

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to *Section 66472.1* of the *California Government Code*:

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1.1 The project is a residential project and a part of the approved Bass Lake Estates project, subject to the adopted Initial Study and Negative Declaration (IS/ND). An Addendum to the IS/ND has been prepared to analyze the potential environmental impacts associated with the proposed phasing plan (Exhibit G). Based on the conclusions provided in the Addendum (Exhibit G), the analysis demonstrates that an addendum to the previously adopted IS/ND is the appropriate document under CEQA for the proposed revision to the Bass Lake Estates project for the following reasons:
- a. The proposed change to the project would not require major revisions of the Bass Lake Estates IS/ND because revision of the Tentative Subdivision Map would not result in new significant environmental effects that could not have been identified at the time that IS/ND was prepared or a substantial increase in the severity of impacts identified in the adopted IS/ND. The proposed revision to the Bass Lake Estates Tentative Subdivision Map would not alter any of the conclusions of the adopted IS/ND regarding the significance of environmental impacts. As discussed in the attached Addendum (Exhibit G), the proposed revision would not alter the development footprint of the project or result in additional residential units or residents. Revision of the Tentative Subdivision Map to include a phasing plan would not create new significant impacts that cannot be mitigated or impacts that would be substantially different than those that would result from development within the Bass Lake Estates project site.
 - b. Although there are some changes in the circumstances under which the project is being undertaken (such as changes in the project vicinity due to ongoing development in the area, and requirements under CEQA to address new resource areas such as tribal cultural resources and wildfire), as discussed in the attached Addendum these changes do not indicate that the project would result in new significant environmental effects or a substantial increase in severity of impacts identified in the Bass Lake Estates IS/ND because implementation of the project's Conditions of Approval would ensure that impacts would be consistent with the conclusions of the Bass Lake Estates IS/ND.
 - c. There is no 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 IS/ND was adopted, that:
 - i. shows the project would have significant effects that were not identified in the IS/ND or that could not have been identified at the time that IS/ND was prepared - where the project has the potential to result in significant effects that were not previously identified, the attached Addendum discusses that

information was available at the time the IS/ND was prepared that should have been considered and would have resulted in identification of significant or potentially significant impacts; or

- ii. shows that previously identified significant impacts would be substantially more severe - the Addendum demonstrates that the project would not substantially increase the severity of any previously identified impacts; or
- iii. shows that there are mitigation measures previously found not to be feasible that would in fact be feasible - the IS/ND did not identify any infeasible mitigation measures; or
- iv. shows that there are mitigation measures that are considerably different from those analyzed in the IS/ND and would substantially reduce the project's significant effects but the project proponent has declined to adopt those measures – the attached Addendum does not identify any mitigation measures that the project proponent has declined to implement.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Services Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project maintains consistency with the policies of the General Plan including neighborhood compatibility (2.2.5.21), allowable density (2.2.1.2 and 2.2.1.3), use of public water and sewer with connection to El Dorado Irrigation District (EID) (5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3), adequacy of road and circulation system serving the project (TC-Xe, TC-Xf, TC-Xg, TC-Xh), and protection and preservation of oak tree canopy (7.4.4.4).

Rationale: Bass Lake Estates is located within the Cameron Park Community Region where public infrastructures such as roads and utilities currently exist. As applicable, the project would be required to construct and/or extend on-site facilities necessary to serve the proposed development. The El Dorado County General Plan Land Use Map designated the subject site as High Density Residential (HDR) resulting in a density of 1.96 du/ac consistent with the density range of 1-5 dwelling unit/acre under this designation. The project is consistent with and compatible with the existing and planned residential uses, design, subdivision improvements, and density in the surrounding area.

Bass Lake Estates is within the EID service area where public water and sewer utilities currently exist. The development would be required to connect to and/or upgrade these infrastructures in order to provide these services. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to the service during review of Final Map.

Bass Lake Estates is designed to convey drainage using open ditch and underground pipes, subject to county design and improvement standards. Best Management Practices (BMP) and Storm Water Pollution Prevention Program (SWPPP) measures shall be implemented in order to minimize erosion effects during site construction.

Bass Lake Estates is located within the fire protection service area by the Cameron Park Fire Department. This site is primarily designated as high fire hazard safety zone, though portions of the western edge of the site are designated as moderate. Specific project Conditions of Approval, including minimum fire suppression and road standards, shall remain applicable subject to verification by the department prior to any construction.

The Bass Lake Estates has been analyzed and conditioned to be consistent with the provisions of General Plan Policy 7.4.4.4, which is implemented by Chapter 130.39 (Oak Resource Conservation).

3.0 ZONING FINDINGS

- 3.1 The project maintains conformance to applicable provisions of the Zoning Ordinance 130.24.030 (Single Unit Residential-R1) and 130.39 (Oak Resource Conservation).

Rationale: The subdivision lots exceed the required minimum lot size that would accommodate residential unit design consistent with the standard R1 development standards such as yard setbacks. Oak resource impacts are proposed to be mitigated in accordance with the provisions of the chapter.

4.0 TENTATIVE MAP FINDINGS

- 4.1 The proposed revised tentative map, including design and improvements, is consistent with the General Plan policies and land use map; and**

- 4.2 The design or improvements of the proposed division are consistent with the General Plan.**

Rationale: The 36-lot subdivision remains consistent with the High Density Residential (HDR) land use designation and applicable General Plan policies including neighborhood compatibility, allowable density, site and improvement design, and resource protection and preservation.

- 4.3 The site is physically suitable for the proposed type and density of development.**

Rationale: The phasing plan is consistent with the approved tentative map and includes no changes to the lot number, size, or configuration, including all related roadway and infrastructure aspects. Adequate areas exist onsite to minimize impacts to the oak canopy onsite and to avoid slopes exceeding 30 percent. The proposed residential development would be suitable on the project site.

4.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

Rationale: The phasing plan does not alter project's features. The potential environmental effects associated with the approved tentative subdivision map have been previously adequately analyzed in the 2008 IS/ND. Environmental impacts will be mitigated to less-than-significant levels through the project design, conditions of approval, and implementation of mitigation measures.

4.5 The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

Rationale: Adequate fire protection measures shall be implemented during construction and operation of the residential development. The subdivision will be constructed to accommodate necessary improvements for emergency purposes including secondary access roads, turnaround, and fire hydrants. The public water system servicing the project shall provide adequate fire flow for the project.

4.6 The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Rationale: Along with the imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency.