure 4
Preliminary Grading, Drainage, and Tree Preservation Plan

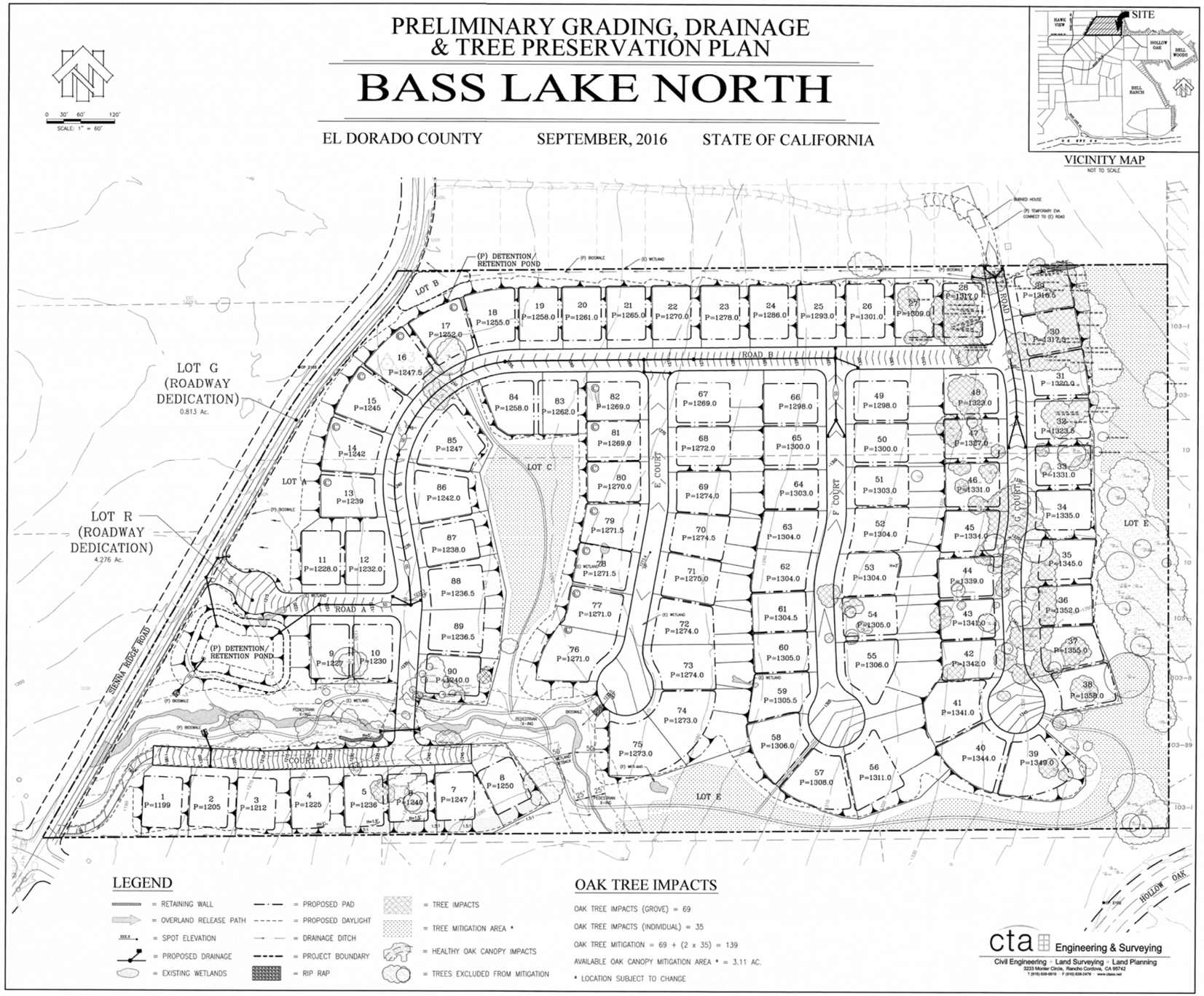


Figure 5
EID Annexation Area

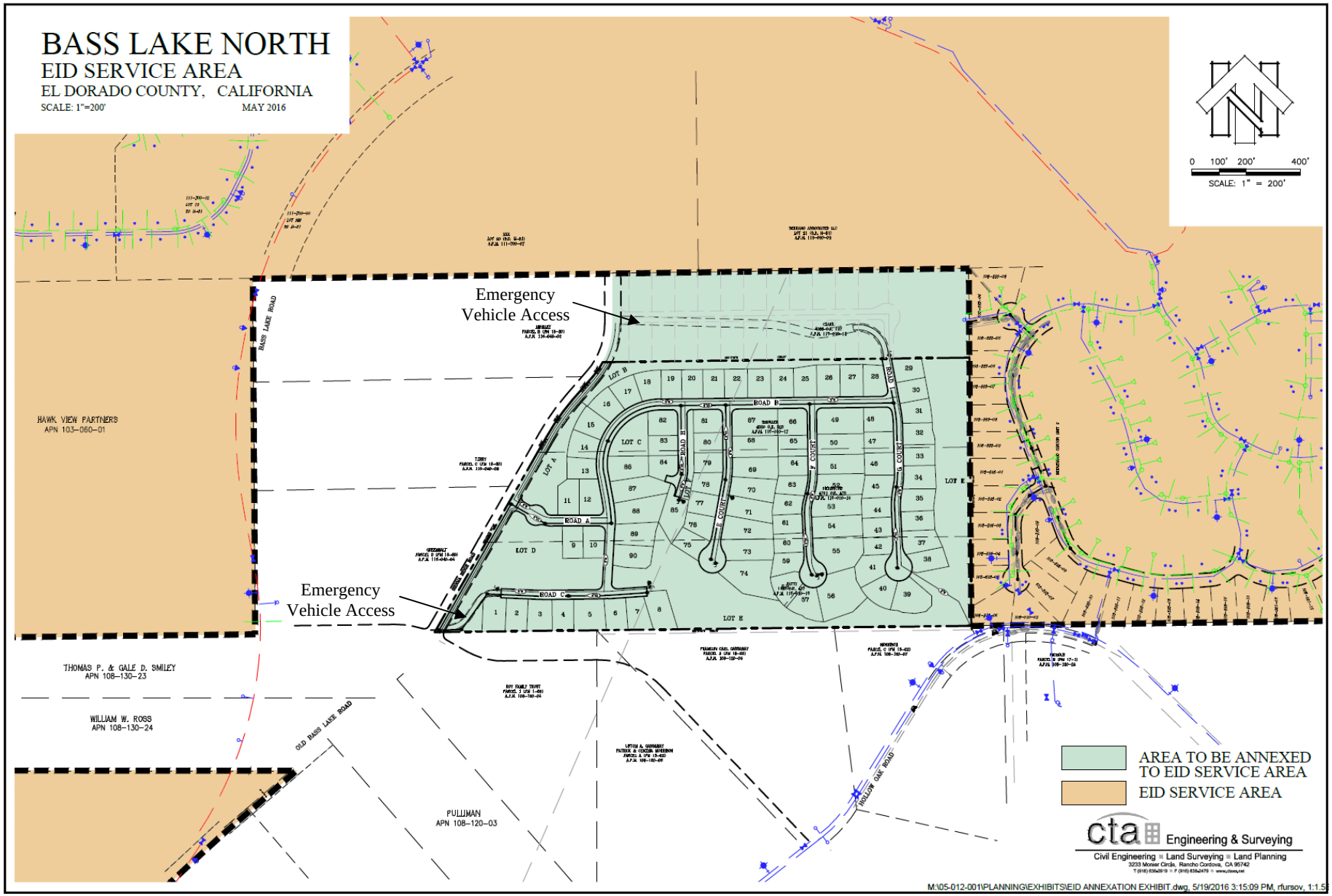
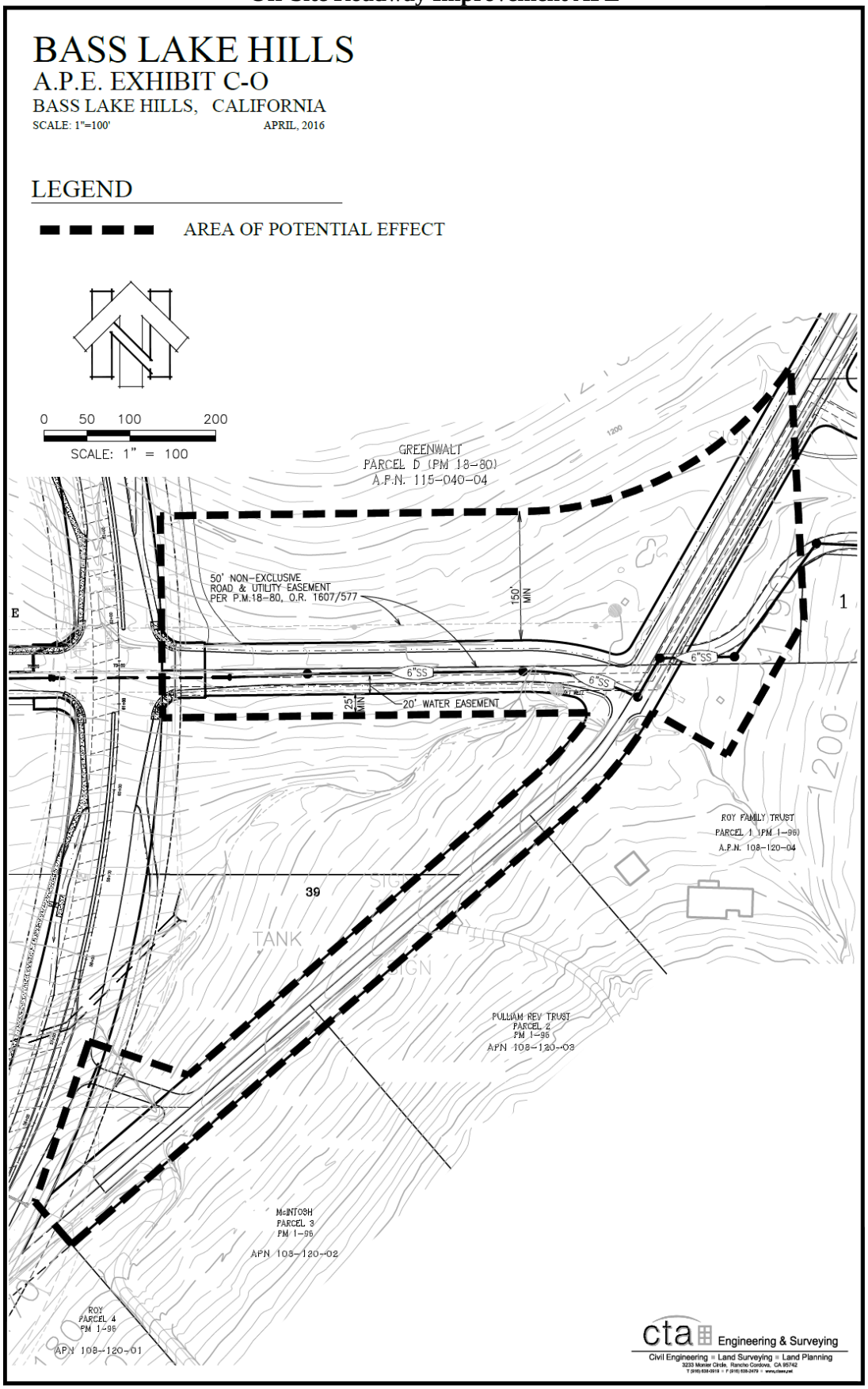


Figure 6
Off-Site Roadway Improvement APE



Project Approvals Required

The proposed project entitlements include the following approvals:

- Rezone from Estate Residential Ten Acre (RE-10) to One-Family Residential-Planned Development (R1-PD);
- Tentative Subdivision Map;
- Planned Development; and
- Annexation of 38.57-acre project site, and 11.57-acre BLHSP Parcel 66 to the north, into the EID service area.

ENVIRONMENTAL CONCLUSION

The proposed project is a residential development that is consistent with the BLHSP that was previously analyzed under the 1995 Addendum to the 1992 Bass Lake Road Study Area Program EIR. As such, the project could be considered exempt from environmental review under the provisions of Government Code Section 65457. Furthermore, as stated above, the BLHSP anticipated approximately 92 dus for the project site; and thus the currently proposed unit total is consistent with the density planned for the project site in the BLHSP. As such, the environmental impacts associated with the development of the currently proposed 90 dus were evaluated within the original Addendum to the BLRSA Program EIR and associated Addendum. Nonetheless, this Addendum, including an initial study checklist, has been prepared to verify conclusively whether any of the conditions set forth in CEQA Guidelines Section 15162 (Public Resources Code 21166) or Section 15153 are met by the proposed project.

Based on the evaluation included in this initial study checklist, the County has determined that the criteria identified in CEQA Guidelines Section15162 requiring preparation of a Subsequent EIR, or Section 15163 requiring the preparation of a Supplemental EIR, have not been met, and, accordingly, has prepared this Addendum to the BLRSA Final Program EIR pursuant to CEQA Guidelines Section15164 to address the proposed changes to the previously approved project.

All referenced documents and correspondence are available for review at the El Dorado County, Community Development Agency-Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

MITIGATION MONITORING PROGRAM

A Mitigation Monitoring and Reporting Program has been prepared and is included as Attachment 1 to this document.

ENVIRONMENTAL CHECKLIST

COMPARING CHANGES AND/OR NEW INFORMATION TO PREVIOUS ENVIRONMENTAL DOCUMENTS

The purpose of the checklist is to evaluate the categories in terms of any **"changes"** or **"new information"** that may result in a changed environmental impact evaluation. A "no" answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no relevant change in the condition or status of the impact due to its insignificance or its treatment in a previous environmental document.

The El Dorado County Board of Supervisors, after certifying the BLRSA Final Program EIR and adopting CEQA Findings, adopted a Statement of Overriding Considerations provided in Resolution No. 288-95 with respect to certain significant impacts that, even with the adoption of feasible mitigation measures, could not be reduced to less-than-significant levels (see Attachment 2). Thus, certain environmental categories might be answered with a "no" in the checklist despite the occurrence of significant unavoidable impacts, as the proposed project does not introduce changes that would result in a modification to the significance conclusions of the Final Program EIR or CEQA Findings.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed in Prior Environmental Documents
This column provides a reference to the pages of the other environmental documents where information and analysis may be found relative to the threshold listed under each topic.

Do Proposed Changes Involve New or More Severe Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new significant impacts or a substantial increase in the severity of a previously identified significant impact that have not already been evaluated and mitigated by the previous EIR or Addendum. If a "yes" answer is given, additional mitigation measures acceptable to the applicants will be specified in the discussion section, including a statement of impact status after mitigation.

Any New Circumstances Involving New or More Severe Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (environmental setting) that have occurred subsequent to the certification of the previous EIR that would result in new significant impacts or a substantial increase in the severity of a previously identified significant impact that were not evaluated and mitigated by the previous EIR or Addendum. If a "yes" answer is given, additional mitigation measures acceptable to the applicants will be specified in the discussion section, including a statement of impact status after mitigation.

Any New Information of Substantial Importance?
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether there is new information of substantial importance which was not known and could have been known with the exercise of reasonable diligence at the time the previous EIR was certified. New information of substantial importance includes: (1) one or more significant effects not discussed in the previous EIR, (2) significant effects previously examined that are substantially more severe than shown in the previous EIR, (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If additional analysis is conducted and no new information of substantial importance is identified, no new or additional mitigation is necessary. If the additional analysis indicates new information of substantial importance, no additional environmental documentation is needed if it is found that a new or modified mitigation would eliminate a new significant impact or reduce the increase in severity to less than substantial.

Prior Environmental Document Mitigations Implemented or Address Impacts.
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether other environmental documents provide mitigation measures to address effects in the related impact category. If N/A is indicated, a previous environmental document and this initial study conclude that the impact does not occur with this project, and, therefore, no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion:
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers and provide substantial evidence supporting the impact conclusion. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented. The discussion is organized into four sections: Changes to the Project; Changes in Circumstances; Changes in Information; and Conclusion.

Specific Plan Standards:
Applicable standards from the BLHSP are listed under each environmental category.

Prior CEQA Mitigation Measures:
Applicable mitigation measures from the previous environmental documents that apply to the changes or new information are referenced under each environmental category.

Additional Project-Specific Mitigation Measures:
If changes or new information involve new impacts, additional mitigation measures, if available and feasible, are listed under each environmental category. The mitigation measures will be included as project conditions to address those impacts. The project applicant has agreed in advance to accept all such mitigation measures.

ENVIRONMENTAL CHECKLIST

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
1. Aesthetics. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	BLRSA Program EIR, pg. M-1 to M-6 Addendum, pg. 65	No	No	No	Yes
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	BLRSA Program EIR, pg. M-1 to M-6 Addendum, pg. 65;	No	No	No	Yes
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	BLRSA Program EIR, pg. M-1 to M-6 Addendum, pg. 65	No	No	No	Yes
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	BLRSA Program EIR, pg. M-5 Addendum, pg. 65	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with the type and intensity of development that was planned for the site pursuant to the BLHSP. In addition, the off-site roadway improvement included as part of the project has been anticipated in the BLHSP (see Figure 4-1, Circulation Plan, of the BLHSP). Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with aesthetics.

Changes in Circumstances

At the time the BLRSA Program EIR was prepared, as well as the BLHSP Addendum, the project site was largely surrounded by open grassland and oak woodlands, historically used for grazing, providing timber for buildings and firewood for fuel, and agricultural purposes. Urban development in the vicinity of the site was predominantly limited to residential subdivisions within Cameron Park to the east. Since that time, the 99 single-family residential Hollow Oaks subdivision, located approximately one-mile east of Bass Lake Road, is the only development within the BLHSP area. Other recent development activity in the BLHSP area includes the construction of El Dorado Hills Fire Station No. 86, near the intersection of Bass Lake Road and Silver Dove Way, as well as preliminary grading of the Hawk View subdivision, near Bass Lake Road and Hawk View Road. Nearby land outside of the BLHSP area has experienced development since the BLHSP addendum was approved, including areas to the east and northeast of the site within Cameron Park, to the west in the Serrano project within the El Dorado Hills Specific Plan area, and the El Dorado Hills, Woodridge, and Bridlewood Canyon neighborhoods.

However, the majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The project site is undeveloped and consists of grassland interspersed with rock outcroppings and oak woodland habitat. A drainage feature traverses the southwestern corner of the project site. The primary change in visual character of the area is associated with the continued development of lands surrounding the BLHSP area. Views from the project site are largely the same as during preparation of the BLRSA Program EIR and BLHSP Addendum, with the exception of mid- and long-range views, which have been modified due to the continued development in the extended project area. The below photographic exhibits represent the current views of the site and surrounding areas. Figure 7 shows a view from the approximately central portion of the project site, looking west toward the undeveloped BLHSP area, Serrano Parkway, the City of Folsom, and the Sacramento Valley beyond. Figure 8 shows the residential neighborhood along the project site's eastern border. Because the project proposes to preserve oak woodland habitat along the site's eastern border, a vegetation screen would effectively separate existing residences to the east from the proposed project structures (see Figure 9). The area to the south of the site would remain open grassland, similar to the project site's current conditions. Bass Lake is partially visible from the site's northeastern corner, as shown in Figure 10.

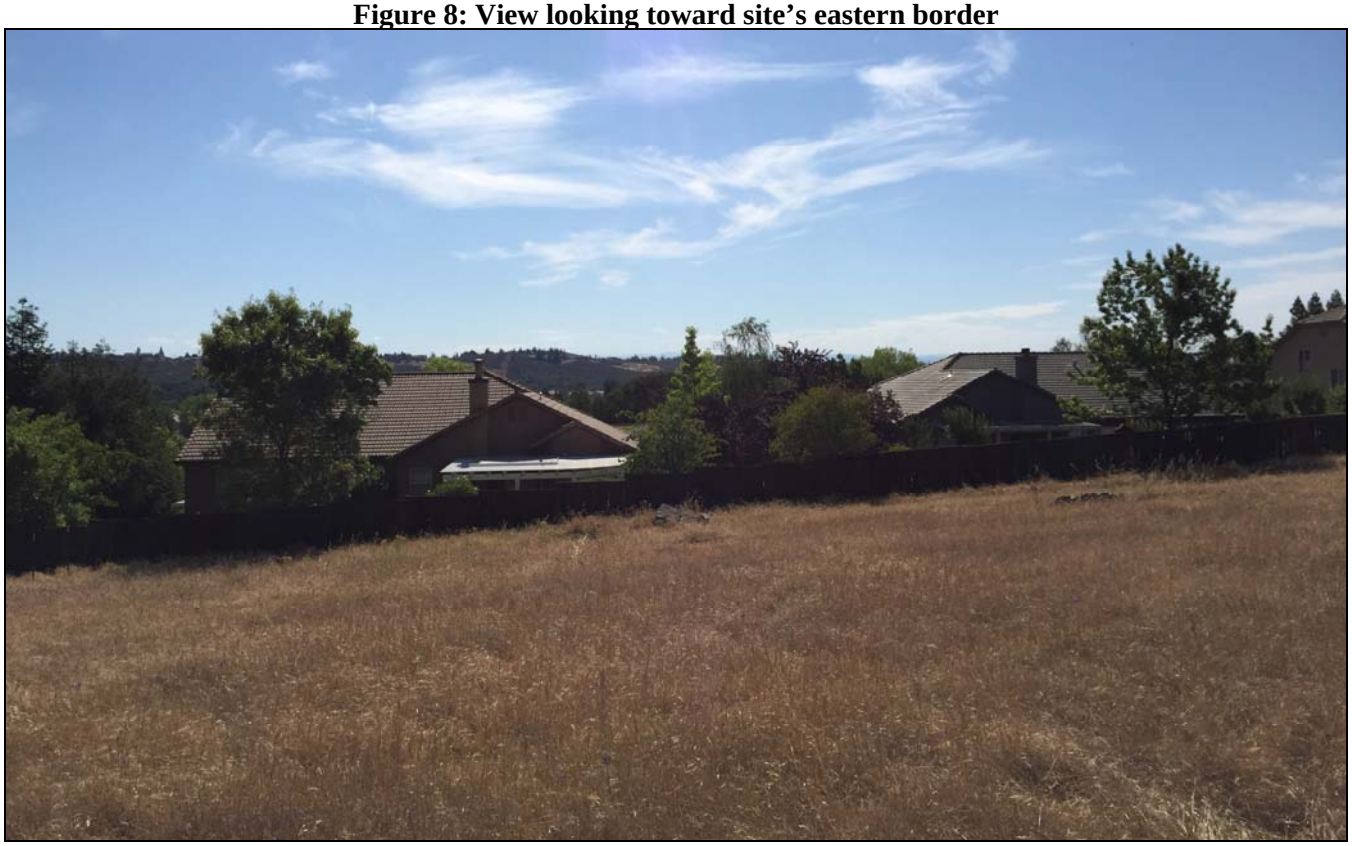
In addition to the residential subdivision to the east of the site, nearby rural residences occur near the southwestern corner of the site and west of the site near Bass Lake Road off of Hawk View Road. A vacant barn, with associated loft, is located near the northeastern corner of the site, as well as an associated residence that has been burned down. Views of the project site from the aforementioned locations are currently of open grasslands with oak woodlands along the southern and eastern boundaries. It should be noted that rural residences also exist near the southeastern corner of the site; however, due to existing intervening topography and oak trees, the proposed project structures would not be visible from such residences. Similarly, due to existing intervening topography between Bass Lake Road and Sienna Ridge Road, the project site would not be visible from the majority of Bass Lake Road. Only a small portion of the site would be visible from Bass Lake Road, near its intersection with Serrano Parkway to the northwest of the site (see Figure 11).

However, as discussed above, the proposed project would be consistent with what has been anticipated for development on the site. In addition, similar residential development is located east of the project site and to the northwest; thus, the project would be consistent with the continuing development in the area. As such, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts related to aesthetics from what has been anticipated for the site in previous environmental documents.

Figure 7: View looking across the site toward the west

Source: Raney Planning & Management, June 2015.

Figure 8: View looking toward site's eastern border



Source: Raney Planning & Management, June 2015.

Figure 9: View looking east at intervening oak woodland, between existing residences and proposed site development area

Source: Raney Planning & Management, June 2015.

Figure 10: Typical existing view of project site

Source: Raney Planning & Management, June 2015

Figure 11: View looking southeast towards site from Bass Lake Road

Source: Raney Planning & Management, June 2015.

Changes in Information

Based on a review of the County's scenic highways diagram,[2] US 50 is considered a scenic highway east and west of the Bass Lake Road Interchange. The proposed project is located over a mile north of US 50 and, due to the topography of the area, would not be visible from US 50. Therefore, the proposed project would not result in any impacts related to State scenic highways.

As discussed above, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to aesthetics. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to aesthetics or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents related to aesthetics. It should be noted that the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 3.3, Residential Development Standards

5. Villages shall be separated from Bass Lake Road, Country Club Drive, and primary local road pavement by landscape easements and unpaved right-of-way areas or berms which conform to Section 8.6, Design Guidelines, and the El Dorado Hills Community Services District (EDHSD) Landscaping Guidelines.
6. Villages shall be zoned to include the PD Zone District overlay prior to development. Clustering of residential units shall be encouraged in order to maximize land use while conserving natural site features and resources and creation of open space.

Specific Plan Section 4.13, General Circulation and Trail Standards

15. Plan area streets shall be curvilinear in both vertical and horizontal design in order to conform to topography and avoid tree removal.

[2] County of El Dorado. *El Dorado County General Plan Draft Environmental Impact Report, Volume 1* [Exhibit 5.1-1, Scenic Viewpoints and Highways within El Dorado County, pg. 5.1-39]. July 19, 2004.

20. Where appropriate, such as on slopes over 15 percent, Bass Lake Road, primary local roads, and secondary roads should be designed with grade separations as a means of reducing cut and fill which would otherwise be necessary (see Figure 4-6 and Section 6.0 of the Grading Plan).
22. Roads shall not be permitted within, and allowed to cross, open space areas that define village boundaries, except as shown on Specific Plan Land Use Diagram, or if it can be shown that such a crossing is necessary for circulation or to protect the public health and safety.

Specific Plan Section 5.1, General Public Services and Facility Standards

1. Public facilities, such as fire stations and utility substations, shall be located, designed and oriented in a manner which is harmonious with adjoining residential development and reduce impacts associated with noise, nighttime illumination, and odors (See Section 8.9 of the Design Guidelines).
2. With the exception of existing high voltage transmission lines, all new electrical and communication facilities shall be installed underground; however, pad mounted transformers and electrical substations are permitted. This policy shall not apply to 5-acre parcels or larger.
3. To minimize visual impacts, the architectural and site design for all public facilities, including fire station, pump stations, and electrical substations, shall conform to Section 8.9 of the Design Guidelines.

Specific Plan Section 5.4.1, General Stormwater Facility Policies

2. Storm drainage detention basins may be located in open space areas and parks and may be accessible to the public in order to serve a dual impact mitigation/recreation function. Detention basins shall be designed to ensure public safety, to be visually unobtrusive, and to provide wildlife habitat. Landscaping around the perimeter of the basin shall be encouraged (See Section 98.2 of the Design Guidelines).

Specific Plan Section 5.6.2, Recreation Facility Standards

9. Important natural features within park sites, such as oak trees, and stream and drainage corridors, should be preserved and incorporated into the park development.

Specific Plan Section 5.7.1, Open Space Policies

2. Except for the limited installation of underground public utilities, water and sewer lines, and construction of maintenance roads and pedestrian paths, grading and construction shall be prohibited within open space areas. Mitigation tree planting is encouraged, as defined in this Plan. Where utilities are installed, grading and vegetation removal shall be the minimum necessary, and shall conform to all policies set forth herein.

Specific Plan Section 7.4.1, Wetlands and Intermittent Streams and Drainages Protection Standards

2. Intermittent streams and drainages, as identified in Figure 1-5, Wetlands and Surface Hydrology Map, shall be protected by a 25-foot wide conservation easement measured from each side of the channel bank or from the outside edge of the riparian zone, whichever is greater. This non-building area shall be shown on all subdivision maps and building site plans and shall be recorded with every parcel so effected. All grading and construction other than fences, as defined herein, shall be prohibited (See Figure 7-2, Intermittent Stream Setback Concept).

7. Ponds or detention basins shall be protected by a conservation easement, excluding those located within parks, which extends 100 feet from the high water line.
10. Intermittent stream and drainage channels, as identified in Figure 1-5, shall be left in a natural condition, except where minor grading and vegetation cutting is required to maintain drainage flows within the channel to minimize erosion. Energy dissipators shall utilize natural materials which do not adversely affect water quality.

Specific Plan Section 7.5, Woodland Habitat and Oak Trees

2. Oak tree groves and oak woodland habitat shall be conserved within the Plan area principally by avoidance. PD Combining Zone District shall be employed as a means of clustering residential density away from oak tree groves. Groves may be included within residential lots only if homes are constructed within a designated building envelope that voids the grove(s), or the grove is contained within a conservations setback as previously described. Any tree in a grove impacted by construction activity shall be subject to a 1:1 compensation ratio, with a minimum 5-gallon tree of like species.

Specific Plan Section 8.0, Design Guidelines

The following guidelines apply to all public land within the Plan area and are intended to promote a sense of community through common design themes and enhance the quality of life of Plan area residents.

Specific Plan Section 8.3, Water Storage Tanks, Electrical Substations, and Sewage Lift Stations

1. Water storage tanks, electrical substations, and sewage lift stations shall be screened or landscaped from view through the use of fast-growing evergreen trees interplanted with native evergreens. Where possible, earthen berms shall be used in combination with planting to achieve the desired screening more quickly.

Specific Plan Section 8.5.1, Fuel Modification Zones

Fuel modification zones represent a physical separation between non-irrigated natural open spaces and the built environment created by the installation of plant materials which are fire resistant. The purpose of such zones is to reduce the hazard of wildfires and to allow for a naturalized, visual transition between developed areas and natural open space.

Section 8.6.1, Implementation

4. Where possible, earthen berms shall be employed in lieu of fences and walls in order to provide both noise attenuation and privacy. Where berms are used, particular attention shall be given to ensuring that storm drainage is not impaired.

Section 9.4.3, Implementation

5. All land acquisitions and easements shall adhere to the descriptions contained in Section 9.1.7, Land Dedication and Encumbrances.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

E01 As discussed in the Hydrology section of this report, the El Dorado Hills-Salmon Falls Area Plan specifies non building setbacks of 100 feet from perennial streams; 50 feet from intermittent streams; 150 feet from lakes; and 100 feet from ponds. These resources are critical elements of the visual and aesthetic environment.

I01 As described in the Land Use section of this report, the El Dorado Hills – Salmon Falls Area Plan requires that developments with the potential to remove large numbers of trees be reviewed by qualified person who can make recommendations for tree preservation. This mitigation will be enhanced by adoption of the proposed County tree ordinance. Regarding oaks, the ordinance defines protected trees and heritage trees and specifies conditions under which such trees can be removed. Protection of oaks is essential to maintaining visual/aesthetic values.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
2. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	BSRSA Program EIR, pg. D-8	No	No	No	Yes
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	BLRSA Program EIR, pg.I-4 to I-5, I-7 to I-8	No	No	No	Yes
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Not Addressed	No	No	No	N/A

d.	Result in the loss of forest land or conversion of forest land to non-forest use?	Not Addressed	No	No	No	N/A
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	BLRSA Program EIR, pg. D-8, I-4 to I-5, I-7 to I-8	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with agricultural and forestry resources.

Changes in Circumstances

As discussed above, the majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the physical setting of the area is associated with the continued development of lands surrounding the BLHSP area. The project site is not identified by the California Department of Conservation (DOC) as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.[3] In addition, forestry resources do not occur on the project site, as the on-site oak woodland area does not meet the definition of forest or timberland under State law. It should be noted that the project area was zoned Agricultural (A) at the time the BLHSP and associated CEQA documents were prepared. Since that time, the County has updated the zoning ordinance to rezone select parcels in the County to be consistent with the General Plan. As part of this effort, the project site was rezoned to Residential Estate, Ten Acre (RE-10) by the County. The proposed project would be consistent with what has been anticipated for development on the site. Therefore, the proposed project would not result in any new circumstances that would result in new significant impacts, or substantially more severe impacts from what has been anticipated for development of the site, related to agricultural and forestry resources.

Changes in Information

As mentioned above, the project area was previously zoned Agricultural (A) by the County. The project area has since been zoned RE-10 as part of the County's approval of the Targeted General Plan Amendment and Zoning Ordinance Update. As such, impacts related to conflicts with existing zoning for agricultural use would not occur with implementation of the proposed project. This rezone of the project site to RE-10 was evaluated in the EIR

[3] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *El Dorado County Important Farmland 2012*. December 2014.

prepared for the Targeted GPA and ZOU and its appropriateness is supported by the BLRSA Program EIR's determination that prime agricultural soils do not exist in the study area.[4]

The BLRSA Program EIR or BLHSP Addendum did not address impacts related to Williamson Act contracts. According to the DOC's Williamson Act maps, the proposed project is not under a Williamson Act contract.[5] Forestry resources were also not addressed, as forest resources were not located in the area and the issue of forestry resources was not part of the CEQA checklist at that time. Public Resources Code Section12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Public Resources Code Section 4526 defines timberland as "land...which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." Although the project site contains some oak woodlands, the oak woodland area does not meet the aforementioned definitions of forest land or timberland under State law. In addition, the site is not zoned or currently used as forest or timberland. Therefore, the proposed project would not result in any impacts related to a conflict with a Williamson Act contract or related to forest land. Although the analysis of a Williamson Act contract and forest land is new information, because the proposed project would not result in any significant effects associated with such, the new information is not considered substantially important.

As discussed above, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to agricultural and forestry resources. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to agricultural and forestry resources or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents related to agricultural and forestry resources. It should be noted that the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

[4] Nonetheless, the BLRSA Program EIR identified an unavoidable significant impact related to a substantial change in land use from the present low intensity rural residential and agricultural uses to a more urban environment with residential development. Findings of Fact and a Statement of Overriding Considerations was adopted by the County for the BLRSA Program EIR (provided in Resolution No. 288-95; see Attachment 2 to this Addendum).

[5] California Department of Conservation, Division of Land Resource Protection, Conservation Program Support. *El Dorado County Williamson Act Contracts FY2013/14*. 2013.

Specific Plan Section 7.3, Agricultural Land Protection Standards

1. Residential lands adjacent to agricultural lands shall be fenced in accordance with County Ordinance 4111 and Resolution 98A-90.
2. New residential lots within the Plan area located adjacent to agriculturally zoned land outside of the Plan area shall maintain ten-acre minimum lot size. Such parcels shall not exceed a 3: 1 length to width ratio.
3. No use or activity shall be permitted on property adjoining agriculturally zoned land which conflicts with the agricultural uses.
4. New lots within the Plan area adjacent to agriculturally zoned lands located outside of the Plan area shall maintain a 200-foot setback for incompatible land uses (schools, dwelling, etc.).

Prior CEQA Mitigation Measures:

None.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
3. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	BLRSA Program EIR, pg. G-1 to G-2, G-17 to G-18	No	No	No	Yes
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	BLRSA Program EIR, pg. G-10 to G-16	No	No	No	Yes
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	BLRSA Program EIR pg. G-18	No	No	No	Yes
d. Expose sensitive receptors to substantial pollutant concentrations?	Not Addressed	No	No	No	N/A
e. Create objectionable odors affecting a substantial number of people?	BLRSA Program EIR, pg. I-8	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with air quality.

Changes in Circumstances

A number of new regulations regarding air quality have emerged since the time the BLRSA Program EIR and BLHSP Addendum were prepared. The most prevalent regulation to the proposed project would be that the El Dorado County Air Quality Management District (EDCAQMD) prepared and adopted the *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act* (CEQA Guide) in February 2002. The CEQA Guide establishes thresholds of significance for project construction and operation, as well as for a project's contribution to cumulative emissions. The adopted EDCAQMD thresholds of significance are presented in further detail below.

Construction-related Thresholds of Significance

The EDCAQMD has established significance thresholds for the following construction-related air quality pollutants:

- Fugitive construction dust;
- Asbestos dust;
- Criteria pollutants; and
- Toxic air contaminants (TACs).

The specific thresholds of significance associated with each of the above are presented in further detail below.

Fugitive Construction Dust

Construction-related emissions are generally short-term in duration, but may still cause adverse air quality impacts. Respirable particulate matter (PM_{10}) is the pollutant of greatest concern with respect to construction activities. PM_{10} emissions result from a variety of construction activities, including excavation, grading, paving, vehicle travel on paved and unpaved surfaces, and vehicle equipment and exhaust.

According to the EDCAQMD's CEQA Guide, mass emissions of fugitive PM_{10} dust need not be quantified, and may be assumed to be not significant, if the project includes control measures that would prevent visible dust beyond the property lines. Uncontrolled construction dust could be considered a significant impact without appropriate control measures. Measures exist that could reduce fugitive dust emissions by 50 to 75 percent.

Asbestos Dust

Several areas of El Dorado County contain ultramafic rocks and faults where serpentine rock and asbestos could occur. Any project that is located in an area that includes ultramafic rock, which often contains naturally occurring asbestos (NOA), could potentially release asbestos materials during construction. When such rock is broken or crushed, asbestos may become airborne, causing a potential health hazard to construction workers and any other nearby receptors. Consequently, any project located in an area of known ultramafic rock is considered potentially significant with respect to the release of asbestos dust during construction.

Construction Criteria Pollutants

The EDCAQMD's mass emissions threshold of significance for construction-related emissions of the criteria air pollutants ROG and NO_X is 82 pounds per day (lbs/day). If a project exceeds the aforementioned threshold of significance, a significant impact could occur without further mitigation to reduce emissions to below the threshold.

Construction Toxic Air Contaminants

Project construction would result in short-term emissions of diesel particulate matter (DPM), which is considered a TAC. Off-road heavy-duty diesel equipment would emit DPM during the following construction activities: site preparation (e.g., excavation and grading); paving; installation of utilities, materials transport and handling; building construction; and other miscellaneous activities. EDCAQMD has not adopted a methodology for analyzing such impacts and has not recommended that health risk assessments be completed for construction-related emissions of TACs.

Operational Thresholds of Significance

The EDCAQMD has established significance thresholds for the following operational air quality pollutants:

- Ozone precursors;
- Other criteria pollutants; and
- Toxic air contaminants (TACs).

The specific thresholds of significance associated with each of the above are presented in further detail below.

Operational Ozone Precursors

The EDCAQMD's mass emissions threshold of significance for operational emissions of the ozone precursor pollutants ROG and NO_X is 82 lbs/day. If a project exceeds the aforementioned threshold of significance, a significant impact could occur without further mitigation to reduce emissions to below the threshold.

Other Operational Criteria Pollutants

For other criteria pollutants, including carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2) and PM_{10}, significance is based on whether a project would cause or contribute to violations of the California or federal ambient air quality standards (AAQS). However, if a project's ROG and NO_X emissions are below the 82 lbs/day thresholds, then the project's emission impacts of CO, SO_2, NO_2 and PM_{10} may also be considered to be less than significant. For PM_{10} and SO_2, however, even projects that would result in ROG and NO_X emissions below the thresholds must also be shown not to generate heavy-duty diesel truck trips in a greater percentage than what currently occurs on public roadways.

Operational Toxic Air Contaminants

The EDCAQMD has identified the following criteria for use in determining whether a land use project would result in a potentially significant operational impact related to TACs:

- The project generates heavy-duty truck trips (from project operation) of 10 or more per day;
- The project uses more than 3,700 gallons of diesel fuel during construction if toxic-best available control technology (T-BACT) is not applied or 37,000 gallons if T-BACT is applied.

If a project would result in either of the above criteria, the project could result in a potentially significant impact.

Cumulative Thresholds of Significance

The EDCAQMD has established two cumulative significance thresholds that apply to the proposed project, which include the following:

- Ozone precursors (ROG and NO_X); and
- Other criteria pollutants (CO, PM_{10}, SO_2, and NO_2) and TACs.

The specific thresholds of significance associated with each of the above are presented in further detail below.

Cumulative Ozone Precursors

According to the EDCAQMD's CEQA Guide, EDCAQMD's primary criterion for determining whether a project has significant cumulative impacts is whether the project is consistent with an approved plan or mitigation program of District-wide or regional application in place for the pollutants that would be emitted by the project. The criterion is applicable to both the construction and operational phases of a project.

The Sacramento Regional Ozone Air Quality Attainment Plan (AQAP) was developed for application in the Sacramento Region, including El Dorado County, which is within the Mountain Counties Air Basin (MCAB). The AQAP was intended to bring the region into attainment as required by the federal and State Clean Air Acts. Development projects in the MCAB are considered consistent with the AQAP if the project would result in the following:

1. The project does not require a change in the existing land use designation and projected emissions of ROG and NO_X from the proposed project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation;
2. The project does not exceed the "project alone" significance criteria;
3. The Lead Agency for the project requires the project to implement any applicable emission reduction measures contained in and/or derived from the AQAP; and
4. The project complies with all applicable EDCAQMD rules and regulations.

Other Cumulative Criteria Pollutants

An applicable air quality plan containing growth elements does not exist associated with other criteria pollutants, including CO, SO_2, NO_2, PM_{10}, and TACs. Consequently, the EDCAQMD assumes that emissions of CO, SO_2, NO_2, PM_{10}, and TACs would not be cumulatively significant as long as "project alone" emissions for a project are not significant and the project complies with all applicable EDCAQMD rules and regulations.

Due to the change in circumstances as discussed above, the project effects must be evaluated in accordance with the new circumstances in order to determine whether new impacts or substantially more severe impacts would occur. An analysis of the project's effects in accordance with the new circumstances available for the project area is presented in the section below.

Changes in Information

Because, as discussed above, new regulations have been adopted in relation to air quality, the proposed project has been evaluated in accordance with such. Below is the new analysis specific to the proposed project related to air quality, which is based on the Air Quality Report prepared for the proposed project by ESA.[6]

Construction-related Impacts

The 1992 BLRSA Program EIR and the 1995 Addendum disclosed that construction activity would produce short-term air quality impacts. Those documents reflected that the greatest short-term air quality impact associated with development in the project area would be dust generated during grading and land development activities. The prior CEQA documents assumed a rate of development that, in hindsight, was very conservative. Those documents assumed that development of the study area would take 10 years, and that half of the development time would involve grading and/or activities that require disturbance of the soil. Based on that assumption, there would be an average of 5 acres per month being disturbed. Assuming the EPA-referenced dust generation rate of 1.2 tons/acre/month, development was projected to generate approximately 6 tons of dust per month.

The BLRSA Program EIR identified dust generated construction activity as a potentially significant impact that could be mitigated to less than significant through mitigation measures G0l, G02, G03, and G04 of the 1992 BLRSA Program EIR.

The proposed project would not exacerbate these effects given that the same area of land disturbance assumed for the site under the previous environmental documents would occur as part of project construction. In light of the extremely conservative assumptions regarding the pace of development that were made in the 1992 BLRSA Program EIR and also reflected in the 1995 Addendum, the proposed project would not materially increase the levels of construction emissions disclosed in prior CEQA documents. Mitigation Measure 3-1 has been included below to require compliance with the District's most recent dust-control mitigation measures.

[6] ESA. *Bass Lake Hills North Residential Project Revised Air Quality Report.* May 2015.

Asbestos Dust

Construction of the proposed project would involve grading, excavating, and trenching. An NOA survey was conducted on the proposed project site by the Youngdahl Consulting Group in 2005.[7] Samples were taken from the project site and analyzed using the California Air Resources Board (CARB) Test Method 435. The sampling results found that NOA was not present on the site. Notwithstanding this, Mitigation Measure 3-2 has been included below, requiring the applicant to comply with the District's currently adopted rules regarding asbestos-control.

Construction Criteria Pollutants

The proposed project's construction-related emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2013.2.2, which has the ability to calculate criteria pollutant emissions, including CO, PM_{10}, $PM_{2.5}$, and the ozone precursors, ROG and NO_X, for a variety of types of development in specific counties and air districts throughout California. Construction of the proposed project would be likely to proceed in phases based on economic conditions. As a worst case, this analysis assumes that construction would begin in 2016 and be completed by the end of 2019, with 2020 representing the first full year of project operations. Emissions were estimated for each year of construction. The estimated project construction-related emissions of ROG and NO_X are shown in Table 1. Based on the CalEEMod results as shown in Table 1, construction of the project would result in ROG or NO_X emissions below the applicable threshold of 82 lbs/day. Therefore, a less-than-significant impact would occur and mitigation would not be required.

Table 1
Unmitigated Project Construction Emissions (lbs/day)

Pollutant	EDCAQMD Thresholds	Unmitigated Project Construction Emissions			
		2016	2017	2018	2019
ROG	82	6.5	3.5	3.0	51.5
NO_X	82	74.9	28.2	25.1	22.7

Source: ESA, 2015.

Although impacts would be less than significant and mitigation would not be required, the EDCAQMP recommends that the following conditions be incorporated into the proposed project:

- Paving: Project construction will involve road development and shall adhere to EDCAQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
- Painting/Coating: The Project construction may involve the application of architectural coating, which shall adhere to EDCAQMD Rule 215 Architectural Coatings.
- Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through EDCAQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300, Open Burning).

[7] Youngdahl Consulting Group, Inc. *Geotechnical Engineering Study for Bass Lake Plan Parcels 68 and 69, Cameron Park, California*. October 2005.

- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations (CCR)).
- New Point Source: Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to EDCAQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors (Rules 51 and 523).
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on the proposed project, including the make, model, year of equipment, and daily hours of operations of each piece of equipment.

Construction Toxic Air Contaminants

Due to the intermittent nature of construction activities, the relatively short-term construction period in any one location, and the varying distances to sensitive receptors as construction proceeds, the proposed project would not result in significant construction-related health risks. Therefore, impacts related to short-term, construction-related emissions of TACs would be less than significant.

Operational Impacts

A detailed analysis of the proposed project's operational air quality effects in comparison with the EDCAQMD's adopted thresholds of significance, as presented above, is provided below.

Operational Ozone Precursors

Project operations will generate vehicle trips traveling to and from the project along with area source emissions associated with water and space heating, landscape maintenance, and consumer products. The aforementioned emission sources would generate emissions of the ozone precursors ROG and NO_X.

CalEEMod was used to estimate the proposed project's increase in operational ROG and NO_X emissions. Table 2 shows the estimated increase in ROG and NO_X emissions associated with project operations for the summer and winter periods. Average weekday vehicle trip emissions were based on the trip generation rates associated with the project, as included in the traffic report prepared for the proposed project. Weekend vehicle trip emissions were based on the default trip generation rates inherent in CalEEMod.

Table 2 Unmitigated Project Operational Emissions of ROG and NO_X (lbs/day)				
	Unmitigated		Mitigated	
Categories	ROG	NOX	ROG	NOX
Operational Maximum Event	146.1	8.2	8.4	6.2
EDCAQMD Thresholds	82	82	82	82
Exceeds Threshold?	Yes	No	No	No
Source: ESA, 2015.				

As shown in the table, the proposed project's unmitigated operational emissions of NO_X would be below the significance threshold established by EDCAQMD. However, emissions of ROG emitted by project operations would exceed the EDCAQMD significance threshold. ROG emissions from fireplaces, wood-burning stoves, and inserts is the primary reason why the project's operational ROG emissions have been estimated to exceed the EDCAPCD's significance threshold.

The 1992 BLRSA Program EIR disclosed that use of gas furnaces and wood-burning devices would produce air contaminants, contributing to the degradation of local air quality. Operation of gas furnaces was predicted to generate 127 pounds of particulates, 31 pounds of sulfur dioxide, 5,077 pounds of nitrogen dioxide, 1,015 pounds of carbon dioxide, 269 pounds of non-methane hydrocarbons, and 137 pounds of methane hydrocarbons. Wood-burning devices were predicted to produce less than 1.0 ton of polycyclic aromatic hydrocarbons, 846 tons of carbon monoxide, and 71 tons of particulates per year. Because the type and intensity of development proposed for the project site is consistent with the development anticipated for the site in the BLHSP, emissions from wood burning fireplaces at the project site have already been anticipated within previous CEQA documents. Notwithstanding this, Mitigation Measure 3-3 has been included to ensure that the project's ROG emissions are below the District's applicable operational threshold.

Operational Toxic Air Contaminants

The proposed project consists of a residential development. As such, when occupied, the project is not likely to generate heavy-duty truck trips of 10 or more per day.

Cumulative Impacts

A detailed analysis of the proposed project's cumulative air quality effects in comparison with the EDCAQMD's adopted thresholds of significance, as presented above, is provided below.

Cumulative Ozone Precursors

As discussed above, the proposed project's emissions of NO_X would not exceed the EDCAQMD's significance threshold during construction or operations, and emissions of ROG during construction would be below the EDCAQMD's significance threshold. However, unmitigated emissions of ROG during project operations would exceed the EDCAQMD's significance threshold. However, Mitigation Measure 3-3 below

set forth within this document would reduce the project's operational ROG emissions to below the applicable threshold of significance. As such, the project would not exceed the "project" alone significance criteria with incorporation of mitigation. In addition, the proposed project would be consistent with the land use designation for the site within the BLHSP. Accordingly, the project does not require a change in the existing land use designation and, thus, projected emissions of ROG and NO_X from the proposed project would be equal to or less than the emissions anticipated for the site under the BLHSP. Furthermore, the proposed project would implement all applicable emission reduction measures required by the lead agency, as well as all applicable EDCAQMD rules and regulations. Therefore, the proposed project would be considered consistent with the AQAP, and cumulative impacts would be less than significant.

Conclusion

Because the proposed project is consistent with the amount of development anticipated for the site in previous CEQA documents, the emissions attributable to the project have already been evaluated. In addition, with implementation of the mitigation measures set forth in this document, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to air quality. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project. Although additional mitigation measures are proposed as a result of the proposed project, the new mitigation measures would not result in previously unidentified significant impacts, different conclusions, or alternatives than what was included in the previous documents, and the applicant has agreed to implement the mitigation measures. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to air quality or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts related to air quality from what has been anticipated for the project site in the previous CEQA documents. It should be noted that the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

Through a reduction in the maximum number of residences permitted in the BLHSP area, the BLHSP reduced project-related vehicle trips from the volume analyzed in the BLRSA Program EIR. In addition, grading limitations set forth in BLHSP policies would also reduce air quality impacts associated with construction dust. With regard to long-term air quality impacts associated with vehicle emissions, the BLHSP included a Circulation Plan that described the locations and sizes of all major streets (arterial and local collectors), the location and extent of pedestrian and bicycle facilities, the location of a park-and-ride lot, and bus stops. The BLHSP also described funding mechanisms for all circulation improvements.

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 4.13, General Circulation and Trail Standards

3. Pathways shall be constructed at locations convenient to residential lots to facilitate pedestrian travel to open space trails, secondary local roads, primary local roads, and Bass Lake Road. Such pedestrian and bike lane connections shall be located and protected to restrict access to adjoining private property.
5. The Class 1 bicycle/pedestrian path along Bass Lake Road shall be separated from the street pavement to the maximum extent possible while maintaining the privacy of adjoining private property.
11. Parks and open space shown on the Specific Plan Land Use Diagram and Parks and Open Space Plan shall be linked by a pedestrian and bicycle circulation system.
13. In accordance with Cal trans requirements, a park-and-ride lot capable of accommodating 100 vehicles, expandable to 200 (approximately 2.0 acres) shall be provided in the approximate location shown on Figure 3-1, Specific Plan Land Use Diagram, and Figure 4-1, Circulation Plan, beyond the ultimate right-of-way of the Bass Lake Road/Highway 50 interchange (See Section 8.0 of the Design Guidelines).

Specific Plan Section 6.1, Grading Standards

1. Regardless of the specific grading limitations set forth herein, development should conform to natural slopes to the maximum extent possible, rather than changing topography to fit development.
2. Creation of large graded pads which extend beyond the boundaries of one lot (i.e., mass-pad grading) shall be prohibited, except as noted herein. Some deviation may be allowed for clustered development, affordable housing, and avoidance of other resources.
7. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application.
10. All grading shall conform to the County Grading Ordinance, Subdivision Design and Improvement Manual (Hillside Regulations), and the Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan (Appendix A).

Specific Plan Section 5.1, General Public Services and Facility Standards

1. Public facilities, such as fire stations and utility substations, shall be located, designed and oriented in a manner which is harmonious with adjoining residential development and reduce impacts associated with noise, nighttime illumination, and odors (See Section 8.9 of the Design Guidelines).

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

G01 Sprinkling of graded or similarly exposed areas will be performed at least twice a day during construction. EPA estimates indicate that this action can reduce dust emissions by up to 50% (EPA-450/3-74-03611; 1974).

G02 Consistent with the County Ordinance 3983, grading will not be permitted during periods of high winds.

G03 The most recent amendment of the California Clean Air Act stipulates that each APCD designated as a nonattainment area is required to prepare and submit a plan for attaining and maintaining the State Ambient Air Quality standards. The EI Dorado County APCD is currently preparing the required plan which is due to the ARB no later than June 30, 1991. The plan will identify measures required to facilitate attainment of the ambient air quality standards. Individual projects within the Bass Lake study area will comply with the requirements of the attainment plan.

G04 Individual projects will provide turn out lane(s), bus stop shelters, or other infrastructure necessary to facilitate extension of transit services to the study area. The location, number, and design of these facilities will be established based on consultation with RT and the El Dorado County Department of Public Works. The required facilities will be identified on Tentative Maps and identified as conditions of approval of the various projects.

Additional Project-Specific Mitigation Measures:

The following mitigation measures require compliance with EDCAQMD's applicable rules and regulations. Also see Section 7 of this document for additional mitigation measures related to greenhouse gas emissions.

3-1 The applicant shall comply with the EDCAQMD's Rule 223-1, which is designed to control emissions associated with construction activities.

3-2 An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted by the project applicant to, and approved by, the EDCAQMD prior to project construction. The project contractor shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of EDCAQMD Rules 223 and 223.2.

3-3 Prior to approval of building plans, the applicant shall show on the plans via notation that the installation of wood-burning fireplaces, woodstoves, and wood-burning inserts in all project residences shall be prohibited. Heating devices that use cleaner-burning fuels such as natural gas, propane or electricity may be allowed. If fireplaces are desired, devices that are "natural gas or propane only", with flues/chimneys designed to only accommodate natural gas/propane burning, may be allowed. The building plans shall be subject to review and approval by the County Community Development Agency.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
4. Biological Resources. Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	BLRSA Program EIR, pg. F-17 to F-18 Addendum, pg. 25 to 29, 31, 81	No	No	No	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	BLRSA Program EIR, pg. F-16 to F-20 Addendum, pg. 25 to 29, 76 to 77	No	No	No	Yes
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	BLRSA Program EIR, pg. F-16 through F-19 Addendum, pg. 25-29, 76-77, 79, 82	No	No	No	Yes
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Not Addressed	No	No	No	N/A
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	BSRSA Program EIR, pg. F-15, F-18 Addendum, pg. 25-31, 80	No	No	No	Yes
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Not Addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with biological resources.

Changes in Circumstances

As discussed above, the majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. The project site is undeveloped and consists of grassland interspersed with various rock outcroppings and oak woodland habitat. A drainage feature traverses the southwestern corner of the project site. In order to confirm the status of the biological resources on the site and determine whether implementation of the proposed project would result in new impacts or an increase in the severity of a previously identified impact, a *Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment* (Assessment) was prepared for the proposed project.[8] According to the Assessment, the following environmental setting was identified for the project site with regards to biological resources.

The approximately 38-acre study area for the project consists of moderately sloping terrain, which straddles a watershed divide between Carson Creek to the west and Bass Lake to the east. Most of the property drains west towards Carson Creek, which becomes a tributary to Deer Creek in eastern Sacramento County. Deer Creek joins the Cosumnes River just east of State Route (SR) 99 in southern Sacramento County. The property sits at approximately 1,300 feet in elevation with annual grassland on the western slope and open oak woodland along the ridgeline. The natural landscape has been altered by historic agricultural and residential uses. Derelict fencing, improved springs, and a diversion canal from the site's seasonal drainage course are evidence of past uses for grazing and other agricultural uses. The property has not been grazed in several years as is evidenced by a heavy thatch of dried grass (residual dry matter).

Vegetation Communities and Wildlife Habitats

Table 3 presents the types of habitats that occur on the project site. As shown in the table, annual grassland and oak woodland are the primary habitat types found on the project site. Small amounts of wetland vegetation are embedded within the larger habitats, associated with the on-site drainage, seasonal wetland, and seeps.

[8] Barnett Environmental. *Jurisdictional Wetland Delineation and Preliminary Biological Resources Assessment*. July 18, 2014.

Table 3 Habitats Occurring on the Project Site	
Habitat	**Acres**
Annual Grassland	31.9
Oak Woodland	6.1
Waters and Wetlands	0.4
Total	**38.4**
Source: Barnett Environmental, July 2014.	

Annual Grassland

The annual grassland on the site is dominated by non-native annual weedy grasses and forbs. Native species are common, but account for much less of the biomass. Scattered trees associated with rock outcrops on the site include interior live oak (*Quercus wislizenii)*, blue oak (*Q. douglasii*), and California buckeye (*Aesculus californica*). Stringers of shrubs grow along old rock walls and fence lines and include coffee berry (*Rhamnus californica*), poison oak (*Toxicodendon diversilobum*), as well as sapling oaks.

Oak Woodland

A relatively small portion of the project site, along the eastern boundary, is made up of open oak woodland, dominated by several native oak species, including *Quercus wislizeni, Quercus lobata,* and *Quercus douglasii,* and many of the same grass and forb species found in the annual grassland areas. The shrub layer of the woodland area is poorly defined and restricted to rock outcroppings and includes poison oak and California coffeeberry. The herbaceous groundlayer consists primarily of non-native grasses and broad-leaved forbs (i.e., wildflowers).

Wetlands

Vegetation associated with on-site wetlands and waters included annual and perennial herbs such as ryegrass (*Lolium perenne*), velvet grass (*Holcus lanatus*), baltic rush (*Juncus arcticus*), iris leaved rush (Juncus xiphioides), yellow monkeyflower (*Mimulus guttatus*), and *fiddle dock* (*Rumex pulcher*). Detailed descriptions of these wetland habitats are provided further below.

Wildlife Species

The project site provides important habitat features for wildlife including nesting sites, escape and thermal cover, and food sources. Foothill woodland communities, such as those located in the eastern and southwest portions of the project site, are important for animal cover, providing roosting and nesting sites for birds, as well as shelter for various mammals. Woodlands such as these also support numerous insects and small mammals that are important food sources for other animals in the vicinity. During the field assessment of the project site, the following species were either observed directly on-site, or evidence of their occurrence was observed: California quail; acorn woodpecker; western kingbird; oak titmouse; western meadowlark; western scrub-jay; northern mockingbird; wild turkey; house finch; northern flicker; western fence lizard; black-tailed hare; western gray squirrel; and mule deer. In addition, several red-tailed hawks were observed soaring above the project site. Active bird (including raptor) nests were not observed at the time of the site visit.

Wetlands and "Other Waters of the U.S."

The wetlands mapped on the site during the detailed field study are presented Table 4 by type and shown in Figure 12. As shown in the table, palustrine wetlands make up 0.29 acres (12,432 square feet) of the proposed project site, which include a seasonal stream (10,858 square feet), three seeps (1,170 square feet), and two seasonal wetlands (404 square feet). The wetlands do not appear on National Wetland Inventory (NWI; USFWS, 1987) or California Aquatic Resource Inventory (CARI) maps.

Table 4
Wetland Types Occurring on the Project Site

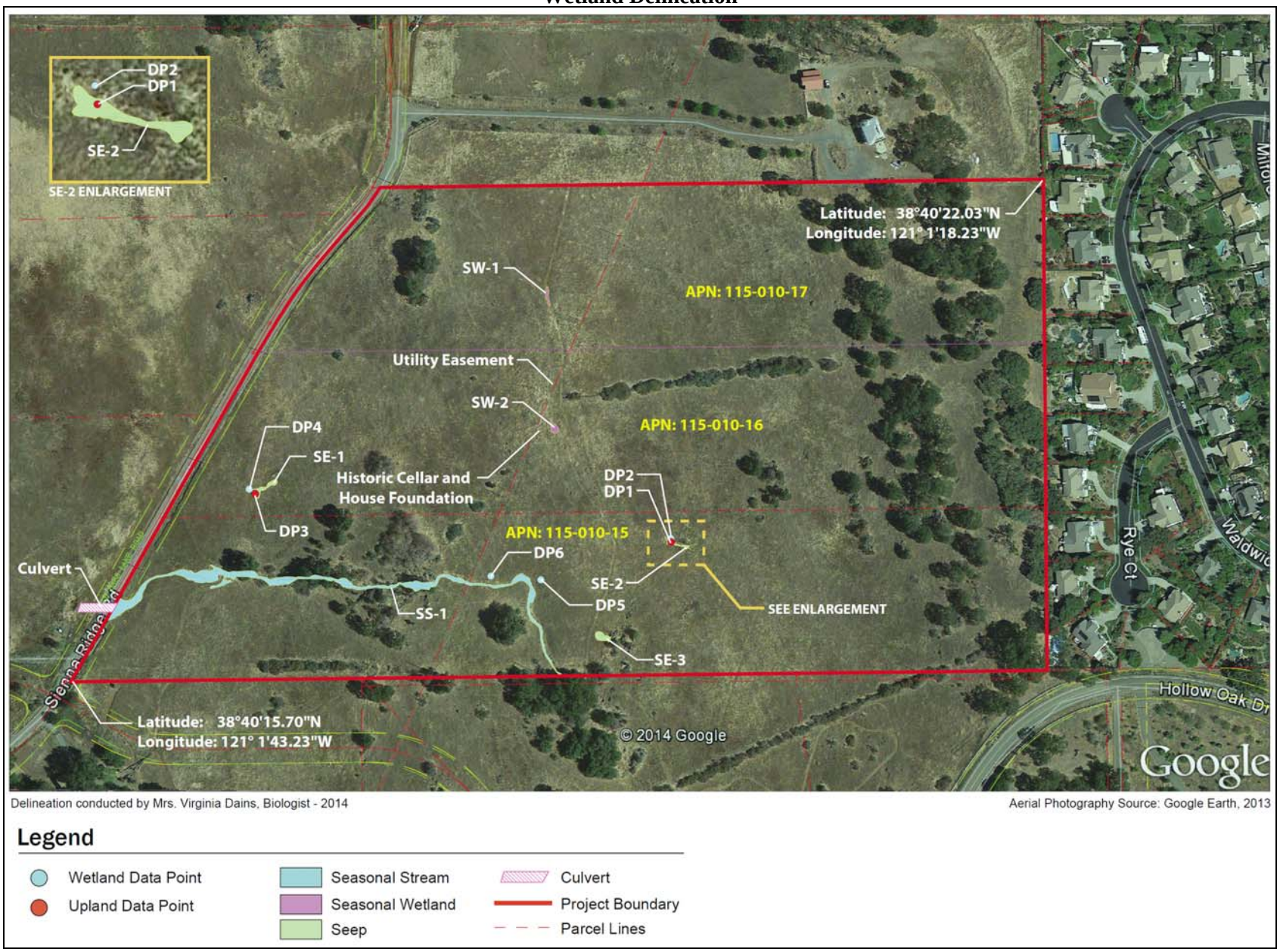
Map ID	Wetland Type	Area (SF)	Area (AC)
SS-1	Seasonal Stream	10,858	0.25
	Total Seasonal Stream	**10,858**	**0.25**
SE-1	Seep	513	0.01
SE-2	Seep	243	0.01
SE-3	Seep	414	0.01
	Total Seep/Seasonal Wetland	**1,170**	**0.03**
SW-1	Seasonal Wetland	184	0.00
SW-2	Seasonal Wetland	220	0.01
	Total Seasonal Wetland	**404**	**0.01**
	Total Wetlands	**12,432**	**0.29**

Source: Barnett Environmental, April 2015.

As shown in Figure 12, the seasonal wetlands are found in two locations within and adjacent to a manmade ditch. Where the ditch crosses a shallow swale, the ditch is broader and supports a small seasonal wetland. The second seasonal wetland adjacent to the ditch has steep sides and a flat bottom. Standing water approximately eight inches deep was observed in the wetland during the late March survey. After reviewing a map of historical resources on the site, the wetland was revisited. During the revisit, the wetland was found to be established within the basement foundation of the historic homestead at the site, and, consequently, is a result of "construction activity," but is antiquated and maintained by the remaining foundation that ponds water.

Seeps are associated with rock outcrops in three locations on the property, as shown in Figure 12. The easternmost of the seeps has been developed as a water source with rockwork and piping. The wetted area of the seeps extends out from the source and grades into upland grasses and herbs. The downstream extent of the seeps could be affected by the drought conditions. Hydromorphic soils extend further downslope than hydrophytic vegetation in two of the seeps. Drought conditions were taken into account during mapping. Annual upland plants such as soft chess (*Bromus hordeaceus*) and medusa head (*Taeniathrum caput-medusae*) were considered drought-season invaders where hydromorphic soils and other wetlands species were co-dominants.

Figure 12
Wetland Delineation



Source: Barnett Environmental, April 2015.

An ephemeral drainage runs through the western half of the project site, with intermittent portions of this incised channel revealing exposed bedrock. The drainage feature intercepts sheetflow runoff from surrounding uplands during the rainy season and conveys excess runoff underneath Bass Lake Road. The intermittent waterway was well-defined and flowing during the late March survey. Recent rains had augmented flows and areas with well-defined flow-patterns and overbank-flooded areas were included in the mapped polygon. The streamside vegetation included wetland species such as Limnanthes (*Limnanthes douglasii*), Baltic rush (*Juncus balticus*), iris-leaved rush (*Juncus xiphioides*), western rush (*Juncus occidentalis*), clustered field sedge (*Carex praegracilis*), foothill sedge (*Carex tumulicola*), meadow barley (*Hordeum brachyantherum*), narrow-leaved milkweed (*Asclepias fascicularis*), yampah (*Perideridia kelloggii*), fiddle dock (*Rumex pulcher*), and Great Valley button-celery (*Eryngium castrense*).

The man-made irrigation ditch bisecting the property starts at the seasonal (intermittent) stream and contours the mid-section of the western slope. The ditch averages three feet in width and is a manmade feature. The ditch has not been maintained for several years, but because of the altered topography, runoff is intercepted and wetland characteristics have developed.

Special Status Species

For this analysis, special status species are those that fall into one or more of the following categories:

- Listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated a Species of Concern by the Sacramento District of the U.S. Fish and Wildlife Service;
- Designated as rare, protected, or fully protected pursuant to California Fish and Wildlife Code;
- Designated a Species of Concern by the California Department of Fish and Wildlife;
- Defined as rare or endangered under the California Environmental Quality Act (CEQA); or
- Occurring on List 1 or 2 maintained by the California Native Plant Society.

Based on their potential to occur within the region surrounding project site, a total of eighteen special-status plant species and fourteen special-status wildlife species were evaluated. The majority of the species were determined to have no, or a low, potential to occur on the project site due to the lack of required habitat components (e.g., suitable soil substrates for plants, suitable foraging or nesting requirements for wildlife). Thus, most of the species were dismissed from further consideration. However, three plant and two special-status wildlife species were determined to have a low to moderate potential to occur on the project site, which are shown in Table 5 and discussed in further detail below.

Special Status Plants

The three special status plant species determined to have a low to moderate potential to occur on the project site are discussed below.

Big-scale balsam root

Big-scale balsam root (*Balsamorhiza macrolepis* var. *macrolepis*) is an herbaceous perennial member of the sunflower family (Asteraceae). The species does not have a State or federal status, but is on the CNPS List 1B. The species blooms from March to June at elevations ranging from 90 to 1,400 meters in a variety of habitats including chaparral, cismontane woodland, and valley and foothill grasslands, often on

serpentine soil substrates. The species is threatened primarily by grazing. Big-scale balsam root was not observed during the either the June 2008 floristic survey or the March, May, or June surveys conducted in 2014.

Table 5
Potential for Species Occurrence on the Project Site

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Plants					
Big-scale balsam-root *Balsamorhiza macrolepis macrolepis*	SSC	-	1B	Cismontane woodland; valley and foothill grassland	Low. Limited suitable habitat occurs on the project site.
Brandegee's clarkia *Clarkia biloba brandegeeae*	SLC	-	1B	Chaparral and woodlands	Moderate. Could occur in more open areas found at the project site.
Tuolumne button-celery *Eryngium pinnatisectum*	SSC	-	1B	Cismontane woodland; lower montane coniferous forest; vernal pools	Low. Limited suitable habitat occurs on the project site.
Birds					
White-tailed kite *Elanus leucurus*	-	CFP	-	Open grassland, meadows, and farmlands. Nest in tall trees near foraging areas	Moderate. Limited suitable foraging and nesting habitat available. Observed in project vicinity.
Insects					
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT	-	-	Riparian and oak woodlands. Requires the presence of blue elderberry shrubs	Low. No elderberry shrubs occur on the property.

Notes:
Federal: FE = Federal Endangered; FT = Federal Threatened; SSC = Sacramento Species of Concern; SLC = Sacramento Species of Local Concern
State: CSC = California Species of Concern; CE = California Endangered; CFP = California Fully Protected
CNPS: 1B = Rare or threatened in CA and elsewhere

Source: Barnett Environmental, July 2014.

Brandegee's clarkia

Brandegee's clarkia (*Clarkia biloba* subsp. *brandegeeae*) is an erect annual member of the evening primrose family (Onagraceae). The species does not have a State or federal status, but is on the CNPS List 1B. The species can be found in oak woodlands in the Sierra foothills from Butte County to El Dorado County. Brandegee's clarkia has a late blooming period usually from May to July at elevations ranging from 73 to 915 meters. The species is threatened by road maintenance and fire suppression. The species was not observed during the June 2008 floristic survey or during the March, May, or June surveys conducted in 2014.

Tuolumne button-celery

Tuolumne button-celery (*Eryngium pinnatisectum*) is a biennial or perennial member of the carrot family (Apiaceae). The species does not have a State or federal status, but is on the CNPS List 1B. Tuolumne button-celery is said to grow in vernal pools, but also grows on the margins of streams. Tuolumne button-celery occurs along the valley edge and in the foothills from Sacramento County to Tuolumne County. The species blooms between June and August, depending on soil moisture at elevations ranging from 70 to 915 meters, and is threatened by agriculture, grazing, and trampling. The species was not observed during the June 2008 floristic survey or during the March, May, or June surveys conducted in 2014.

Special Status Wildlife

The two special-status wildlife species determined to have a low to moderate potential to occur on the project site are discussed below.

Valley elderberry longhorn beetle

Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus)* is a borer listed as threatened by the U. S. Fish and Wildlife Service. Live blue elderberry shrubs (*Sambucus mexicana*) are the exclusive host plant for this species. Elderberry shrubs are primarily associated with riparian corridors and moist oak woodlands at elevations below 2,500 feet. Exit holes made by the emerging adults are distinctive small oval openings (approx. ¼ -inch width). Adults eat elderberry foliage until about June when they mate. Females lay eggs in crevices in the bark before dying a short time later. Upon hatching the larvae, they begin to tunnel into the tree where they spend one to two years eating the interior wood, which is their sole food source. Elderberry shrubs were not found on the project site during 2014 surveys.

White-tailed kite

White-tailed kite (*Elanus leucurus*) is an uncommon to locally fairly common resident and is found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands. Nests are constructed near the top of a dense oak, willow, or other tall tree from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, with young usually fledging by October. Though the species could occur on the project site, white-tailed kites were not observed on or over the project site during 2014 surveys.

Tree Survey

An Arborist Report was prepared for a tree survey conducted on the site on May 13, 2014 by Mann Made Resources.[9] The majority of on-site trees has been previously tagged and had tag numbers. Tags were added to trees that did not have numbers. Oak trees were inspected for diameter, crown radius, overall structure, health, and other issues that could affect the sustainability of the trees upon development of the site. Trunks were inspected for decay, cavities, and severe defects or weaknesses that would be subject to unplanned whole tree or branch failure, and health issues that would reduce longevity. Due to potential risks to future on-site residents, any trees intended to remain within or near the developed portions of the site must be in a

[9] Mann Made Resources. *Arborist Report for Tree Survey of Bass Lake Property APN 115-010-17*. May 27, 2014.

sound and healthy condition in order to manage future risks. Areas intended for more natural uses, such as open space areas, could accommodate trees with poorer conditions, because such trees could fail while still providing habitat, canopy, and other ecological site benefits with minimal risk. Accordingly, the proposed on-site open space areas may be managed differently than the spaces adjacent to new homes.

A total of 67 trees were inspected and assessed during the tree survey. According to the Arborist Report, the trees on the project site, which are mostly blue oaks, have received little care. The trees surveyed were found to have a range in health condition from poor to fair to good condition, and in structural condition from poor to good. Trees in fair condition for health and structure could be managed for a longer time and continue to provide canopy and benefits to the site. Poor trees in health and/or structure would require substantial management and care or should be removed. Trees with severe lean and long, heavy, leveraged growth should be pruned if the trees are to be retained on the site in order to manage risks upon development. Similarly, most of the trees have not been maintained and have dead branches that should be pruned off to avoid unplanned dead branch drop. In order to ensure on-site oak trees are adequately protected and managed, and any loss of oak woodland canopy or individual oak trees is adequately mitigated, Mitigation Measures 4-2 and 4-3 below would be required to be implemented.

Conclusion

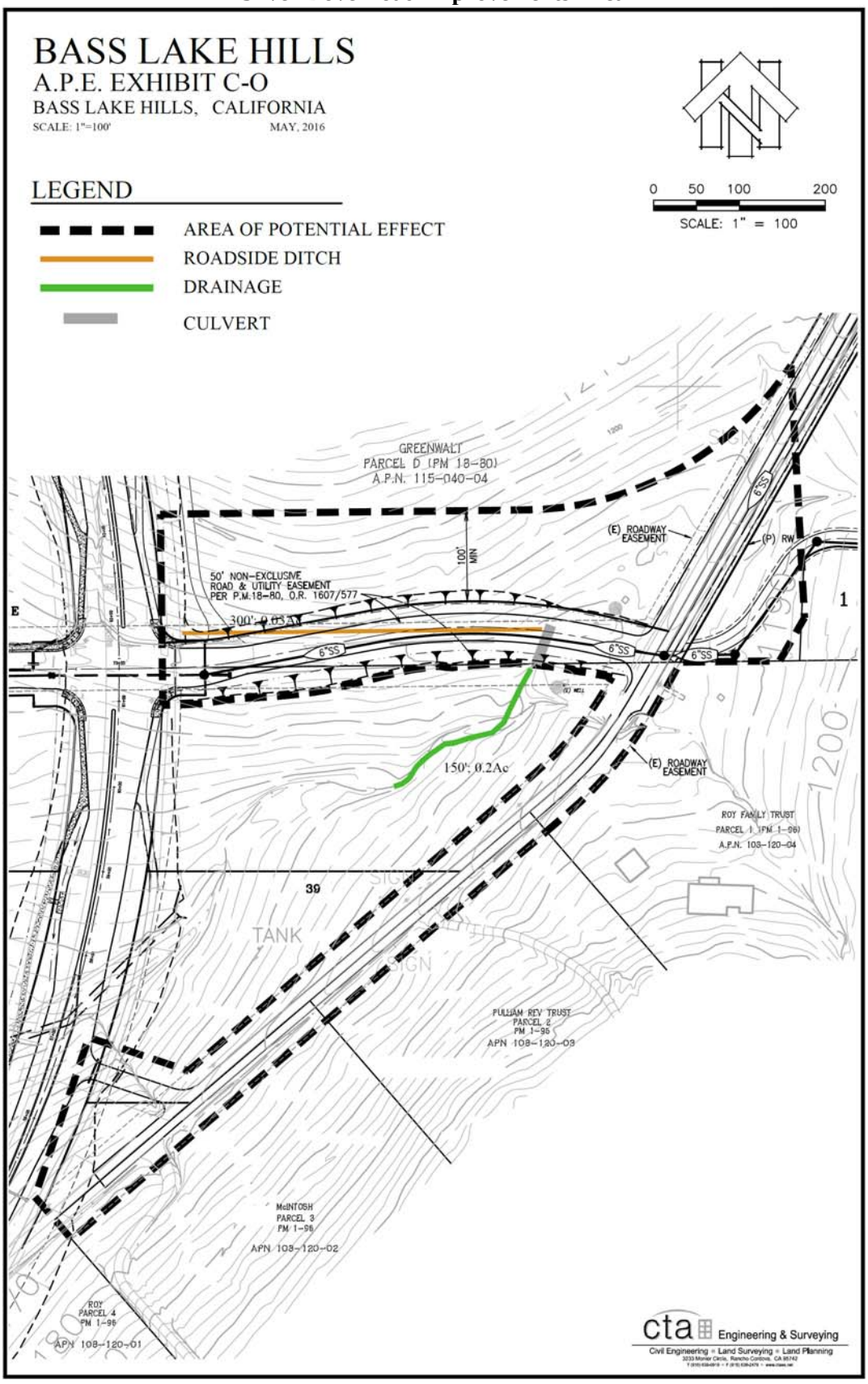
Due to the site-specific circumstances for the project site as discussed above, the project effects must be evaluated in accordance with the specific project setting in order to determine whether new impacts or substantially more severe impacts would occur. An analysis of the project's effects in accordance with the site-specific setting is presented in the section below.

Off-Site Improvements Area

An *Addendum Wetland and Biological Resource Assessment* (Off-Site Improvements Addendum) was prepared for the proposed off-site improvements of the proposed project in order to determine the potential effects on biological resources.[10] The Silver Dove Road improvement area is shown in Figure 13. According to the Off-Site Improvements Addendum, a 300-foot-long (0.03-acre) drainage ditch lies along the north side of the existing Hawk View Drive, but appears to empty into an underground pipe before reaching the existing culvert under the road. The culvert appears to collect water from the roadside ditch and from an intermittent drainage across (east of) Sienna Ridge Road, in the southern portion of the proposed project, which then continues south of the Hawk View Drive culvert in a southwesterly direction, across Bass Lake Road. Approximately 150 feet (0.20-acre) of the intermittent drainage occurs within the Silver Dove Road extension improvement area.

[10] Barnett Environmental. Memorandum: "*Addendum Wetland & Biological Resource Assessment Bass Lake North Residential, Offsite Improvements*." June 18, 2015.

Figure 13
Silver Dove Road Improvements Area



Changes in Information

Based on the site-specific environmental setting as discussed above, the Assessment prepared for the proposed project evaluated the potential for implementation of the proposed project to result in new impacts or an increase in the severity of any previously identified impacts. The results of the Assessment are presented in the discussions below. It should be noted that the BLRSA Program EIR or BLHSP Addendum did not specifically address impacts related to interfering substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, general impacts associated with the loss of natural communities were evaluated and deemed to be a significant and unavoidable impact. In addition, impacts related to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan were not addressed in the BLRSA Program EIR or BLHSP Addendum, as such a plan was not approved or adopted at the time. As was the case in 1992, adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan that applies to El Dorado County or the BLHSP site has not been adopted.

Impacts to Special Status Species

According to the Assessment conducted for the proposed project, the majority of special-status species that could occur in the area is not expected and/or has not been observed to occur at the project site. As such, impacts related to such would not occur as a result of the proposed project, including interference with the movement of species or a migratory wildlife corridor. However, based on the presence of limited suitable nesting and foraging habitat, close proximity to other suitable foraging areas, and observation of white-tailed kite in the project vicinity, white-tailed kite is expected to occur within the project site. As such, project implementation could result in potential disturbance of nesting kite, as well as nesting of red-shouldered and red-tailed hawks, if construction occurs during the typical breeding season (approximately March 1 through August 31). Take of any active raptor nest is prohibited under Fish and Wildlife Code Section 3503.5.

The BLRSA EIR acknowledged that the BLHSP project could result in impacts to special-status species known to be present in the area, including raptors and the great blue heron. Surveys conducted for the EIR included a sighting of a single great blue heron but did not identify any nesting habitat on the BLHSP site. During the surveys a single adult bald eagle was also observed close to the site, and a red-tailed hawk, numerous kestrels and a white-tailed kite were also observed. The EIR states that these species will be impacted by the loss of foraging, nesting and perch habitat, and acknowledges that these impacts would remain significant even after the implementation of mitigation, including tree surveys, measures to protect water features and formal delineation of wetlands. The EIR also states that although these mitigation measures can be implemented to protect some resources, such as individual oak trees and water features, the conversion of natural vegetation communities to residential development cannot be fully mitigated due to the incompatibility between residential land use and wildlife habitat.

The previous CEQA documents have already evaluated the potential biological impacts associated with the development of the project site for residential uses. The proposed project would not increase the severity of impacts previously evaluated. In order to ensure that potential impacts to special-status species and migratory birds do not occur during construction, Mitigation Measure 4-1 is included below, requiring preconstruction surveys during the nesting season.

Impacts Related to Wetland and "Other Waters of the U.S."

The project site contains approximately 0.29-acre of waters of the U.S. Any on-site development activities that affect such areas would require a permit from the U.S. Army Corps of Engineers, pursuant to Section 404 of the federal Clean Water Act. The project would also need to obtain a water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act.

The 1992 EIR and associated Addendum also evaluated impacts on wetlands. The BLHSP site was found to include an estimated 8 to 12 acres of wetlands. The EIR included mitigation to avoid impacts on these wetlands and other water features, including avoidance measures such as the creation of conservation easements and installation of temporary protective fencing during construction. Mitigation measures also included compliance with the terms of a Section 404 Permit, which the EIR acknowledges would be required and which would be obtained from the United States Army Corps of Engineers.

Among the jurisdictional features on-site is the intermittent drainage, which is mapped in the southwest corner of the project site on Figure 1-5 of the BLHSP, *Wetlands and Surface Hydrology Map*. According to the "Wetlands and Intermittent Streams and Drainages Protection Standards" of the BLHSP (7.4.1(2)), intermittent drainages shall be protected by a 25-foot wide conservation easement measured from each side of the channel bank or from the outside edge of the riparian zone, whichever is greater. Figure 7-2 of the BLHSP illustrates an "intermittent stream setback concept," which includes the 25-foot conservation easement on either side of the channel, as well as an additional 25 feet, for a total non-building setback of 50 feet on either side of the channel. As shown in Figure 4, the proposed tentative map design is generally consistent with the intermittent stream setback concept shown in Figure 7-2 of the BLHSP. The project design incorporates a 25-foot non-building setback on either side of the on-site intermittent stream, and in most areas, a total non-building setback of 50 feet on either side of the channel. The only encroachments into the outer portion of the setbacks would be the proposed roadway crossing, pedestrian trail, and a portion of Lot 90.

Compliance with the standards and mitigation measures previously required in prior CEQA documents would be sufficient to ensure impacts related to wetlands and other waters of the U.S. are reduced to less-than-significant levels (see BLRSA Mitigation Measure FO3).

Impacts Related to On-Site Trees

The project site contains approximately 4.55 acres of woodlands, in which oaks are the dominant species. The woodlands are located primarily in the eastern portion of the project site (see Figure 4). Development of the project, as proposed, would require the removal of approximately 69 trees associated with oak woodland canopy and 35 individual oak trees. Section 7.5 of the BLHSP includes policies intended to minimize tree loss and provide for the planting of new trees as compensation for oak trees 6 inches dbh or larger, which are impacted by development of the Plan area. Figure 4 shows the proposed on-site tree replacement areas, which consist of up to approximately 2.90 acres and would include 139 replacement trees, consistent with the BLHSP replacement ratios.[11]

[11] Any tree in a grove impacted by construction activity shall be subject to a 1:1 compensation ratio, with a minimum 5-gallon tree of like species. Impacted trees (non-grove) shall be replaced by like oak species and a minimum 5-gallon tree at a ratio of 2:1. So, for the BLN project, the required tree replacement is as follows: 69 grove trees at 1:1, and 35 non-grove trees at 2:1 (69 + (2x35) = 139).

The 1992 EIR and 1995 Addendum identified the permanent loss of habitat, notably woodland and grassland, as an impact that would remain significant even after the implementation of mitigation, such as FO1. It describes potential impacts to approximately one-third of the BLHSP site as a result of grading and vegetation removal, with additional impacts from amenity landscaping affecting more than half of the remaining site. The EIR notes that mitigation can be implemented to protect some resources, such as individual trees and water features, but acknowledges that the conversion of natural vegetation communities to residential development cannot be fully mitigated due to the incompatibility between residential land use and wildlife habitat.

Although not specifically listed as impacts, the 1992 EIR and 1995 Addendum also describe two other "planning considerations", comprising potential adverse effects on native oak woodland and trees, and on riparian habitat. Recommendations for protection of native oak woodland include surveys to identify trees which should be retained, avoidance of oak tree groves and woodland habitat through project planning and design, and replacement of compensation trees where avoidance is not feasible. Impacts on riparian habitat would be reduced through avoidance similar to those implemented for wetland protection, including creation of conservation easements and use of protective fencing during construction. These planning considerations are set forth in Mitigation Measure 4-2 below.

Off-Site Improvement Impacts

An approximately 50-foot-long, 18-inch diameter pipe currently exists along the north side of the old Hawk View Drive alignment. Based on the Off-Site Improvements Assessment prepared for the proposed project by Barnett Environmental, the proposed off-site Silver Dove Road improvements would likely include widening, with anticipated relocation of the existing drainage ditch. If a 1:1 replacement of the existing ditch would occur along the north side of the new Silver Dove Road, new impacts to waters of the U.S. could be avoided. However, in order to prevent potential impacts and consequent resource agency involvement related to Clean Water Act Sections 404 and 401 and California Fish and Wildlife Code Section 1600, road improvements along the south side of Hawk View Road, in the vicinity of the existing drainage exiting the existing culvert, should be avoided. If avoidance is not feasible, appropriate permits should be pursued with the U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife.

Conclusion

Changes introduced by the proposed project and/or new circumstances relevant to the project would not, as compared to the 1992 EIR and 1995 Addendum, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project will have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

- Specific Plan Section 3.3, Residential Development Standards
- Specific Plan Section 4.13, General Circulation and Trail Standards
- Specific Plan Section 5.4.1, General Stormwater Facility Policies
- Specific Plan Section 5.6.2, Recreation Facility Standards
- Specific Plan Section 5.7.1, Open Space Policies
- Specific Plan Section 6.1, Grading Standards
- Specific Plan Section 7.4.1, Wetlands and Intermittent Streams and Drainages Protection Standards
- Specific Plan Section 7.5, Woodland Habitat and Oak Trees

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

<u>BLRSA Program EIR</u>

- DO4 Submission of a Grading Plan to the County
- DO5 Construction to be undertaken in accordance with County Ordinance 3983 (soil erosion)
- EO1 Protection of Water Features
- FO1 Undertake Native Oak Survey
- FO2 Obtain Clearance from U.S. Fish and Wildlife Service for disturbance of elderberry plants
- FO3 Compliance with California Department of Fish and Wildlife and U.S. Army Corps of Engineers Wetland protection programs

<u>Other</u>

The proposed project would be required to comply with the policies in the Woodland Habitat and Oak Trees section (7.5) of the BLHSP.

Additional Project-Specific Mitigation Measures:

The following mitigation measures would reduce the impacts identified above to less-than-significant levels.

4-1 If construction would occur during the typical breeding season (approximately March 1 through August 31), pre-construction surveys for raptors shall be conducted by a qualified biologist less than 30 days prior to initiation of proposed development activities. If active raptor nests are found on or immediately adjacent to the site, consultation shall be initiated with the California Department of Fish and Wildlife to determine appropriate avoidance measures. If nesting is not found to occur, necessary tree removal may proceed.

4-2 Prior to the issuance of any grading permits, the applicant shall mitigate for the loss of on-site woodland habitat and oak trees in compliance with the standards in Section 7.5 of the Bass Lake Hills Specific Plan, as follows:

- *Grove: Any tree in a grove impacted by construction activity shall be subject to a 1:1 compensation ration, with a minimum 5-gallon tree of like species.*
- *Non-Grove: Impacted trees shall be replaced by like oak species and a minimum 5-gallon tree at a ratio of 2:1.*

The applicant shall submit a management plan for the long-term conservation of oak woodland habitat in the subdivision area. The management plan shall include the performance criteria set forth in Section 7.5 of the BLHSP.

4-3 The applicant shall comply with the following tree protection requirements and employ best management practices and measures (established in the BLHSP and County ordinances and design and improvement standards) to minimize for potential impacts to any protected trees. In addition, the following measures shall be incorporated into the project improvement plans and implemented during construction:

- *Construction within 50 feet of an oak tree requires placement of a 6 foot tall temporary fence (chain link, ski fencing, or other suitable material) to serve as a physical barrier to alert construction workers and property owns of the protection. The fencing shall be installed one foot outside the dripline of any single tree or grove (defined as the root protection zone or RPZ) that is within 50 feet of any potential construction. A sign shall be posted which describes the trees as protected and subject to forfeiture of a security deposit.*
- *Perform a field inspection prior to site grading to ensure that trees to be preserved, in areas affected by grading activities, are fenced at the dripline.*
- *Any activities within the RPZ, either above or below the soil surface, must be supervised by a qualified arborist.*
- *Underground utilities installed within the temporary fence must be hand dug so not to cut any roots over 2". Roots 2" or larger must be cleanly cut with pruning equipment. While working around roots they must be protected by wrapping with foam or burlap to prevent drying.*
- *Only dead or weakened branches may be removed by a licensed arborist.*
- *Oak tree foliage must be hosed off weekly during construction.*
- *If root loss is extensive it may be necessary to establish a supplemental irrigation program to provide the tree with adequate moisture during summer months.*
- *Avoid stripping of the surface of natural organic layers if it is not necessary. If the natural organic layer has been removed within the RPZ, each injured tree must have three to four inches of quality organic mulch reinstalled.*
- *If it is necessary to cross over the RPZ of a protected tree with a vehicle a road can be constructed using eight to ten inches of shredded mulch as a driving surface. When the project is completed that material can be used as a top dressing where needed.*
- *Loss or damage of protected trees shall be compensated for in the form of a cash settlement based on the dbh of the lost or damaged tree in the dollar amounts specified on page 9 of the CTA Arborists Report for the Bell Ranch project.*
- *A replacement bond of $40,000.00 (equal to twice the compensation rate for a 40-inch diameter tree) for the cost of current mitigation work or remedial tree care shall be submitted to EI Dorado County.*

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
5. Cultural Resources. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section15064.5?	BLRSA Program EIR, pg. N3 to N4 Addendum, pg. 69-70, 102-3	No	No	No	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section15064.5?	BLRSA Program EIR, pg. N3 to N4 Addendum, pg. 69-70, 102-103	No	No	No	Yes
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Not Addressed	No	No	No	N/A
d. Disturb any human remains, including those interred outside the formal cemeteries?	BLRSA Program EIR, pg. N3 to N4 Addendum, pg. 69-70, 102-103	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with the type and intensity of development that was planned for the site pursuant to the BLHSP. In addition, the off-site roadway improvements included as part of the project have been anticipated in the BLHSP (see Figure 4-1, Circulation Plan, of the BLHSP). Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed, and would not involve new significant impacts or substantially more severe impacts associated with cultural resources.

Changes in Circumstances

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. The project site is undeveloped and consists of grassland interspersed with oak woodland habitat. A drainage feature traverses the southwestern corner of the project site. In order to confirm the status of the cultural resources on the site, and determine whether implementation of the proposed project would result in new impacts or an increase in the severity of a previously identified impact, a Cultural Resources Study was prepared for the proposed project.[12] According to the Cultural Resources Study, prehistoric sites were not identified within a quarter-mile radius of the project site. Two cultural resources over 45 years old were noted within the project site: Dry-laid rock wall (P-9-30-H) and an earthen ditch or canal, being part of Bass Lake Temp H1 (P-9-65/CA-ELD-2317-H). The earthen ditch or canal bisects the current project site running north to south, and was recorded by Historic Resource Associates in 2005 in conjunction with an 1860s-1880s house/cabin site, located approximately 1/8-mile to the south. Three cultural resources over 45 years old were noted within a quarter-mile radius of the project site: Old Coloma Road to Clarksville Road (P-9-1141-H); rock wall (P-9-29-H); and rock wall (P-9-1645/CA-ELD-1240-H). Because the three aforementioned cultural resources are not within the proposed project site, the resources would not be disturbed due to implementation of the proposed project.

A field inventory of the off-site Silver Dove Way improvement area was conducted.[13] According to the field inventory, cultural sites, features, or artifacts were not found within the off-site improvement area.

Changes in Information

Assembly Bill (AB) 52, passed in 2014, requires environmental review documents to disclose and analyze potential significant impacts to tribal cultural resources including sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Lead agencies are also required to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if the tribe requests to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. AB 52 applies to projects that have a NOP, a notice of intent to adopt a negative declaration or mitigated negative declaration filed on or after July 1, 2015. El Dorado County circulated an NOP for the BLRSA on April 20, 1990, prior to implementation of AB 52. Therefore, AB 52 is not applicable to the proposed project. Further, the County is unaware of any tribal cultural resources on the project site. Three Native American tribes have requested consultation for projects within the County, including the United Auburn Indian Community (UAIC), the Wilton Rancheria, and the Ione Band of Miwok Indians. None of the aforementioned tribes have notified the County that the project area is a culturally sensitive place. In addition, evidence does not exist in the record previously or currently that there are culturally sensitive resources on the project site.

The Cultural Resources Study prepared for the proposed project evaluated the potential for implementation of the proposed project to result in new impacts or an increase in the severity of any previously identified impacts related to cultural resources. According to the Cultural Resources Study, as discussed above, two cultural resources, a dry-laid rock wall (P-9-30-H) and an earthen ditch or canal (P-9-65/CA-ELD-2317-H), were identified within the physical boundaries of the project area. Both resources were assessed using the regulatory framework for CEQA and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA Guidelines define a significant cultural resource as "a resource

[12] Historic Resource Associates. *Cultural Resources Study of the Bass Lake North Project*. May 2014.
[13] Historic Resource Associates. *Bass Lake Road North Offsite Improvements Project Letter Report, El Dorado Hills, CA*. May 26, 2015.

listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if the resource meets the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

The dry-laid rock wall (P-9-30-H) identified on the project site has been compromised, is fragmented, and lacks integrity of design, materials, and workmanship. Several rock walls outside the project boundaries retain much better integrity. Therefore, the on-site dry-laid rock wall (P-9-30-H) feature does not appear to be a significant cultural resource for the purposes of CEQA and the CRHR under criteria 1, 3, and 4.

The earthen ditch or canal (P-9-65/CA-ELD-2317-H) represents a small segment of a much larger ditch or canal system that connected points to the east with present day Bass Lake, originally known as American Reservoir. The ditch segment, measuring approximately 3-feet wide and two-feet deep, is estimated to run for approximately 1,250 feet (inclusive of parcels to the south) before being destroyed on the northern and southern flank. Further map research indicated that the ditch or canal had only an indirect relationship to the Bell homestead/ranch that comprised a portion of P-9-65/CA-ELD-2317-H, which lies to the south of the project area. The small size of the ditch suggests the carrying capacity was limited and the importance as a water delivery system was minimal. In addition, most of the ditch has been destroyed by surrounding development. Therefore, the on-site earthen ditch or canal (P-9-65/CA-ELD-2317-H) feature does not appear to be a significant cultural resource for the purposes of CEQA and the CRHR under criteria 1, 3, and 4.

The 1992 EIR included mitigation measures outlining steps to be taken in the event of accidental discovery of previously unidentified cultural resources, including educating construction workers on the potential for archaeological discoveries and the temporary cessation of project actives within the vicinity of the find, pending review of the resource by a qualified archaeologist who would assess the significance of the find and provide management recommendations for treatment of resources. The Addendum also included mitigation that would be implemented to protect unknown resources, including on-site monitoring during construction by qualified archaeologists and cessation of activities in the event of a find.

Overall, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to cultural resources. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to cultural resources or specifically to the proposed project from what has been previously analyzed.

Conclusion

Changes introduced by the proposed project and/or new circumstances relevant to the project would not, as compared to the 1992 EIR and 1995 Addendum, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project will have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Compliance with the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

Specific Plan Section 7.2, Cultural Resources Protection Standards

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

NO1 Preservation of the Historic Cemetery in Place

NO2 Unidentified Cultural Resources

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
6. Geology and Soils. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?	BLRSA Program EIR, pg. D-1 to D-4, D-11to D-12 Addendum, pg. 17-19	No	No	No	Yes
b. Result in substantial soil erosion or the loss of topsoil?	BLRSA Program EIR, pg. D-4 to D-8, D-12to D-13 Addendum, pg. 17-19	No	No	No	Yes
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	BLRSA Program EIR, pg. D-4 to D-8, D-11to D-12 Addendum, pg. 17-19	No	No	No	Yes
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	BLRSA Program EIR, pg. D-4 to D-8, D-11to D-12 Addendum, pp. 17-19	No	No	No	Yes

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Not Addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with geology and soils.

Changes in Circumstances

The BLRSA Program EIR anticipated that the undeveloped portions of the BLRSA area would be converted from seasonal grazing land to urbanized residential uses. As discussed above, the majority of the BLHSP area, including the proposed project site, remains undeveloped and essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. The proposed project would not modify the intended use of the site. Changes to the underlying geologic or soil conditions of the site have not occurred since the BLRSA Program EIR was prepared, as such conditions form over many hundreds and thousands of years. In addition, the topography of the site has remained the same since the BLRSA Program EIR was prepared. Because the seismic and geologic setting of the site has not been modified since the time the BLRSA Program EIR was prepared, the BLRSA Program EIR analyzed the effects of conversion of the area to residential uses, and the proposed project would be consistent with what has been anticipated for development on the site, the proposed project would not result in any new significant impacts or substantially more severe impacts related to geology and soils from what has been anticipated for development of the site.

Changes in Information

New information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to geology and soils, or specifically to the proposed project from what has been previously analyzed. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project.

Conclusion

Changes introduced by the proposed project and/or new circumstances relevant to the project would not, as compared to the 1992 EIR and 1995 Addendum, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project will have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would

in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Compliance with BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The BLHSP includes a Slope Map and a Grading Constraints Map, both of which are intended to aid in adhering to the policies set forth in the BLHSP. The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 4.13, General Circulation and Trail Standards

15. Plan area streets shall be curvilinear in both vertical and horizontal design in order to conform to topography and avoid tree removal.
20. Where appropriate, such as on slopes over 15 percent, Bass Lake Road, primary local roads, and secondary local roads should be designed with grade separations as a means of reducing cut and fill which would otherwise be necessary (see Figure 4-6). (See Section 6.0, Grading Plan).

Specific Plan Section 6.1, Grading Standards

1. Regardless of the specific grading limitations set forth herein, development should conform to natural slopes to the maximum extent possible, rather than changing topography to fit development.
2. Creation of large graded pads which extend beyond the boundaries of one lot (i.e., mass-pad grading) shall be prohibited, except as noted herein. Some deviation may be allowed for clustered development, affordable housing, and avoidance of other resources.
3. Development limitations shall be in accordance with steepness of existing slopes as shown in Figure 6-1, Grading Constraints Map. Required grading plans shall include a site specific slope map of at least 1" = 50' and 5-foot contours showing the following classes:

   30 percent and over slopes (Restricted Grading Area)
   a. Setbacks shall be provided and encumbered by a conservation easement (See Section 3.3.2) held as common open space or zoned open space.
   b. No grading or construction is allowed, except the minimum required for trail access.

   15 to 30 percent slopes (Limited Grading Area)
   a. Primary local roads may include separated grade where necessary to minimize cuts and fills.
   b. Dwellings constructed to natural grade utilizing foundation designs which conform to topography is encouraged.
   c. All grading activities will incorporate the erosion control measures as provided in the El Dorado County Grading Ordinance. Areas subjected to grading shall not slope in excess of 2: 1 unless otherwise approved by the County.

10 to 15 percent slopes (Lot Pad Grading Area)

a. Grading cuts or fills may occur to the lot boundary (property line) in order to provide a relatively level site or pad for construction of a dwelling and creation of usable yard areas. A landscaping plan shall be required for cut and fill slopes.
b. Property lines should occur at the top of slope banks.

0 to 10 percent slopes (Whole Site/Mass Pad Grading Area)

a. This category allows most forms of grading, including mass-pad grading, subject to adherence to the grading policies contained herein and County ordinance.

4. Where grading is necessary, contouring techniques shall be employed to avoid angular flat slopes and distinct edges. The top and toe of slopes and the slope itself shall be rounded and feathered in a natural-appearing manner.
5. Streets shall be sited in accordance with hillside contours so that the shape and character of the natural landform are retained.
6. Grading and landform alteration of prominent ridgelines whose silhouettes are visible from U.S. Highway 50 and Bass Lake Road is prohibited regardless of slope. This shall be gauged through the use of visual simulation of proposals. (See Section 3.3.1)
7. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application.
8. Use of retaining structures (retaining walls, crib walls, and g[a]bions) are encouraged in instances where such a design will reduce grading quantities and visual impact. All such structures shall be landscaped.
9. Grading shall be prohibited in all open space areas, except as specifically set forth in Section 7.4.1.10 herein.
10. All grading shall conform to the County Grading Ordinance, Subdivision Design and Improvement Manual (Hillside Regulations), and the Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan (Appendix A).
11. Architectural style of buildings should be adapted to hillside slopes rather than adapting land forms to buildings designed for flat land topography.
12. Development on slopes of 40 percent or greater is prohibited.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

D01 Each project within the Bass Lake Road study area will retain a geotechnical engineer to identify soil constraints and make recommendations regarding development of roadways, foundations, and other structures. Each engineer will be required to submit documentation of field evaluation of facilities to the Department of Transportation.

D02 El Dorado County requires that structures be constructed to the standards of the Uniform Building Code (UBC). The required strength of these structures is intended to be adequate to withstand a seismic event of the probable maximum expectable intensity predicted for the region. To this end, the County requires that each structure be approved prior to construction and inspected prior to occupation.

D03 The necessity for blasting will be determined on a project by project basis. In instances where blasting is required, the affected project will obtain appropriate permits from the County. Blasting will be performed only by professional firms in accordance with pertinent regulations.

D04 Prior to development, each project will submit a Grading Plan to the El Dorado County Planning Department and Department of Transportation for review and approval.

D05 Grading, trenching, and similar construction activities which involve disturbance of the soil will be performed in accordance with the pro visions of County Ordinance 3983. The ordinance specifies that such activities be restricted to the summer season and/or extended periods of dry weather. Filter berms, sandbag or hay bale barriers, culvert risers, filter inlets, and / or sediment detention basins will be utilized as appropriate during construction to protect area waterways from siltation and debris. All open ditches or developed swales will be appropriately vegetated or lined with coarse rock.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
7. Greenhouse Gas Emissions. Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not Addressed	No	No	No	Yes
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	Not Addressed	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with greenhouse gas (GHG) emissions.

Changes in Circumstances

Specific Changes in Circumstances Applicable to Greenhouse Gases

In 2002, Governor Davis signed Assembly Bill (AB) 1493 requiring the California Air Resources Board (CARB) to develop and implement regulations to reduce automobile and light truck greenhouse (GHG) emissions. These emissions standards, which are stricter than those for other states, were designed to apply to automobiles and light trucks, beginning with the 2009 model year. Ultimately, the USEPA granted California's related request for a waiver to enact the stricter standards. Later, in 2005, Governor Arnold Schwarzenegger issued Executive Order S-3-05, which established GHG emission reduction targets for California. The Executive Order identified statewide targets for GHG reductions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. Later, in September 2006, Governor Schwarzenegger signed AB 32, the California Global Warming Solutions Act of 2006. AB 32 established regulatory, reporting, and market mechanisms to achieve quantifiable GHG emission reductions and a climate action plan (CAP) on statewide GHG emissions. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction is to be accomplished through an enforceable statewide CAP on GHG emissions that was to be phased-in starting in 2012. To effectively implement the CAP, AB 32 directs the CARB to develop and implement regulations to reduce statewide GHG emissions from

stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then CARB should develop new regulations to control vehicle GHG emissions under the authority of AB 32.

Prior to the enactment of AB 32 in late 2006, only a few CEQA documents in California addressed climate change issues. In late 2006 and early 2007, the environmental consulting industry and lead agency staffs began to address climate change issues in CEQA documents going forward. Over the course of 2007 and beyond, agencies around the state began to address climate change issues as a matter of course in their CEQA documents. But for most local governments, pre-2007 EIRs for major planning decisions still lacked analyses of the extent to which general plans, specific plans, and zoning documents tended to increase or decrease activities leading to GHG emissions. In the mid-1990s, the Governor's Office of Planning and Research (OPR), in response to a legislative directive, had prepared a report to the Legislature setting forth the conclusion that CEQA was not a tool that could meaningfully address global warming, which was a problem of international scale. That conclusion reflected the common view up until the time period in which AB 32 was enacted.

Senate Bill (SB) 97, signed August 2007, acknowledged that climate change is a prominent environmental issue that requires analysis under CEQA. This bill directed the OPR to prepare, develop, and transmit to the California Natural Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The California Natural Resources Agency adopted those guidelines on December 30, 2009, and the guidelines became effective March 18, 2010. The new Guidelines are embodied most substantively in State CEQA Guidelines §15064.4, §15126.4(c), and §15183.5. Between late 2006, when AB 32 was enacted, and March 2010, when the new Guidelines came into effect, neither CEQA nor the State CEQA Guidelines included any specific rules or directives about how to analyze the effects of GHGs, but lead agencies were generally doing the best they could to develop methodologies on their own, with input from leading consultants, other experts, and air pollution control districts and air quality management districts.

After the passage of AB 32, growing societal concern of over climate change prompted project opponents around California to argue in many instances that new environmental documents building on pre-2007 environmental documents must address climate change as a "new significant impact" where the prior environmental document had been silent on the issue. In response to these contentions, three California appellate cases from three different districts of the Court of Appeal have considered whether, pursuant to State CEQA Guidelines §15162(a), impacts related to GHG emissions constitute a new significant impact or new information of substantial importance "which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified." All three decisions have answered these questions in the negative, holding that climate change is not a "new" issue even if societal concern about it has been growing in recent years.

In *Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego* (2011) 196 Cal. App. 4th 515, the Court of Appeal, Fourth Appellate District, concluded that the issue of GHG emissions and climate change could have been raised at the time that the original EIR was prepared (in 1994). For this reason, the lead agency was not required to prepare a Supplemental or Subsequent EIR. In the CREED case, the court noted that scientists and the government have been aware that GHG emissions could trigger climatic changes as early as the 1970's, or before. Specifically, the Court of Appeal noted that in *Massachusetts v. E.P.A.* (2007) 549 U.S. 497, 507, the United States Supreme Court stated the following:

> *"In the late 1970's, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat.*

601, which required the President to establish a program to 'assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications,' [citation][sic]. President Carter, in turn, asked the National Research Council, the working arm of the National Academy of Sciences, to investigate the subject. The Council's response was unequivocal: 'If carbon dioxide continues to increase, the study group finds no reason to doubt that climate changes will result and no reason to believe that these changes will be negligible. A wait-and-see policy may mean waiting until it is too late.'"

The Court of Appeal concluded by stating that "[t]he effect of GHG emissions on climate could have been raised in 1994 when the City considered the FEIR." In *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, the Court of Appeal for the Fourth Appellate District adopted this reasoning as its own, reaching exactly the same conclusion on similar facts.

Most recently, in *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, the Court of Appeal, Sixth Appellate District, considered whether the lack of GHG and climate change analysis in a 1997 EIR and 2003 SEIR precluded adoption of an addendum. The court relied on previous case law to conclude that the potential environmental impact of GHG emissions was known or could have been known at the time of certification of the 1997 EIR and 2003 SEIR. The court thus upheld the eighth addendum that the City of San Jose had prepared after having completed the 1997 and 2003 EIRs.

The conclusions that were made in the *CREED*, *Dublin Citizens*, and *Citizens Against Airport Pollution* cases can be made also regarding the BLRSA Final PEIR that was certified in 1992, as well as the 1995 Addendum. Under the law as set forth in these cases, the County may not undertake the preparation of a Supplemental or Subsequent EIR based solely on issues relating to climate change.

Thus, the overall creation of GHG emissions from development within the project site cannot under the law constitute a new significant impact or new information of substantial importance.

Regulatory Setting

On November 30, 2015, the California Supreme Court issued a decision in the *Center for Biological Diversity v. California Department of Fish and Wildlife* (Newhall Ranch) case, which involved a challenge to an EIR prepared for the Newhall Ranch development project in Southern California. Although three issues were taken up by the Court for decision, of importance here is the question: Does the EIR validly determine that the development's GHG emissions would not significantly impact the environment? The Court explained that the EIR's attempt at using a quantitative comparison method developed by the ARB's Scoping Plan as a measure of the GHG emissions reductions required by the State as a whole, for a specific land use development in a specific location, was not supported by substantial evidence. Therefore, the EIR's reliance on the project-specific reduction in GHG emissions compared to the Business-As-Usual (BAU) scenario was determined not to be sufficient to support the conclusion that GHG impacts would be less than significant. This court ruling does not materially affect the BLN addendum, as this analysis does not measure GHG emissions against an established threshold, as there is no requirement to do so in light of the above-discussed court cases. Furthermore, the BLN project would not increase the severity of GHG emissions that could result from buildout of the project site under the adopted BLHSP because the current project would result in a reduction of two units as compared to the anticipated density for the site in the BLHSP (90 vs. 92).

In addition, a number of regulations have been enacted since the BLRSA Program EIR and BLHSP Addendum were approved for the purpose of, or with an underlying goal for, reducing GHG emissions, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code. It should be noted that according to the California Energy Commission, the current (2013) Building Energy Efficiency Standards are anticipated to result in 25 percent less energy consumption for residential buildings and 30 percent savings for nonresidential buildings over the previous energy standards.[14] Such regulations have become increasingly stringent since BLRSA Program EIR and BLHSP Addendum were adopted. The proposed project would be required to comply with all current applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code.

Technological advancements for the reduction of GHG emissions are ever-evolving. As such, the currently available technologies and regulations would inherently cause the proposed project to result in substantially fewer GHG emissions than what would have been predicted for the site had such analysis been undertaken during the preparation of the prior CEQA documents.

Changes in Information

As discussed above, potential impacts related to GHG emissions do not constitute "new information" as defined by CEQA, as GHG emissions were known as potential environmental issues before 1992.[15] As such, the County could have evaluated climate change at the time the BLRSA Program EIR or BLHSP Addendum was prepared, and this Addendum is not required to address GHG emissions.

The proposed project is generally consistent with what has been anticipated for the site per the BLHSP, and the overall area of disturbance anticipated for buildout of the project site would not be modified. Due to the similar area of disturbance, the construction GHG emissions would be comparable to what would occur under buildout of the site with what is currently approved. The primary operational GHG emission sources resulting from the proposed project would be mobile sources from vehicle trips, followed by energy consumption, area sources, such as landscape maintenance equipment exhaust and consumer products (e.g., deodorants, cleaning products, spray paint, etc.), water conveyance and treatment, wastewater treatment, and solid waste disposal. The proposed project would involve development of 90 dus, whereas 92 dus were anticipated for the site by the BLHSP. As the proposed project would involve the development of two less homes, the project would subsequently result in slightly less energy consumption, area sources, water usage, wastewater generation, and solid waste generation. Consequently, the operational GHG emissions associated with energy consumption, area source, water conveyance and treatment, wastewater treatment, and solid waste disposal would be less than what would be anticipated to occur under buildout the site per the BLHSP. Similarly, the number of vehicle trips associated with the proposed project would be slightly fewer than what was originally anticipated for buildout of the project site due to the reduction in number of potential residences and residents. Accordingly, the mobile source GHG emissions would likely be fewer than what would occur under buildout of the site per what is currently approved. Therefore, a reasonable conclusion could be made that the proposed project would result in slightly fewer operational GHG emissions than what could occur per buildout of the site under currently approved conditions. Nonetheless, Mitigation Measures 7-1 and 7-2 have been included in an attempt to ensure that the project's GHG emissions would be reduced to the maximum extent practicable.

[14] California Energy Commission. News Release: "*New Title 24 Standards Will Cut Residential Energy Use by 25 Percent, Save Water, and Reduce Greenhouse Gas Emissions*." July 1, 2014

[15] As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*. Also see, *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515*.

With implementation of Mitigation Measures 7-1 and 7-2, plus compliance with State measures (adopted to comply with the Scoping Plan and AB 32), the proposed project would not be considered to generate GHG emissions that would have a greater impact on the environment from what is already anticipated to occur from approved buildout of the site, and would not be expected to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs.

Conclusion

Potential impacts related to GHG emissions do not constitute "new information" as defined by CEQA, as GHG emissions were known as potential environmental issues before 1992.[16] As such, the County could have evaluated climate change at the time the BLRSA Program EIR or BLHSP Addendum was prepared, and this Addendum is not required to address GHG emissions. Because the proposed project would involve development of fewer dus, the project would subsequently result in fewer GHG emissions than what could occur from buildout per the currently approved project. In addition, the proposed project would be required to comply with all applicable standards and regulations related to reducing GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code. For the aforementioned reasons, the proposed project would not result in any new or increased impacts related to GHG emissions and global climate change. Nonetheless, Mitigation Measures 7-1 and 7-2 have been included to ensure that the project's GHG emissions are reduced to the maximum extent feasible.

Overall, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Further, there is no new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Specific Plan Standards:

Although the issue of GHG emissions was not considered as part of the development of the BLHSP, the BLHSP, nonetheless, contains the following specific standards that would contribute to the reduction of GHG emissions and would be applicable to the proposed project.

Specific Plan Section 4.13, General Circulation and Trail Standards

3. Pathways shall be constructed at locations convenient to residential lots to facilitate pedestrian travel to open space trails, secondary local roads, primary local roads, and Bass Lake Road. Such pedestrian and bike lane connections shall be located and protected to restrict access to adjoining private property.
5. The Class 1 bicycle/pedestrian path along Bass Lake Road shall be separated from the street pavement to the maximum extent possible while maintaining the privacy of adjoining private property.

[16] As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*. Also see, *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515*.

11. Parks and open space shown on the Specific Plan Land Use Diagram and Parks and Open Space Plan shall be linked by a pedestrian and bicycle circulation system.
13. In accordance with Caltrans requirements, a park-and-ride lot capable of accommodating 100 vehicles, expandable to 200 (approximately 2.0 acres) shall be provided in the approximate location shown on Figure 3-1, Specific Plan Land Use Diagram, and Figure 4-1, Circulation Plan, beyond the ultimate right-of-way of the Bass Lake Road/Highway 50 interchange. (See Section 8.0 of the Design Guidelines).

Prior CEQA Mitigation Measures:

Although the issue of GHG emissions was not considered in the prior CEQA documents, the following mitigation measure from the BLRSA Program EIR would contribute towards a reduction in GHG emissions.

G04 Individual projects will provide turn out lane(s), bus stop shelters, or other infrastructure necessary to facilitate extension of transit services to the study area. The location, number, and design of these facilities will be established based on consultation with RT and the El Dorado County Department of Public Works. The required facilities will be identified on Tentative Maps and identified as conditions of approval of the various projects.

Additional Project-Specific Mitigation Measures:

The following mitigation measures are required for the proposed project per the EDCAQMD for the reduction of GHG emissions.

7-1 Implement Mitigation Measure 3-3 of this document.

7-2 Prior to approval of final project design plans, the project applicant shall show on the plans, for El Dorado County review and approval, the following:

a. Solar/Photovoltaic Equipment: All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.
b. Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.
c. Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall include, at a minimum, a Level 1 (110-120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). The outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
8. Hazards and Hazardous Materials. Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Not Addressed	No	No	No	N/A
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Not Addressed	No	No	No	N/A
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Not Addressed	No	No	No	N/A
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Not Addressed	No	No	No	N/A
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Not Addressed	No	No	No	N/A
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	Not Addressed	No	No	No	N/A
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Not Addressed	No	No	No	N/A
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Not Addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed. The proposed project would not result in any new or increase from current risks associated with hazards or hazardous materials.

Changes in Circumstances

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. The BLRSA Program EIR or BLHSP Addendum did not address hazards and hazardous materials. However, the BLHSP proposes residential and recreational land uses, which typically do not involve the routine transport, use, or disposal of hazardous materials. Hazardous materials associated with residential uses are largely limited to household cleaning products, pesticides and herbicides, and other commonly available products. As such, the proposed residential uses would not have an effect on the type or amount of hazardous materials transport, use, or disposal, or a reasonably foreseeable upset or accident condition involving the release of hazardous materials, associated with the BLHSP area.

Changes in Information

The project site has been historically used for grazing, which does not suggest the potential for use of hazardous materials, or presence of other hazardous conditions, on-site, such as underground storage tanks, hazardous wastes, solid wastes, or septic tanks. A power line with a transformer is located in the northeastern corner of the project site. Typically, transformers are a health concern if they were installed prior to the late 1970s, because they utilized Polychlorinated Biphenyls (PCBs). PCBs are made of a mixture of chemicals and were commonly used as lubricants and coolants in transformers and other electrical equipment because of the materials' resistance to heat. The use of PCBs was stopped in 1977 due to their harmful effects on the environment and to humans. For example, when PCB fluid is partially burned, as may occur in a transformer fire, the PCB fluid produces byproducts that include polychlorinated dibenzodioxin and polychlorinated dibenzofurans, which are much more toxic than the PCBs themselves. The date of installation of the on-site transformer is unknown. As such, the potential exists for the transformer to contain PCBs. Implementation of Mitigation Measure 8-1 would ensure that implementation of the proposed project would not result in accidental discovery of contaminated materials, including PCBs, or expose residents or workers to hazardous materials or wastes.

The project site is not identified as a hazardous materials site on a list compiled pursuant to Government Code Section 65962.5, and such a site is not identified in the vicinity of the project site.[17] The project site is not located within one-quarter mile of an existing or proposed school. The nearest The nearest airport to the site is Cameron Airpark, which is located approximately two miles to the east of the site. However, the site is not within the influence area for the airport.[18] As such, safety hazards to people residing or working in the project area would not occur associated with any airport operations. The proposed project would be consistent with what has been planned for the site per the BLHSP, and does not involve any improvements or operations that would cause an impairment of implementation or physical interference with any emergency response plan or evacuation plan.

[17] California Department of Toxic Substances Control. *EnviroStor*. Available at: http://www.envirostor.dtsc.ca.gov/public/. Accessed June 2015.
[18] El Dorado County Airport Land Use Commission. *El Dorado County Airport Land Use Compatibility Plan*. June 28, 2012.

Due to the abundance of open grassland areas within the BLHSP area, including the proposed project, fire safety for residents is a concern, and wildland fires pose a threat to homeowners in the area. Although the surrounding development helps to decrease the amount of wildlands that serve as fuel for wildfires, the increase in population due to development could increase the potential for the onset of fires. According to the Fire Hazard Severity Zones map for El Dorado County,[19] the project site is identified as a moderate fire hazard severity zone. Due to the location of the nearest fire station, adequate access to the site, and required compliance with the California Fire Code and County Fire Safe Regulations, implementation of the proposed project would not be expected to expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Conclusion

Overall, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to hazards or hazardous materials. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to hazards or hazardous materials or specifically to the proposed project from what has been previously analyzed.

Specific Plan or Standard Mitigation Measures:

The BLHSP does not contain any standards applicable to the proposed project related to hazard and hazardous materials. However, the County's General Plan contains the following policies that are applicable to the proposed project:

General Plan Policy 6.2.2.1 Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.

General Plan Policy 6.2.2.2 The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as "urban wildland interface communities within the vicinity of federal lands that are a high risk for wildfire," as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection.

General Plan Policy 6.2.3.4 All new development and public works projects shall be consistent with applicable state Wildland Fire Standards and other relevant state and federal fire requirements.

[19] California Department of Forestry and Fire Protection. *El Dorado County Fire Hazard Severity Zones in SRA.* November 7, 2007.

General Plan Policy 6.2.4.1 Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.

General Plan Policy 6.6.1.2 Prior to the approval of any subdivision of land or issuing of a permit involving ground disturbance, a site investigation, performed by a Registered Environmental Assessor or other person experienced in identifying potential hazardous wastes, shall be submitted to the County for any subdivision or parcel that is located on a known or suspected contaminated site included in a list on file with the Environmental Management Department as provided by the state of California and federal agencies. If contamination is found to exist by the site investigations, it shall be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of a new land use entitlement or building permit.

Prior CEQA Mitigation Measures:

None.

Additional Project-Specific Mitigation Measures:

The following mitigation measure would reduce the new impact identified above to a less-than-significant level.

8-1 Prior to approval of improvement plans, the project applicant shall conduct a Phase 1 site assessment in accordance with ASTM Standard Practice E1527 (or the most current site assessment standard) by an environmental professional to determine the potential for on- and off-site hazardous materials contamination, including an evaluation of the pole-mounted transformer located in the northeastern corner of the project site. The Phase 1 shall be submitted to El Dorado County Development Services Department.

If the Phase I site assessment does not indicate evidence of contamination within any of the proposed improvement areas, no further mitigation is required. Conversely, if the Phase I assessment indicates the presence of existing or potential on-site contamination, the project applicant shall contact the El Dorado County Environmental Management Division (EDCEMD), and appropriate State and/or federal agencies. The project applicant shall coordinate with the EDCEMD to prepare a remediation plan in accordance with applicable local, state, and federal regulations, requirements, and/or guidelines.

If, during construction activities following completion of the site investigation, evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease in the affected area and an environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the El Dorado County Environmental Management Division (EDCEMD) and appropriate federal and State agencies shall be notified.
Based on the outcome of the sampling plan, and upon the direction of the EDCEMD and appropriate federal and/or State agencies, a hazardous materials remediation plan shall be developed and approved by the EDCMD prior to issuance of a grading permit, and a No Further Action letter received prior to issuance of a building permit or prior to continuation of construction activities.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
9. Hydrology and Water Quality. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	BLRSA Program EIR, pg. E-6 to E-10 Addendum, pg. 21-24	No	No	No	Yes
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	BLRSA Program EIR, pg. E-6, E-10 Addendum, pg. 21-24	No	No	No	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	BLRSA Program EIR, pg. E-1 to E-5, E-9 Addendum, pg. 21-24	No	No	No	Yes
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	BLRSA Program EIR, pg. E-1 to E-5, E-9 Addendum, pg. 21-24	No	No	No	Yes
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	BLRSA Program EIR, pg. E-1 to E-5, E-9 Addendum, pg. 21-24	No	No	No	Yes
f. Otherwise substantially degrade water quality?	BLRSA Program EIR, pg. E-6 to E-10 Addendum, pg. 21-24	No	No	No	Yes
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard	BLRSA Program EIR, pg. E-5, E-9	No	No	No	Yes

	delineation map?	Addendum, pg. 21-24				
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	BLRSA Program EIR, pg. E-5, E-9 Addendum, pg. 21-24	No	No	No	Yes
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Not Addressed	No	No	No	N/A
j.	Inundation by seiche, tsunami, or mudflow?	Not Addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed, with respect to hydrology and water quality.

Changes in Circumstances

The BLRSA Program EIR anticipated that the undeveloped portions of the BLRSA area would be converted from seasonal grazing land to urbanized residential uses. As discussed above, the majority of the BLHSP area, including the proposed project site, remains undeveloped and essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. The proposed project would not modify the intended use of the site. Changes to the underlying soil conditions or existing hydrology or water quality conditions at the project site have not occurred since the BLRSA Program EIR was prepared. In addition, the topography of the site has remained the same since the BLRSA Program EIR was prepared. Because the hydrology and water quality setting of the site has not been modified since the time the BLRSA Program EIR was prepared, the BLRSA Program EIR analyzed the effects of conversion of the area to residential uses, and the proposed project would be consistent with what has been anticipated for development on the site, the proposed project would not be expected to result in any new significant impacts or substantially more severe impacts related to hydrology and water quality, specifically related to water quality, groundwater supply and recharge, regional drainage, and flooding, from what has been anticipated for development of the site.

It should be noted that refinements to the local, State, and federal regulatory environment related to hydrology and water quality have occurred since the previous CEQA documents were prepared. A brief description of the most prominent current regulations is provided below.

National Pollutant Discharge Elimination System (NPDES)

The NPDES permit system was established in the Clean Water Act (CWA) to regulate municipal and industrial discharges to surface waters of the U.S. Each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. In California, permitting occurs under the General Permit for Stormwater Discharges Associated with Construction Activity, issued to the State Water Resources Control Board (SWRCB), implemented and enforced by the nine Regional Water Quality Control Boards (RWQCBs).

As of July 1, 2010, all dischargers with projects that include clearing, grading or stockpiling activities expected to disturb one or more acres of soil are required to obtain compliance under the NPDES Construction General Permit Order 2009-0009-DWQ. This General Permit requires all dischargers, where construction activity disturbs one or more acres, to take the following measures:

1. Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) to include a site map(s) of existing and proposed building and roadway footprints, drainage patterns and storm water collection and discharge points, and pre- and post- project topography;
2. Describe types and placement of Best Management Practices (BMPs) in the SWPPP that will be used to protect storm water quality;
3. Provide a visual and chemical (if non-visible pollutants are expected) monitoring program for implementation upon BMP failure; and
4. Provide a sediment monitoring plan if the area discharges directly to a water body listed on the 303(d) list for sediment.

To obtain coverage, a SWPPP must be submitted to the RWQCB electronically and a copy of the SWPPP must be submitted to El Dorado County. When project construction is completed, the landowner must file a Notice of Termination (NOT).

Pursuant to Section 402 of the CWA and the Porter-Cologne Water Quality Control Act, municipal stormwater discharges in El Dorado County are regulated under SWRCB Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004, Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s), adopted February 5, 2013 (Phase II General Permit). The Phase II General Permit went into effect on July 1, 2013 and replaces the previous Phase II General Permit (Water Quality Order No. 2003-0005-DWQ, General Permit No. CAS000004), which had been in effect since April 30, 2003. Both the current and previous Phase II General Permits require permittees to develop a Construction Site Storm Water Runoff Control Program and a Post Construction Storm Water Management Program. The previous Phase II General Permit required permittees to implement these programs through a Storm Water Management Plan (SWMP), and permittees are instructed to implement the programs established in their SWMP until the development of corresponding programs that comply with the current Phase II General Permit. As part of the Phase II General Permit, all projects which propose to create more than 5,000 square feet of new impervious surface are required to retain, infiltrate, or treat the 85th percentile storm (about 1.15-inches of rain). Certain larger projects are required to perform hydromodification analysis and implement mitigation measures to ensure that post-development peak flows and volumes of runoff do not exceed pre-development peak flows and volumes.

The current Phase II General Permit states that projects whose applications are deemed "complete" prior to June 30, 2015, would not be subject to the new Post Construction Storm Water Management Program requirements. The proposed project was deemed complete on December 24, 2014, and is therefore subject only to the existing post-construction program set forth in the Western El Dorado County SWMP.[20] Both the previous and current Phase II General Permits require the implementation of BMPs to reduce pollutants in stormwater to the Maximum Extent Practicable (MEP).

[20] El Dorado County. *Western El Dorado County Storm Water Management Plan*. 2004.

Western El Dorado County Storm Water Management Plan (SWMP)

The purpose of the Construction Site Runoff Control Program of the SWMP is to control the discharge of pollutants from all construction sites greater than or equal to one acre. The SWMP requires full compliance with the Construction General Permit and El Dorado County's Stormwater Quality Ordinance No. 5022, Grading, Erosion and Sediment Control Ordinance, Design and Improvement Standards Manual, and Drainage Manual. The Construction Site Runoff Control Program also describes the typical construction site practices expected to be implemented for common construction activities, as well as the minimum construction site practices required to protect water quality. The minimum measures include scheduling, preservation of existing vegetation, stockpile management, non-stormwater management, and disturbed soil area management.

The purpose of the Post Construction Runoff Control Program of the SWMP is to protect water quality and control runoff from all development or redevelopment projects greater than or equal to one acre during the operation period of the developments. Compliance with the SWMP is achieved through the construction, implementation, and long-term operation and maintenance of BMPs. The SWMP requires full compliance with El Dorado County's Grading, Erosion and Sediment Control Ordinance, Design and Improvement Standards Manual, and Drainage Manual. The SWMP states that a site specific Storm Water Mitigation Report (SWMR) documenting permanent stormwater quality mitigation measures must be developed during the planning/design stage of a proposed project; however, for practical purposes, the documentation of these measures is included in the project Drainage Report, rather than in the SWMR.

County Grading, Erosion, and Sediment Control Ordinance

The County Grading, Erosion, and Sediment Control Ordinance (Grading Ordinance, Chapter 110.14 of the County Code) establishes provisions for public safety and environmental protection associated with grading activities on private property. The ordinance does all of the following:

- Sets forth rules and regulations to control excavation, grading, and earthwork construction, including fills and embankments;
- Establishes the administrative procedures for issuance of permits; and
- Provides for approval of plans and inspection of grading construction and all grading specific to single-parcel site improvements, except single-family residence construction, unless exceeding prescriptive standards as defined in the *El Dorado County Design and Improvements Standards Manual*.

Where the grading or earthwork involves multiple parcels, parcel maps, subdivisions, land divisions or roads, the *Design and Improvement Standards Manual* must be used for design purposes. The ordinance requires grading permits for any grading activity that has the potential to:

- Involve more than 250 cubic yards of grading material, or cuts and fills greater than five feet in vertical depth;
- Create unstable or erodible slopes;
- Denude more than 10,000 square feet of surface on a 10 percent or steeper grade;
- Encroach into a perennial or seasonal watercourse that either has a watershed larger than 50 acres or is designated by a solid or dashed blue line on a U.S. Geological Survey (USGS) 7.5-minute quadrangle map; or
- Occur within the Lake Tahoe Basin Special Restrictions and Exemptions area.

The grading permit applies to all projects with certain exemptions. The most significant exemption is for grading pursuant to a subdivision map and an approved subdivision improvement plan.

Stormwater Quality Ordinance

Chapter 8.79, Stormwater Quality Ordinance, (Ordinance No. 5022) of the El Dorado County Ordinance Code applies to all unincorporated areas of the County. The Stormwater Quality Ordinance includes discharge prohibitions, inspection procedures, details regarding compliance assessments, and requirements for implementing BMPs in order to reduce pollutants in stormwater. In addition, the Ordinance outlines enforcement and violation procedures should stormwater violations occur.

Changes in Information

Peak Flows

In order to confirm that development of the proposed project site would not result in any new impacts or an increase in the severity of a previously identified impact related to on-site drainage and runoff, a Drainage Report was prepared for the proposed project.[21] According to the Drainage Report, the project site is located in the uppermost reaches of the Carson Creek watershed. The major portion of the proposed project site drains naturally to the west and south, into an unnamed tributary to Carson Creek. The aforementioned drainage course traverses the southwestern portion of project site. Sienna Ridge Road forms the western shed limit and creates a flow path via the roadside ditch. Ditch flow travels in a southerly direction to the tributary channel, which crosses Sienna Ridge Road via an existing culvert located just beyond the southwest corner of the project site. In addition to the project site, approximately 37 acres from the south contribute to the on-site channel. Flow in the channel converges with Carson Creek after a flowline distance of about one mile.

Under natural conditions, the northeast corner of the project site, accounting for approximately 3.5 acres in area, slopes towards the north to the Bridlewood Canyon development. The northcentral portion of the site drains naturally to the northwest into one of the uppermost tributaries to Carson Creek.

The proposed project includes development of 90 single-family lots. Proposed grading and drainage improvements would establish two runoff areas, while a reduced portion of the northeast corner of the project would continue to drain to the north, as under natural conditions. Runoff would flow from the site into existing culverts under Sienna Ridge Road near the northwest and southwest corners or the project site. Stormwater detention will occur at two on-site stormwater detention ponds. The majority of the site will drain to a detention pond located near the southwest corner of the project, with an active volume of approximately 1.5 acre-feet, sized to mitigate runoff from 2-, 10-, and 100-year storms. A second, smaller facility, will be located near the northwest corner of the project. Table 6 presents the results of the preliminary runoff analyses conducted as part of the Drainage Report of pre- and post-development flows at Sienna Ridge Road.

Table 6
Runoff Flows at Sienna Ridge Road

Storm Event	Point A		Point B	

[21] CTA Engineering & Surveying. *Drainage Report Bass Lake North*. November 2014.

	Pre-Development (cfs)	Post-Development (cfs)	Pre-Development (cfs)	Post-Development (cfs)
2-Year	15	12	2.4	2.2
10-Year	38	35	6.3	5.6
100-Year	69	68	11	10
Source: CTA Engineering & Surveying, 2014. *Point A = Southwest corner of project site* *Point B = Northwest corner of project site.*				

As shown in the table, post-project peak flows at Sienna Ridge Road would be less than pre-development levels. This is consistent with Mitigation Measure EO2 of the BLRSA Program EIR, which requires each project to provide detention adequate to maintain pre-project flow conditions. Therefore, the proposed project would not result in any new circumstances that would result in new significant impacts, or substantially more severe impacts from what has been anticipated for development of the site, related to hydrology and water quality.

Water Quality

The BLRSA Program EIR determined that development within the BLRSA would adversely impact runoff quality. Construction has the potential to generate sediment and debris, contributing to short-term degradation of runoff quality from the study area. Development can also introduce urban contaminants. Because the proposed project is consistent with the type and intensity of development anticipated for the site in the BLHSP, the project impacts associated with water quality degradation have already been evaluated. The EIR included measures, such as DO5, requiring construction operations to occur in accordance with then-current County grading, erosion, and sediment control regulations.

The proposed project will be required to comply with the County's requirements for controlling pollution from construction activities, including obtaining a grading permit and compliance with the provisions of the County's Grading Ordinance and SWMP. As part of compliance, the applicant must prepare drainage plans and erosion control plans for both during and after construction of the proposed project to be reviewed and approved by the County. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and/or sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages. In addition, because the proposed project would require construction activities resulting in a land disturbance of more than one acre, the applicant is required by the State to obtain coverage under the SWRCB's General Construction Stormwater Permit, which pertains to pollution from grading and project construction. The General Construction Stormwater Permit requires filing of a Notice of Intent with the SWRCB and preparation of a detailed SWPPP for the site prior to construction. The SWPPP would incorporate BMPs in order to prevent, or reduce to the greatest feasible extent, adverse impacts to water quality from erosion and sedimentation. BMPs may include scheduling or limiting activities to certain times of year, prohibitions of practices, maintenance procedures, and other management practices. The General Construction Stormwater Permit also requires regular inspections of BMPs before, after, and during storm events.

Compliance with County and State requirements through preparation of an erosion and sediment control plan and obtaining coverage under the General Construction Stormwater Permit, including preparation and implementation of a SWPPP, would ensure the proposed project construction activities would not substantially affect the quality of stormwater runoff.

El Dorado County requires projects to integrate stormwater quality treatment controls into project design in order to ensure that pollutants in site runoff are reduced to the maximum extent practicable. The Phase II General Permit requires that new development projects integrate low impact development (LID) principles early in the project planning and design process. In accordance with County and permit requirements, the storm drainage system for the proposed project would incorporate water quality treatment. As described above, the proposed project would include two on-site stormwater detention ponds. The detention ponds would allow for treatment of the stormwater, consistent with the County's Phase II NPDES Permit and the Western El Dorado County Storm Water Management Plan. After treatment, the stormwater would be conveyed to the existing stormwater drainage system (i.e., existing culverts under Sienna Ridge Road near the northwest and southwest corners or the project site). The on-site stormwater drainage system has been designed to adequately accommodate the anticipated surface runoff associated with the proposed project. In addition, implementation of BLRSA Program EIR Mitigation Measure E03 would ensure compliance with the County's Phase II NPDES Permit. Overall, on-site runoff as a result of small storms would be managed, to the extent possible, by constructing detention ponds that would slow, treat, and infiltrate the stormwater.

Flooding

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map number 06017C0725E, the project site is located outside of a FEMA special flood hazard area.[22]

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents, related to hydrology and water quality. Compliance with BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 5.4.1, General Stormwater Facility Policies

1. Storm drainage detention basins shall be designed and constructed to comply with the provisions in the County of EI Dorado Drainage Manual.

[22] Federal Emergency Management Agency. Flood Insurance Rate Map Number Flood Insurance Rate Map number 06017C0725E, September 26, 2008.

2. Storm drainage detention basins may be located in open space areas and parks and may be accessible to the public in order to serve a dual impact mitigation/recreation function. Detention basins shall be designed to ensure public safety, to be visually unobtrusive, and to provide wildlife habitat. Landscaping around the perimeter of the basin shall be encouraged. (See Section 8.3 of the Design Guidelines).

Specific Plan Section 5.7.1, Open Space Policies

The Plan will maintain natural intermittent streams in an essentially unaltered condition. Intermittent streams will be utilized as receiving areas for compensation tree planting, open space, wildlife habitat, and recreational facilities (trails and bike paths). Policies pertinent to intermittent stream area and a conceptual illustration of intermittent stream channels are provided in Section 7.4. (Also see Section 5.4).

Specific Plan Section 6.1, Grading Standards

All grading activities will incorporate the erosion control measures as provided in the El Dorado County Grading Ordinance.

7. In order to minimize erosion and siltation, grading shall only be allowed on approved projects that are subject to immediate development. Issuance of a grading permit shall not occur prior to approval of a development application.
10. All grading shall conform to the County Grading Ordinance, Subdivision Design and Improvement Manual (Hillside Regulations), and the Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan (Appendix A).

Specific Plan Section 7.4, Wetlands and Intermittent Streams and Drainages

It is the intent of this Plan to retain and protect as much of the existing wetlands and intermittent stream and drainage resources as possible. The primary method of preservation will be avoidance by means of conservation setbacks. As defined in Section 3.3, the principal means of stormwater conveyance will be by means of intermittent stream and drainage channels. Aside from street crossings, pedestrian paths, and other features described in this Plan, improvements to land within intermittent stream and drainage setback areas will be precluded.

Specific Plan Section 7.4.1, Wetlands and Intermittent Streams and Drainages Protection Standards

1. Wetlands, as identified on Figure 1-5, Wetlands and Surface Hydrology Map, shall be protected by the creation of a conservation easement extending 50 feet from the boundary of the identified wetland or from the edge of the riparian zone, whichever is greater.
2. Intermittent streams and drainages, as identified in Figure 1-5, Wetlands and Surface Hydrology Map, shall be protected by a 25-foot-wide conservation easement measured from each side of the channel bank or from the outside edge of the riparian zone, whichever is greater. This non-building area shall be shown on all subdivision maps and building site plans and shall be recorded with every parcel so effected. All grading and construction other than fences, as defined herein, shall be prohibited. (See Figure 7-2, Intermittent Stream Setback Concept).
3. Any project proposing septic systems shall provide a minimum 50-foot setback from stream bank to any component of the septic system if a septic capability study determines septic is appropriate for the site.
4. Where applicable, I5-foot public access easements shall be recorded within the riparian corridors and shall be located at least 25 feet from the banks of intermittent streams. Pedestrian and bike trails and utilities may be installed within these easements. Pedestrian and bicycle

trails shall be constructed only within designated open space areas located at least 25 feet from streambanks and outside of the riparian vegetation areas. Such pathways shall be designed to avoid impacts to wetlands and intermittent streams.

5. All easements shall be dedicated to the EDHCSD and/or the Landscape and Lighting Assessment District (LLAD) formed for maintenance of the trails, drainage and conservation setbacks. (See Section 9.1.7).
6. Fences shall not be permitted within any conservation easement or designated open space areas.
7. Ponds or detention basins shall be protected by a conservation easement, excluding those located within parks, which extends 100 feet from the high water line.
8. Livestock grazing or the keeping of animals is not consistent with the conservation easements defined herein and is not permitted.
9. Temporary fencing (chain link, ski fencing, or other suitable high visibility material intended to alert construction workers to the presence of protected wetlands) shall be installed at least 10 feet from the outside boundary of retained wetland areas along the length of the construction site prior to construction, grading, or movement of material or machinery onto the site. The fencing shall not be removed until construction activity is completed and final[l]ed by the appropriate inspection authority.
10. Intermittent stream and drainage channels, as identified in Figure 1-5, shall be left in a natural condition, except where minor grading and vegetation cutting is required to maintain drainage flows within the channel to minimize erosion. Energy dissipators shall utilize natural materials which do not adversely [a]ffect water quality.
11. Within jurisdictional wetlands, all grading and construction shall be in accordance with a Section 404 permit.
12. Stormwater detention basins shall be designed to ensure public safety, be visually unobtrusive, and provide wildlife habitat. The design shall be reviewed and approved by the Department of Transportation (DOT) and the CDFG.
13. To ensure that storm drainage flows are not impeded to the degree that flooding occurs, tree planting programs within stream corridors shall be reviewed and approved by the County DOT.
14. Street crossings of intermittent streams shall be by bridges or half-round culverts to facilitate passage of terrestrial and aquatic organisms.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

<u>BLRSA Program EIR</u>

D04 Prior to development, individual projects will submit a Grading Plan to the El Dorado County Department of Transportation for review and approval.

D05 Grading, trenching, and similar construction activities which involve disturbance of the soil will be performed in accordance with the provisions of County Ordinance 3983. The ordinance specifies that such activities be restricted to the summer season and/or extended periods of dry weather. Filter berms, sandbag or hay bale barriers, culvert risers, filter inlets, and/or sediment detention basins will be utilized as appropriate curing construction to protect area waterways from siltation and debris. All open ditches or developed swales will be appropriately vegetated or lined with coarse rock.

E01 Drainage will be conveyed in vegetated swales. Installation of closed storm drains is not proposed. Except to cross community roadways, culverting of the natural drainages will not be allowed. Consistent with mitigation identified in the El Dorado Hill Salmon Falls Area Plan, all projects in the study area will provide "Non-building setbacks of 100 feet from perennial streams; 50 feet from intermittent streams; 150 feet from lakes: and 100 feet from ponds, should be observed as recommended by the County Health Department. "

E02 Each project will provide detention adequate to maintain pre- project flow conditions. Although individual projects in the Bass Lake study area may elect to provide individual detention facilities, it is recommended that a single facility serving the entire study area be constructed. The appended hydrologic analysis indicates that construction of a detention facility with ±40 acre-feet of capacity will provide adequate mitigation to prevent exacerbation of the potential flooding situation created by the substandard channel segment located downstream of the study area. The proposed facility would be located at the site of the existing pond in the south central portion of the study area. Although the entire study area would not discharge to this pond, adequate detention could be provided to compensate for increased flows from the area outside of the facility's drainageshed.

E03 Consistent with the methodology identified in CONTROLLING URBAN RUNOFF: A Practical Manual for Planning and Designing Urban BMPs, each project will submit a Best Management Practices (BMP) plan which specifies the measures which will be implemented to protect water quality. These measures will be identified on Tentative Maps and adopted as Conditions of Approval.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
10. Land Use and Planning. Would the project:					
a. Physically divide an established community?	BLRSA Program EIR, pg. I-1 to I-10 Addendum, pg. 41 to 42	No	No	No	Yes
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	BLRSA Program EIR, pg. I-1 to I-10 Addendum, pg. 41 to 42	No	No	No	Yes
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	BLRSA Program EIR, pg. I-1 to I-10 Addendum, pg. 41 to 42	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. The site is currently zoned RE-10 and designated High Density Residential Planned Development (H4PD: 1-4 dus per net acre) and Medium Density Residential Planned Development (MPD: 1-1.75 dus per net acre) by the BLHSP. Based on the maximum buildout projections per current BLHSP land use designations for the project site and gross acreage, the site could consist of a theoretical maximum of approximately 60 high-density residential units and approximately 41 medium-density residential units, for a total of approximately 101 dus.[23] However, Figure 3-2, Conceptual Site Plan, of the BLHSP, shows a total conceptual lot count for the project site of 92 dus. The current tentative map includes 90 units; therefore, the currently proposed unit total is consistent with the density planned for the project site in the BLHSP.

[23] 14.9 acres of H4PD x 4du/ac (max) = 60 dus
23.2 acres of MPD x 1.75du/ac (max) = 41 dus

Consistent with the BLHSP, the project site will be rezoned from RE-10 to a base zone with a PD Zone District overlay (BLHSP, 3.3.6). This will establish consistency of zoning with the site's BLHSP land use designations.

The parcel to the north of the site (APN 115-400-09, identified as Parcel 66 of the BLHSP) is included as part of the proposed project for annexation into EID's service area in order to avoid the creation of a "peninsula" property and to provide for Emergency Vehicle Access. The site is currently zoned RE-10 and designated H4PD (1-4 dus per net acre) and MPD (1-1.75 dus per net acre) by the BLHSP. Based on the maximum buildout projections per current BLHSP land use designations for Parcel 66 and gross acreage, the site could consist of a theoretical maximum of approximately 20 high-density residential units and approximately 10 medium-density residential units, for a total of approximately 30 dus.[24] However, Figure 3-2, Conceptual Site Plan, of the BLHSP, shows a total conceptual lot count for Parcel 66 of 24 dus. Although the parcel is within the BLHSP and designated and zoned for residential development, development of the parcel is not proposed at this time.

Changes in Circumstances

Implementation of the BLHSP, including the proposed project, would not physically divide an established community. At the time the BLRSA Program EIR was prepared, as well as the BLHSP Addendum, the project site was largely surrounded by open grassland and oak woodlands, historically used for grazing, providing timber for buildings and firewood for fuel, and agricultural/grazing purposes. Urban development in the vicinity of the site was predominantly limited to residential subdivisions within Cameron Park to the east. Since that time, the 99 single-family residential Hollow Oaks subdivision, located approximately one mile east of Bass Lake Road, is the only development within the BLHSP area. Other recent development activity in the BLHSP area includes the construction of El Dorado Hills Fire Station No. 86, near the intersection of Bass Lake Road and Silver Dove Way, as well as preliminary grading of the Hawk View subdivision, near Bass Lake Road and Hawk View Road. Nearby land outside of the BLHSP area has experienced development since the BLHSP addendum was approved, including areas to the east and northeast of the site within Cameron Park, to the west in the Serrano project within the El Dorado Hills Specific Plan area, and the El Dorado Hills, Woodridge, and Bridlewood Canyon neighborhoods. Development of the proposed 90-unit project would serve to continue the development pattern of the area, as evaluated and anticipated in the BLRSA EIR and BLHSP and associated Addendum.

In addition, as was the case at the time the BLRSA Program EIR and BLHSP Addendum were prepared, a habitat conservation plan or natural community conservation plan for the area has not been adopted. Overall, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts from what has been anticipated for development of the site related to land use and planning.

Changes in Information

New information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to land use and planning or specifically to the proposed project from what has been previously analyzed.

[24] 5 acres of H4PD x 4du/ac (max) = 20 dus
6 acres of MPD x 1.75du/ac (max) = 10.5 dus

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents, related to land use and planning. Compliance with BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 3.3, Residential Development Standards

3. Neighborhood service zones within villages would be permitted per Land Use Element Policy 2.3.9 of the draft General Plan. Nonresidential uses such as daycare facilities, churches, and group homes would be permitted within parcels identified for neighborhood service uses in accordance with the El Dorado County Zoning Ordinance. Such facilities would be designed and constructed consistent with Plan design guidelines. Said facilities would locate on corner lots at road intersections.
6. Villages would be zoned to include the PD Combining Zone District prior to development. Clustering of residential units would be encouraged, in order to maximize land use while conserving natural site features, resources, and open space.

Specific Plan Section 5.1, General Public Services and Facility Standards

1. Public facilities, such as fire stations and utility substations, would be located, designed, and oriented in a manner which is harmonious with adjoining residential development and reduce impacts associated with noise, nighttime illumination, and odors.

Specific Plan Section 7.3, Agricultural Land Protection Standards

1. Residential lands adjacent to agricultural lands would be fenced in accordance with El Dorado County Ordinance 4111 and Resolution 98A-90.
2. New residential lots within the Plan area located adjacent to agriculturally zoned land outside of the Plan area would maintain a ten acre minimum lot size. Such parcels would not exceed a 3:1 length to width ratio.
3. No use or activity would be permitted on property adjoining agriculturally zoned land which conflicts with agricultural uses.
4. New lots within the Plan area adjacent to agriculturally zoned lands located outside of the Plan area would maintain a 200-foot setback for incompatible land uses (schools, dwellings, etc.).

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

I01 Mitigation for potential land use conflicts between existing agricultural operations and urban development is provided by the El Dorado Hills-Salmon Falls Area Plan which designates the most likely affected areas as (G) Medium Density Residential with a maximum density of one unit per acre and the concurrent zoning designation of (AE) - Exclusive Agriculture for the southwest portion of the site.

The change in land use from low density rural residential to high density urban residential will also be mitigated by the provisions of the El Dorado Hills - Salmon Falls Area Plan which requires (page 61, M.M. No. 4) "Non-building setbacks of 100 feet from perennial streams; 50 feet from intermittent streams; 150 feet from lakes; and 100 feet from ponds." M.M. No. 2 (page 63) "Riparian areas should be maintained in a natural state. Where alteration is proposed, the Department of Fish and Game will be notified." Within the study area, the (G) Medium Density Residential Area Plan land use designation is applied to the riparian area of Carson Creek along the western edge of the site. This classification requires a minimum of one dwelling unit per acre in recognition of the need to leave the riparian corridor relatively undisturbed.

[M.M. No. 4 (page 63) states the following: "Developments having the potential of removing large numbers of trees should be reviewed by qualified individuals in the field of forestry to make recommendations on which trees could be removed in order to maintain a healthy residual stand." This mitigation will be enhanced upon adoption of the proposed County tree ordinance. This proposed ordinance defines a "protected tree" as any oak with a trunk at least eight inches in diameter, and a "heritage tree" as any oak at least 24 inches in diameter, both measured at four and one half feet from the ground. Removal of such trees will be subject to the provisions of the ordinance.]

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
11. Mineral Resources. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Not Addressed	No	No	No	N/A
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Not Addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. The project would not alter the amount or quality of existing mineral resources within the vicinity or surrounding the BLHSP area, and does not involve mineral extraction or any operations that would result in the loss of any known or locally-important mineral resources. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with mineral resources.

Changes in Circumstances

The BLRSA Program EIR or BLHSP Addendum did not address mineral resources. However, as discussed above, the proposed project would not result in any significant use or extraction of mineral resources or preclude access to any known mineral resource areas. New mineral resources have not been determined to exist in the BLHSP area.

Changes in Information

New information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to mineral resources or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents related to mineral resources.

Specific Plan Standards:

None.

Prior CEQA Mitigation Measures:

None.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
12. Noise. Would the project:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	BLRSA Program EIR, pg. H-5, H-9 to H-11 Addendum, pg. 37-39	No	No	No	Yes
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	BLRSA Program EIR, pg. H-6, H-10 Addendum, pg. 37-39	No	No	No	Yes
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	BLRSA Program EIR, pg. H-9 to H-11 Addendum, pg. 37-39	No	No	No	Yes
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	BLRSA Program EIR, pg. H-10 Addendum, pg. 37	No	No	No	Yes
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	BLRSA Program EIR, pg. H-6	No	No	No	Yes
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	BLRSA Program EIR, pg. H-6	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with noise.

Changes in Circumstances

The 1992 BLRSA EIR and 1995 Addendum disclosed the following impacts related to noise:

- The most significant short-term noise impact generated by development of the Specific Plan area will be that produced by construction activities. As shown in Table H2 of the 1992 BLRSA EIR, construction noise levels can be expected to range from 70 to 95 dBA. If blasting is utilized, noise in excess of 100 dBA within 50 feet of detonation would be expected.

- Traffic generated by development of the study area will contribute to noise levels along roadways. Assuming buildout of the Specific Plan area in 2010, the Federal Highway Administration (FHW A) Traffic Noise Prediction Model predicted that the 65 dBA Ldn noise contour was predicted to be 858 feet from the centerline of U.S. Highway 50. Within the Specific Plan area, the predicted distance to the 65 dBA Ldn contour was predicted to range from 138 to 166 feet from the centerline of Bass Lake .Road.

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. Due to the increase in surrounding development in the area, an increase in the number of potential noise sources, particularly traffic noise, has occurred. The project site is adjacent to Sienna Ridge Road; however, Sienna Ridge Road does not carry heavy vehicle traffic in the area that exceeds noise level standards. The nearest point on the project site to Bass Lake Road is located over 600 feet away, and intervening topography exists between the proposed project site and Bass Lake Road, which would provide substantial noise attenuation for traffic noise levels at the site.

Figure H2 of the BLRSA EIR indicates that the normally acceptable outdoor noise level for single-family residential uses is 60 dB Ldn. Figure H3 of the BLRSA EIR shows the 65 dB Ldn contours for the two noisiest roadways in the Plan area, US 50 and Bass Lake Road. In this figure, the outer edge Bass Lake Road's 65 dB Ldn contour extends across the western frontage of the project site. However, Figure H3 reflects an old alignment for Bass Lake Road. Bass Lake Road, as built today, is shifted to the west, such that the 65 dB Ldn contour is well away from the proposed project site.

Construction noise impacts were analyzed in the BLRSA EIR. The Board of Supervisors found this to be a potentially significant impact that would be mitigated to less than significant with implementation of Mitigation Measure H01 and with limitations on grading set by the BLHSP.

Changes in Information

As discussed above, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to noise. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to noise or specifically to the proposed project from what has been previously analyzed.

Conclusion

As described above, changes introduced by the proposed project and/or new circumstances relevant to the project would not, as compared to the 1992 BLRSA EIR, and 1995 Addendum, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Compliance with BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The BLHSP includes a circulation plan which identifies the locations and sizes of all major streets in the BLHSP area. The BLHSP also includes a Noise Contour Map, which identifies the locations of the future 65 CNEL noise contour along Bass Lake Road and U.S. Highway 50. The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 3.3, Residential Development Standards

5. Villages shall be separated from Bass Lake Road and local collector street pavement by landscape easements and unpaved· right-of-way areas or berms which conform LO Section 8.6 of the Design Guidelines, and the El Dorado Hills CSD Landscaping Guidelines.

Specific Plan Section 4.13, General Circulation and Trail Standards

8. Local streets within villages shall be designed to facilitate internal circulation and discourage through traffic.

Specific Plan Section 5.1, General Public Services and Facility Standards

1. Public facilities, such as fire stations and utility substations, shall be located, designed, and oriented in a manner which is harmonious with adjoining residential development and reduce impact associated with noise, night time illumination, and odors (See Section 8.9 of the Design Guidelines).

Specific Plan Section 6.1, Grading Standards

Refer to Section 6.0, Grading Plan, which contains provisions to limit grading, thus reducing construction noise impacts.

10. All grading shall conform to the County Grading Ordinance and Subdivision Design and Improvement Manual (Hillside Regulations).

Specific Plan Section 7.1, Noise Standards

l. Interior and exterior noise levels for transportation sources shall not exceed levels contained in the Public Health, Safety, and Noise Element of the El Dorado County General Plan.
2. Tentative subdivisions which propose lots within the future 65 decibel Ldn contour lines shown along U.S. Highway 50 and Bass Lake Road in Figure 7-1, Noise Contour Map, shall submit acoustical analyses consistent with General Plan Noise Element policies and procedures.
3. Setbacks, berms, and/or other noise attenuation measures capable of reducing street and highway noise levels to standards contained in the Noise Element of the General Plan shall be provided where required in all residential areas and schools. Prohibiting the creation of additional housing units within the 65 dB/CNEL noise contour shall occur as an alternative to using sound walls to mitigate noise related impacts. A setback of at least 50 feet for residential units from Bass Lake Road shall be provided.
4. All noise attenuation structures and landscaping shall adhere to a common design theme outlined in Section 8.6. I of the Design Guidelines.

Specific Plan Section 8.6.1, Streetscape

4. Where possible, earthen berms shall be employed in lieu of fences and walls in order to provide both noise attenuation and privacy. Where berms are used, particular attention shall be given to ensuring that storm drainage is not impaired.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

H01 Construction activity commonly occurs in developed or developing residential areas. Practical considerations and common sense have, in practice, minimized noise impacts to already occupied homes. All construction equipment is subject to established performance regulations which include adequate mufflers, enclosure panels, or other noise suppression attachments as appropriate. However, should the need arise, construction noise is subject to regulation through existing ordinances. In instances where difficulties arise, the County has the authority to restrict the hours that noisy activities can be conducted to 7am- 7pm weekdays, and 8am-Spm weekends. In instances of exceptional noise, such as blasting, a special County permit may be required and warning or temporary relocation of neighbors may be necessary.

H02 As individual projects are proposed within the study area, they will be subjected to an environmental review. This review will include the determination of the need for further noise analysis. This analysis will include, as appropriate, an on-site noise assessment to determine the actual location of noise contours. In situations where the predicted 65 dB(A) noise contour falls outside of the roadway right of way and within residential property, projects will be required to implement measures to reduce the noise to the recognized standards 1ncluded in the El Dorado County General Plan Noise Element. Typical measures which may be implemented include setbacks, sound walls, and landscaped berms. In some instances, noise attenuation of individual residential units will be most appropriate. Construction techniques which may be utilized to reduce

interior noise levels include in wall insulation, double pane windows, properly sealed joints, and placement of bedrooms away from noise sources. In accordance with State standards, residential housing must attain interior noise levels of less than 45 dB.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
13. Population and Housing. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	BLRSA Program EIR, pg. I-10 to I-11 Addendum, pg. 43	No	No	No	N/A
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Addendum, pg. 43	No	No	No	N/A
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Addendum, pg. 43	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. Based on the maximum buildout projections per current BLHSP land use designations for the project site and gross acreage, the site could consist of approximately 60 high-density residential units and approximately 41 medium-density residential units, for a total of approximately 101 dus.[25] However, Figure 3-2, Conceptual Site Plan, of the BLHSP, shows a total conceptual lot count for the project site of 92 dus. Therefore, the proposed 90-unit project is consistent with the density and population anticipated for the site in the BLHSP. The parcel to the north of the site (APN 115-400-09, identified as Parcel 66 of the BLHSP) is included as part of the proposed project for annexation into EID's service area in order to avoid the creation of a "peninsula" property and to provide for Emergency Vehicle Access. Although the parcel is within the BLHSP and designated for residential development, with an allowable maximum of approximately 30 dwelling units, development of the parcel is not proposed at this time.

[25] 14.9 acres of H4PD x 4du/ac (max) = 60 dus
23.2 acres of MPD x 1.75du/ac (max) = 41 dus

Changes in Circumstances

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. As a result of the nearby development, an increase in the number of housing units and population has occurred in the project vicinity. However, new regulations or other circumstances that would require new analyses for the project have not occurred since the BLRSA Program EIR or BLHSP Addendum was prepared. In addition, the proposed project would be consistent with what has been anticipated for development on the site.

Changes in Information

The BLRSA Program EIR assumed that the persons per household for future single-family housing would be 3.3 persons per household. Using that assumption, an estimated total of 2,901 single-family residential units was anticipated to be developed in the area at full buildout, which correlated to a projected 9,573 total population of the area at full buildout. However, when the BLHSP Addendum was prepared, the County reduced the persons per household assumption from 3.3 to 2.66. The total project housing units for the area was also reduced as part of the BLHSP Addendum to 1,458. Thus, the projected population of the area was reduced from 9,573 to 3,878. Accordingly, the projected amount of housing and population for the area decreased from what was anticipated in the BLRSA Program EIR due to the BLHSP. The proposed project is consistent with the intensity of development anticipated for the project site in the BLHSP.

New information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to population and housing or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents, related to population and housing.

Specific Plan Standards:

None.

Prior CEQA Mitigation Measures:

None.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
14. Public Services. Would the project:					
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	BLRSA Program EIR, pg. K-13 to K-14 Addendum, pg. 57-58	No	No	No	Yes
Police protection?	BLRSA Program EIR, pg. K-12 to K-13 Addendum, pg. 57-58	No	No	No	Yes
Schools?	BLRSA Program EIR, pg. K-17 to K-20 Addendum, pg. 61-62	No	No	No	Yes
Parks?	Addendum, pg. 45-46	No	No	No	Yes
Other public facilities?	Not addressed	No	No	No	N/A

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with public services.

Changes in Circumstances

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. As a result of the nearby development, an increase in demand for fire protection, police protection, schools, parks, and other public facilities and/or services has occurred. In the case of fire protection, El Dorado Hills Fire Station No. 86 has been built southwest of the project site, near the intersection of Bass Lake Road and Silver Dove Way, consistent with the findings of the BLRSA EIR. The project is consistent with the density anticipated for the project site in the BLHSP; therefore, an increase in the severity of previously anticipated public services impacts would not occur as a result of the project.

Mitigation Measure K05 from the 1992 BLRSA EIR states that the Sheriff's Department is funded through the County General Fund, and that the County Board of Supervisors has the responsibility to allocate funds to maintain an adequate level of service. The population resulting from buildout of the project is consistent with what was anticipated for the site in the previous CEQA documents.

With respect to schools, the project would not result in a demand on schools not previously anticipated for the area. In addition, the applicant will be required to pay school impact fees, which is deemed sufficient mitigation per State Law (SB 50).

It should be noted that the BLHSP resulted in a decrease in average household size, which would result in a reduction in the projected population of the Bass Lake Hills study area from 9,573 persons per the BLRSA Program EIR to 3,776 persons per the BLHSP Addendum. The decrease in projected population for the area corresponds to a decreased demand for and impacts related to public services from what was anticipated in the BLRSA Program EIR due to the BLHSP. Overall, the proposed project would not result in any new circumstances that would result in new significant impacts or substantially more severe impacts from what has been anticipated for development of the site related to public services.

Changes in Information

As discussed above, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to public services. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to public services or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents, related to public services. Compliance with the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 5.6.2, Recreation Facility Standards

3. Parks would be landscaped with drought tolerant and fire resistant plant species, excluding lawn areas, to the maximum extent possible to reduce irrigation and maintenance requirements.
6. Parks would be designed to front along at least two roads to facilitate security surveillance and public access.

Specific Plan Section 5.7.1, Open Space Policies

5. Public open space areas would be accessible to fire suppression equipment to the satisfaction of the fire department.

Specific Plan Section 5.8.1, Fire Protection Policies

1. Tentative maps may be approved only after fire department determines that adequate fire protection services would be provided.

In addition, the BLHSP proposes the location of a fire station site which could be acquired by the fire department and developed with a fire station when deemed necessary. Financing is addressed in the BLHSP.

Specific Plan Section 8.5.1, Open Space Policies

5. Fuel modification zones represent a physical separation between non-irrigated natural open spaces and the built environment created by the installation of plant materials which are fire resistant. The purpose of such zones is to reduce the hazard of wildfires and to allow for a naturalized, visual transition between developed areas and natural open space.

Specific Plan Section 5.5, Schools

As shown in Figure 3-1 of the Plan, Specific Plan Land Use Diagram, the Plan designated a site reservation for an elementary school in accordance with the needs identified in the EIR. Final school site selection is the responsibility of the school districts. School site selection and design would be encouraged to adhere to policies set forth in Section 8.9 and 9.1.7 of the Plan.

Specific Plan Section 9.1.7, Land Dedications and Encumbrances

The school site reservation, as depicted in the Plan and approved by the State Office of Legislative Affairs (OLA), would be shown on the effected tentative subdivision maps and would be offered for dedication to the applicable school district, in conjunction with the subdivision approval process. The site would be purchased by the area-wide assessment district, or other arrangement dedicated to the school district.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

K05 The Sheriff's Department is funded through the County General Fund. The County Board of Supervisors has the responsibility to allocate funds to maintain an adequate level of service.

K06 The El Dorado Hills Fire Department is supported by development fees and is a self-supporting enterprise fund with a property tax base. For this reason, there will be no net impact on the County General Fund. The development fee of $308 per dwelling unit would generate $893,508 which should cover capital costs for structure and equipment for the needed new station.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
15. Recreation. Would the project:					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Addendum, pg. 45-46	No	No	No	Yes
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Addendum, pg. 45-46	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site per the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. The project tentative map includes a level of detail greater than that which was identified for the project area in the BLHSP. The tentative map includes six open space lots, totaling 10.78 acres. Within some of these open space lots is a 3-foot wide meandering path, which traverses along the on-site intermittent drainage. The proposed pedestrian trail, and its location within dedicated open space areas, is consistent with the General Circulation and Trail Standards of the BLHSP.

Changes in Circumstances

Because the proposed project would be consistent with what has been anticipated for development on the site, the associated increase in demand for recreational facilities has been analyzed in the BLRSA Program EIR or BLHSP Addendum. The BLHSP identified the need for a total of 24 acres of park within the specific plan boundaries. Figure 5-5 of the BLHSP identifies planned park and open space locations within the boundaries. A park site is not planned for the proposed Bass Lake North project site. Notwithstanding this, the applicant is required to pay park fees in accordance with County ordinance requirements. Overall, the proposed project would not result in any new circumstances that would result in new significant impacts, or substantially more severe impacts from what has been anticipated for development of the site, related to recreation.

Changes in Information

New information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to public services or specifically to the proposed project from what has been previously analyzed.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents related to recreation. It should be noted that the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 4.13, General Circulation and Trail Standards

3. Pathways would be constructed at locations convenient to residential lots to facilitate pedestrian travel to open space trails, local streets, local collectors, and Bass Lake Road. Such pedestrian and bike lane connections would be located and protected to restrict access to adjoining private property.
6. Where practical and compatible, pedestrian paths would be constructed in open space to separate pedestrians from motor vehicles.
7. The Mormon Carson Trail, an off-road pedestrian/equestrian/bicycle trail connecting the eastern and western boundaries of the Plan area, would be created within the approximate alignment of the historic Clarksville Toll Road (In certain instances, this alignment may coincide with the current alignment of Country Club Drive). To facilitate access to the trail, a parking lot capable of containing approximately ten vehicles would be created at the eastern end of Country Club Drive, at the Plan area boundary. The Trail and the park-and-ride lot would be constructed to allow joint use of the parking facilities. These improvements would be funded by the area-wide assessment district and built during the improvements to Country Club Drive.
11. Parks and open space shown on the Specific Plan Land Use Diagram and Parks and Open Space Plan would be linked by a pedestrian and bicycle circulation system.

Specific Plan Section 5.6.2, Recreation Facility Standards

1. Parks would be sized and contain the recreation facilities consistent with the requirements of the El Dorado Hills CSD Recreational Facilities Master Plan to serve the needs of nearby residents.
2. Whenever possible, school sites should be located adjacent to park sites. Joint use agreements between the El Dorado Hills CSD and the school districts are encouraged in order to allow the sharing of costs and operational responsibilities. In such instances, recreation amenities, including play equipment should be coordinated to minimize duplication. Such facilities would be subject to Table 1 of Appendix 1 of the El Dorado Hills CSD, Recreational Facilities Master Plan.

3. Parks would be landscaped with drought tolerant and fire resistant plant species, excluding lawn areas, to the maximum extent possible to reduce irrigation and maintenance requirements.
6. Parks would be designed to front along at least two roads to facilitate security surveillance and public access.
7. All parks within the Plan area would be offered for public dedication in accordance with the El Dorado Hills CSD Recreational Facilities Master Plan Facility Standards. Parks would be developed concurrently with residential development.
8. Park locations would be determined through the approval of planned developments (PDs) and installed at the time of final map approval.
9. Important natural features within park sites, such as oak trees and stream and drainage corridors, should be preserved and incorporated into the park development.

Specific Plan Section 5.7.1, Open Space Policies

4. All pedestrian paths and trails would be designed in accordance with standards contained in the El Dorado County Hiking and Equestrian Trails Master Plan.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

I02 El Dorado County ordinances require an agreement with the Board of Supervisors as to the manner in which the park requirements are met. This may be land dedication, payment of fees, or a combination of both.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
16. Transportation/Traffic. Would the project:					
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Addendum, pg. 49 to 51	No	No	No	Yes
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	BLRSA Program EIR, pg. J-19 to J-21 Addendum, pg. 49 to 51	No	No	No	Yes
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	EIR N/A Addendum N/A	No	No	No	Yes
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Not Addressed	No	No	No	N/A
e. Result in inadequate emergency access?	Not Addressed	No	No	No	N/A
f. Result inadequate parking capacity?	BLRSA Program EIR, pg. J-21 Addendum, pg. 50	No	No	No	Yes
g. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Addendum, pg. 49 to 50	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. In accordance with the conditions of approval for the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*, dated January 2016 and adopted on April 28, 2016, the proposed project applicant is required to construct the first 100 spaces for the off-site Park and Ride facility assumed for buildout in the BLHSP. Impacts associated with buildout of the Park and Ride facility have already been addressed in the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance*. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with transportation/traffic.

Changes in Circumstances

The majority of the BLHSP area, including the proposed project site, is undeveloped and remains essentially the same as at the time the BLRSA Program EIR was prepared. The primary change in the setting of the area is associated with the continued development of lands surrounding the BLHSP area. Due to the increase in surrounding development in the area, an increase in vehicular traffic has occurred in the surrounding area. The BLRSA Program EIR anticipated that the undeveloped portions of the BLRSA area would be converted from seasonal grazing land to urbanized residential uses. As such, the traffic conditions of buildout of the BLRSA and BLHSP were analyzed, including buildout of the proposed project in the previous CEQA analyses. The proposed project would not modify the intended use of the site. Therefore, the proposed project would not be expected to result in any new significant impacts or substantially more severe impacts related to transportation/traffic from what has been anticipated for development of the site.

In order to confirm that development of the proposed project site would not result in any new impacts or an increase in the severity of a previously identified impact related to transportation/traffic, a Traffic Impact Analysis was prepared for the proposed project,[26] as well as an addendum to the Traffic Impact Analysis.[27]

The Traffic Impact Analysis and associated Addendum focused on whether the increase in traffic related to the proposed project would cause unacceptable conditions at the following three study intersections:

1. Bass Lake Road and Hawk View Road
2. Bass Lake Road and Hollow Oak Road
3. Bass Lake Road and US 50 Westbound Ramps

[26] T. Kear Transportation Planning & Management, Inc. Engineering & Surveying. *Traffic Impact Analysis: Bass Lake North El Dorado Hills, California*. September 10, 2014.
[27] T. Kear Transportation Planning & Management, Inc. Engineering & Surveying. *Bass Lake North Traffic Impact Analysis Addendum*. March 2016.

Delay, level of service, and peak-hour signal warrants were evaluated at the intersections. Traffic signal warrants are a series of standards that provide guidelines for determining if a traffic signal is appropriate. Level of service (LOS) is a qualitative indication of the level of delay and congestion experienced by motorists using an intersection. LOS is designated by the letters A through F, with A being the best conditions and F being the worst (high delay and congestion).

County General Plan Circulation Policy TC-Xd provides that LOS for County-maintained roads and State highways within the unincorporated areas of the County shall not be worse than LOS E in the community regions or LOS D in the rural centers and rural regions, unless specifically exempted. The study intersections of Bass Lake Road with Hawk View Road and Hollow Oak Road are within the El Dorado Hills community region and must operate at LOS E or better. The study intersection of Bass Lake Road with the westbound US 50 ramps falls outside of the General Plan community regions and must operate at LOS D or better. In addition, if any County road or State highway fails to meet the County standards for peak hour LOS or volume/capacity ratios under existing conditions, and the project would "significantly worsen" conditions on the road or highway, then the impact could be considered significant. The term, "significantly worsen" is defined for the purpose of this paragraph according to General Plan Policy TC-Xe as follows:

A. A two percent increase in traffic during the AM peak hour, PM peak hour, or daily;
B. The addition of 100 or more daily trips; or
C. The addition of 10 or more trips during the AM peak hour or the PM peak hour.

The Traffic Impact Analysis included analysis of the Existing 2014 Condition, Existing 2014 Plus Project Condition, Existing Plus Approved Projects (EPAP) Condition, and EPAP Plus Project Condition. A summary of the Traffic Impact Analysis results is provided below.

Existing 2014 Condition LOS

The LOS results for the study intersections under Existing 2014 Conditions are shown in Table 7. As shown in the table, all study intersections currently operate acceptably during both the AM and PM peak hour.

Table 7
Existing 2014 Intersection Delay and LOS

Intersection	AM Existing 2014		PM Existing 2014	
	Delay (seconds)	**LOS**	**Delay (seconds)**	**LOS**
1. Bass Lake Road and Hawk View Road*	0.2 (17.2)	A (C)	0.1 (15.7)	A (C)
2. Bass Lake Road and Hollow Oak Road*	2.7 (31.1)	A (D)	0.6 (16.4)	A (C)
3. Bass Lake Road and US 50 Westbound Ramps*	1.2 (11.2)	A (B)	2 (15.5)	A (C)

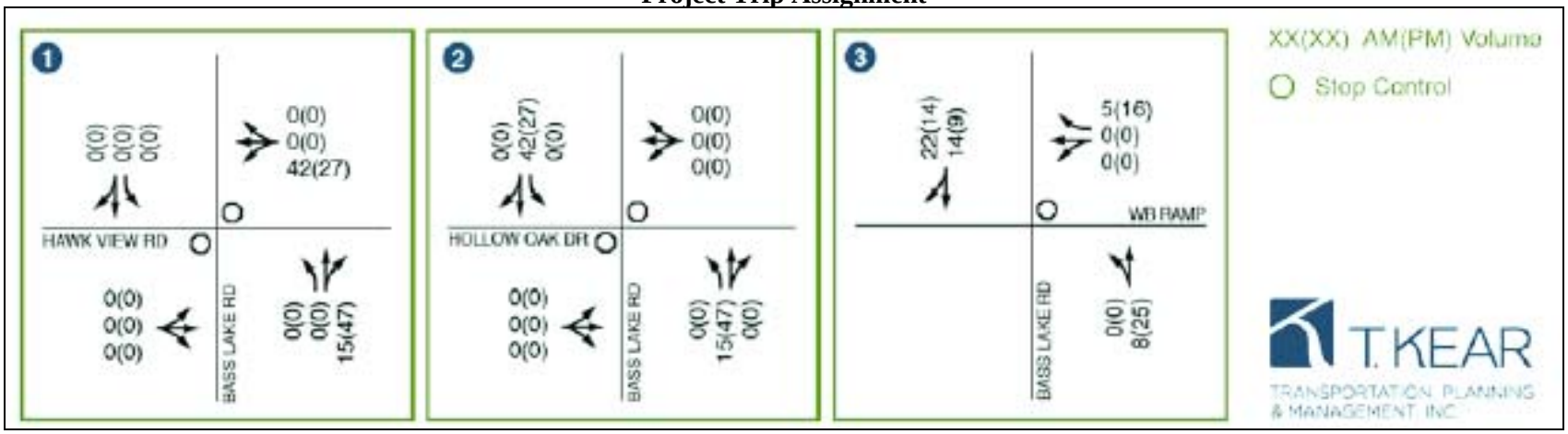
* Two way stop controlled intersections – Intersection average delay and LOS is reported first, followed by the delay and LOS for the worst minor street approach movement in parentheses.

Source: T. Kear Transportation Planning & Management, Inc., 2014.

Proposed Project Trips

The proposed project is anticipated to generate 953 daily trips, including 75 AM peak-hour trips (20 entering, 56 leaving) and 97 PM peak-hour trips (62 entering, 35 leaving). Approximately 40 percent of project traffic is expected to access the project site from the west using US 50, and 25 percent from the east using US 50. Another 10 percent would access the project site using Country Club Drive from the east, with the remaining 25 percent accessing the site from the northeast and northwest using Bass Lake Road and Serrano Parkway. Based on the anticipated trip distribution, the project trips were assigned to the study intersections as shown in Figure 14.

Figure 14
Project Trip Assignment



Existing 2014 Plus Project Condition LOS

The proposed project's estimated peak hour trips were added to the Existing 2014 Conditions and the resultant lane geometry and turn movements are shown in Figure 15, and the delay and LOS results are presented in Table 8. As shown in the table, all intersections would continue to operate at acceptable delay and LOS under the Existing 2014 Plus Project Condition.

Figure 15
Existing 2014 Plus Project Lane Geometry and Turn Movements

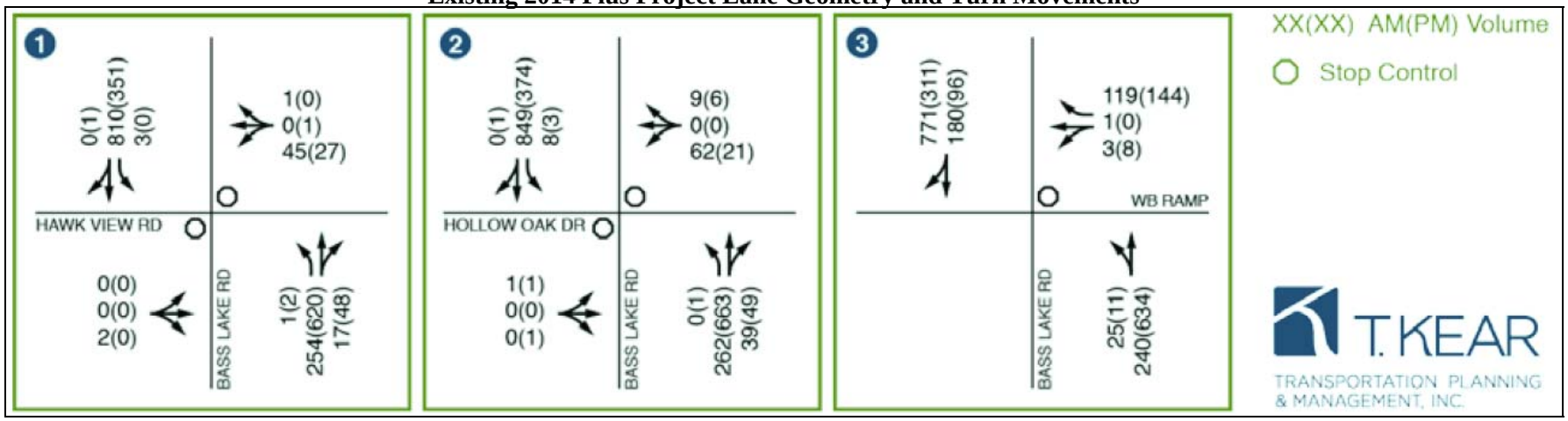


Table 8
Existing 2014 Plus Project Intersection Delay and LOS

Intersection	AM Existing 2014		PM Existing 2014		AM Existing 2014 Plus Project		PM Existing 2014 Plus Project	
	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS
1. Bass Lake Road and Hawk View Road*	0.2 (17.2)	A (C)	0.1 (15.7)	A (C)	1.9 (26.7)	A (D)	2 (21.9)	A (C)
2. Bass Lake Road and Hollow Oak Road*	2.7 (31.1)	A (D)	0.6 (16.4)	A (C)	2.8 (34.4)	A (D)	0.6 (17.3)	A (C)
3. Bass Lake Road and US 50 Westbound Ramps*	1.2 (11.2)	A (B)	2 (15.5)	A (C)	1.2 (11.4)	A (B)	2.2 (16.7)	A (C)

* Two way stop controlled intersections – Intersection average delay and LOS is reported first, followed by the delay and LOS for the worst minor street approach movement in parentheses.

Source: T. Kear Transportation Planning & Management, Inc., 2014.

EPAP (2027) and EPAP (2027) Plus Project Condition LOS

In coordination with El Dorado County staff, a Traffic Impact Analysis addendum was prepared in order to reanalyze the Bass Lake Road/Hawk View Road and Bass Lake Road/Hollow Oak Road intersections under EPAP (2027) conditions, using micro-simulation in order to determine whether installation of unwarranted traffic signals would be necessary for the proposed project.

The El Dorado County Traffic Impact Study Guidelines allow for the use of SimTraffic microsimulation as flows reach over-capacity conditions and queues begin to spill back. The Side-Street-Stop-Controlled approaches of Hawk View Road and Hollow Oak Road are near to overcapacity given the

relatively high peak-hour flows on Bass Lake Road. SimTraffic models of the existing conditions were prepared and tested using SimTraffic default values for gap acceptance, vehicle performance, and driver behavior to make sure that the default values adequately recreated existing conditions in accordance with FHWA guidance[5]. All SimTraffic models were run ten times in accordance with procedures in the November 2014 El Dorado County Transportation Impact Study Guidelines. Reported results are the average delay from all ten runs. The peak-hour factor for the westbound Hollow Oak Road approach to Bass Lake Road for the AM peak-hour in 2027 was increased from 0.59 under observed conditions to 0.83 to account for the traffic growth from the Bell Ranch and Bell Woods projects.

The EPAP (2027) Condition analysis used lane configurations from the Existing 2014 Conditions scenario, and turning movements derived from existing traffic counts, growth factors from the Travel Demand Model, which assumed Hawk View, Bell Woods, and Bell Ranch to be constructed, and the National Cooperative Highway Research Program Report 255 adjustment procedures. In addition, the Silva Valley Interchange was accounted for in the EPAP Condition. The Bass Lake Road interchange and Country Club Drive improvements required for the Hawk View, Bell Woods, and Bell Ranch developments were assumed to be constructed within the EPAP timeframe and, thus, were accounted for in the EPAP Condition. The turning movements and lane configurations for the EPAP (2027) Condition are presented in Figure 16, and the delay and LOS are presented in Table 9. As shown in the table, all study intersections would operate at LOS D or better under EPAP (2027) Conditions.

Figure 16
EPAP (2027) Lane Geometry and Turn Movements

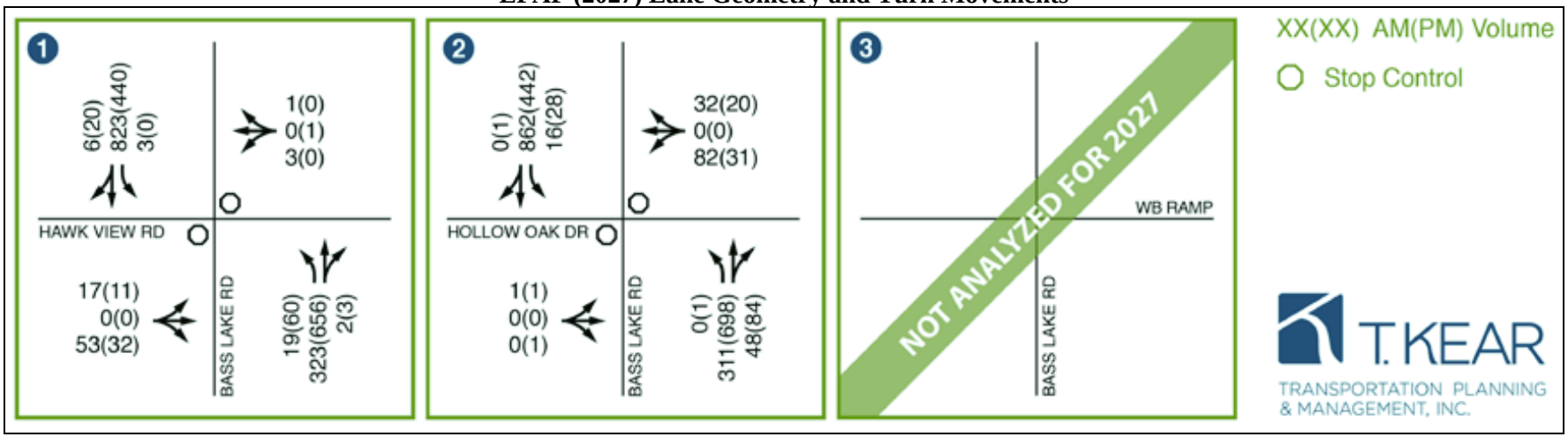


Table 9 EPAP (2027) Intersection Delay and LOS				
	AM EPAP (2027)		PM EPAP (2027)	
Intersection	Delay (seconds)	LOS	Delay (seconds)	LOS
1. Bass Lake Road and Hawk View Road*	4.7 (15.4)	A (C)	0.1 (6.1)	A (A)
2. Bass Lake Road and Hollow Oak Road*	7.2 (29.3)	A (D)	5.2 (11.9)	A (B)
* Two way stop controlled intersections – Intersection average delay and LOS is reported first, followed by the delay and LOS for the worst minor street approach movement in parentheses. *Source: T. Kear Transportation Planning & Management, Inc., 2016.*				

Peak-hour traffic associated with the proposed project was added to the EPAP (2027) Condition traffic volumes, delay, and LOS. Figure 17 shows the turning movements and lane configurations for the EPAP (2027) Plus Project Condition, and the delay and LOS results are presented in Table 10. As shown in the table, neither intersection would exceed the El Dorado County LOS E threshold for community regions.

Figure 17
EPAP (2027) Plus Project Lane Geometry and Turn Movements

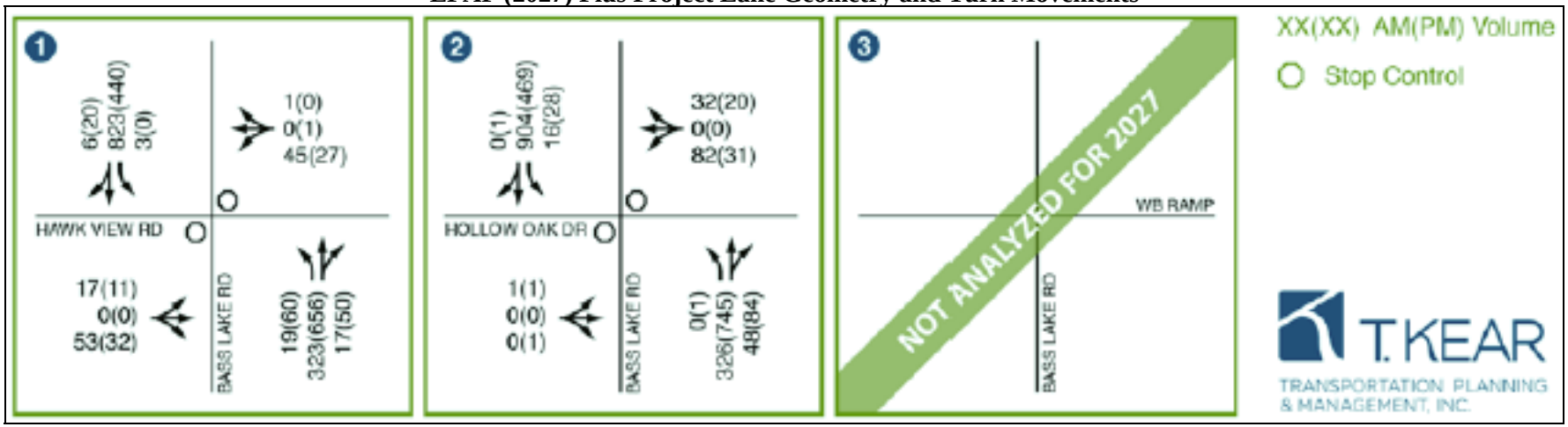


Table 10
EPAP (2027) Plus Project Intersection Delay and LOS

Intersection	AM EPAP (2027)		PM EPAP (2027)		AM EPAP (2027) Plus Project		PM EPAP (2027) Plus Project	
	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS
1. Bass Lake Road and Hawk View Road*	4.7 (15.4)	A (C)	0.1 (6.1)	A (A)	7.0 (35.6)	A (E)	4.2 (21.8)	A (C)
2. Bass Lake Road and Hollow Oak Road*	7.2 (29.3)	A (D)	5.2 (11.9)	A (B)	7.7 (39.0)	A (E)	5.5 (12.8)	A (B)

* Two way stop controlled intersections – Intersection average delay and LOS is reported first, followed by the delay and LOS for the worst minor street approach movement in parentheses.

Source: T. Kear Transportation Planning & Management, Inc., 2016.

Both the delay and volume portions of the peak hour signal warrant were verified under EPAP 2027 conditions, both with and without the proposed project, for the two stop-controlled intersections as part of the addendum to the Traffic Impact Analysis. As shown in the results presented in Table 11, the intersections would not meet the peak hour signal warrant in 2027.

Table 11
EPAP (2027) Peak-Hour Signal Warrant Analysis Results[1]

Condition	Intersection	Major Street Volume (VPH)[2]	Major Street Volume (VPH)[3]	Warrant Met?	Part A (Delay) Warrant Met?	Part B (Volume) Warrant Met?
EPAP (2027)	1. Bass Lake Road and Hawk View Road	1,176 (1,179)	70 (43)	N	no (no)	no (no)
	2. Bass Lake Road and Hollow Oak Road	1,193 (1,202)	115 (53)	N	no (no)	no (no)
EPAP (2027) Plus Project	1. Bass Lake Road and Hawk View Road	1,237 (1,294)	70 (43)	N	no (no)	no (no)
	2. Bass Lake Road and Hollow Oak Road	1,254 (1,328)	115 (53)	N	no (no)	no (no)

[1] PM peak hour shown in parentheses.
[2] Total of both major street approaches.
[3] Higher volume minor street approach.

Source: T. Kear Transportation Planning & Management, Inc., 2016.

Bass Lake Road and US 50 Westbound Ramp Intersection

The September 2014 TIA showed that under the EPAP 2019 Plus Project scenario, the Two-Way-Stop-Controlled Bass Lake Road/US 50 westbound ramp intersection was anticipated to operate at an acceptable level-of-service B during the morning and D during the evening (based on a Synchro 8 model). This intersection is located outside of the community region and is subject to the General Plan's level-of-service D threshold for rural regions. The Manual On Uniform Traffic Control Devices states that meeting one or more signal warrants shall not in itself require signalization, and that a signal should not be installed unless an engineering study indicates that the signal will improve the overall safety and/or operation of the intersection.

While the Bass Lake Road/US 50 westbound ramp intersection met the peak-hour signal warrant, signalization was not recommended because the signal was not necessary to improve traffic operations.

A 2025 analysis of the Bass Lake Road interchange prepared for Hawk View, Bell Woods, and Bell Ranch evaluated 2025 conditions with the 281 units associated with that group of projects, plus an additional 534 dwelling units in the Bass Lake Hills Specific Plan Area. That analysis effectively included the 90 dwelling units in Bass Lake North, plus an additional 444 dwelling units. That study found that the Two-Way-Stop-Controlled intersection would continue to operate at an acceptable level C during the AM and PM peak hour (based on SimTraffic 8 micro-simulation). This analysis is hereby incorporated by reference into this Addendum.[28]

A related analysis for the relocation of Country Club Drive[29] evaluated the same 2025 land use assumptions (Hawk View, Bell Woods, and Bell Ranch plus an additional 534 dwelling units) and the relocation of Country Club Drive to add approximately one-thousand feet between the Bass Lake Road/Country Club Drive intersection and the Bass Lake Road interchange. That study found that the Two-Way-Stop-Controlled intersection would continue to operate at an acceptable LOS B during the morning and C during the evening.

The results from the June 2015 memorandum analyzing the Bass Lake Road/US 50 westbound ramp intersection in 2025 are used as a conservative estimate of the 2027 delay and level of service with the Bass Lake North project. The estimate is considered conservative because it reflects 444 additional dwelling units in the Bass Lake Hills Specific Plan Area, and proportionately higher traffic flows through the Bass Lake Road/US 50 westbound ramp intersection.

Conclusion

Based on the information above, all study intersections are anticipated to operate at an acceptable LOS under Existing Plus Project and EPAP Plus Project scenarios. In addition, none of the study intersections would meet the peak hour signal warrant under Existing 2014 Conditions with or without the project. The proposed project would still be required to pay applicable traffic impact mitigation fees per the BLHSP PFFP. Overall, the proposed project would not result in any new circumstances that would result in new significant impacts, or substantially more severe impacts from what has been anticipated for development of the site, related to transportation/traffic.

Changes in Information

As discussed above, the proposed project would not cause any study intersections to operate at unacceptable LOS or to meet peak hour signal warrants. The proposed project is consistent with what has been anticipated for development of the site. In addition, the proposed project would be required to pay applicable traffic impact mitigation fees per the BLHSP PFFP. Therefore, overall, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to transportation/traffic. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to transportation/traffic or specifically to the proposed project from what has been previously analyzed.

[28] T. Kear Transportation Planning and Management. *Ten-Year 2025 Bass Lake Road Interchange Interim Improvements Traffic Operations Analysis*. January 2015.
[29] T. Kear Transportation Planning and Management. *Bass Lake Hills Phase 1a Traffic Operations with Relocation of Country Club Drive Memorandum*. June 2015.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents, related to transportation/traffic. Compliance with the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

None.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

- Construction of Proposed Improvements to Bass Lake Road and Highway 50 Interchange
- Construction of Village Green Parkway from El Dorado Hills to Bass Lake Road
- Construction of new Bass Lake Road alignment from north of Bass Lake to Green Valley Road
- Widening of Bass Lake Road from Village Green Parkway to Highway 50

BLHSP Addendum

GO4 Provision of turn out lane(s), bus stop shelters, or other infrastructure necessary to facilitate extension of transit services to the study area. Individual projects will provide turn out lane(s), bus stop shelters, or other infrastructure necessary to facilitate extension of transit services to the study area. The location, number, and design of these facilities will be established based on consultation with RT and the El Dorado County Department of Public Works. The required facilities will be identified on Tentative Maps and identified as conditions of approval of the various projects.

JOl Specific Roadway improvements, beyond those required irrespective of the Project, will be provided to accommodate project traffic. Roadway improvements, beyond those required to serve Future Without Project conditions, will be provided to accommodate project traffic. Even with these improvements, Highway 50 is predicted to remain at LOS E, and Bass Lake Road would deteriorate to LOS F. Developments in the Bass Lake study area will provide construction and/or funding to construct individual improvements required by those projects. These improvements include:

- Bass Lake Road at Hollow Oak Road: signalization will provide LOS C.
- Bass Lake Road at Stone Hill Road: signalization will provide LOS C.
- Bass Lake Road at Country Club Drive:

    - add left-turn lanes to the SB and EB approaches.
    - add dual left- turn lanes to the NB approach.
    - add a second left- turn lane to the WB approach.
- Bell Ranch at Country Club Drive: this intersection will be created with an EB left turn pocket.
- Bass Lake Road at Highway 50:
    - addition of a third northbound lane on Bass Lake Road under Highway 50.
    - installation of a two phase signal at each ramp intersection will be required.

J02 Developments within the Bass Lake study area will pay County transportation fees, participate in an Area of Benefit, or other similar financing mechanism to provide required transportation facilities.

The EIR also describes one “planning consideration”, which is recommended for implementation in order to reduce transportation impacts, as follows:

- Development of a "Park & Ride" facility near the intersection of Bass Lake Road and Country Club Drive should be required in conjunction with development of the area. Such a facility should be identified earl y in the planning process to ensure adequate space is reserved prior to development. Individual projects could be assessed a prorated portion of the costs associated with establishment of this facility.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
17. . Utilities and Service Systems. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	BLRSA Program EIR, pg. K-6 to K-9	No	No	No	Yes
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	BLRSA Program EIR, pg. K-1 to K-9	No	No	No	Yes
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	BLRSA Program EIR, pg. E-1 to E-5; E-9 to E-11	No	No	No	Yes
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	BLRSA Program EIR, pg. K-1 to K-6	No	No	No	Yes
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	BLRSA Program EIR, pg. K-6 to K-9	No	No	No	Yes
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	BLRSA Program EIR, pg. K-15 to K-16	No	No	No	Yes
g. Comply with federal, state, and local statutes and regulations related to solid waste?	BLRSA Program EIR, pg. K-15 to K-16	No	No	No	Yes
h. Use substantial amounts of fuel or energy, or result in a substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	BLRSA Program EIR, pg. K-9 to K-11	No	No	No	Yes
i. Result in the need for new, or substantial alteration to, electricity, natural gas, or communications systems?	BLRSA Program EIR, pg. K-9 to K-12	No	No	No	Yes

Discussion:

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with utilities and service systems.

The proposed project will be required to annex into the service area of the EID for water and wastewater services. The parcel to the north of the site (APN 115-400-09, identified as Parcel 66 of the BLHSP) is included as part of the proposed project for annexation into EID's service area in order to avoid the creation of a "peninsula" property, though it is not proposed for development at this time. Annexation into the EID's service area is not a change to the project, given that the 1992 BLRSA EIR identified the need for some projects to annex into EID's service area. Mitigation Measure KO1 of this EIR states the following:

> *K01 Those projects which are not currently within the District will be required to petition LAFCO for annexation. As a responsible public agency, LAFCO cannot approve such annexation unless it reasonably concludes that there is adequate guarantee that future water will be available to serve new development. Each project will be required to obtain an "ability to serve" letter from EID. Such a letter cannot be issued until sufficient water supply is available and the moratorium is lifted. Pursuant to Resolution No. 90-39, EID has indicated that it will only issue water meters when new sources of water become available. Consequently, service to the project area will not have a significant impact on the cost of adequacy of service within the District.*

The project site, including Parcel 66, is within EID's Western/Eastern Water Supply Region. The expected water demand for the proposed project is 90 equivalent dwelling units (EDUs). Although not proposed for development at this time, based on the maximum allowable dwelling units, the parcel to the north of the site could require up to approximately 30 EDUs of water. According to the EID's Facility Improvement Letter (FIL) for the project, as of January 1, 2013, 1,935 EDUs of water were available in the Western/Eastern Water Supply Region.[30] Furthermore, according to EID's 2015 Urban Water Management Plan (UWMP), EID is projected to have surplus water supply in average, single-dry, and multiple-dry year scenarios through 2045, after accounting for buildout of the El Dorado County General Plan, which includes the Bass Lake Hills Specific Plan area.[31] Thus, the EID has sufficient water supply to adequately serve the proposed project, as well as the potential future development on the parcel to the north of the site.

In terms of water distribution facilities, a 24-inch water line currently exists in Bass Lake Road, as well as an 18-inch water line in Hollow Oak Drive and a 12-inch water line in Sienna Ridge Road. The proposed project would connect to the existing 12-inch line in Sienna Ridge Road. According to the EID's FIL, the existing system is capable of adequately delivering the required fire flow (1,000 gpm for a two-hour duration while maintaining 20-psi residual pressure) for the proposed project.

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[30] El Dorado Irrigation District. *Facility Improvement Letter (FIL) – Bass Lake North – Annexation*. June 17, 2014.
[31] El Dorado Irrigation District. *2015 Urban Water Management Plan*. Adopted June 27, 2016, Table 7-3.

The proposed project would result in an associated wastewater services demand of 90 EDUs. Although not proposed for development at this time, based on the maximum allowable dwelling units, the parcel to the north of the site could require up to approximately 30 EDUs of wastewater services demand. The Core Facilities Planning Study for the BLHSP identified a new trunk gravity sewer line that is required in order to provide service to the proposed project site. The sewer line would ultimately connect to the 18-inch South Uplands Trunk Sewer located near the proposed Serrano Village C-2 project. According to the EID's FIL, the South Uplands Trunk Sewer line has adequate capacity to serve the proposed project. In order to receive service from this line, an extension of facilities of adequate size must be constructed.

Changes in Circumstances

Impacts to water supply were addressed in the BLRSA Program EIR and found to be significant and unavoidable because water was not available when the BLRSA Final PER was prepared and certified. Circumstances have changed since the 1992 EIR was certified. Water supply has since been authorized for use through the EID under the SWRCB issued Water Right Order WR2002-22 (water right) issued on October 16, 2001. Though the project site and the parcel to the north are outside of EID's current service area, as discussed above, EID's 2015 UWMP determined that the District will have surplus water supply after accounting for future projected development, based upon buildout of the current service area per adopted El Dorado County General Plan land use designations.[32] Given the sufficiency of the District's supplies to serve future projected buildout within its service area, it is anticipated that the EID can adequately serve the proposed project's water demands, once annexed into the District's service area.

Impacts to wastewater service were also addressed in the BLRSA Program EIR and were found to be less than significant with implementation of mitigation measure K02, which requires developers to enter into service agreements with EID. The proposed project would include annexation into the EID service area and would be required to comply with all applicable requirements, conditions, and fees for extension of services. In addition, as discussed above, the EID has indicated that adequate capacity exists to serve the proposed project.

Changes in Information

Because the proposed project would be consistent with what has been anticipated for development on the site, the associated increase in demand for utilities and service systems, including water, sewer, storm drainage, solid waste disposal, and energy, has been analyzed in the BLRSA Program EIR or BLHSP Addendum. The project would not result in any substantial changes in the increase in demand for any of the aforementioned utilities or service systems. Consequently, the proposed project would not cause any new impacts, or previously identified impacts to become more severe than previously analyzed, related to utilities and service systems. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA documents were prepared, has not come to light in relation to utilities and service systems or specifically to the proposed project from what has been previously analyzed.

[32] El Dorado Irrigation District. *2015 Urban Water Management Plan*. Adopted June 27, 2016.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents related to utilities and service systems. It should be noted that the BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum, as presented below, would still be required to be implemented for the proposed project.

Specific Plan Standards:

The standards from the BLHSP applicable to the proposed project are presented below.

Specific Plan Section 5.2.3 Water Conservation Standards

1. Landscaping, excluding lawn areas in all public parks and street rights-of-way, shall be achieved with low water-using native plants and trees and irrigation systems which utilization the best available technology for water conservation and comply with State and local regulations.
2. Construction of residential projects shall be encouraged to utilize low water-using plants and irrigation and plumbing systems which utilize the best available technology for water conservation ad comply with State or local regulations.
3. Established indigenous plants, trees, and shrubs shall be protected as much as possible.
4. Efficient irrigation systems which minimize runoff and evaporation and maximize the water that will reach plant roots shall be utilized; i.e.., drip irrigation, soil moisture sensors and automatic irrigation systems, should be used to the maximum extent possible.

Prior CEQA Mitigation Measures:

The mitigation measures from the BLRSA Program EIR and/or BLHSP Addendum applicable to the proposed project are presented below.

BLRSA Program EIR

K0l Those projects which are not currently within the District will be required to petition LAFCO for annexation. As a responsible public agency, LAFCO cannot approve such annexation unless it reasonably concludes that there is adequate guarantee that future water will be available to serve new development. Each project will be required to obtain an "ability to serve" letter from EID. Such a letter cannot be issued until sufficient water supply is available and the moratorium is lifted. Pursuant to Resolution No. 90-39, EID has indicated that it will only issue water meters when new sources of water become available. Consequently, service to the project area will not have a significant impact on the cost of adequacy of service within the District.

K02 Presently, proposed capacity with programmed expansions are adequate to handle anticipated growth in the near term, as described above. For the long term, other options will need to be examined by EID to assure that capacity for ultimate needs is available. In accordance with EID and PUC regulations, developers will be required to enter into the necessary service agreement(s) with EID. Included in these agreements will be developer installation of conveyance facilities in accordance with EID requirements. Parcels not already within the District will require annexation.

K03 Developers will need to enter into the required agreements with PG&E for the provision of services to the project in accordance with PUC regulations. Developers will need to be responsible for relocation or rearrangement of the existing gas and/or electric facilities required to facilitate each development.

K04 In accordance with Pacific Bell and PUC regulations, developers will be responsible for any relocation costs of existing overhead telephone facilities, and will provide the underground supporting structure to each lot.

Additional Project-Specific Mitigation Measures:

None required.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance?	Prior Environmental Documents Mitigations Implemented or Address Impacts.
18. Mandatory Findings of Significance. Would the project:					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory?	N/A	No	No	No	Yes
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	BLRSA Program EIR, pg. O-1 to O-6	No	No	No	Yes
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	N/A	No	No	No	Yes

Discussion:

Checklist questions 18(a) and (c) listed above have been addressed throughout the discussions within this document. As discussed throughout this document, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in the previous CEQA documents. It should be noted that all applicable BLHSP Standards and previously required mitigation measures from the BLRSA Program EIR and BLHSP Addendum would still be required to be implemented for the proposed project.

The focus of the following discussion relates to only checklist question 18(b) associated with cumulative impacts.

Changes to the Project

The proposed project is consistent with what has been planned for the site pursuant to the BLHSP. In addition, the off-site improvements proposed for the project have been anticipated in the BLHSP. Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant cumulative impacts or substantially more severe cumulative impacts.

Changes in Circumstances

As discussed throughout this document, the proposed project is a residential development that is consistent with the BLHSP. The cumulative analysis within the BLRSA Program EIR and BLHSP Addendum took into consideration buildout of the area, including the proposed project. The proposed project would not modify the intended use of the site pursuant to the BLHSP. Accordingly, the proposed project would not result in any new circumstances that would result in new significant cumulative impacts, or substantially more severe cumulative impacts from what has been anticipated for development of the site.

Changes in Information

As discussed above, the proposed project would not cause any new project-level impacts, or previously identified project-level impacts to become more severe than previously analyzed. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project, and different mitigation measures or alternatives from those previously identified are not proposed or necessary as a result of the proposed project. Therefore, similar to above, because the proposed project is consistent with what is anticipated for buildout of the site, and buildout of the site was considered for the cumulative analysis conducted as part of the BLRSA Program EIR and BLHSP Addendum, the proposed project would not result in any new information of substantial importance, or new information which was not known and could not have been known at the time the previous CEQA documents were prepared has not come to light from what has been previously analyzed, related to the cumulative setting of the area or cumulative impacts.

Conclusion

Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant cumulative impacts or substantially more severe cumulative impacts from what has been anticipated for the project site in the previous CEQA documents.

Specific Plan Standards:

None.

Prior CEQA Mitigation Measures:

None.

Additional Project-Specific Mitigation Measures:

None required.

Attachment 1

Bass Lake North Project
Mitigation Monitoring and Reporting Program

September 2016

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the County are completed at the appropriate time in the development process.

The additional project-specific mitigation measures identified in the Bass Lake North Addendum are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented. It should be noted that the prior CEQA mitigation measures applicable to the Bass Lake North Project set forth in the previously prepared environmental documents are not listed in this MMRP.

Project Title: **Bass Lake North Project**

File Number(s): Z14-0008, PD14-0010, and TM14-1522

Site Address: Northeast of the Hawk View Road and Sienna Ridge Road intersection

APN(s): 115-400-06-100, 115-400-07-100, and 115-400-008-100

Project Applicant(s): Norm Brown
NC Brown Development, Inc.
8601 Ranchwood Court
Fair Oaks, CA 95628
(916) 966-3456

Previously Prepared Environmental Documents:

- Bass Lake Road Study Area Program Environmental Impact Report, SCH #: 1990020375 (certified March 17, 1992); and
- Bass Lake Hills Specific Plan Program EIR Addendum (approved November 7, 1995).

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**VERIFICATION OF COMPLIANCE**	
			Initials	**Date**
AIR QUALITY				
3-1 The applicant shall comply with the EDCAQMD's Rule 223-1, which is designed to control emissions associated with construction activities.	Prior to any ground disturbance	Project Applicant Project Contractor		
3-2 An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted by the project applicant to, and approved by, the EDCAQMD prior to project construction. The project contractor shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of EDCAQMD Rules 223 and 223.2.	Prior to any ground disturbance	Project Applicant EDCAQMD Project Contractor		
3-3 Prior to approval of building plans, the applicant shall show on the plans via notation that the installation of wood-burning fireplaces, woodstoves, and wood-burning inserts in all project residences shall be prohibited. Heating devices that use cleaner-burning fuels such as natural gas, propane or electricity may be allowed. If fireplaces are desired, devices that are "natural gas or propane only", with flues/chimneys designed to only accommodate natural gas/propane burning, may be allowed. The building plans shall be subject to review and approval by the County Community Development Agency.	Prior to approval of building plans	Project Applicant El Dorado County Community Development Agency		
BIOLOGICAL RESOURCES				
4-1 If construction would occur during the typical breeding season (approximately March 1 through August 31), pre-construction surveys for raptors shall be conducted by a qualified biologist less than 30 days prior to initiation of proposed development activities. If active raptor nests are found on or immediately adjacent to the site, consultation shall be initiated with the California Department of Fish and Wildlife to determine appropriate avoidance measures. If nesting is not found to occur, necessary tree removal may proceed.	If construction would occur during the typical breeding season (approximately March 1 through August 31), less than 30 days prior to initiation of proposed development	Qualified Biologist California Department of Fish and Wildlife		

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**VERIFICATION OF COMPLIANCE**	
			Initials	**Date**
	activities			
4-2 Prior to the issuance of any grading permits, the applicant shall mitigate for the loss of on-site woodland habitat and oak trees in compliance with the standards in Section 7.5 of the Bass Lake Hills Specific Plan, as follows: • *<u>Grove</u>: Any tree in a grove impacted by construction activity shall be subject to a 1:1 compensation ration, with a minimum 5-gallon tree of like species.* • *<u>Non-Grove</u>: Impacted trees shall be replaced by like oak species and a minimum 5-gallon tree at a ratio of 2:1.* *The applicant shall submit a management plan for the long-term conservation of oak woodland habitat in the subdivision area. The management plan shall include the performance criteria set forth in Section 7.5 of the BLHSP.*	Prior to the issuance of any grading permits	Project Applicant El Dorado County Community Development Agency		
4-3 The applicant shall comply with the following tree protection requirements and employ best management practices and measures (established in the BLHSP and County ordinances and design and improvement standards) to minimize for potential impacts to any protected trees. In addition, the following measures shall be incorporated into the project improvement plans and implemented during construction: • *Construction within 50 feet of an oak tree requires placement of a 6 foot tall temporary fence (chain link, ski fencing, or other suitable material) to serve as a physical barrier to alert construction workers and property owns of the protection. The fencing shall be installed one foot outside the dripline of any single tree or grove (defined as the root protection zone or RPZ) that is within 50 feet of any potential construction. A sign shall be posted which describes the trees as protected and subject to forfeiture of a security*	Measures shall be included on the project improvement plans Protection measures shall be implemented during construction	Project Applicant El Dorado County Community Development Agency		

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**VERIFICATION OF COMPLIANCE**	
			Initials	**Date**
deposit. • *Perform a field inspection prior to site grading to ensure that trees to be preserved, in areas affected by grading activities, are fenced at the dripline.* • *Any activities within the RPZ, either above or below the soil surface, must be supervised by a qualified arborist.* • *Underground utilities installed within the temporary fence must be hand dug so not to cut any roots over 2". Roots 2" or larger must be cleanly cut with pruning equipment. While working around roots they must be protected by wrapping with foam or burlap to prevent drying.* • *Only dead or weakened branches may be removed by a licensed arborist.* • *Oak tree foliage must be hosed off weekly during construction.* • *If root loss is extensive it may be necessary to establish a supplemental irrigation program to provide the tree with adequate moisture during summer months.* • *Avoid stripping of the surface of natural organic layers if it is not necessary. If the natural organic layer has been removed within the RPZ, each injured tree must have three to four inches of quality organic mulch reinstalled.* • *If it is necessary to cross over the RPZ of a protected tree with a vehicle a road can be constructed using eight to ten inches of shredded mulch as a driving surface. When the project is completed that material can be used as a top dressing where needed.* • *Loss or damage of protected trees shall be compensated for in the form of a cash settlement based on the dbh of the lost or damaged tree in the dollar amounts specified on page 9 of the CTA Arborists Report for the Bell Ranch project.* • *A replacement bond of $40,000.00 (equal to twice the compensation rate for a 40-inch diameter tree) for the cost of*				

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**VERIFICATION OF COMPLIANCE**	
			Initials	**Date**
current mitigation work or remedial tree care shall be submitted to El Dorado County.				
GREENHOUSE GAS EMISSIONS				
7-1 Implement Mitigation Measure 3-3 of this document.	See Mitigation Measure 3-3	See Mitigation Measure 3-3		
7-2 Prior to approval of final project design plans, the project applicant shall show on the plans, for El Dorado County review and approval, the following: *a. Solar/Photovoltaic Equipment: All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.* *b. Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.* *c. Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall include, at a minimum, a Level 1 (110-120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). The outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.*	Prior to approval of final project design plans	Project Applicant El Dorado County Community Development Agency		
HAZARDS AND HAZARDOUS MATERIALS				
8-1 Prior to approval of improvement plans, the project applicant shall conduct a Phase 1 site assessment in accordance with ASTM Standard Practice E1527 (or the most current site assessment standard) by an environmental professional to determine the potential for on- and off-site hazardous materials contamination, including an evaluation of the pole-mounted transformer located in the northeastern corner of the project site. The Phase 1 shall be submitted to El Dorado County Development Services Department.	Prior to approval of improvement plans	Project Applicant El Dorado County Environmental Management Division		

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**VERIFICATION OF COMPLIANCE**	
			Initials	**Date**
If the Phase I site assessment does not indicate evidence of contamination within any of the proposed improvement areas, no further mitigation is required. Conversely, if the Phase I assessment indicates the presence of existing or potential on-site contamination, the project applicant shall contact the El Dorado County Environmental Management Division (EDCEMD), and appropriate State and/or federal agencies. The project applicant shall coordinate with the EDCEMD to prepare a remediation plan in accordance with applicable local, state, and federal regulations, requirements, and/or guidelines. *If, during construction activities following completion of the site investigation, evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease in the affected area and an environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the El Dorado County Environmental Management Division (EDCEMD) and appropriate federal and State agencies shall be notified.* *Based on the outcome of the sampling plan, and upon the direction of the EDCEMD and appropriate federal and/or State agencies, a hazardous materials remediation plan shall be developed and approved by the EDCMD prior to issuance of a grading permit, and a No Further Action letter received prior to issuance of a building permit or prior to continuation of construction activities.*				

Attachment 2

RESOLUTION No. 288-95

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

CERTIFICATION OF THE ADDENDUM TO THE BASS LAKE ROAD STUDY AREA PROGRAM ENVIRONMENTAL IMPACT REPORT; STATEMENT OF FINDINGS; STATEMENT OF OVERRIDING CONSIDERATIONS; CONSISTENCY WITH THE GENERAL PLAN (PUBLIC REVIEW DRAFT) FINDINGS; TIME EXTENSION FOR ADOPTION OF GENERAL PLAN FINDINGS; AND ADOPTION OF THE BASS LAKE HILLS SPECIFIC PLAN.

The Board of Supervisors of the County of El Dorado resolve as follows:

Section 1. The Board of Supervisors of the County of El Dorado finds as follows:

A. A Program Environmental Impact Report ("EIR") and Addendum ("Addendum") was prepared for and by El Dorado County ("County") for the Bass Lake Road Study Area and Bass Lake Hills Specific Plan (the "Project") pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code 21000 et seq.), Guidelines for Implementation of the California Environmental Quality Act ("Guidelines") (2 Cal. Code of Regulations 15000 et seq.), and the local procedures adopted by the County pursuant thereto.

B. The Notice of Completion for the Draft EIR was forwarded to the Office of Planning and Research and the Secretary of the Resources Agency pursuant to Section 15085 of the Guidelines on August 8, 1991.

C. The County distributed copies of the Draft EIR to those public agencies which have jurisdiction by law with respect to the Project and to other interested persons and agencies and sought the comments of such persons and agencies.

D. Notice inviting comments on the Draft EIR was given in compliance with Guidelines Section 15087.

E. The County Planning Commission conducted public hearing on the Draft EIR on August 8, 1991 to further solicit public comments.

F. The Draft EIR was thereafter revised and/or supplemented to respond to the comments received, as provided in the Guidelines Section 15132, and as so revised and supplemented, the Final EIR for the Project was completed.

G. On February 13, 1992, the Planning Commission conducted a noticed public hearing regarding the Bass Lake Road Study Area Program EIR to forward a recommendation to the Board of Supervisors to certify that:

1. The Draft and Final EIR has been completed in compliance with CEQA; (Sections 15080 through 15090);

2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to approving any project.

H. On March 17, 1992, the Board of Supervisors conducted a noticed public hearing regarding the Bass Lake Road Study Area Program EIR and certified that:

1. The Draft and Final EIR had been completed in compliance with CEQA (Sections 15080 through 15090);

2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information contained in the Final EIR prior to approving any project.

3. Final EIR reflects independent view and judgment of the County of El Dorado.

I. On April 9, 1992, the County Planning Commission held a noticed public hearing on the Addendum in conjunction with its hearing on the Project and recommended that the Addendum be certified as complete and appropriate for the Project and that the Bass Lake Hills Specific Plan be adopted by resolution along with the Statement of Overriding Considerations and Findings.

J. On November 7, 1995, the Board of Supervisors conducted a noticed public hearing on the Addendum in conjunction with its hearing on the Project. The record of this hearing includes the following as submitted to and considered by the County Planning Commission and the County Board of Supervisors:

(1) The Bass Lake Hills Specific Plan (the "Project");

(2) The Final Program EIR, including the Draft EIR, Technical Appendices, written comments received during the public comment period and responses thereto, and the Addendum to the Final Program EIR;

(3) All staff reports, memoranda, maps, letters, minutes of meetings, and other documents prepared by County staff relating to the Project and presented to the County Planning Commission and Board of Supervisors at its hearing on the Addendum and the Project;

(4) All testimony, documents, and other evidence presented by or on behalf of the applicant relating to the Addendum and the Project, including testimony given before the County Planning Commission and Board of Supervisors, written reports, and exhibits;

(5) The proceedings before the Planning Commission and Board of Supervisors relating to the Project and Addendum, including testimony and documentary evidence introduced at the public hearings, the transcripts of all hearings of the Planning Commission and Board of Supervisors related to this matter, and the official minutes of such meetings;

(6) County Planning Commission recommendations (via minutes) adopted by the Planning Commission, and the actions of the Board of Supervisors approving the Project.

(7) The Mitigation Monitoring Program for the Project contained in the Addendum.

(8) The revised Bass Lake Hills Specific Plan, dated October 1995, and the EIR Addendum, dated October 1995, were referred back to the El Dorado County Planning Commission for review and comment on November 2, 1995.

Section 2. Certification of the Addendum. Pursuant to Sections 15080 through 15090 of the Guidelines and with changes detailed in the Addendum, herein incorporated by this reference, the Board of Supervisors hereby finds and certifies that the Final EIR Addendum for the Project has been completed in compliance with CEQA, the Guidelines, and the local procedures adopted by the Board of Supervisors pursuant thereto, and that the County Planning Commission and the Board of Supervisors have reviewed and considered the information contained in the Final EIR Addendum prior to making a determination on the Project, and that the Addendum represents the independent view and judgement of the County of El Dorado.

Section 3. Significant or Potentially Significant Impacts Mitigated to Less Than Significance. The significant and potentially significant environmental impacts, including cumulative impacts, of the Project which are being mitigated to a less than significant level are set out in Exhibit A attached hereto and by this reference incorporated herein. These impacts are identified in the Final Program EIR and Addendum or have otherwise been identified by the Board of Supervisors. Pursuant to Section 21081(a) of CEQA and Section 15091 of the Guidelines, as to each such impact, the Board of Supervisors, based on the evidence in the record before it, including the recommendations of the Planning Commission, finds that changes or alterations incorporated into the Project by means of conditions or otherwise, mitigate, avoid or substantially lessen to a level of insignificance these significant or potentially significant environmental impacts of the Project. The basis for this finding for each identified impact is set forth in Exhibit A.

Section 4. Significant and Unavoidable Impacts. Pursuant to Section 15091 of the CEQA Guidelines certain other significant and potentially significant environmental impacts, including cumulative impacts, of the Project are unavoidable and even through substantial mitigation cannot be fully mitigated in a manner that would lessen the impacts to insignificance. These impacts are set out in Exhibit B attached hereto and by this reference incorporated herein. Notwithstanding disclosure of these impacts, the Board of Supervisors elects to approve the Project pursuant to Sections 21002, 21002.1, 21081, and 21083 of the Public Resources Codes due to overriding considerations as set forth below in Section 8, the Statement of Overriding Considerations.

Section 5. Project Alternatives. The Board of Supervisors has considered the Project alternatives discussed in the Final EIR and presented during the comment period and public hearing process. Some of these alternatives have the potential to avoid or reduce certain significant or potentially significant environmental impacts, as set forth in Exhibit D, attached hereto and by this reference incorporated herein. The Board of Supervisors specifically finds these alternatives to be infeasible given the stated goal of the Project and the level of impacts associated with each alternative. Each alternative and the facts supporting the finding of infeasibility of each alternative are set forth in Exhibit C.

Section 6. Consistency with General Plan and Time Extension For Adoption of General Plan Findings.

A. The Board of Supervisors, pursuant to Section 65450 et. seq. of the Public Resources Code and based on facts in the record, finds that the Bass Lake Hills Specific Plan includes the required contents, is consistent with the General Plan (Public Review Draft General Plan), shall be adopted by this Resolution, and will be utilized to approve future applicable projects consistent with the Specific Plan.

B. Time Extension For Adoption of General Plan Findings: The Board of Supervisors, pursuant to Conditions 2(b) and 3(b) of the California State Legislative Time Extension For Adoption of General Plan (Section 65850 et. seq. [SB 903] and Section 65361 of the Government Code), makes the following findings reasonably supported by evidence in the record.

1. The Bass Lake Hills Specific Plan is consistent with the Public Review Draft General Plan and the Project Description General Plan as presently articulated by the Planning Commission, and

2. There is little or no probability the Bass Lake Hills Specific Plan will be detrimental to or interfere with the future adopted General Plan.

Section 7. Statement of Overriding Considerations. The Board of Supervisors, pursuant to the CEQA Guidelines, Section 15092, finds that in approving the Project it has eliminated or substantially lessened all significant and potentially significant effects of the Project on the environment through mitigation where feasible as shown in Sections 1 through 5 of this

Resolution. The Board of Supervisors further finds that the remaining unavoidable significant and potentially significant impacts are acceptable, and makes this Statement of Overriding Considerations in accordance with Section 15093 of the Guidelines. For the reasons set forth in Exhibit E, attached hereto and by this reference incorporated herein, the Board of Supervisors finds that the benefits of the Project outweigh the unavoidable adverse impacts which may result from the Project, and the overriding considerations set forth in Exhibit D support approval of the Project.

Section 8. Mitigation Monitoring Plan: The Board of Supervisors, pursuant to Section 21081.6 of the Public Resources Code, recognizes that proposed mitigation measures require a program to ensure compliance during Project implementation. Such a program has been prepared, is set forth in Section 4.0 of the EIR Addendum, and is incorporated herein by reference.

Section 9. Upon approval of the Project by this Resolution, the Planning Director shall file a Notice of Determination with the El Dorado County Clerk of County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research pursuant to the provisions of Section 21152 of the Public Resources Code and Section 15094 of the CEQA Guidelines.

Section 10. Adoption of Specific Plan: The Board of Supervisors, pursuant to California Government Code Section 65453(a), the Board of Supervisors hereby adopts the Bass Lake Hills Specific Plan, a copy of which is attached hereto and made a part hereof for all purposes.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 7TH day of NOVEMBER, 19 95, by the following vote of said Board:

Ayes: SUPERVISORS: RAYMOND J. NUTTING, J. MARK NIELSEN, WALTER L. SHULTZ, JOHN E. UPTON

Noes: SUPERVISOR: WILLIAM S. BRADLEY

Absent: NONE

ATTEST
DIXIE L. FOOTE
Clerk of the Board of Supervisors

By Margaret B Moody
Deputy Clerk

Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By _____
Deputy Clerk

EXHIBIT A

Findings of significant or potentially significant impacts reduced to less than significant levels through mitigation (CEQA Guidelines Section 15091(a)(1)) (Evidence in the record follows each rational in parentheses):

I. GEOLOGY, SEISMIC AND SOILS

A. Significant Impact: The Bass Lake Hills Specific Plan area is subject to seismically induced ground-shaking. Development of the study area will increase the number of people and value of personal property exposed to this phenomena. The potential for seismic events in the study area cannot be reduced, and thus future residents cannot be isolated from such phenomena.

1. Rationale for Finding:

a. Each project within the Bass Lake Specific Plan area will retain a geotechnical engineer to identify soil constraints and make recommendations regarding development of roadways, foundations, and other structures. Each engineer will be required to submit documentation of field evaluation of facilities to the Department of Transportation (Mitigation Measure ("MM" D01).

b. El Dorado County requires that structures be constructed to the standards of the Uniform Building Code (UBC). The required strength of these structures is intended to be adequate to withstand a seismic event of the probable maximum expectable intensity predicted for the region. To this end, the County requires that each structure be approved prior to construction and inspected prior to occupation. (MM D02)

B. Significant Impact: As a consequence of the scattered rock outcrops and shallow depth to rock, blasting could be required to facilitate development. There are a variety of potentially adverse impacts which can accompany blasting, most notably noise and ground vibration. Noise impacts associated with blasting are addressed in the noise section of these mitigations.

1. Rationale for Finding:

a. The necessity for blasting will be determined on a project-by-project basis. In instances where blasting is required, the affected project will obtain appropriate permits from the County. Blasting will be performed only by professional firms in accordance with pertinent regulations. (MM D03)

C. Significant Impact: Development will require grading. This activity will remove vegetation and expose soils increasing the susceptibility of the site to erosion.

1. Rationale for Finding:

a. Prior to development, each project will submit a Grading Plan to the El Dorado County Planning Department and Department of Transportation for review and approval under current ordinance and guidelines. (MM D04)

b. Grading, trenching, and similar construction activities which involve disturbance of the soil will be performed in accordance with the provisions of the County Grading Ordinance. The ordinance specifies that such activities be restricted to the summer season and/or extended periods of dry weather. Filter berms, sandbag or hay bale barriers, culvert risers, filter inlets, and/or sediment detention basins will be utilized as appropriate during construction to protect area waterways from siltation and debris. All developed intermittent streams will be appropriately vegetated or lined with coarse rock to reduce bank erosion. (MM D05)

C. Grading will be subject to Specific Plan grading standards in Section 6.1, restricted to areas designated on the grading constrains map to further mitigate erosion and sedimentation impacts, and conform to the *Hillside and Ridgeline Development Guidelines for Bass Lake Hills Specific Plan* (Appendix A of Specific Plan) (MM D05, Policy 6.1.)

II. HYDROLOGY

A. Significant Impact: Hydrologic analysis indicates that development of the study area will increase the volume of runoff generated within the Carson Creek drainage during a 100-year storm event by +32 acre-feet with an accompanying 23 percent increase in flow rate (cfs). Examination of Carson Creek has indicated that insufficient capacity of culverts exists downstream of the study area to accommodate this increase.

1. Rationale for Finding:

a. Each project will provide detention adequate to maintain pre-project flow conditions. Although individual projects in the Bass Lake Hills Specific Plan area may elect to provide individual detention facilities to accomplish this, a single facility serving the entire study area could be constructed. The appended hydrologic analysis indicates that construction of a detention facility with +40 acre-feet of capacity will provide adequate mitigation to prevent exacerbation of the potential flooding situation created by the substandard channel segment located downstream of the study area. Construction, operation and maintenance of any facilities would be provided through an Area of Benefit. (MM E02)

b. The Specific Plan contains a Storm Drainage Plan which identifies the major drainage patterns and catchment boundaries within the Plan area. (Section 5.4)

B. Significant Impact: Project implementation will adversely impact runoff water quality. Construction has the potential to generate sediment and debris, contributing to short--term degradation of runoff quality from the study area. Development will eliminate livestock contamination of intermittent drainages, providing an improvement in water quality.

1. Rationale for Finding:

a. Prior to development, each project will submit a Grading Plan to the El Dorado County Planning Department and Department of Transportation for review and approval. (MM D04)

b. Grading, trenching, and similar construction activities which involve disturbance of the soil will be performed in accordance with the provisions of the County Grading ordinance. The ordinance specifies that such activities be restricted to the summer season and/or extended periods of dry weather. Filter berms, sandbag or hay bale barriers. (MM D05)

C. Specific Plan further restricts grading activities on slopes and in oak tree areas. (Section 6.1)

III. VEGETATION AND WILDLIFE

A. Significant Impact: Grading will be required for building pads, roadways, and utility trenches. This activity will expose soils making them more prone to erosion. Erosion could contribute to degradation of aquatic habitat through siltation.

1. Rationale for Finding:

a. Prior to development, each project will submit a Grading Plan to the El Dorado County Planning Department and Department of Transportation for review and approval. (MM D04)

b. Grading, trenching, and similar construction activities which involve disturbance of the soil will be performed in accordance with the provisions of the County Grading Ordinance. The ordinance specifies that such activities be restricted to the summer season and/or extended periods of dry weather. Filter berms, sandbag or hay bale barriers, culvert risers, filter inlets, and/or sediment detention basins will be utilized a appropriate during construction to protect area waterways from siltation and debris. All developed intermittent streams will be appropriately vegetated or lined with coarse rock. (MM D05)

c. Specific Plan requires grease and oil traps to pretreat runoff from urbanized areas. (Policy 5.4.1.3.)

B. Significant Impact: Implementation of the Project has the potential to adversely impact three elderberry bushes which exist in the study area. As habitat for the elderberry longhorn beetle, elderberry plants are subject to United States Fish and Wildlife Service (U.S.F.W.S.) protection.

1. Rationale for Finding:

a. Properties which harbor elderberry plants will obtain clearance from the U.S.F.W.S. prior to disturbance of the plants. It is anticipate that the U.S.F.W.S. will require mitigation for disturbance of these plants. This clearance will be required for approval of any tentative map project. (Mitigation Measure ("MM" F02)

C. Significant Impact: Implementation of the Project has the potential to adversely impact wetland resources and the wildlife habitat they support within the plan area.

1. Rationale for Finding:

a. Prior to approval of tentative maps, properties identified in this EIR as supporting wetland resources will be required to provide evidence of compliance with Department of Fish and Game policy and Section 404 of the Clean Water Act as administered by the U.S. Army Corps of Engineers. To satisfy Section 404 requirements, each project supporting wetland resources will be required to provide a site specific wetland assessment and mitigation plan. The County will determine, on a project-by-project basis, the form in which additional information is to be submitted. (MM F03)

NOTE: The majority of wetland areas will be protected and enhanced through Specific Plan policies regarding wetlands and intermittent streams. (Section 7.4.)

IV. AIR QUALITY

A. Significant Impact: Construction activity will produce short-term air quality impacts. The greatest short-term air quality impact associated with development will be dust generation produced during grading and land development activities.

1. Rationale for Finding:

a. Sprinkling of graded or similarly exposed areas will be performed at least twice a day during construction. Environmental Protection Agency estimates indicate that this action can reduce dust emissions by up to 50 percent (EPA-450/3-74-036a: 1974). (MM G01)

b. Consistent with the County Ordinance 3983, grading will not be permitted during periods of high winds. (MM G02)

B. Significant Impact: Project generated traffic will contribute to local and regional air contaminant levels. Predicted emissions from Project generated traffic include 120 tons of carbon monoxide, 1438 tons of hydrocarbons, and 148 tons of nitrogen oxides per year. The volume of ozone which will form as a consequence of Project traffic emissions is assumed to be comparable to the predicted production of hydrocarbons. These emissions will exacerbate regional efforts to reduce carbon monoxide, particulate, and ozone levels, compounding the non-attainment status for ozone.

1. Rationale for Finding:

a. The most recent amendment of the California Clean Air Act stipulates that each Air Pollution Control District (APCD) designated as a non-attainment area is required to prepare and submit a plan for attaining and maintaining the State Ambient Air Quality standards. The El Dorado County APCD sent a draft of the required plan to the ARB on February 11, 1992. The plan identifies measures required to facilitate attainment of the ambient air quality standards. Individual projects within the Bass Hills Specific Plan area will comply with the requirements of the attainment plan.

b. Individual projects will provide turnout lane(s), bus stop shelters, or other infrastructure necessary to facilitate extension of transit services to the study area. The location, number, and design of these facilitates will be established based on consultation with El Dorado Transit and the El Dorado County Department of Transportation. The required facilities will be identified on tentative maps and identified as conditions of approval of the various projects. (MM G04)

c. Specific Plan requires park and ride, encourages alternatives to automobile use, bike and equestrian trails. (Section 4.0.)

C. Significant Impact: Use of gas furnaces and wood burning devices will produce air contaminants, contributing to the degradation of local air quality. Operation of gas furnaces is predicted to generate 127 pounds of particulates, 31 pounds of sulfur dioxide, 5,077 pounds of nitrogen dioxide, 1,015 pounds of carbon dioxide, 269 pounds of non-methane hydrocarbons, and 137 pounds of methane hydrocarbons per year. Wood-burning devices are predicted to produce <1.0 ton of PAH, 846 tons of carbon monoxide, and 71 tons of particulates per year.

1. Rationale for Finding:

a. Aside from continuing technological improvement, mitigation to reduce furnace emissions has not been identified. Mitigation of wood stove emissions is provided by the Federal government through regulation of design and sale of wood stoves. (Federal Woodstove Regulations)

V. NOISE

A. Significant Impact: The most significant short-term noise impact generated by development of the study area will be that produced by construction activities. As shown in Table H2 of the EIR, these noise levels can be expected to range from 70 to 95 dB(A). If blasting is utilized, noise in excess of 100 dB(A) within 50 feet of detonation would be expected.

1. Rationale for Finding:

a. Construction activity commonly occurs in developed or developing residential areas. Practical consideration and common sense have, in practice, minimized noise impacts to already occupied homes. All construction equipment is subject to established performance regulations which include adequate mufflers, enclosure panels, or other noise suppression attachments as appropriate. However, should the need arise, construction noise is subject to regulation through existing ordinances. In instances where difficulties arise, the County has the authority to restrict the hours that noisy activities can be conducted to 7:00 a.m. - 7:00 p.m. weekdays and 8:00 a.m. - 8:00 p.m. weekends. In instances of exceptional noise, such as blasting, a special County permit is required and warning or temporary relocation of neighbors may be necessary. (MM H01)

b. Limitations on grading by Specific Plan will reduce noise from heavy equipment. (Section 6.0 et. seq.)

B. Significant Impact: Traffic generated by development of the study area will contribute to noise levels along roadways. Assuming buildout of the study area in 2010, the Federal Highway Administration (F.H.W.A.) traffic noise prediction model predicts that the 65 dB Ldn noise contour will be 858 feet from the centerline of U.S. Highway 50. Within the study area, the predicted distance to the 65 dB Ldn contour will range from 138 to 166 feet from the centerline of Bass Lake Road.

1. Rationale for Finding:

a. As individual projects are proposed within the study area, they will be subjected to Specific Plan noise standards (Section 7.1). This review will include the determination of the need for further noise analysis. This analysis will include, as appropriate, an on-site noise assessment to determine the actual location of noise contours. In situations where the predicted 65 dB(A) noise contour falls outside of the roadway right-of-way and within residential property, projects will be required to implement measures to reduce the noise to the recognized standards included in the El Dorado County General Plan Public Health, Safety, and Noise Element. Typical measures which may be implemented include setbacks, sound walls, and landscaped berms. In some instances, noise attenuation of individual residential units will be most appropriate. Construction techniques which may be utilized to reduce interior noise levels include in-wall installation, double pane windows, properly sealed joints, and placement

of bedrooms away from noise sources. In accordance with State standards, residential housing must attain interior noise levels of less than 45 dB. (MM H02, Specific Plan Section 7.0.)

VI. LAND USE

A. Significant Impact: The introduction of a higher density residential development into the existing low density rural residential setting will increase the potential for land use compatibility conflicts. This will be especially true during the transition period when higher density residential land use will be juxtaposed with existing established land uses. Problems which could occur include flies and odors associated with the keeping of livestock, noise from agricultural machinery at unusual hours, the application of agricultural chemicals in close proximity to homes, loose domestic pets disturbing livestock, and an increased need for security and fencing for agricultural operations. The potential for such conflicts is minimized in the study area by: 1) Many of the current parcels are being integrated into the new developments; and 2) There are no substantial areas of traditional crop-related agricultural within or adjacent to the study site. The property adjacent to the southwest corner of the Plan area is zoned Exclusive Agriculture (AE) and is under a Williamson Act Land Use Contract. Buffers are not required by current ordinance adjacent to livestock activities.

1. Rationale for Finding:

a. Mitigation for potential land use conflicts between existing agricultural operations and development of the Bass Lake Hills Specific Plan is provided by the Agricultural Land Protection Standards in Section 7.3. The adjacent lands within the Plan area are designated Low Density Residential (L) permitting a maximum density of one unit per five acres. New lots created shall maintain 10-acre minimum lot size. (Section 7.3.2.)

b. The change in land use from low density rural residential to urban/suburban density residential uses will also be mitigated by the Wetlands and Intermittent Stream and Drainage Protection Standards (Section 7.4.1) which requires "Non-building setbacks of 25 feet from intermittent steams and drainages; 50 feet from wetlands; and 100 feet from ponds." "Riparian areas should be maintained in a natural state (Section 7.4.1.10). Where alteration is proposed, the Department of Fish and Game will be notified."

c. Specific Plan requires additional provision of oak retention and open space. (Section 7.5)

d. Density allowed by Specific Plan is lower than that of General Plan (Public Review Draft General Plan).

VII. RECREATION

A. Significant Impact: Using 3.3 persons per household and a recreational space requirement of 5 acres per thousand persons, development of the proposed Project will generate a need for approximately 24 acres of recreational space. This need includes both large area-wide facilities as well as small neighborhood facilities consisting primarily of tot lots with some improvements and open space area for more passive recreational activities.

1. Rationale for Finding:

a. El Dorado County ordinance requires an agreement with the Board of Supervisors as to the manner in which the park requirements are met. This may be land dedication, payment of fees, or a combination of both. (MM I02)

b. The Specific Plan describes recreation opportunities on an area-wide basis for consideration, including a linear park (old toll road), off-street pedestrian paths, and "traditional" park sites. (Section 5.6.1.)

c. Pedestrian and bicycle circulation is promoted by the Specific Plan through designation of bike routes and pedestrian trails. (Circulation Plan Map)

VIII. PUBLIC UTILITIES: SEWER

A. Significant Impact: At the rate of 300 gallons of wastewater per day per dwelling unit, the 1,458 homes anticipated to be developed within the study area would require treatment for 437,400 gallons per day. At the peaking factor of 2.5 for wet weather conditions, the peak demand would be for treatment of 1,093,500 gallons per day. Provision of this amount of treatment will require extension of new collection lines and, coupled with other anticipated development in the vicinity, will require expansion of treatment facilities.

1. Rationale for Finding:

a. Presently proposed capacity with programmed expansions are adequate to handle anticipate growth in the near term, as described above. For the long-term, other options will need to be examined by EID to assure that capacity for ultimate needs is available. Developers will enter into the necessary service agreement(s) with EID to facilitate extension of service prior to rezone. Included in these agreements will be developer installation of conveyance facilities in accordance with EID requirements. Parcels not already within the District will require annexation. (MM K02)

b. Specific Plan requires area-wide sewer trunk line plan to be approved by EID engineering staff. (Sewer Plan Map)

IX. PUBLIC UTILITIES: GAS AND ELECTRICITY

A. Significant impact assuming an average use of 175 therms per month, the 1,458 homes anticipated at full buildout of the study area would use 255,150 therms per average month.

Assuming an average monthly use of 1,000 kilowatt hours of electric power per home, the 1,458 homes would utilize an average of 1,458,000 kilowatt hours per month. If any homes do not use natural gas, but rely upon electric power for heating, their electric use could be double the average.

1. Rationale for Finding:

a. Developers will need to enter into the required agreements with PG&E for the provision of services to the Project in accordance with Public Utilities Commission (PUC) regulations. Developers will need to be responsible for relocation or rearrangement of the existing gas and/or electric facilities required to facilitate each development. (MM K03)

b. Energy conservation as required by codes will reduce energy consumption. (Uniform Building Code, Title 24, California Energy Commission)

X. PUBLIC UTILITIES: TELEPHONE

A. Significant Impact: No unusual problems are anticipate with the provision of telephone service to the Project site.

1. Rationale for Finding:

a. In accordance with Pacific Bell and PUC regulations, developers will be responsible for any relocation costs of existing overhead or underground telephone facilities and will provide the underground supporting structure to each lot. (MM K04)

XI. POLICE SERVICES

A. Significant Impact: Assuming 3.3 persons per household, and the objective to provide at least 1.0 officer per 1,000 residents, development of the study area will generate the need for approximately four new officers.

1. Rationale for Finding:

a. The Sheriff's Department is funded through the County General Fund. The County Board of Supervisors has the responsibility to allocate funds to maintain an adequate level of service. (MM K05)

XII. SOLID WASTE

A. Significant Impact: Assuming each home generates an average of +60 gallons of solid waste per week, the 1,458 homes within the study area will generate 87,480 gallons of solid waste per week.

1. Rationale for Finding:

a. El Dorado Disposal Service has indicated that pickup services can be extended to the new development in the study area. The El Dorado County Environmental Management Department has indicated that recent actions by the Board of Supervisors allows for the expansion of the disposal site that provides capacity to the year 2012. (MM K07 as modified in Addendum)

XIII. ARCHAEOLOGICAL AND HISTORIC RESOURCES

A. Significant Impact: Implementation of the Project carries the potential for disturbance of the historic cemetery (Site 1) located within the study site.

1. Rationale for Finding:

a. The historic cemetery (Site 1) should be preserved intact and in place. If relocation or disturbance of any kind is contemplated, specific legal requirements must be met. Such action would require research into the significance and specific history of the cemetery and its occupants. Grave relocation should be done in consultation with living relatives. (MM N01)

B. Significant Impact: Implementation of the Project carries the potential for disturbance of the identified historic and prehistoric sites (Sites 2-5) which occur on the site. As stated in the appended archaeological report, these sites should be preserved if at all possible. If not, their recordation is deemed sufficient mitigation.

1. Rationale for Finding:

a. Relocation of identified sites deemed sufficient mitigation. (Appendix E, Program Final EIR)

C. Significant Impact: Considering the sensitivity of the vicinity, it is possible that undiscovered sites of historic or archaeological significance could exist in the study area. Construction activities have the potential for disturbance of any such sites.

1. Rationale for Finding:

a. Construction workers will be informed of the archaeological history of the study area and instructed as to the types of materials and/or artifacts which would be indicative of sensitive site. If any presently unknown artifacts or sites are discovered during construction, all work in the immediate vicinity of the find should be halted until a qualified archaeologist has an opportunity to evaluate the find and recommend appropriate action. (MM N02)

EXHIBIT B

Findings of significant or potentially significant and unavoidable impacts, that despite substantial mitigation, economic, social, or other considerations make mitigation to less than significance infeasible (CEQA Guidelines, Section 15091(a)(3)): These impacts will require Statement of Overriding Considerations as described by Section 15093 of the CEQA Guidelines. (Evidence of substantial mitigation in the record follows each rational in parentheses).

I. HYDROLOGY

A. Significant and Unavoidable Impact: Long-term degradation of runoff water quality is an unavoidable consequence of residential development that cannot be entirely avoided, but will be partially mitigated.

1. Rationale for Finding:

a. Individual projects within the study area will adhere to the standards identified in the Plan which specifies "Non-building setbacks of 25 feet from intermittent streams and drainages; 50 feet from wetlands; and 100 feet from ponds. Drainage shall be conveyed in vegetated corridors. Except for limited measures to provide public and maintenance access and to minimize erosion potential (bank stabilization, planting of native compatible vegetation to enhance cover and wildlife habitat, etc.), limited development will be permitted within these corridors. All culverts will be designed to allow the passage of aquatic organisms. (Mitigation Measure ("MM" E01)

b. Consistent with the methodology identified in *CONTROLLING URBAN RUNOFF: A Practical Manual for Planning and Designing Urban BMPs*, each project will submit a Best Management Practices (BMP) Plan which specifies the measures which will be implemented to protect water quality. These measures will be identified on tentative maps and adopted as conditions of approval. (MM E03)

c. Specific Plan requires installation of silt and grease/oil traps to improve water quality of runoff prior to entry into intermittent streams. (Policy 5.4.1.3.)

II. VEGETATION AND WILDLIFE

A. Significant and Unavoidable Impact: Development of the Bass Lake Study Area will require disruption and/or loss of natural communities. Grading and removal of vegetation to accommodate homes, streets, and facilities will disrupt approximately one-third of the area while domestic landscaping will likely be planted over an additional 50 percent of the area. Following development, it is anticipated that less than one-fourth of the area will support native vegetation. Wildlife species which are not compatible with these changes will be permanently displaced from the study area. Species which are less sensitive to human environments will adapt to the new conditions and continue to occupy the area. Even if areas are set aside for wildlife, the presence of residential use in the vicinity will unavoidably impact these areas. Allowing pets which prey upon wildlife to run free, misuse of pesticides, herbicides, and

fertilizers, and over-watering of native oak trees are examples of unintentional impacts which adversely impact natural areas in urban communities.

1. Rationale for Finding:

a. The inherent incompatibility of residential land use with natural areas cannot be fully resolved. The loss of wildlife habitat is an unavoidable impact which cannot be fully mitigated to a less than significant level. Although this impact cannot be reduced to a less than significant level, measures are proposed to protect and enhance remaining resources:

(1) Implementation of oak tree policies will provide protection to many individual trees, but will not provide adequate mitigation to preserve the woodland habitat as it now exists.

(2) Reforestation of individual lots will expand woodland habitat beyond what exists today. (Section 7.5.)

(3) Compensation trees planted in rights-of-way and intermittent stream corridors will replace trees impacted by initial subdivision activity. (Policy 7.5.6.)

(4) Survival rates will be subject to performance standards. (Policy 7.5.10.)

(5) Wetland permitting will provide additional mitigation during review of individual maps. (MM F03, Standard 7.4.1.11.)

B. Significant and Unavoidable Impact: Implementation of the Project will adversely impact the special status species known to occupy the area. The various raptors and the great blue heron will be impacted by the loss of foraging area. The raptors will also be impacted by a reduction of perch and nesting habitat. No active nesting sites were identified in the Project area.

1. Rationale for Finding:

a. The inherent incompatibility of residential land use with natural areas cannot be fully resolved. The loss of wildlife habitat is an unavoidable impact which cannot be mitigated to a less than significant level. Although this impact cannot be reduced to a less than significant level, measures are proposed to protect individual resources. Implementation of oak tree policies will provide protection to individual trees but will not provide adequate mitigation to preserve the woodland habitat. Maintaining of intermittent streams and drainages will ensure that intermittent streams continue to exist in a more natural state. Implementation of permitting measures provide protection of the wetland habitat on the Project site. (MM F01, F02, F03; Section 7.4.)

b. Each project proposed on a property which supports native oak trees will retain an arborist to prepare a tree survey. The survey will provide an inventory of trees on the site as well as recommendations for the removal or preservation of individual trees as well as a reforestation plan. Prior to grading or construction, fencing will be installed outside of the dripline of trees which are to be protected. (MM F01, Section 7.5.)

c. Each project will comply with Specific Plan policies regarding oak trees, intermittent streams and wetlands. (Sections 7.4 and 7.5.)

III. LAND USE

A. Significant Impact: Implementation of the required zoning change and subsequent development of residential projects within the study area will produce a substantial change in land use from the present low intensity rural residential and agricultural use to a more urban environment consistent with medium and high density single-family residential land use.

1. Rationale for Finding:

a. This is an unavoidable significant impact of Project implementation which cannot be fully mitigated.
(Addendum, Page 41)

b. Retention of open space, oak trees, intermittent stream setbacks, and habitat as required by Specific Plan will substantially mitigate this impact. (Sections 5.7, 7.4, and 7.5.)

c. Specific Plan results in densities lower than current General Plan would potentially allow. (Section 3.0.)

d. Specific Plan will coordinate development of the area and enhance the function of the built environment. (Addendum, Page 41, Sections 3.3, 5.1, and 7.3.)

IV. POPULATION AND HOUSING

A. Significant Impact: Utilizing the County Planning Department figure of 3.3 persons per dwelling unit, the 1,458 single-family houses anticipated to develop in the study area would, at full buildout, result in a population of approximately 4,811 persons.

1. Rationale for Finding:

a. As discussed in the various sections of the EIR and Addendum, this increase in housing and population will result in significant and unavoidable impacts to vegetation and wildlife, air quality, traffic, and water supply. For this reason, the impacts of the population increase itself are considered significant and unavoidable. (Addendum, Page 43)

V. TRAFFIC

A. Significant Impact: Proposed development of the Bass Lake Specific Plan area will contribute to the volume of traffic using area roadways. Without improvements, virtually all facilities will function at unacceptable Levels of Service. Even with implementation of the identified mitigation, Bass Lake Road is predicted to function at LOS E under the full buildout scenario.

1. Rationale for Finding:

a. In order to provide a functional area-wide circulation system, all of the roadway and facility improvements identified in the Specific Plan will be constructed. Project impacts to Bass Lake Road will be mitigated by 1) acquisition of right-of-way for four lanes through the study area, and 2) construction of Bass Lake Road to two lanes with facilities through the study area. Project maps will be conditioned to require construction of improvements as they are warranted. Improvements to County roads beyond those provided by this Project will be funded through County adopted roadway fees. (MM J01, Section 4.0.)

b. For the short-term, impacts to the Bass Lake Road/U.S. Highway 50 interchange will be mitigated by construction of the interim configuration identified by CALTRANS. These improvements will be provided by the Project applicants. Traffic counts will be performed annually to ensure the interchange operates at an acceptable LOS during peak periods. Complete reconstruction of the interchange will be implemented in a timely manner so as to prevent degradation of peak period LOS to less than acceptable levels. Reconstruction of the interchange will be funded through an Area of Benefit or similar financing mechanism established by the County Department of Transportation. (MM J02)

V. PUBLIC UTILITIES - WATER

A. Significant Impact: Assuming an average water use rate of 600 gallons per day per dwelling unit, the 1,458 homes proposed in the study area will require an average of 874,800 gallons per day. Using a maximum day demand of 1,500 gallons per household, development in the study area could generate a peak demand for 2,187,000 gallons per day. Provision of this water will require new transmission and distribution lines from the Gold Hill intertie into the study area and LAFCO approval of annexation of those properties not currently within the District. Site specific environmental review of the proposed water lines will be required at the time engineering plans are submitted.

1. Rationale for Finding:

a. This impact must be recognized as significant because, as of this time, EID has indicated that water is not available to serve new development. However, it is anticipated that EID will be able to provide water to new development in the near future. The County Water Agency is currently pursuing environmental analysis of various water supply

alternatives for the EID service area. Since the finding of significance is based on the availability of the resource and the ability of the provider to extend service, this impact could be mitigated to a less than significant level at a future date when/if water is available and if EID indicates that service can be extended. At that time, implementation of the following measures are suggested to be sufficient to reduce the magnitude of this impact to a less than significant level. (Program Final EIR, Page 17)

b. Projects which are not currently within the service area of EID will be required to petition LAFCO for annexation. LAFCO requires that EID shall provide written documentation stating its ability to provide adequate service to annexing property when it is anticipated that such services will be needed and that provision of such service will not create a significant negative impact on the properties already receiving service. Additionally, the letter will identify when the service is projected to be needed and the plan which the District has developed for expanding its service capacity to meet the needs of the annexing territory at that time. Extension of service will only be provided in compliance with EID Policies 22 and 41. Tentative maps will not be processed by the County until they are able to demonstrate the long-term viability of their proposed water source. (MM K01)

c. Water conservation requirements of EID, State of California, and Specific Plan will reduce per unit consumption. (Addendum, Pages 51-52)

VI. FIRE PROTECTION

A. Significant Impact: According to fire department officials, construction of a new fire station will be required to serve development in the Bass Lake Road Study Area. The most likely location for a new station will be on the west side of Bass Lake Road. The new station will require at least one acre of land which could be donated by developers or purchased. The estimated cost of the structure and improvements ranges from $400,000 to $500,000. Equipment costs will include at least one pumper truck ($200,000) and one water tender ($120,000). Annual operating expenses for six staff will be approximately $300,000.

1. Rationale for Finding:

a. Without designation and acceptance by the fire district of a new station site,, this impact cannot be mitigated to a less than significant level. Once a station site has been approved by the district, the status of this impact will become "reduced to less than significance" through a payment of fees and or dedication. (Final Program EIR, Page 19)

b. The El Dorado Hills Fire Department is supported by development fees and is a self-supporting enterprise fund with a property tax base. For this reason, there will be no net impact on the County General Fund. The development fee of $308 per dwelling unit will generate $449,064 which should cover significant capital costs for structure and equipment for the needed new station. (MM K06)

VII. SCHOOLS

A. Significant Impact: The Project is predicted to generate approximately 1,131 elementary students, 348 middle school students, and 667 high school students. These students will generate a need for approximately 2.3 elementary schools, 46 percent of a middle school, and 44 percent of a high school.

1. Rationale for Finding:

a. As a matter of policy, the Buckeye School District does not consider development impacts to be resolved to a less than significant level until needed sites and financing are identified. Implementation of attached mitigation measures provides the necessary financing mechanism. Preliminary school sites are identified on Figure 3-1, Specific Plan Land Use Diagram, but these sites have not been reviewed or accepted by the School District. Although no unusual difficulties are anticipated with selection of a school site, this impact cannot be considered mitigated to a less than significant level until the needed sites are accepted by the School District. The attached mitigation measure is proposed to minimize adverse impacts to existing school facilities. (Program Final EIR, Page 20)

b. Consistent with the fee ordinance in effect at the time of building permit review, each new home in the study area will be assessed the adopted school fee. The fee will be paid at the time of issuance of building permit. As outlined in the ordinance, Stirling fees are included in the fee; and dwelling units which pay the new fee will receive credit for their Stirling fee obligation. (MM K08)

c. The ability to provide service to new students can only be determined by the respective school districts on a project-by-project basis. Projects desiring to proceed prior to the availability of new school(s), must obtain an "ability to serve" letter from the school districts. The school district are responsible for determining the number of students that can be accommodated in available facilities prior to construction of a new school(s). (MM K09)

VIII. VISUAL AND AESTHETIC RESOURCES

A. Significant Impact: The major visual impact which will occur as a consequence of development of the study area will be the complete change of character from the existing rural setting to that of an urban residential community, not unlike Cameron Park or El Dorado Hills. Contributing to this change will be removal of native trees and vegetation, the introduction of nonnative lawns and landscape species, grading and "stair stepping" of the hillside to create level home sites, and the addition of roofs, pavement, metal, glass, painted surfaces, etc., to the visual environment. In most cases, the large native oak trees on the ridge will still define the horizon line in that direction; but depending upon vantage point, roofs will infringe upon the otherwise natural horizon line. At night, the visual environmental will be dominated by artificial lighting from homes.

1. Rationale for Finding:

a. This is an unavoidable impact associated with development; and although it cannot be mitigated to a less than significant level, substantial mitigation will be realized through implementation of Specific Plan policies and Addendum mitigation measures that reduce grading (Section 6.0.), protect open space (Section 5.7.), retain and replant oak trees (MM F01 and Section 7.5), reduce density, and provide setbacks from riparian resources (Section 7.4, MM E01). Such policies that lessen these significant impacts are integral to the Specific Plan.

EXHIBIT C

ALTERNATIVES TO THE PROPOSED ACTION
Pursuant to Section 15091(a)(3), the EIR examined potential alternatives to the anticipated use of the Project sites. These alternatives included:

THE NO PROJECT ALTERNATIVE
HIGHER DENSITY RESIDENTIAL
CURRENT GENERAL PLAN DESIGNATION LOWER DENSITY RESIDENTIAL
ALTERNATIVE LOCATION FOR SIMILAR PROJECT

The potential environmental effects which could result from each of these alternatives are discussed by subject in the following paragraphs and summarize in Table 1 of this attachment.

A. THE NO PROJECT ALTERNATIVE

The NO PROJECT ALTERNATIVE assumes that development of the study area would occur consistent with existing zoning which allows one dwelling unit per ten acres. Calculation of this alternative is presented in Column 5 of Table 1. As shown, the NO PROJECT ALTERNATIVE would allow development of 122 dwelling units in the Bass Lake Road Study Area and perhaps more due to second residential units.

1. Rationale for Finding: Implementation of this alternative would eliminate or lessen most of the Project related impacts discussed in the previous sections of this report and consequently represents an environmentally superior alternative to the PROPOSED PROJECT. However, considering the greater densities that are allowed by the current General Plan land use designation, the current demand for housing in the region, the value of the property and its location in a developing area, the NO PROJECT ALTERNATIVE does not appear to be a realistic long-term alternative.

B. HIGHER RESIDENTIAL DENSITY ALTERNATIVE

The HIGHER DENSITY ALTERNATIVE is presented as Column 6 of Table 1. This alternative was calculated assuming construction of the nine subdivisions for which the Planning Department has received preliminary information and/or formal applications and development of the remainder of the study area to the maximum densities shown in Column 2 of Table 1. Development to this to this level would result in 3,815 homes in the study area.

1. Rationale for Finding: Development of the property to a higher density residential use would produce greater impacts to both the natural and cultural systems than would the proposed Project. Overall, this alternative would not be environmentally superior to the proposed Project.

C. GENERAL PLAN

Buildout to the maximum density permitted by the existing land use designations identified in the General Plan is calculated in Table 1, Column 2, titled GENERAL PLAN. The first subcolumn under this scenario identifies the current General Plan land use designation. As shown, all of the study area is designated either F or G. Properties labelled F by the General Plan are designated as HIGH DENSITY RESIDENTIAL, and development to a density of five units per acre is allowed with a planned development overlay. Per policy B.3. of the Area Plan, properties in proximity to Carson Creek are designated G indicating that MEDIUM DENSITY RESIDENTIAL use is allowed. MEDIUM DENSITY RESIDENTIAL use is restricted to a minimum lot size of one acre. Since the General Plan land use designations do not always conform to individual parcel boundaries, some parcels include areas in F and G. In such instances, an estimate of the number of acres in each designation has been made. The second subcolumn identifies the density (units/acre) permitted by the respective General Plan land use designations. In instances where a single parcel is covered by more than one land use designation, an average density has been calculated. The third subcolumn identifies the maximum number of units and is calculated using the General Plan density and the parcel acreage. As indicated in the last row of Table 1, the total number of dwellings which could be developed in the study area under the existing General Plan designations is 5,603 homes.

1. Rationale for Finding: Development of the property to this maximum density residential use would produce greater impacts to both the natural and cultural systems, than would the proposed Project or the previously discussed HIGHER DENSITY ALTERNATIVE. This alternative, although having the potential to lower the cost per unit of development, could be incompatible with the lower density residential land uses in the vicinity. Overall, this alternative would not be environmentally superior to the proposed Project.

D. LOWER RESIDENTIAL DENSITY

As described throughout this report, the proposed Project development potential is described as those nine tentative map applications at their proposed densities plus the remainder assumed to build out at three units per acre and 1 d.u./acre on western edge. The known applications presently comprise 1,403 units on 632 acres with an average density of 2.2 units per acre. As a theoretical basis for developing a lower density alternative, the GENERAL PLAN land use designations as shown in Table 1 were shifted one category lower for the remainder of the study area. Under this scenario, those properties assumed to build out at three units per acre under the Project alternative would build out at one unit per acre, and those assumed to build out at one unit per acre would build out at one unit per five acres. Under these assumptions, the total maximum number of units for the study area would be 1,885, a reduction of 1,016 below the proposed Project.

1. Rationale for Finding: Development of the remaining properties to a lower density residential land use would not be expected to change the type of impacts which would occur but would result in proportionately less severe impacts in virtually all subject areas.

Consequently, this alternative would be environmentally superior to the proposed Project as described in the Bass Lake Road Study Area Program EIR. However, this alternative is found to be environmentally inferior to the revised Bass Lake Hills Specific Plan dated October 1995, as amended, which provides for a reduction in the maximum number of units from 1,885 to 1,458 units.

E. ALTERNATIVE LOCATION FOR SIMILAR PROJECT

In order to assess potential alternative sites for the development envisioned for the study area, applicable County planning documents were examined. These documents included: the EL DORADO HILLS/SALMON FALLS AREA PLAN LAND USE MAP updated March 3, 1990; the EL DORADO HILLS/SALMON FALLS AREA PLAN ZONING MAP updated March 3, 1990; and the ALTERNATIVE CONCEPTS REPORT - EL DORADO COUNTY 2010 GENERAL PLAN dated December 1990. The ALTERNATIVE CONCEPTS REPORT examines three County-wide land use development strategies: 1) The Incremental Growth concept which envisions urban expansion into those areas which can be most effectively served by existing infrastructure; 2) The Village concept which concentrates new development into planned areas designed to facilitate public transit and local employment opportunities; and 3) the Specific Development proposals concept which concentrates on 13 major proposed development projects throughout the County.

The development facilitated by the Program EIR is most consistent with Concept 1 as it is located adjacent to an expanding residential area into which urban infrastructure is being extended. The land use proposed within the study area is consistent with the current General Plan land use designations for the site for high and medium density residential although the current zoning is Estate Residential or Agricultural both of which allow a maximum of one dwelling unit for each ten acres. At present, the majority of the site is subdivided into ten-acre parcels. Many of the proposed subdivisions within the study area are being facilitated by consolidation of these ten-acre parcels.

The most likely area within the general Project area in which the approximately 1,223 acres of single-family development could be alternately located is immediately south of the Project site on the south side of U.S. Highway 50. This region shares many of the attributes of the study area and is served by the same U.S. Highway 50 interchange. Within portions of Sections 7, 8, 17, and 18 of Township 9N, Range 9E, and Sections 12 and 13 of Township 9N, Range 8E immediately south of U.S. Highway 50, the landholding patterns are similar to those of the Project area. Several of the parcels are roughly ten acres in size as are the majority of the Project parcels.

The present zoning of this area is Estate Residential Ten-acre (RE-10) allowing one dwelling unit for each 10 acres, similar to the Project site. The General Plan designation for those map sections closest to U.S. Highway 50, however, is Low Density Residential (H) which allows one dwelling on a minimum parcel size of five acres. The General Plan designation for the properties one map section removed from U.S. Highway 50 is High Density Residential (F) which allows five dwelling units per acre. This latter designation is the same as that for almost all of the study area.

In addition to access from the U.S. Highway 50 interchange (Marble Valley Road), this area could also gain access from Latrobe Road to the west and southwest. There is presently no through roadway access between these two points as is the case with Bass Lake Road which connects U.S. Highway 50 with Green Valley road to the north.

Topographically, this area exhibits steeper slopes and a more variegated landscape which would pose more constraints to development than would development of the study area.

Alternative 1 of the ALTERNATIVE CONCEPTS REPORT shows this area remaining in Rural Residential land use while it shows the study area as Medium/High Density Residential. Alternative 3, however, of the ALTERNATIVE CONCEPTS REPORT which focuses on specific large landholdings shows much of this property as medium/High Density Residential.

In summary, this area is potentially suitable for similar development to that of the study area. Disadvantages which detract from this suitability include more difficult topography, its location farther from existing utilities and services, more difficult access, and the need for a General Plan amendment to allow such development on the sections adjacent to U.S. Highway 50.

1. Rationale for Finding: Similar development to that proposed or anticipated on the study area site on the identified alternative location would produce generally equivalent or greater environmental impacts than would not be environmentally superior to the proposed Project.

Finding: Specific economic and technological considerations make infeasible the alternatives described as supported by the facts briefly stated and supported by substantial evidence in the record. The proposed alternative and option, as described, best meets the objectives of the Project. The feasible alternatives evaluated were not found to be environmentally superior to the proposed Project.

EXHIBIT D

Statement of Overriding Considerations. Pursuant to Section 15093 of the CEQA Guidelines, the Board of Supervisors makes the following Statement of Overriding Considerations: The Board of Supervisors has balanced the benefits of the Bass Lake Road Area Specific Plan as a whole against the risks of environmental damage disclosed in the Bass Lake Study Area Final EIR and Addendum. To the extent that the significant impacts, despite substantial mitigation, may not have been mitigated to a less than significant level, the Board of Supervisors finds the following specific economic, social, and other considerations support approval of the Bass Lake Specific Plan.

A. Additional residential development in western El Dorado County is consistent with and further serves to implement the County's General Plan. Approval of this Project will aid in making the necessary lands available for such development.

B. Approval of the Bass Lake Road Area Specific Plan will result in a large, comprehensively planned area that will result in the provision of financing mechanisms for necessary infrastructure and open space amenities which could not result from incremental development of the area as permitted under the County's existing General Plan.

C. Approval of the Bass Lake Road Area Specific Plan will result in the provision of housing in western El Dorado County and the maintenance of a semi-rural residential setting north of U.S. Highway 50.

D. The Bass Lake Road Area specific Plan will have a positive fiscal impact on the County and insure that development of the area will not impact the service levels of existing County residents as indicated in the Program EIR fiscal analysis.

E. This Board further finds that the benefits of the Project in providing housing and jobs for the area, in addition to the revenue that the Project will create for the County to provide services to its residents, outweigh the unavoidable adverse environmental effects of the Project. The overall density of the Project of 1.23 units per acre and the Specific Plan requirements for open space habitat improvement, water quality protection, grading limitations, oak retention and reforestation, parks, public services, noise reduction, wetland and intermittent stream protection, and archaeology protection provide an aesthetically pleasing Project that establishes a reasonable balance between the necessity of protecting the environment and providing housing, jobs, and revenue for the County.