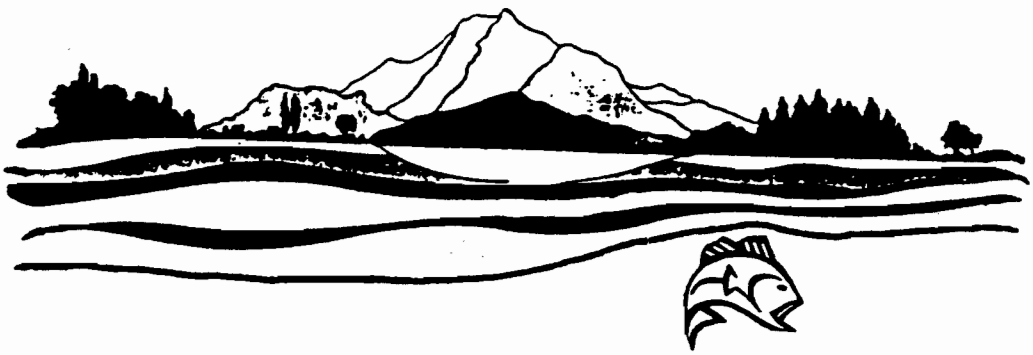
ADDENDUM TO THE BASS LAKE ROAD STUDY AREA PROGRAM EIR

(SCH #90020375)

County of El Dorado



November 7, 1995

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County of El Dorado

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County of El Dorado

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October 1995

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El Dorado County Board of Supervisors
November 7, 1995, Resolution No. 288-95

This Environmental Impact Report Addendum is based on information contained in the Draft and Final Bass Lake Road Study Area Program Environmental Impact Reports and technical appendices (SCH #90020375) dated June 14, 1991 and January 24, 1992, respectively, by R.C. Fuller Associates, all of which is incorporated herein by reference.

All personal communications and references cited in this Addendum are fully described in the Program EIR by R.C. Fuller Associates.

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1.0 INTRODUCTION

1.1 Purpose of the EIR Addendum

This Addendum is intended to provide an environmental analysis of potential impacts associated with development as permitted in the Bass Lake Hills Specific Plan, herein referred to as the Plan.

Previously, in accordance with provisions of the California Environmental Quality Act (CEQA), the County directed the preparation of the Bass Lake Road Study Area Program EIR (herein referred to as the EIR) in order to analyze potential impacts and propose mitigation measures for proposed development of the Plan area at assumed densities (3.0 dwelling units per acre and 1.0 dwelling unit per acre) and densities proposed by Plan area development proponents.

The Addendum provides further analysis of the potential impacts of development at densities described in the EIR in accordance with the Plan. (A summary of the Plan is provided in Section 2.0 of this Addendum)

Section 15164 of the CEQA Guidelines states that an EIR Addendum may be used to analyze the potential environmental effects of a project under certain circumstances, as follows:

1. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

2. Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA.

3. The changes to the EIR made by the Addendum do not raise important new issues about the significant effects on the environment.

County of El Dorado staff have determined that the Addendum is the appropriate tool for assessing the potential environmental effects of the Plan. It is important to note that the Plan results in no new environmental effects not previously identified and addressed in the EIR.

1.2 EIR Addendum Scope and Organization

The Addendum is based on an understanding that the Plan will not create impacts beyond those already addressed in the EIR, and in fact, serves to further mitigate identified impacts through various planning components and policies. Accordingly, the Addendum focuses upon those potential impacts identified in the EIR.

For the purpose of this Addendum, impacts which were identified in the EIR following application of mitigation measures are referred to herein as residual impacts. Likewise, impacts remaining after further mitigation provided by the Plan are also called residual impacts.

This Addendum provides an analysis of each area of impact described in the EIR. (See Summary in Section 3.0)

Following is a description of the standard format used throughout the environmental analysis contained in Section 3.0 for each area of impact identified in the EIR:

1. Impacts Analyzed in the Program EIR: Description of potential impact prior to mitigation, as described in the EIR Summary. (See Final Program EIR, dated 1/24/92)

2. Level of Significance Following Program EIR Mitigation: Description of level of significance after EIR mitigation measures have been applied. (Referred to as residual impact)

3. Summary of Specific Plan Mitigation: Summary of Plan components, standards and policies which further mitigate the residual impact.

4. Description of Residual Impact: Description of residual impact, if any, and level of significance. (See impact level definitions in Section 1.3)

1.3 Definition of Impact Levels

In each of the impact analyses from the EIR cited in this Addendum, a determination was previously made by the EIR author (and accepted in the EIR certification process) relative to the seriousness or significance of an identified potential impact and the acceptability of various applied mitigation measures. Likewise, the Addendum author has offered the same degree of judgment in determining the extent to which residual impacts remain following application of Plan policies and components.

In many instances, a potential impact can be quantified: for example, a noise level measured in decibels. In other instances, however, a potential impact cannot be accurately quantified, resulting in an inability to assign a numerical value to a potential impact. It should be recognized, however, that in either instance the level of significance assigned to a potential impact is ultimately a value judgment on the part of the author.

The following terminology is used to characterize the significance of potential impacts identified in Section 3.0 of this Addendum.

Less than significant

A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are therefore not necessary, although they may be recommended to further reduce a minor impact.

Potentially significant

A potentially significant impact is one which is expected to occur as a result of the project, but which cannot be accurately identified or quantified. This term is also used in cases where it is not possible to determine if the impact will occur. In both cases, CEQA views potentially significant impacts as significant impacts requiring either mitigation or a statement of overriding considerations.

Significant

A significant impact is one in which the level of potential impact is certain, and in most instance, quantifiable. In such instances, mitigation measures are prepared.

Significant and unavoidable

Significant and unavoidable impacts are adverse impacts which, even with the application of recommended mitigation measures, remain significant and unavoidable as a consequence of the project. This includes impacts for which no viable mitigation measure has been identified. If significant and unavoidable impacts are identified, an EIR must be prepared.

2.0 PROJECT INFORMATION

2.1 Project Summary

The project analyzed in the Addendum is the Bass Lake Hills Specific Plan, approved by the Board of Supervisors on November 7, 1995.

The Plan serves as an extension of the General Plan and the mitigation measures contained in the EIR. Accordingly, mitigation measures adopted for identified impacts associated with development under the EIR development assumptions are incorporated by reference in this Addendum and are applicable to the Plan and to subsequent development applications.

The purpose of the Plan is to facilitate the orderly and systematic development of the Plan area through the establishment of a comprehensive and coordinated planning program which is consistent with the elements of the General Plan and the opportunities and constraints inherent in the land.

The Plan provides a complete framework for all future development of the Plan area. The Plan establishes the maximum residential land use densities for all land in the Plan area, specifies how those lands will be developed, and describes the public facilities and services necessary to support that development.

The Plan and the EIR are intended to improve the efficiency of the development planning and review process by providing a direct and comprehensive correlation between ultimate land use and public facilities and services necessary for support of that development. In a similar manner, the environmental review process for subsequent tentative map applications is simplified and streamlined as a result of the overall evaluation of cumulative impacts associated with development of the entire Plan area.

In accordance with California Government Code Section 65450 et seq., the Plan consists of the following key components and features:

- Written and graphic descriptions of how all land within the Plan area will ultimately be used within the scope of the existing EIR (Plan Sections 1.0 - 4.0);
- Written and graphic descriptions of the location and extent of public facilities required to serve ultimate development of the Plan area (Plan Section 5.0);
- Written and graphic descriptions of significant natural resources potentially affected by Plan area development (Plan Section 6.0 - 7.0);
- Overall goals and policies for all land uses and resources (Plan Section 2.0);

- An implementation program which describes land use regulation mechanisms, Plan adoption and amendment procedures, public property maintenance and financing, and a discussion of public facility phasing (Plan Section 9.0); and

- Design Guidelines (Plan Section 8.0).

The Plan is not an ordinance and is not intended to replace the El Dorado County Zoning Ordinance. Rather, the Plan is intended to be a refinement of the General Plan which provide detailed policy direction for the Plan area which goes beyond the level of detail provided in the area plan. The Plan is, therefore, implemented by existing County regulations, and is adopted and amended by resolution, rather than ordinance. (Refer to Sections 8.1.1 and 8.2 of the Plan)

The Plan provides comprehensive policy direction and public facility plans for the development of the 1,196-acre Plan area. Ultimately, the Plan area will accommodate a maximum of 1,458 dwellings and a population of approximately 3,878 persons (based on a County standard average of 2.66 persons per dwelling) within eighteen separate, inwardly-oriented villages.

Following is summary of the key features of the Plan, each of which is further described within the Plan text.

Consistency with the Program EIR

The Plan is predicated upon the assumption that ultimate Plan area residential development will occur at or below densities described in the EIR. The EIR provided an analysis of potential environmental effects associated with development of the Plan area at a maximum residential density of three dwelling units per acre (3 du/ac), except for land on the western edge of the Plan area which was analyzed at a maximum density of one dwelling unit per acre (1 du/ac) and land within proposed projects which suggested densities ranging from 1.8 to 2.7 du/ac. These densities were consistent with densities of the El Dorado Hills/Salmon Falls Area Plan for the Plan area. The Plan provides for development of the Plan area at a density range from one dwelling unit per five acres (1 du/5 ac) at the south end of the Plan area along U.S. Highway 50 to four dwelling units per acre (4 du/ac) at the northern portions of the Plan area.

Any development application which proposes residential densities higher than those densities described in this Plan or analyzed in the EIR will require an amendment to this Plan and will be beyond the scope of both the EIR and its Addendum, thus triggering the need for further environmental analysis.

The Plan is intended to function in concert with the mitigation monitoring program contained in this Addendum. Authority for mitigation monitoring is contained in CEQA and subsequent amendments, including Assembly Bill 3180, adopted as Section 21081.6 of the California Public Resources Code (Mitigation Monitoring).

Consistency with the General Plan

El Dorado Hills/Salmon Falls Area Plan

The Plan was originally based on the existing area plan land use designations and anticipated application of zoning consistent with those land use designations. No General Plan amendments were proposed or required for the densities proposed and assumed in the EIR. In accordance with the El Dorado Hills/Salmon Falls Area Plan, property within the Plan area would not be rezoned, nor would tentative maps be approved, until El Dorado Irrigation District (EID) provided a commitment that public sewer and water services are available. (Refer to Figure 1A, Land Use Designations, El Dorado Hills/Salmon Falls Area Plan)

Public Review Draft General Plan

The Public Review Draft General Plan was accepted by the Board of Supervisors on January 11, 1994 and will serve as the interim operative general plan until such time as the County adopts a new general plan pursuant to the State Office of Planning and Research Time Extension. On December 8, 1992, the Board directed staff to incorporate "Alternative 3A" of the Plan into the proposed General Plan Project Description and further directed that school site issues, and other items as appropriate, be addressed in the Plan. (Refer to Figure 1B, Land Use Designation, Public Review Draft General Plan)

Land Use Concept

The Plan adheres, in large measure, to the Village Concept adopted by the El Dorado Hills Area Plan Advisory Committee. The entire Plan area is divided into a series of eighteen (18) discrete villages defined by major streets and open space areas. Villages are inwardly focused and have limited opportunities for through vehicular traffic. The number of dwellings in each village ranges from 16 to 159.

The density of villages ranges from 1 du/5 ac to 4 du/ac and varies throughout the Plan area. The highest densities (4 du/ac) are proposed at the north end of the Plan area, adjacent to a future commercial site in the El Dorado Hills Specific Plan (EDHSP). The lowest densities (1 du/5 ac) occur along the western edge of the Plan area in accordance with area plan limitations and in areas with steeper topography. The Plan also limits areas along U.S. Highway 50 to (1 du/5 ac) located within the visual foreground. (See Table 1, Bass Lake Hills Specific Plan Land Use Summary Table)

Preservation of Natural Features

The EIR has identified numerous natural features which are to be protected and preserved through mitigation measures. In addition, the Specific Plan Land Use Diagram and policies have been designed to further protect these features and incorporate them into Plan area development.

In particular, policies are included which limit tree removal, provide for replacement of impacted trees, and provide for the planting of new trees throughout the Plan area. The Land Use Diagram and Plan policies also are intended to preserve intermittent stream channel areas and limit hillside grading. The Plan is intended to provide for residential development at densities which are consistent with the General Plan while preserving and incorporating existing features.

Public Facilities and Services

The Plan includes all public facilities required to serve the ultimate Plan area development and population. Among the facilities designated in the Plan are major streets, sewer, water and storm drainage systems, schools, a fire station, and a park-and-ride lot. The Plan includes an estimate of public facility costs and outlines mechanisms for financing these improvement costs.

Pedestrian Circulation

Particular attention has been given to ensuring that non-vehicular travel can occur in a convenient and efficient manner. To this end, the Plan includes combined pedestrian/bicycle paths along major streets and within open space areas. In addition, the Plan provides for implementation of a segment of the Mormon-Carson Trail, as depicted on the El Dorado County Trails Master Plan. This segment will consist of an off-road trail which will span the entire Plan area in an east-west orientation, along the alignment of the historic Clarksville Toll Road.

Density Transfer

The Plan provides for the shifting of residential densities for various purposes. The Plan envisions application of the County's existing Planned Development (PD) Combining Zone District as a method of clustering dwelling units within a given subdivision in order to avoid impacts on natural features and to provide sites for certain public facilities.

Open Space Separation/Agricultural Buffer

The non-building setbacks required to protect intermittent stream channels and other valuable open space features of the Plan area will also serve to provide open space separation or buffers between several residential villages and communities adjoining the Plan area. In addition to providing an important visual and spatial separation, these open space areas will provide habitat for wildlife.

The Plan recognizes the need to preserve agricultural uses of lands adjacent to the Plan area. A parcel located adjacent to the extreme southwest comer of the Plan area is subject to provisions of a Williamson Act land use contract. Accordingly, the Plan includes policies which will maintain 10-acre parcels adjacent to the agricultural lands to minimizing conflicts with new development.

Relationship to Adjoining Residential Communities

The Plan area is located between the communities of Cameron Park and the EDHSP. All aspects of the Plan, including the Specific Plan Land Use Diagram, infrastructure plans, and policies are intended to ensure that Plan area development is compatible with these adjoining communities. While vehicular connections between the Plan area and adjoining communities is limited, there are specified instances where portions of the Plan area relate to the adjoining communities due to topography or other features, thus facilitating local street connections. In such instances, care has been given to ensure that "connecting" of the Plan area with the adjoining area occurs in an appropriate manner.

Consistent Community Design

Through policies and the El Dorado Hills Design Guidelines, it is the intent of the Plan that all development conform to certain area-wide design standards. While there is no intent to control architectural and site design of private property, all public areas, particularly features along public streets, will adhere to uniform criteria.

Table 1

Bass Lake Hills Specific Plan Land Use Summary Table

Land Use	Description	Acres	Density (du/ac)	Dwelling Units	Population (2)
H4PD	High Density Residential	49.01	3.69	181	597
H3PD	High Density Residential	148.65	2.45	364	1,201
MPD	Medium Density Residential	437.09	1.50	655	2,162
L.7PD	Low Density Residential	360.92	0.62	225	743
L.2PD	Low Density Residential	171.14	0.19	33	109
Parks (1&3)		19.40			
Required Open Space (3)		151.15			
Schools (3)		9.20			
(1 Elementary)					
Bass Lake Road		15.95			
Local Collectors (3)		44.75			
Park & Ride		1.00			
Fire Station Site		1.50			

(1) Acreage parks based on a standard of 5 acres per 1,000 population.
(2) Population based on County standard of 3.3 persons per dwelling.
(3) Included in residential gross acreage for density calculation purposes.

2.2 Program EIR

The EIR has analyzed the potential environmental effects of development of lands within a defined study area at proposed and assumed densities.

As the EIR process proceeded, it became apparent that an additional mechanism was needed to address numerous area-wide planning issues revealed in the EIR, ensure overall coordination of Plan area development, and help to ensure that adopted mitigation measures were applied and monitored in project approvals. Following is a listing of the key issues which were identified:

- Circulation
- Oak Tree Preservation
- Grading Limitations
- Open Space
- Wetlands/Surface Hydrology
- Parks
- Public Facilities and Services
- Noise
- Archaeology

It was agreed by both the area property owners and County staff that a master plan should be prepared as a means of addressing the area-wide issues and coordinating the projects from a policy perspective. Subsequently, County staff determined that the master plan should take the form of a specific plan, as defined by California Government Code Section 65450 et seq. The Plan is, therefore, an outgrowth of the EIR, and is designed to work in conjunction with the adopted mitigation measures.

2.3 Plan Area Land Use and Zoning Designations

The entire Plan area is located within the El Dorado Hills Community Region. Land use designations shown in the Public Review Draft General Plan, as illustrated in Figure 1B, apply to all land within the Plan.

The Plan area presently contains four different zoning classifications, as follows:

Estate Residential Ten-acre (RE-10)
Estate Residential Five-acre (RE-5)
Agriculture (A)
Transportation Corridor (TC)

The RE-10 and A Zone Districts require a minimum of 10 acres per parcel. Implementation and development of the Plan area will require rezoning to the appropriate zone district in conjunction with subdivision applications.

2.4 Project Location

As shown in Figure 2, the Plan area is approximately three miles east of the Sacramento/El Dorado County line, between the unincorporated communities of Cameron Park and El Dorado Hills. The Plan area comprises the undeveloped eastern portion of the El Dorado Hills community adjacent to the western edge of Cameron Park. U.S. Highway 50 forms the southern Plan area boundary, and Bass Lake Road transacts the area in a roughly north/south direction. Bass Lake is approximately one-quarter mile north of the Plan area.

Figure 1A

Land Use Designations
El Dorado Hills/Salmon Falls Area Plan

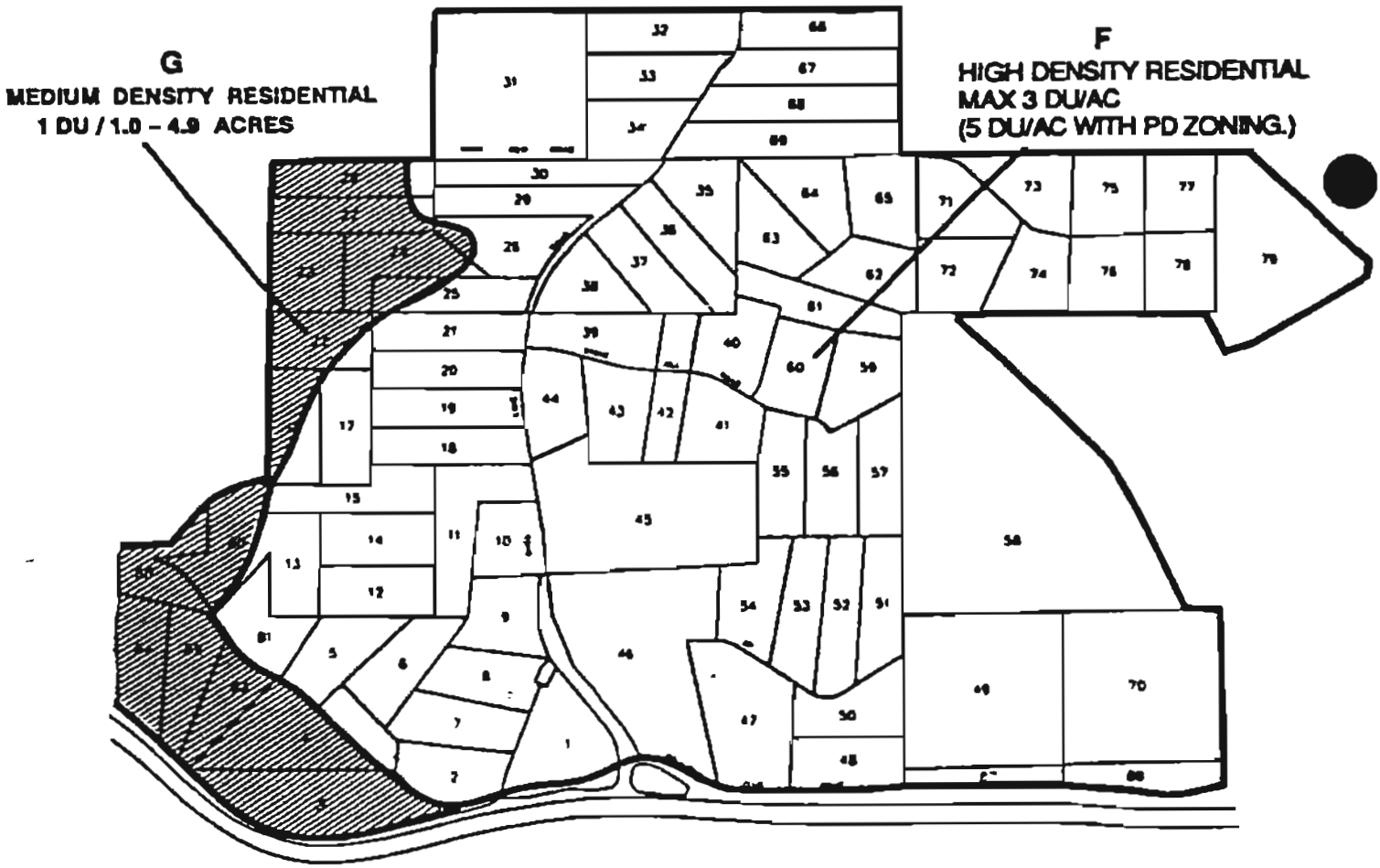
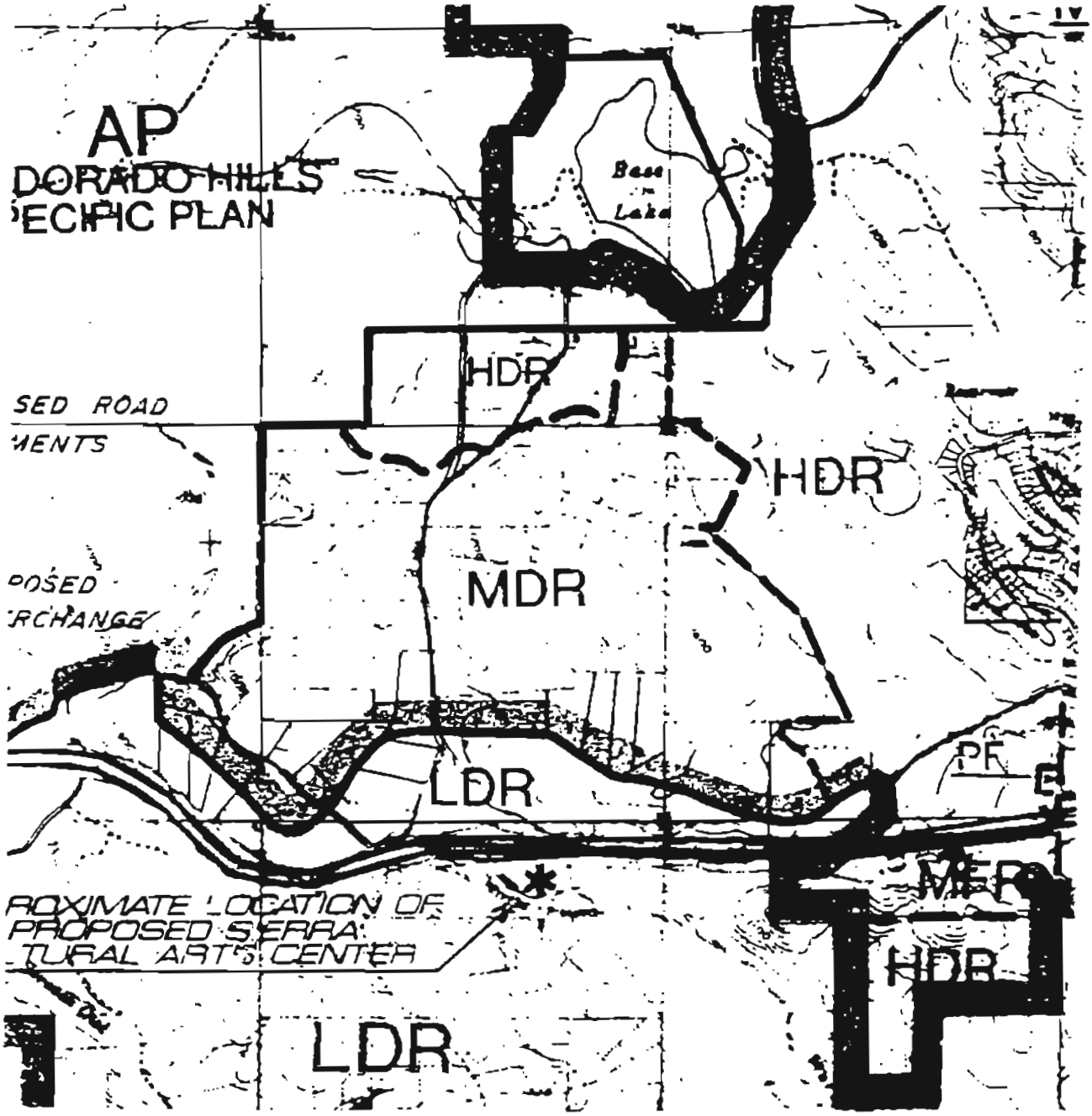


Figure 1B

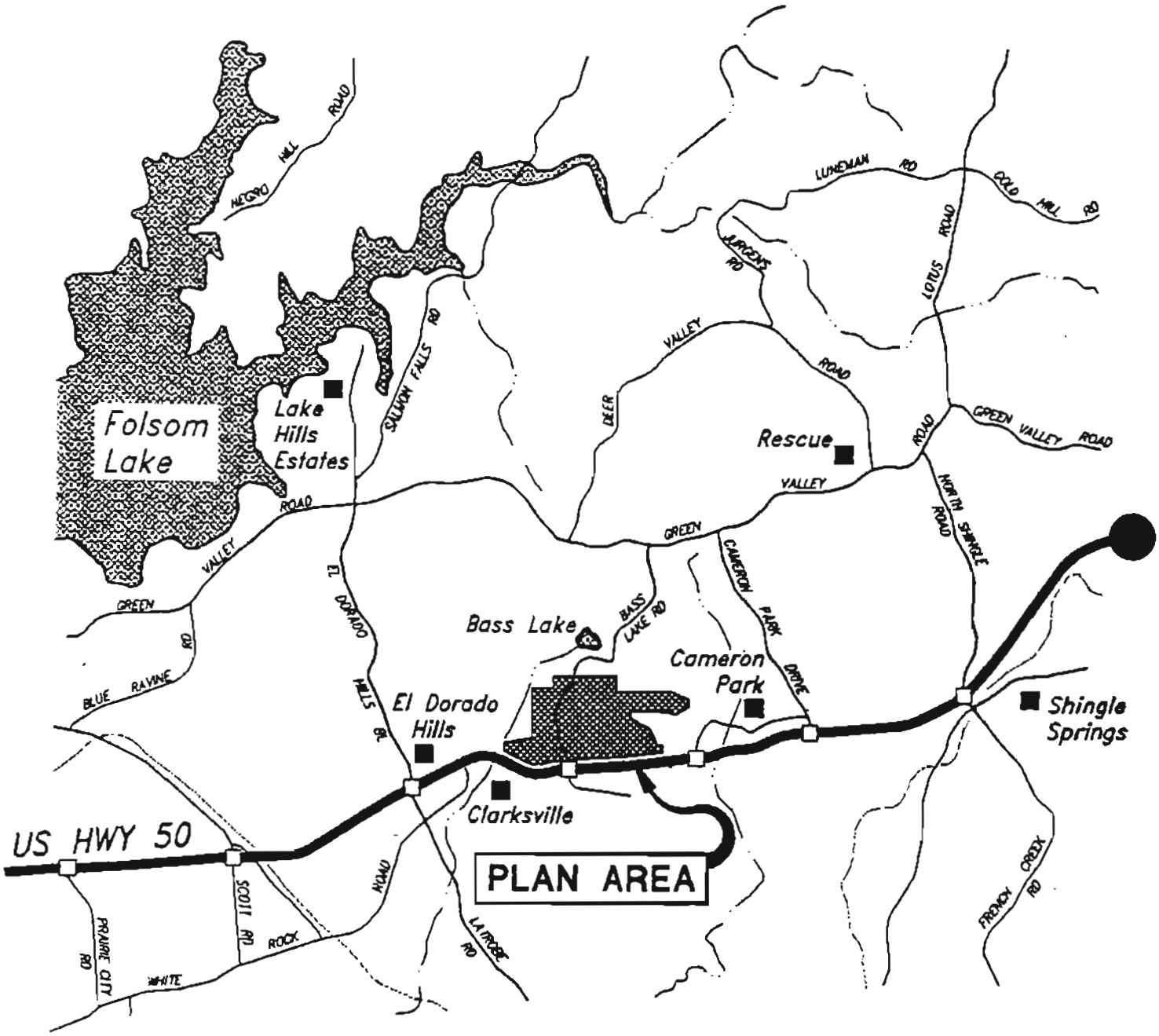
Land Use Designation
Public Review Draft General Plan



HDR: High Density Residential (1-5 du/ac)
MDR: Medium Density Residential (1 du/1-5 ac)
LDR: Low Density Residential (1 du/5-20 ac)

Figure 2

Regional and Local Setting



3.0 ANALYSIS OF RESIDUAL IMPACTS AND FURTHER MITIGATION

This section constitutes the fundamental component of the Addendum. In this section a clear connection is made between potential impacts originally identified in the EIR as being a consequence of development of the Plan area according to assumptions set forth in the EIR, the mitigation of those impacts provided by the EIR and the further mitigating effect of the Plan.

The following information is provided for each area of environmental impact originally discussed in the EIR:

1. Impacts Analyzed in the Program EIR: Description of potential impact prior to mitigation, as described in the EIR Summary. (See Final Program EIR dated 1/24/92)

2. Level of Significance Following Program EIR Mitigation: Description of level of significance after EIR mitigation measures have been applied (referred to as residual impact). In each instance, reference is made to mitigation measures as contained in Section 4.0, Mitigation Monitoring Program, herein. In certain instances, EIR mitigation measures have been modified in this Addendum.

3. Summary of Specific Plan Mitigation: Summary of Plan components and policies which further mitigate the residual impact.

4. Description of Residual Impact: Description of resultant residual impact, if any, and level of significance. (See impact level definitions in Section 1.3)

It should be noted that in certain instances, Plan policies are applied to more than one area of impact. For example, policies which protect trees and reduce grading also affect visual aesthetics. In such an instances, the same policies would be included under both "Vegetation and Wildlife" and "Visual and Aesthetic Resources".

The environmental impact or assessment categories listed in this section are as contained in the EIR. While these categories address all areas of impact described in the CEQA Guidelines, in certain instances two or more categories or combined or different names are used.

Refer to Section 1.3 of this Addendum for definitions of the impact levels used herein.

3.1 GEOLOGY, SEISMICITY, AND SOILS

3.1.1 Impacts Analyzed in the Program EIR

- The Bass Lake study area is subject to seismically-induced groundshaking. 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.

- 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 this report.

- Development will require grading. This activity will remove vegetation and expose soils increasing the susceptibility of the site to erosion.

3.1.2 Level of Significance Following Program EIR Mitigation

All potential impacts will be reduced to less than significant levels through adoption of mitigation measures D01, D02, D03, and D04, as described in Section 4.0, Mitigation Monitoring Program.

3.1.3 Summary of Specific Plan Mitigation

The Plan 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 Plan.

The Plan contains the following specific standards/policies which will further mitigate grading-related impacts.

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 gibions) 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.

3.1.4 Description of Residual Impact

Less than significant.

3.2 HYDROLOGY

3.2.1 Impacts Analyzed in the Program EIR

- Development will increase the volume of runoff from the study area into the Deer Creek drainage shed. The Cameron Park storm drain system is sized to accommodate runoff from the project. The project will contribute an insignificant amount (<1%) to the volume of runoff which currently exceeds the capacity of the Corrugated Metal Pipe (CMP) at Cameron Road.

- 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% increase in flow rate (cfs). Examination of Carson Creek has indicated that insufficient capacity exists downstream of the study area to accommodate this increase.

- Development will decrease the surface area available for infiltration. Because the study area is underlain by impervious material, minimal infiltration naturally occurs and the study area is not recognized as a groundwater recharge zone. The predicted decrease in infiltration will not adversely impact regional groundwater resources.

- Project implementation will 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 will eliminate livestock contamination of intermittent drainage's, but will introduce urban contaminants resulting in the long-term degradation of runoff quality.

3.2.2 Level of Significance Following Program EIR Mitigation

With the exception of long-term degradation of run-off water quality, all potential impacts identified in the EIR are reduced to less than significant levels through mitigation measures D04 and D05, as described in Section 4.0, Mitigation Monitoring Program. Long-term run-off water quality impacts are reduced by mitigation measures EO1, E02, and E03, but remain significant.

3.2.3 Summary of Specific Plan Mitigation

The Plan includes a Wetlands and Surface Hydrology Map which illustrates the location and extent of wetlands and intermittent streams in the Plan area. Also included is a Storm Drainage Plan which identifies major storm drainage routes and facilities.

The Plan contains the following specific standards/policies which provide further mitigation.

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 El Dorado Drainage Manual.

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, 15-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 finaled 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 effect 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.

3.2.4 Description of Residual Impact

Although further reduced by components and policies of the Plan, potential long-term degradation impacts described in the EIR will remain significant.

3.3 VEGETATION AND WILDLIFE

3.3.1 Impacts Analyzed in the Program EIR

- 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.

- 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% 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.

- 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.

- Implementation of the project has the potential to adversely impact three elderberry bushes which exist in the study area. As habitat for the valley elderberry longhorn beetle, elderberry plants are subject to USFWS protection.

3.3.2 Level of Significance Following Program EIR Mitigation

Impacts on aquatic habitats and on the elderberry longhorn beetle will be reduced to less than significant levels through adoption of mitigation measures F02 and F03, as described in Section 4.0, Mitigation Monitoring Program.

Impacts on wildlife and vegetation will be mitigated to less than significant levels through adoption of mitigation measures F01 (oak trees), E01 (intermittent streams), and D04 and D05 (grading).

Potential impacts on certain special status animal species identified in the Plan area remain significant following application of mitigation measures contained in the EIR. Identified species affected include various raptors and the great blue heron.

3.3.3 Summary of Specific Plan Mitigation

The Plan includes mapping of riparian habitat and tree habitat areas. (See Wetlands and Surface Hydrology Map and Composite Resources Map)

The Plan contains the following specific standards/policies which will further reduce potential impacts on wildlife and vegetation.

Specific Plan Section 3.3, Residential Development Standards

2. "Conservation setbacks" which include open space and conservation easements, recorded non-building setbacks, or any other method to permanently set aside property for the purposes of natural resources conservation shall be the primary method of protection for such resources. Commonly held open space areas within a PD can also be used to establish natural resource conservation areas.

   "Conservation easements," as described in this Plan, require the restriction of development rights within a defined area to a public agency such as the County or the Community Services District (CSD). Commonly owned open space is owned and maintained by the homeowners association of the subdivision. It is a separate lot with a deed restriction restricting improvements to trails, public utilities and recreational facilities. A conservation easement or commonly owned open space does not, in and of itself, provide for access by the general public. Public access is provided only where public access easements are recorded, generally in conjunction with a pedestrian pathway. Also see Section 9.1.7 regarding conservation easements.

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.

8. To preserve the natural appearance of the hillside in 20-30 percent slope areas, solid fences shall not be used, except within recorded building envelopes. Open fencing, such as wire, wrought iron and split rail, is permitted outside the building envelope.

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.

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 El Dorado Drainage Manual.

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)

3. To protect water quality, catch basins which incorporate oil, grease, and sediment traps will be installed along urban streets in order to intercept storm runoff prior to release into intermittent streams. A conceptual illustration of a silt/grease trap is provided in Figure 5-4. Other suitable best management practices may be employed to reduce point sources of pollutants. Maintenance of these facilities shall be provided through a County Service Area, Zone of Benefit (CSA, ZOB).

Specific Plan Section 5.6.2, Recreation Facility Standards

5. Parks will be subject to oak tree mitigation measures stated herein and will serve as receiving areas for mitigation tree plantings.

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 6.1, Grading Standards

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, 15-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 finaled 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 effect 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.

Specific Plan Section 7.5, Woodland Habitat and Oak Trees

It is an objective of this Plan to conserve and enhance existing oak woodland habitat and native oak trees to the maximum extent possible. It is also the objective of this Plan to maintain existing native plant species within natural habitat areas and to introduce only native plant species to these areas. Compensation trees, as described herein, are encouraged in habitat establishment areas to the extent that such trees are native oak or riparian species.

The following policies are 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. The requirement for tree replacement or compensation is triggered as a result of any disturbance to an oak tree or the soil within its dripline or canopy (i.e., cutting roots, removal, trenching, grading, etc.). The compensation policy is predicated upon the anticipation that impacted trees have a higher probability of mortality than non-impacted trees.

Dripline or canopy is defined as the aerial extent of branches and foliage of one or several adjoining trees projected to ground level.

1. At the time of subdivision application, a certified arborist's report shall be submitted and include the following with respect to oak and other native trees:

    a. Based upon air photos and a ground survey on a base map of 1" = 50' scale or larger;

    b. Location of dripline for all trees 6 inches dbh, or greater, and groves of trees;

    c. Size (dbh) and species determination list of all trees 6 inches dbh or greater within the project area;

    d. Trees impacted by the proposed project;

    e. Location of planting areas for compensation trees;

    f. Health of trees and any recommendations for trimming and/or removal for health and safety purposes requires no compensation; and

g. Management plan for the long-term conservation of oak woodland habitat in the subdivision area.

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 avoids the grove(s), or the grove is contained within a conservation 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.

3. A grove shall be defined as any group of oak trees, regardless of maturity, with a continuous canopy of 5,000 square feet or greater measured at the dripline (See Figure 7-3).

4. Impacted trees (non-grove) shall be replaced by like oak species and a minimum 5-gallon tree at a ratio of 2:1.

5. An impacted tree is defined as any oak tree which has (1) had live branches or roots cut or otherwise removed; or (2) has had soil within the dripline disturbed by grading, trenching, or tunneling. Diversion of storm drainage into, and irrigation within the dripline area constitutes impact under this definition(s). Those trees removed for health and safety purposes are not considered impacted trees.

6. All compensation trees shall be planted within the public street right-of-way landscape easements, open space areas, parks, park-and-ride lot areas, and other lands owned by the public, homeowners associations or encumbered by conservation easements.

7. Compensation trees shall be planted in a manner and location prescribed in the arborist's report.

8. Where tree protection is required, the property owner shall be required to provide financial security in an amount identified by an arborist. The security shall be forfeited and utilized for ongoing tree maintenance programs if the tree is impacted as defined herein.

9. Fencing (chain link, ski fencing, or other suitable material) shall be provided as a physical barrier to alert construction workers and property owners of the protection. The fencing shall be installed one foot outside the dripline of any single tree or grove which is in close proximity to, and potentially affected by construction activity. A sign shall be posted which describes the trees as protected and subject to forfeiture of a security deposit.

10. The survival rate of compensation trees shall be 90 percent for a period of 5 years from the date of planting. To ensure this survival goal, the following measures shall be provided:

    a. To guarantee survival through the first 3 years following planting, a maintenance bond, cash, or other financial encumbrance acceptable to the County and the EDHCSD shall be provided based on a cost estimate provided by the arborist's report.

    b. The tree survival program shall be administered by the EDHCSD and be funded through the LLAD.

    c. The LLAD shall fund, and the CSD shall administer the ongoing planting program defined in the arborist's report.

    d. Survival for years 3 through 5 following planting shall be ensured by a LLAD administered by the EDHCSD. Tree impact forfeiture money will be diverted to this district per the above policy.

11. In addition to the oak tree compensation program, a minimum of four (4) trees of any native species shall be planted on each lot within the Plan area in conjunction with construction and prior to occupancy of each dwelling. Trees shall be a minimum container size of 5 gallons.

12. Irrigation within the driplines of existing oak trees is prohibited, except by means of drip systems which focus upon the target vegetation.

3.3.4 Description of Residual Impact

While Plan components and the preceding policies further reduce potential impacts on wildlife and vegetation by requiring conservation of various resources such as trees, intermittent streams, and wetlands, and by reducing grading and erosion impacts, potential impacts on certain species remain significant and unavoidable as a consequence of development in accordance with the Plan.

3.4 AIR QUALITY

3.4.1 Impacts Analyzed in the Program EIR

- 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. Assuming that development of the study area takes 10 years, and that half of the development time involves grading and/or activities which require disturbance of the soil, 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 would be expected to generate approximately 6 tons of dust per month.

- 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.

- 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. Wood-burning devices are predicted to produce <1.0 ton of PAH, 846 tons of carbon monoxide, and 71 tons of particulates per year.

3.4.2 Level of Significance Following Program EIR Mitigation

All potential impacts identified in the EIR are reduced to less than significant levels through mitigation measures G01, G02, G03, and G04, as described in Section 4.0, Mitigation Monitoring Program.

3.4.3 Summary of Specific Plan Mitigation

Through a reduction in the maximum number of residences permitted in the Plan area, project-related vehicle trips have been reduced from the volume analyzed in the EIR. The proposed project will allow for 1,458 units as opposed to the former project which allowed 2,901 units, a reduction of 1,443 units.

Grading limitations set forth in Plan policies will reduce air quality impacts associated with construction dust. With regard to long-term air quality impacts associated with vehicle emissions, the Plan includes a Circulation Plan which describes the locations and sizes of all major streets (arterial and local collectors), describes the location and extent of pedestrian and bicyclist facilities, describes the location of a park-and-ride lot, and provides for bus stops. The Plan also describes funding mechanisms for all circulation improvements.

The Plan contains the following specific standards/policies which provide further mitigation of identified potential impacts.

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 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)

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).

3.4.4 Description of Residual Impact

Less than significant.

3.5 NOISE

3.5.1 Impacts Analyzed in the Program EIR

- 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 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 study area in 2010, the Federal Highway Administration (FHWA) Traffic Noise Prediction Model predicts that the 65 dBA 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 dBA Ldn contour will range from 138 to 166 feet from the centerline of Bass Lake Road.

- It is probable the development will include establishment of a fire station somewhere in the study area. Residences located near the station would be routinely exposed to siren noise in excess of 100 dBA. A Class A siren approved for use in California must have a minimum sound level output measured at three meters of 120 dBA on the axis and 113 dBA at 50 degrees right and left. Although such exposure can be extremely disruptive, emergency equipment is exempted from community noise standards.

- Residential development of the study area will produce permanent change in the noise environment. Natural sounds which dominate the existing setting will be replaced by more typical residential sounds including stereos, vehicles, lawnmowers, children playing, dogs barking, etc. These sounds are typical of the residential environment and generally do not produce violation of adopted noise standards.

3.5.2 Level of Significance Following Program EIR Mitigation

All potential impacts identified in the EIR are reduced to less than significant levels through mitigation measures H01 and H02, as described in Section 4.0, Mitigation Monitoring Program.

3.5.3 Summary of Specific Plan Mitigation

The Plan includes a Circulation Plan which identifies the locations and sizes of all major streets in the Plan area. The Plan also includes a Noise Contour Map (Figure 7-1 which identifies the locations of the future 65 CNEL noise contour along Bass Lake Road and U.S. Highway 50).

The Plan contains the following specific standards/policies which will further mitigate the impact of noise impacts from within and outside the Plan area.

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 EDHCSD Landscaping Guidelines.

Specific Plan Section 4.13, General Circulation and Trail Standards

8. Secondary local roads 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 impacts associated with noise, nighttime 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, 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 7.1, Noise Standards

1. Interior and exterior noise levels for transportation sources shall not exceed levels contained in the Noise Element of the General Plan.

2. Tentative subdivisions which propose lots within the identified 65 dB 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 8.6.1 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.

3.5.4 Description of Residual Impact

Less than significant.

3.6 LAND USE

3.6.1 Impacts Analyzed in the Program EIR

- 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 suburban/urban environment consistent with high density single-family residential land use.

- The introduction of high density residential development into the existing low density rural residential setting may 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.

3.6.2 Level of Significance Following Program EIR Mitigation

While potential land use compatibility impacts will be reduced to less than significant levels by mitigation measure I01, as described in Section 4.0, Mitigation Monitoring Program, the changes inherent in rezoning and subsequent development of the Plan area cannot be fully mitigated, and remain significant and unavoidable following application of mitigation measures contained in the EIR.

3.6.3 Summary of Specific Plan Mitigation

The maximum allowed number of dwellings in the Plan area has been reduced from that analyzed in the EIR. The proposed project will allow for 1,458 units as opposed to the former project which allowed 2,901 units, a reduction of 1,443 units.

The Plan establishes the approximate locations of all major streets and public facilities, the maximum allowable residential densities, and policies regarding open space. The Plan also contains policies concerning retention of oak trees and reforestation.

The Plan contains the following specific standards/policies which will further mitigate potential impacts identified in the EIR.

Specific Plan Section 3.3, Residential Development Standards

3. Neighborhood service zones within villages shall be permitted per Land Use Element Policy 2.3.9 of the General Plan. Non-residential uses such as daycare facilities, churches and group homes will be permitted within parcels identified for neighborhood service uses in accordance with the County Zoning Ordinance. Such facilities will be designed and constructed consistent with Plan design guidelines. Said facilities shall locate on corner lots at road intersections.

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 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).

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 10-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.).

3.6.4 Description of Residual Impact

Significant and unavoidable.

3.7 POPULATION AND HOUSING

3.7.1 Impacts Analyzed in the Program EIR

- The Plan provides comprehensive policy direction and public facility plans for the development of the 1,196 acre plan area. Ultimately, the Plan area will accommodate a maximum of 1,458 dwellings and a population of approximately 3,878 persons (based on County standard of 2.66 persons per dwelling) within eighteen separate inwardly-oriented villages.

- The Specific Plan Land Use Diagram is illustrated in Figure 3-1. A tabular summary of Specific Plan Land Use is provided in Table 3-1, and a summary of village residential densities is shown in Table 3-2.

3.7.2 Level of Significance Following Program EIR Mitigation

Significant and unavoidable impacts to vegetation, wildlife, air quality, traffic, and water supply are expected to result from housing construction and resulting population. While there are no mitigation measures available for directly addressing population and housing impacts, mitigation measures do address specific impacts which result from construction and population growth.

3.7.3 Summary of Specific Plan Mitigation

The maximum number of dwellings permitted in the Plan area has been reduced to 1,458.

There are no specific plan policies which directly address this impact. Certain policies addressing specific topics such as circulation, grading, and public facilities and services do, however, address impacts associated with a population increase. Those policies are contained elsewhere in this Addendum.

3.7.4 Description of Residual Impact

Significant and unavoidable.

3.8 RECREATION

3.8.1 Impacts Analyzed in the Program EIR

- Using 3.3 persons per household for calculation of Quimby Act parkland dedication, 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 pursuant to Section 16.12.090 of the County Code. 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.

3.8.2 Level of Significance Following Program EIR Mitigation

The potential impact identified in the EIR will be reduced to a less than significant level through mitigation measure I02, as described in Section 4.0, Mitigation Monitoring.

3.8.3 Summary of Specific Plan Mitigation

The maximum number of dwellings has been reduced to 1,458, resulting in a reduction in population. Based on a projected population of 4,811, the Plan will require approximately 24 acres of parkland.

The Plan describes two park sites and requires the development of one or more parks in each of eighteen villages, all of which will be proposed for dedication to the EDHCSD. The Plan also depicts the location of a pedestrian path linear park along the alignment of the historic Clarksville Toll Road.

The Plan contains the following specific standards/policies which will further mitigate impacts on recreation facilities resulting from Plan area development.

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.

6. Where practical and compatible, pedestrian paths shall be constructed in public open space to separate pedestrians from motor vehicles.

7. The Clarksville Toll Road Trail, an off-road pedestrian/equestrian/bicycle trail connecting the eastern and western boundaries of the Plan area shall 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 10 vehicles shall be created at the eastern end of Country Club Drive at the Plan area boundary. The Trail and the park-and-ride lot shall be constructed to allow joint use of the parking facilities. These improvements shall 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 shall be linked by a pedestrian and bicycle circulation system.

Specific Plan Section 5.6.2, Recreation Facility Standards

1. Parks shall be sized and contain the recreation amenities and facilities consistent with the requirements of EDHCSD RFMP to serve the needs of nearby residents.

2. Wherever possible, school sites should be located adjacent to park sites. Joint-use agreements between the EDHCSD 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 EDHCSD RFMP.

3. Parks shall 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 shall be designed to front along at least two roads to facilitate security surveillance and public access.

7. All parks within the Plan area shall be offered for public dedication in accordance with the EDHCSD RFMP Facility Standards. Parks shall be developed concurrently with residential development.

8. Park locations shall be determined through the approval of 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 shall be designed in accordance with standards contained in the El Dorado County Hiking and Equestrian Trails Master Plan.

3.8.4 Description of Residual Impact

Less than significant.

3.9 TRAFFIC

3.9.1 Impacts Analyzed in the Program EIR

- Proposed development of the Bass Lake study area will contribute to the volume of traffic using local roadways. Without improvements, virtually all local facilities will function at an acceptable Level of Service (LOS). With implementation of the identified mitigation, Bass Lake Road is predicted to function at LOS E under the full buildout scenario.

3.9.2 Level of Significance Following Program EIR Mitigation

The potential impact is reduced, but remains significant following application of mitigation measure J01 as described in Section 4.0, Mitigation Monitoring Program.

3.9.3 Summary of Specific Plan Mitigation

The Plan includes a Circulation Plan which describes the locations and sizes of all major streets (arterial and local collectors), describes the location and extent of pedestrian and bicyclist facilities, and describes the location of a park-and-ride lot. Financing of all circulation improvements is also addressed in the Plan.

The Plan contains the following specific standards/policies which further reduce impacts associated with development.

Specific Plan Section 3.3, Residential Development Standards

4. Newly subdivided residential lots shall not have direct access to urban collectors or primary local roads.

Specific Plan Section 4.12, Bus Stops

In anticipation that a bus system for the general public and school children will be extended into the Plan area, bus stops will be provided at intersections of primary local roads with Bass Lake Road in accordance with standards and criteria of El Dorado County Transit and the local school districts.

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.

4. A streetscape plan shall be submitted with tentative map applications and approved by the El Dorado Hills CSD and the County as a component of tentative map approval.

8. Secondary local roads within villages shall be designed to facilitate internal circulation and discourage through traffic.

9. Secondary local road connections with primary local roads shall be spaced a minimum of 600 feet apart, except where such secondary local roads contain 12 or fewer lots.

10. Parking on Bass Lake Road and primary local roads shall be prohibited.

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.

12. Secondary local roads shall be constructed on a subdivision-by-subdivision basis within individual villages. Primary local roads, as shown on Figure 4-1, Circulation Plan, may be constructed in advance of village development, as needed for access and public safety.

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)

14. The non-vehicular right-of-way of Bass Lake Road and primary local roads not devoted to non-vehicular paving shall be granted to the CSD and be subject to a common design theme.

16. Residential driveways connecting to Bass Lake Road and primary local roads are prohibited unless otherwise permitted pursuant to Section 4.2.

19. Subdivisions proposed between Bass Lake Road and designated primary local shall be required to provide secondary local road stub connections to properties which might otherwise be landlocked by development of that property.

23. Subdivision designs shall minimize through traffic in villages to the maximum extent possible.

Specific Plan Section 5.1, General Public Service and Facility Standards

4. 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.

3.9.4 Description of Residual Impact

At full buildout of the Plan area and surrounding areas, the cumulative traffic impact on Bass Lake Road is expected to result in LOS E at peak traffic hours. While the potential impact will be reduced by Plan components and policies, the potential impact remains significant as a result of Plan area and cumulative development.

3.10 WATER SUPPLY

3.10.1 Impacts Analyzed in the Program EIR

- 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.

3.10.2 Level of Significance Following Program EIR Mitigation

Significant, given the lack of guaranteed water connections. Mitigation measure K01, as described in Section 4.0, Mitigation Monitoring Program, restricts subdivision of land until a water source is guaranteed.

3.10.3 Summary of Specific Plan Mitigation

The maximum number of dwellings permitted in the Plan area has been reduced from that analyzed in the EIR to 1,458, thus resulting in a comparable reduction in water demand.

The Plan includes a master water plan which illustrates the location and extent of major water distribution and storage facilities required for development of the Plan area and linkage to the surrounding water supply system which supplies adjacent areas. Financing measures are also described in the Plan.

The Plan contains the following specific standards/policies which will further mitigate water impacts in large measure through conservation measures.

Specific Plan Section 5.1, General Public Services and Facility Standards

4. 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.

Specific Plan Section 5.2.3, Water Conservation Policies

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 utilize 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 and 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.

Specific Plan Section 5.3.3, Wastewater Standards

To the extent possible, reclaimed water shall be made available for use in irrigation within the Plan area or at off-site locations, such as the El Dorado Hills Golf Course.

Specific Plan Section 5.6.2, Recreation Facility Standards

3. Parks shall be landscaped with drought-tolerant and fire resistant plant species, excluding lawn areas, to the maximum extent possible to reduce irrigation and maintenance requirements.

4. Parks shall comply with El Dorado County Water Conserving Landscape Standards (Resolution 69-93).

Specific Plan Section 9.1.4, Subdivisions

The County Subdivision Ordinance and the State Subdivision Map Act proscribe the process for review of subdivision requests. Under State law, the County must make findings justifying the approval or denial of subdivision requests, including consistency of the proposed subdivision with the General Plan and this Plan. Moreover, all development proposals must be consistent with the EIR and include applicable mitigation measures.

3.10.4 Description of Residual Impact

Although the water plan and policies described in the Plan provide for the distribution and conservation of water, the Plan does not affect the availability of water supply for the Plan area. The potential impact remains significant until such time as EID guarantees water delivery. EID is currently studying the availability of water.

3.11 SEWAGE DISPOSAL

3.11.1 Impacts Analyzed in the Program EIR

- 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.

- Existing wastewater system, a 6-inch force main is in Country Club Drive adjacent to the southeastern corner of the project boundary. An 8-inch sewer main is at the end of Covelo Circle which abuts the plan area. There is a 12-inch sewer main in Thornhill Drive adjacent to the northeastern property boundary and an 18-inch sewer main crosses the eastern portion of the property.

- The EID Deer Creek and El Dorado Hills wastewater treatment facilities are presently at capacity. EID has adopted plans to improve both the Deer Creek and El Dorado Hills wastewater treatment facilities.

3.11.2 Level of Significance Following Program EIR Mitigation

The potential impact identified in the EIR is reduced to a less than significant level through mitigation measure K02, as described in Section 4.0, Mitigation Monitoring Program.

3.11.3 Summary of Specific Plan Mitigation

The maximum number of dwellings permitted in the Plan area has been reduced from that analyzed in the EIR, thus resulting in a comparable reduction in sewage disposal requirements.

The Plan includes a Sewer Plan which illustrates the location and extent of major sewage transmission facilities required for development of the Plan area and linkage to the sewage disposal systems in adjacent areas. Financing measures are addressed in the Plan, as well.

The Plan contains policies which will reduce the demand for and use of water in the Plan area through conservation measures thus reducing demand for sewage processing. The Plan also contains the following specific standards/policies which further reduce impacts.

Specific Plan Section 5.1, General Public Services and Facility Standards

4. 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.

Specific Plan Section 5.3.3, Wastewater Standards

To the extent possible, reclaimed water shall be made available for use in irrigation within the Plan area or at off-site locations, such as the El Dorado Hills Golf Course.

3.11.4 Description of Residual Impact

Less than significant. (However, it must be noted that sewage transmission and treatment is dependent upon an available water supply.)

EID has adopted new plans to improve the Deer Creek and the El Dorado Hills treatment plants which are currently experiencing operational difficulties.

3.12 PUBLIC UTILITIES

3.12.1 Impacts Analyzed in the Program EIR

- 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.

- No unusual problems are anticipated with the provision of telephone service to the project site.

3.12.2 Level of Significance Following Program EIR Mitigation

Potential impacts will be less than significant as a result mitigation measures K03 and K04, as described in Section 4.0, Mitigation Monitoring Program.

3.12.3 Summary of Specific Plan Mitigation

The maximum number of homes in the Plan area has been reduced to 1,458, resulting in estimated demand for 255,150 therms and 1.5 million kilowatts of electricity per average month.

The Plan contains the following specific standards/policies which affect public utilities required for Plan area development.

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 with Section 8.9 of the Design Guidelines.

4 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.

3.12.4 Description of Residual Impact

Less than significant.

3.13 POLICE AND FIRE PROTECTION

3.13.1 Impacts Analyzed in the Program EIR

Police

- Assuming 2.66 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 4 new officers.

Fire

- According to fire department officials, construction of a new fire station may be required to serve development in the Bass Lake Hills 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.

- The proposed merger of the El Dorado Hills Water District and the Cameron Park Fire Protection District may preclude the need for the fire station.

3.13.2 Level of Significance Following Program EIR Mitigation

Impacts on police services are less than significant as a result of mitigation measure K05, as described in Section 4.0, Mitigation Monitoring Program. Impacts on fire protection remain significant following application of mitigation measure K06 due to lack of a designated fire station site.

3.13.3 Summary of Specific Plan Mitigation

The maximum allowable number of dwellings has been reduced from that analyzed in the EIR, resulting in an incremental decrease in the demand for police and fire services.

The Plan 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 Plan.

The Plan contains the following specific standards/policies which further mitigate impacts.

Specific Plan Section 5.6.2, Recreation Facility Standards

3. Parks shall 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 shall 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 shall be accessible to fire suppression equipment to the satisfaction of the fire protection district.

Specific Plan Section 5.8.1, Fire Protection Policies

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

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.

3.13.4 Description of Residual Impact

Upon acceptance of the fire station site by the fire department or determination that a new fire station is not needed, this potential impact will become less than significant.

3.14 SOLID WASTE

3.14.1 Impacts Analyzed in the Program EIR

- Assuming each home generates an average of approximately 60 gallons of solid waste per week, the 1,458 homes in the study area will generate 87,480 gallons of solid waste per week.

3.14.2 Level of Significance Following Program EIR Mitigation

This impact is reduced to a less than significant level by mitigation measure K07, as described in Section 4.0, Mitigation Monitoring Program.

3.14.3 Summary of Specific Plan Mitigation

The maximum number of dwellings permitted in the Plan area has been reduced from that analyzed in the EIR, resulting in a decrease in solid waste volume. The 1,458 dwellings allowed in the Plan area can be expected to generate 87,500 gallons of solid waste per week.

3.15 PUBLIC SCHOOLS

3.15.1 Impacts Analyzed in the Program EIR

- The project is predicted to generate approximately 580 elementary students, 178 middle school students, and 342 high school students for a total of 1,100 students.

3.15.2 Level of Significance Following Program EIR Mitigation

Although potential impacts are reduced by mitigation measures K08 and K09, the impact remains significant due to lack of identified school sites. 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 mitigation measures K08 and K09 provide the necessary financial mechanism.

3.15.3 Summary of Specific Plan Mitigation

The maximum number of dwellings permitted in the Plan area has been significantly reduced from that analyzed in the EIR, resulting in an incremental reduction in the anticipated number of students.

The Specific Plan Land Use Diagram depicts one possible elementary school site reservation, which is required to accommodate students at ultimate Plan area buildout. The preliminary site has not yet been accepted by the school district.

The Plan contains the following specific standards/policies which will further address potential impacts relating to school facilities.

Specific Plan Section 5.5, Schools

As shown in Figure 3-1, Specific Plan Land Use Diagram, the Plan has 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 shall be encouraged to adhere to policies set forth in Section 9.1.7 and Section 8.9.

Specific Plan Section 9.1.7, Land Dedications and Encumbrances

The school site reservation, as depicted in this Plan and tentatively approved by the State OLA, will be shown on the affected tentative subdivision maps and will be reserved for the applicable school district in conjunction with the subdivision approval process. The site will be purchased by the area-wide community facilities financing district, or other public financing district and

held in reserve for the school district by the financing district. The purchase of the site by the financing district shall comply with all State rules and regulations for the acquisition of school sites, including regulations pertaining to site inspection and procedures for establishing the purchase price.

3.15.4 Description of Residual Impact

Upon acceptance of one school site by the school district, this potential impact will become less than significant.

3.16 VISUAL AND AESTHETIC RESOURCES

3.16.1 Impacts Analyzed in the Program EIR

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 domestic 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 environment will be dominated by artificial lighting from homes.

3.16.2 Level of Significance Following Program EIR Mitigation

This is a significant and unavoidable impact of development given the allowable density, topography, and other natural features of the Plan area. Mitigation measures E01, F01, and I01 address impacts on open space, oak trees, and intermittent streams, but not to a less than significant level.

3.16.3 Summary of Specific Plan Mitigation

The Specific Plan Land Use Diagram depicts open space areas which will provide a scenic amenity. The Plan also provides for further reduction in residential density along the U.S. Highway 50 scenic corridor. The Plan contains maps which illustrate all natural features.

The Plan contains the following specific standards/policies which provide further mitigation.

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 (EDHCSD) 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.

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)

22. Roads shall not be permitted within, and allowed to cross, open space areas that define village boundaries, except as shown on the 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 with 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 8.3 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 6.1, Grading Standards

Many of the grading policies set forth in Section 6.1 affect visual resources of the Plan area.

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)

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 effect water quality.

Specific Plan Section 7.5, Woodland Habitat and Oak Trees

All policies relative to oak tree preservation/replacement affect visual resources of the Plan area.

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 avoids the grove(s), or the grove is contained within a conservation 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 identity 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.

3.16.4 Description of Residual Impact

Although potential impacts are reduced as a result of Plan components and the policies described above, this potential impact remains significant and unavoidable.

3.17 ARCHAEOLOGICAL RESOURCES

3.17.1 Impacts Analyzed in the Program EIR

- Implementation of the project carries the potential for disturbance of the historic cemetery (Site l) located within the study site.

- 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.

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

3.17.2 Level of Significance Following Program EIR Mitigation

All potential impacts identified in the EIR are reduced to less than significant levels through mitigation measures N01 and N02, as described in Section 4.0, Mitigation Monitoring Program.

3.17.3 Summary of Specific Plan Mitigation

The Plan contains the following specific standards/policies which provide further mitigation.

Specific Plan Section 7.2, Cultural Resources Protection Standards

1. The County shall require site-specific archaeological investigations for all development proposals which may impact sensitive archaeological sites described in the EIR.

2. Mitigation measures to protect archaeological sites shall be implemented through conditions in development permits and shall require on-site monitoring by qualified personnel during excavation work in areas identified as sensitive for archaeological resources. Development activity shall cease whenever artifacts or skeletal remains are discovered until arrangements can be made to avoid or otherwise protect the site. Identified archaeological sites shall be protected through non-building setbacks to be recorded on the subdivision map.

3. The local Indian Council shall be notified of all discretionary development application for review and comment.

3.17.4 Description of Residual Impact

Less than significant.

4.0 MITIGATION MONITORING PROGRAM

Assembly Bill 3180, added as Section 21081.6 of the California Public Resources Code, requires the adoption of a reporting or monitoring program for changes made to a project through adoption of an EIR or made as conditions of project approval as a means of mitigating or avoiding significant effects on the environment.

The following mitigation monitoring program will ensure that mitigation measures adopted through certification of the Final Bass Lake Road Study Area Program EIR, as described herein, are executed as intended.

It should be noted that only the mitigation measures contained herein are subject to mitigation monitoring. The additional mitigation provided by the Plan does not require mitigation monitoring, as all aspects of the Plan have been adopted by the County and apply to all development as a matter of County policy. Nonetheless, in instances where a Plan policy coincides with a mitigation measure, it is included in the mitigation monitoring program.

The mitigation monitoring program addresses two key aspects: implementation and monitoring. In each instance, the responsible agency is described. In certain instances, all requirements pertinent to a mitigation measure are fulfilled simply by implementing the measure. In such instances, verification of successful implementation is all that is required. In other instances, long-term monitoring is required in order to ensure that the mitigation measure continues to perform its function over time.

For each adopted mitigation measure (shown in *italic* type) the following information is provided:

- Staff position or department responsible for implementing the mitigation measure;
- What determines satisfactory implementation of mitigation measure;
- Staff position or department responsible for monitoring mitigation measure compliance;
- Description of monitoring required; and
- What constitutes satisfactory completion of mitigation monitoring.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that a geotechnical investigation acceptable to DOT is submitted with subdivision improvement plans.

2. Ensure that improvement plans have been designed in accordance with recommendations contained in the geotechnical report, to the satisfaction of DOT.

3. Ensure that improvement plans are consistent with grading policies set forth in Section 6.1 of the Plan.

4. Obtain documentation by the applicant's engineer attesting to consistency between the approved plans and completed subdivision improvements.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going mitigation monitoring not required.

Description of monitoring required.

Not applicable. On-going mitigation monitoring not required.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going mitigation monitoring not required.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

Building Department staff

What determines satisfactory implementation of mitigation measure.

1. Review plans to ensure compliance with applicable UBC requirements.

2. Field inspection to ensure that construction is consistent with approved plans.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going mitigation monitoring not required.

Description of monitoring required.

Not applicable. On-going mitigation monitoring not required.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going mitigation monitoring not required.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

Issuance of appropriate permits, if blasting is proposed.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going mitigation monitoring not required.

Description of monitoring required.

Not applicable. On-going mitigation monitoring not required.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going mitigation monitoring not required.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff and Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Review and approval of grading plans by DOT engineering staff to ensure that plans are consistent with grading policies set forth in Section 6.1 of the Plan.

2. Review and approval of grading plans by DOT staff to ensure consistency with County Ordinance 3983.

3. DOT staff perform field inspections to ensure that grading is consistent with approved plans.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going mitigation monitoring not required.

Description of monitoring required.

Not applicable. On-going mitigation monitoring not required.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going mitigation monitoring not required.

MITIGATION MEASURE 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 during construction to protect area waterways from siltation and debris. All intermittent streams will be appropriately vegetated or lined with coarse rock.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that site improvement plans are consistent with County Ordinance 3983.

2. Ensure that all improvement plans are consistent with grading policies set forth in Section 6.1, and wetlands and intermittent stream policies set forth in Section 7.4.1 of the Plan.

3. Ensure that appropriate erosion control measures are in place when deemed necessary by DOT staff.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff.

Description of monitoring required.

Field inspection to ensure installation of required erosion control measures.

What constitutes satisfactory completion of mitigation monitoring.

For private lands, mitigation monitoring is complete when all site development work is finished and a final inspection is performed.

For public lands, including street right-of -way and other areas encumbered by public access/maintenance easements, monitoring will be on-going to ensure proper functioning of erosion control mechanisms.

MITIGATION MEASURE E01

Individual projects within the study area will adhere to the mitigation identified in the El Dorado Hills Salmon Falls Area Plan which specifies "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. "Drainage will be conveyed in vegetated corridors, and installation of storm drains will be restricted to minor swales where such systems are required to convey runoff to the protected corridors. Major intermittent streams will be maintained as vegetated corridors. Except for limited erosion control measures (bank stabilization, planting of native compatible grasses to enhance cover, etc.), public access trails, and maintenance roads, no development will be permitted within these corridors. All culverts will be designed to allow the passage of aquatic organisms.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Review site improvement plans to ensure compliance with El Dorado Hills/Salmon Falls area plan policy described above.

2. Review of site improvement plans to ensure compliance with wetlands and intermittent stream policies of the Plan.

3. DOT staff will ensure that site improvements are consistent with approved plans.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff.

Description of monitoring required.

Perform field inspections of all County-maintained drainages to ensure that all facilities continue to function in accordance with approved plans and policies.

What constitutes satisfactory completion of mitigation monitoring.

Monitoring is on-going.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that improvement plans for the detention facilities are consistent with provisions of the Plan.

2. Ensure that improvements conform to approved plans.

3. Ensure that a mechanism has been established to pay for ongoing costs of maintenance.

4. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff.

Description of monitoring required.

On-going monitoring of detention basins is required to ensure proper operation. In accordance with policies set forth in the Plan, maintenance will be the minimum necessary to ensure proper functioning of the facility while preserving the natural environment of the facility to the maximum extent possible.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. Monitoring of detention facility functions and maintenance operations will be on-going for the life of the facility.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Review all tentative maps to ensure consistency with methodology set forth in CONTROLLING URBAN RUNOFF- A Practical Manual for Planning and Designing Urban BMPs and policies set forth in Section 4.2 4 of the Plan relative to wetlands and intermittent streams.

2. Ensure that improvement plans are consistent with approved tentative maps and conditions of approval.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff and DOT engineering staff.

Description of monitoring required.

Perform annual inspections of publicly-maintained drainage facilities to ensure compliance with approved plans.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. Monitoring of drainage facilities will be on-going.

MITIGATION MEASURE F01

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, recommendations for the removal or preservation of individual trees, and a reforestation plan. Prior to construction, fencing will be installed outside of the dripline of trees which are to be protected.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that a tree survey, prepared by a qualified arborist, is prepared and submitted in conjunction with all tentative maps.

2. Ensure that all tentative maps are consistent with tree policies set forth in Section 7.5 of the Plan.

3. Ensure that all improvement plans are consistent with approved tentative maps.

4. Perform field inspection prior to site grading to ensure that trees to be preserved, in areas affected by grading activities, are fenced at the dripline.

5. Obtain security bond for compensation trees, as required by policies in Section 7.5 of the Plan, at completion of subdivision improvements and prior to final inspection.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff.

Description of monitoring required.

Perform annual inspections following completion of all subdivision improvements for a period of five (5) years to ensure that at least 80 percent of all compensation trees survive.

What constitutes satisfactory completion of mitigation monitoring.

Survival of at least 80 percent of all compensation trees at the end of five years following subdivision improvement completion, or replacement of lost trees using security bond funds.

MITIGATION MEASURE F02

Properties which harbor elderberry plants will obtain clearance from the U.S. Fish and Wildlife Service (USFWS) prior to disturbance of the plants. It is anticipated that the USFWS will require mitigation for disturbance of these plants. Clearance will be required prior to approval of tentative maps.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Refer all tentative map applications to the USFWS for review.

2. On properties identified by USFWS as having elderberry plants, require proof of clearance prior to tentative map approval.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going monitoring not required.

Description of monitoring required.

Not applicable. On-going monitoring not required.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going monitoring not required.

MITIGATION MEASURE F03

Prior to approval of tentative maps, properties identified in this EIR as supporting wetland resources will be required to provide evidence of compliance with California Department of Fish and Game (CDFG) policy and Section 404 of the Clean Water Act as administered by the U.S. Army Corps of Engineers (COE). To satisfy Section 404 requirements, it is anticipated that each project 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative map applications containing wetland resources identified in Wetlands and Surface Hydrology Map of the Plan are referred to the CDFG and the U.S. Army COE.

2. Recommendations from CDFG and U.S. Army COE on tentative map and other subsequent applications shall be considered along with the policies of the Plan in the preparation of conditions of approval.

3. Ensure that improvement plans are consistent with approved tentative maps.

4. Ensure that site improvements are consistent with improvement plans.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff.

Description of monitoring required.

Monitoring will be in accordance with individual wetlands assessment and mitigation plans, where such plans are established.

What constitutes satisfactory completion of mitigation monitoring.

Completion is dependent upon conditions set forth in individual wetlands assessment and mitigation plans.

MITIGATION MEASURE 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% (EPA450/3-74-036a: 1974).

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff

What determines satisfactory implementation of mitigation measure.

Project developers will perform sprinkling in accordance with County Ordinance 3983.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff

Description of monitoring required.

Field inspection or written assurance of compliance.

What constitutes satisfactory completion of mitigation monitoring.

Complete when all grading activities have ended.

MITIGATION MEASURE G02

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

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff

What determines satisfactory implementation of mitigation measure.

Ensure that all grading activities comply with County Ordinance 3983.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff

Description of monitoring required.

1. Ensure that all grading activities comply with County Ordinance 3983.

2. Field inspection or written verification of compliance is required.

What constitutes satisfactory completion of mitigation monitoring.

Complete when all grading activities have ended.

MITIGATION MEASURE G03

In order to mitigate potentially adverse impacts to air quality, projects within the Bass Lake study area will be required to demonstrate compliance with the requirements of the El Dorado County Air Quality Attainment Plan.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative maps are consistent with the El Dorado County Air Quality Attainment Plan.

2. Ensure that improvement plans are consistent with approved tentative maps.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff.

Description of monitoring required.

As required by the El Dorado County Air Quality Attainment Plan.

What constitutes satisfactory completion of mitigation monitoring.

As required by the El Dorado County Air Quality Attainment Plan.

MITIGATION MEASURE G04

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 facilities will be established based on consultation with RT 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative maps are consistent with the Circulation Plan of the Specific Plan and the circulation policies set forth in Section 4.2.6 of the Plan.

2. Ensure that tentative maps are consistent with requirements of El Dorado County Transit.

3. Ensure that improvement plans are consistent with approved tentative maps.

4. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff.

Description of monitoring required.

Field inspection to ensure compliance with approved plans.

What constitutes satisfactory completion of mitigation monitoring.

Completion of all arterial and local collector streets, as shown in the Circulation Plan of the Specific Plan.

MITIGATION MEASURE H01

Construction activity commonly occurs in developed or developing residential areas. Practical considerations and common sense have, in practice, minimized noise impacts of 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-8pm 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.

Staff position or department responsible for implementing the mitigation measure.

Building Department staff, DOT engineering staff, Department of Environmental Health staff.

What determines satisfactory implementation of mitigation measure.

Ensure that County noise regulations are clearly stated with all grading and building permits issued.

Staff position or department responsible for monitoring mitigation measure compliance.

Environmental Health Department staff.

Description of monitoring required.

Routine field inspections, or inspections in response to complaints.

What constitutes satisfactory completion of mitigation monitoring.

Completion of all construction activities.

MITIGATION MEASURE 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 dBA 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 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 dBA.

Staff position or department responsible for implementing the mitigation measure.

Planning Department and Building Department staff.

What determines satisfactory implementation of mitigation measure.

1. In the tentative map review process, ensure that all building sites within 65 dBA noise contour lines shown in the Composite Resources Map of the Plan are identified. These lots will require noise level assessments prior to building permit issuance.

2. At building permit review process, ensure that all building sites within the 65 dBA noise contour include noise attenuation, as needed to reduce exterior and interior noise levels to standards contained in the El Dorado County General Plan Noise Element.

3. Prior to completion of residential construction and occupancy, ensure that noise attenuation measures have been satisfactorily implemented.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable. On-going monitoring not required.

Description of monitoring required.

Not applicable. No monitoring is required beyond mitigation measure implementation.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable.

MITIGATION MEASURE I01

Mitigation for potential land use conflicts between existing agricultural operations and urban development is provided by the El Dorado County General Plan policies which require maintaining a minimum of 10 acres for any parcel created adjacent to agriculturally zoned lands and that 200-foot setback be maintained for non-agricultural use including dwelling units.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and Agricultural Commissioner.

What determines satisfactory implementation of mitigation measure.

1. Ensure that tentative maps are consistent with applicable land use policies set forth in Section 4.2.1 and 4.2.8 of the Plan.

2. Ensure that tentative maps are consistent with the General Plan policies described above.

3. Review site improvement plans to ensure compliance with approved tentative maps.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff and Building Department staff.

Description of monitoring required.

Perform field inspections to ensure that all work is consistent with approved plans.

What constitutes satisfactory completion of mitigation monitoring.

Completion of all site development activities and final inspection.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Execution of an agreements) between developers and the Board of Supervisors prior to final map approvals.

2. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable.

Description of monitoring required.

Not applicable.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable.

MITIGATION MEASURE J01

In order to provide a functional area-wide circulation system, all of the roadway and facility improvements identified in the Program EIR 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; and 3) dedication of right-of-way for an additional two lanes along the frontage of applicant properties. 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative maps include circulation improvements consistent with the Circulation Plan, Section 6.0 and policies in Section 4.2.6 of the Plan.

2. Ensure that all final maps and improvement plans are consistent with approved tentative maps.

3. Execute development agreements between developers and the County relative to financing and reimbursement.

4. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff.

Description of monitoring required.

1. Ensure that all site improvements are installed in accordance with approved plans.

2. Ensure that all circulation improvements are in place when needed.

What constitutes satisfactory completion of mitigation monitoring.

1. Completion of all arterial and local collector streets.

2. Final payment of all developer contributions to street improvement costs.

MITIGATION MEASURE J02

For the short-term, impacts to the Bass Lake Road/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 County DOT.

Staff position or department responsible for implementing the mitigation measure.

DOT engineering staff

What determines satisfactory implementation of mitigation measure.

1. Execution of an agreement between the County and the developers with proposed tentative maps, as identified in the Plan, which sets forth all requirements relative to interim improvements.

2. Ensure that interim Bass Lake Road/Highway 50 interchange improvements are completed in conjunction with final site improvements for currently proposed tentative maps.

3. Establish a ZOB for ultimate interchange improvements.

4. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

DOT engineering staff and Caltrans staff.

Description of monitoring required.

Perform annual traffic counts on Bass Lake Road and U.S. Highway 50 near the interchange to ensure that LOS is acceptable.

What constitutes satisfactory completion of mitigation monitoring.

Development of all properties within the Plan area or completion of all interchange improvements.

MITIGATION MEASURE K01

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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and County LAFCO staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that applications for annexation to EID are obtained for all tentative map applications outside the District.

2. Ensure that EID provides written documentation of its ability to provide services prior to processing of tentative maps.

3. Ensure that tentative maps are consistent with the water plan and policies contained in Sections 5.6.2 and 5.2.3 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff and County LAFCO staff.

Description of monitoring required.

Long-term monitoring of irrigation practices on County-maintained lands for compliance with policies in Sections described above.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. Monitoring is on-going.

MITIGATION MEASURE 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. Developers will enter into the necessary agreement(s) with EID to facilitate extension of service. 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff, LAFCO staff, and EID staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that developers enter into agreements with EID relative to extension of sewer services.

2. Ensure that parcels not already with the District are annexed prior to tentative map approval.

3. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

EID staff.

Description of monitoring required.

Ensure that sewer services can accommodate all development anticipated in the Plan area.

What constitutes satisfactory completion of mitigation monitoring.

Connection of all development anticipated within the Plan area to the sewer.

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative map applications are referred to PG&E prior to approval.

2. Ensure that PG&E is able to provide all needed utilities.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable

Description of monitoring required.

Not applicable

What constitutes satisfactory completion of mitigation monitoring.

Not applicable

MITIGATION MEASURE 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that all tentative map applications are referred to Pacific Bell prior to approval.

2. Ensure that Pacific Bell is able to provide all needed utilities.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable

Description of monitoring required.

Not applicable

What constitutes satisfactory completion of mitigation monitoring.

Not applicable

MITIGATION MEASURE K05

The Sheriffs 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.

Staff position or department responsible for implementing the mitigation measure.

Sheriff's Department staff

What determines satisfactory implementation of mitigation measure.

Provision of services to Plan area development.

Staff position or department responsible for monitoring mitigation measure compliance.

Sheriffs Department staff.

Description of monitoring required.

Ensure that adequate service levels are maintained as development occurs in the Plan area.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable. On-going.

MITIGATION MEASURE K06

The El Dorado Hills Fire Department is supported by development fees and is a self-supporting enterprise fixed 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 $876,876 which should cover capital costs for structure and equipment for the needed new station.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff, Building Department staff, and El Dorado Hills Fire Department staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that tentative map applications are referred to the Fire Department.

2. Incorporate recommendations of the Fire Department in tentative map approvals.

3. Collect $308 per dwelling at the time of building permit issuance.

4. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

Building Department staff.

Description of monitoring required.

On-going collection of fees at the time of building permit issuance for all dwellings in the Plan area.

What constitutes satisfactory completion of mitigation monitoring.

Following issuance of building permit for last residence in the Plan area.

MITIGATION MEASURE K07

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 of the Board of Supervisors allow for the expansion of the disposal site that provides capacity to the year 2012.

Staff position or department responsible for implementing the mitigation measure.

El Dorado County Environmental Management Department staff.

What determines satisfactory implementation of mitigation measure.

Ensure that adequate disposal site capacity is available for Plan area development.

Staff position or department responsible for monitoring mitigation measure compliance.

El Dorado County Environmental Management Department staff.

Description of monitoring required.

On-going monitoring of disposal site capacity.

What constitutes satisfactory completion of mitigation monitoring.

On-going for the life of the disposal site.

MITIGATION MEASURE K08

Prior to recordation of final maps, developers shall be required to enter into an agreement with the affected school districts to either pay the school mitigation fees for the project or to pay the special tax levied under the CFD. The amount of the fee shall be $7,760 per unit, such amount to be increased annually by the Consumer Price Index. If a special tax is levied under a CFD, the amount of the special tax shall be approved by the school districts. This mitigation measure shall be included on all tentative maps.

Staff position or department responsible for implementing the mitigation measure.

Building Department staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure payment of fee at the time of building permit issuance.

2. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable.

Description of monitoring required.

Not applicable.

What constitutes satisfactory completion of mitigation monitoring.

Not applicable.

MITIGATION MEASURE K09

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 districts are responsible for determining the number of students that can be accommodated in available facilities prior to construction of a new school(s).

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and school district staffs.

What determines satisfactory implementation of mitigation measure.

1. Ensure that tentative map applications are referred to the school districts for review.

2. Ensure that school districts have submitted an "ability to serve" letter prior to tentative map approval.

3. Ensure compliance with all provisions of the Public Facility Financing Plan, as described in Section 9.4 of the Plan.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable

Description of monitoring required.

Not applicable

What constitutes satisfactory completion of mitigation monitoring.

Not applicable.

MITIGATION MEASURE N01

The historic cemetery (Site I) 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.

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff and DOT engineering staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that tentative maps avoid placing building sites in locations which impact the historic cemetery site.

2. If relocation is proposed, ensure that proper steps are taken as a condition of tentative map approval.

Staff position or department responsible for monitoring mitigation measure compliance.

Not applicable

Description of monitoring required.

Not applicable

What constitutes satisfactory completion of mitigation monitoring.

Not applicable

MITIGATION MEASURE N02

Construction workers will be informed of the archaeologic history of the study area, and instructed as to the types of materials and/or artifacts which would be indicative of sensitive sites. 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

Staff position or department responsible for implementing the mitigation measure.

Planning Department staff.

What determines satisfactory implementation of mitigation measure.

1. Ensure that building sites on tentative map applications avoid previously identified archaeological sites.

2. Impose conditions on approved tentative maps which are consistent with Mitigation Measure N02.

Staff position or department responsible for monitoring mitigation measure compliance.

Planning Department staff.

Description of monitoring required.

Not applicable

What constitutes satisfactory completion of mitigation monitoring.

Not applicable