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PC 04-28-16
#3, #4, #5

memorandum

date April 6, 2016

to Tiffany Schmid, Principal Planner, County of El Dorado

cc Roger Trout, Development Services Division Director, County of El Dorado
George Carpenter, Winn Communities

from Brian D. Boxer, AICP and Christina Erwin, Environmental Science Associates

subject Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance (February 2016)

The Addendum and Initial Study of Environmental Significance for the Bass Lake Hills Specific Plan Conditions of Approval Amendments project (Addendum) described the environmental effects of implementation of the proposed project, and included various technical studies as appendices to support the environmental analysis. Item 16, Transportation/Traffic in the Addendum summarized the analyses and results of three traffic reports:

- T. Kear Transportation Planning and Management, Inc. *Traffic Impact Analysis: Bass Lake Hills Phase 1a – Hawk View, Bell Woods, and Bell Ranch*. July 30, 2014.
- T. Kear Transportation Planning and Management, Inc., *Ten-Year 2025 Bass Lake Road Interchange Interim Improvements Traffic Operations Analysis*. January 2015.
- T. Kear Transportation Planning and Management, Inc. *Memorandum Re: Bass Lake Hills Phase 1a Traffic Operations with Relocation of Country Club Drive*. June 29, 2015.

All three of these reports are included in the administrative record for the project and are available for public review at the El Dorado County Community Development Agency, Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

Although these traffic reports were not appended in whole to the Addendum, they are sufficiently summarized in the Addendum. All potential environmental and traffic effects resulting from the proposed project were described in the Addendum and Initial Study of Environmental Significance for the Bass Lake Hills Specific Plan Conditions of Approval Amendments project as the analyses and conclusions discussed in those reports were reflected in the Addendum's analysis. The exclusion of these reports from the Addendum appendices does not affect the Addendum's analysis, does not upset the administrative record for the project, and no further analysis is required.