

# Bass Lake Hills Specific Plan #28

## Conditions of Approval - 2016 Amendments

### Specific Plan Section 5.1, General Public Service and Facility Standards

- Public facilities and services shown in this Plan, including parks, roads, and infrastructure, shall be offered for dedication in conjunction with the residential subdivision process. Bass Lake Road, primary local roads, and infrastructure trunklines may be constructed in advance of village development, as needed.

#### Prior CEQA Mitigation Measure

##### Measures that were proposed for implementation irrespective of the BLHSP project

- 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

##### 1992 BLRSA Final PEIR

G04 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.

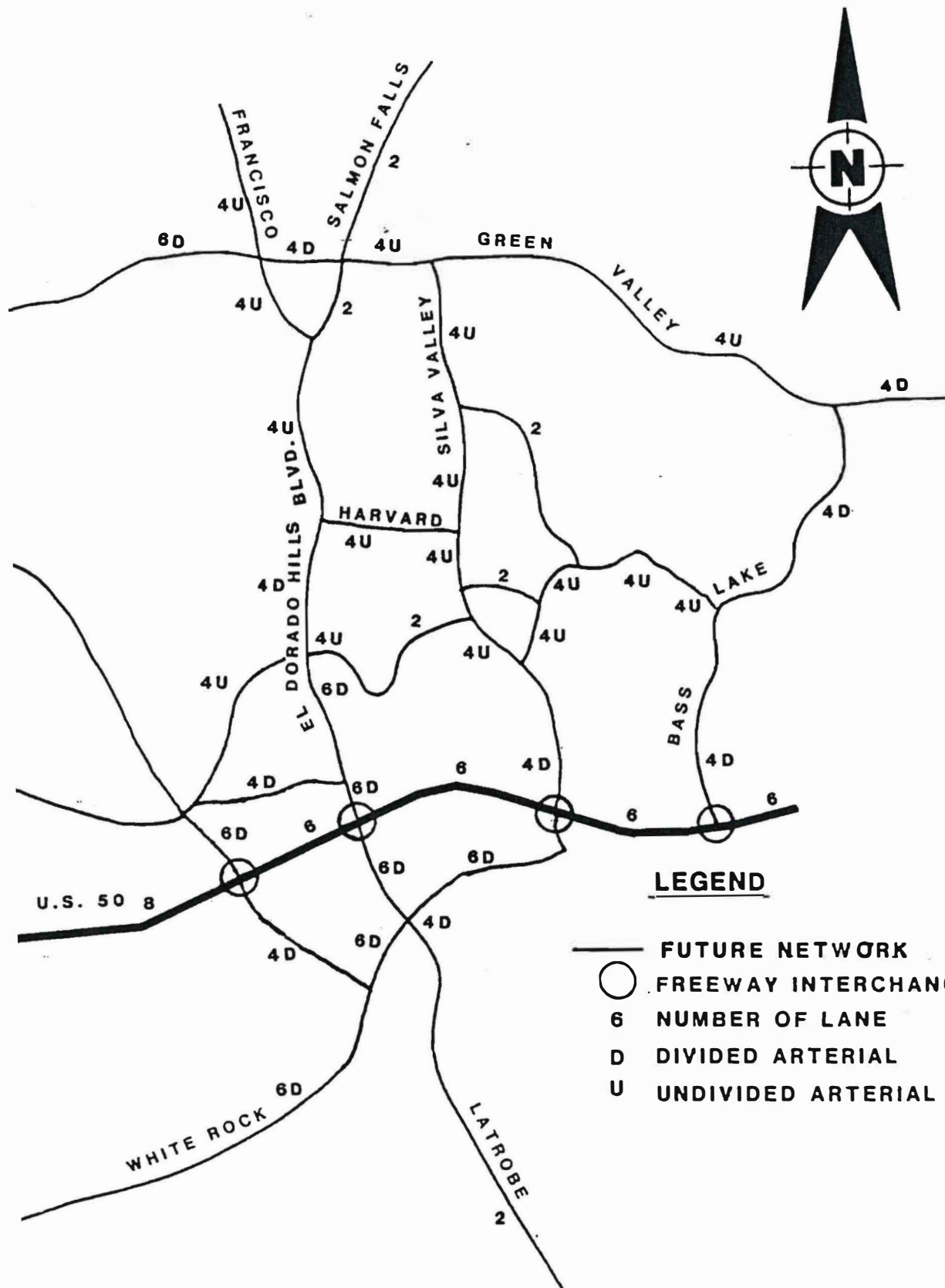
J01 Specific Roadway improvements, beyond those required irrespective of the Project, will be provided to accommodate project traffic. Roadway improvements, beyond those required to serve Future Without Project conditions, will be provided to accommodate project traffic. Even with these improvements, 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.

##### 1995 Addendum

No new mitigation measures.



**LEGEND**

- FUTURE NETWORK
- FREEWAY INTERCHANGE
- 6 NUMBER OF LANE
- D DIVIDED ARTERIAL
- U UNDIVIDED ARTERIAL

**2010 PLUS PROJECT WITH  
MITIGATED ROADWAY NETWORK**

**FIGURE 7-21**