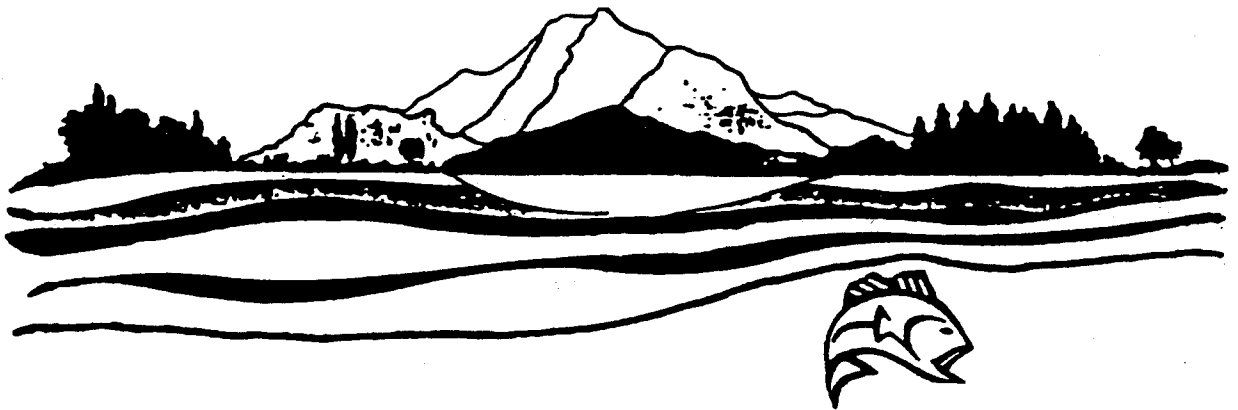


***BASS LAKE HILLS
SPECIFIC PLAN***

County of El Dorado



November 7, 1995

BASS LAKE HILLS SPECIFIC PLAN

County of El Dorado

***Planning Department
County of El Dorado***

*Conrad B. Montgomery, Planning Director
Thomas A. Parilo, Planning Director (1992-1995)
Steven Hust, Principal Planner
Pierre Rivas, Acting Principal Planner
Ken Greenwood, Planner*

Consultants

Specific Plan:

*Randy M. Chafin, AICP
Planning and Environmental Services
1125 Dartmouth Avenue
Roseville, CA 95678*

Public Facilities, Resources Mapping, and Public Facility Financing

*David Crosariol, PE
Cooper, Thorne & Associates, Inc.
3233 Monier Circle
Rancho Cordova, CA 95742*

November 7, 1995

BASS LAKE HILLS SPECIFIC PLAN

*Approved by the
El Dorado County Planning Commission
April 9, 1992*

*Darol Rasmussen, District 1
Kathy Goltz, District 2
Albert "Bert" Harris, District 3
Ray Griffiths, District 4
George Osborn, District 5*

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

*William S. "Sam" Bradley, District 1
Raymond J. Nutting, District 2
J. Mark Nielsen, District 3
Walt Shultz, District 4
John E. Upton, District 5*

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APPENDICES

- Appendix A: Bass Lake Hills Specific Plan Parcel List
- Appendix B: Hillside and Ridgeline Development Guidelines
- Appendix C: Castana Drive and Covello Circle Road Connection Detail

1.0 INTRODUCTION AND PROJECT SETTING

1.1 Purpose and Scope of the Specific Plan

The purpose of the Bass Lake Hills Specific Plan (herein referred to as 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 El Dorado County Public Review Draft General Plan (General Plan), and the development opportunities and constraints of the land.

The Plan provides a comprehensive framework for future development of the Plan area. The Plan establishes maximum residential land use densities for all land within the Plan area, specifies how those lands will be developed, describes the public facilities and services necessary to support allowed development, and describes the funding mechanisms necessary for implementation.

The Plan and the Bass Lake Road Area Program Environmental Impact Report (herein referred to as the EIR) and Addendum improves efficiency of development planning and review and provides correlation between land use, public facilities and services necessary to support allowed development. The environmental review process for subsequent residential projects may be found exempt from CEQA pursuant to Section 15182. This section states that an EIR or negative declaration is not required for residential projects, including land subdivisions, zone changes, and residential planned unit developments, where an EIR has been certified by the County for the Plan.

Following are key components and features of the Plan:

- ◆ Land uses within the Plan area;
- ◆ Location, extent, and financing of area-wide public facilities required to serve ultimate development of the Plan area;
- ◆ Natural resources potentially affected by Plan area development;
- ◆ Goals and policies to guide development decision making;
- ◆ Implementation programs which describe land use regulation mechanisms, Plan adoption and amendment procedures, public property maintenance and financing, and a framework for public facility phasing; and
- ◆ Design guidelines for select public facility improvements.

The Plan is not an ordinance and is not intended to replace the El Dorado County Zoning Ordinance. Rather, the Plan refines the General Plan by providing detailed policy direction for the Plan area beyond that provided in the General Plan. The Plan is, therefore, implemented by existing County regulations, and can be adopted and amended by resolution in the same manner as the General Plan (refer to Section 9.2).

1.2 Planning Approach and Methodology

The Plan is the result of an on-going planning effort initially involving simultaneous processing of tentative subdivision maps and zone change requests for several properties within the study area. The area-wide planning effort began with the preparation of an area-wide EIR analyzing potential impacts of developing the Plan area at assumed densities consistent with the El Dorado Hills/Salmon Falls Area Plan land use designations in effect at the time. These densities would have yielded a maximum of 2,847 dwelling units.

As the EIR process proceeded, it became apparent that many area-wide planning issues addressed in the EIR required a mechanism which would help to ensure that adopted mitigation measures were applied in project approvals and that monitoring of mitigation measures occurred. Following is a listing of the planning issues which were identified:

- ◆ Circulation
- ◆ Cultural Resources
- ◆ Grading Limitations
- ◆ Noise
- ◆ Oak Woodland Habitat Conservation
- ◆ Open Space
- ◆ Parks and Recreation
- ◆ Public Facilities and Services
- ◆ U.S. Highway 50 Scenic Corridor
- ◆ Wetlands and Surface Hydrology

Development proponents and the County agreed that a comprehensive development plan should be prepared as a means to address these planning issues and develop a consistent policy program to coordinate the implementation of projects. Subsequently, the County determined that a specific plan would be prepared, as defined by California Government Code. The Plan is an outgrowth of the area-wide EIR that includes the mitigation measures.

During the hearing process for Plan consideration, the General Plan Update project description became more defined. On December 8, 1992, the Board of Supervisors directed the Planning Department to incorporate "Alternative 3A" into the General Plan Project Description and to revise the draft Specific Plan to be consistent with that land use scenario. The revised Plan proposes a range of densities from 1 du/5 acres to 4 du/acre with a maximum yield of 1,458 dwellings. The Plan reflects consistency with the General Plan.

The Plan is a policy document to refine and implement the draft General Plan, and is implemented by existing ordinances and State law. Following is a summary of key assumptions of the Plan:

- ◆ Proposed and assumed zoning designations are consistent with the General Plan and densities described in the EIR.
- ◆ Implementation of the Plan will be provided through the El Dorado County Zoning Ordinance, and all other applicable County ordinances.

This Plan also incorporates the mitigation measures from the Plan's final EIR. Mitigation measures adopted for potential impacts associated with the EIR are incorporated as development standards for the Plan.

Per Government Code Section 65457, Planning and Zoning Law, "any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code". Further environmental analyses may be required if a project description deviates from the EIR project description to the extent that new, unmitigated significant environmental impacts are identified. This additional environmental analysis may take the form of a supplemental or subsequent EIR, or a mitigated negative declaration in accordance with Section 21166 of the State CEQA Guidelines.

1.3 Plan Area Location and Description

1.3.1 Regional and Local Setting

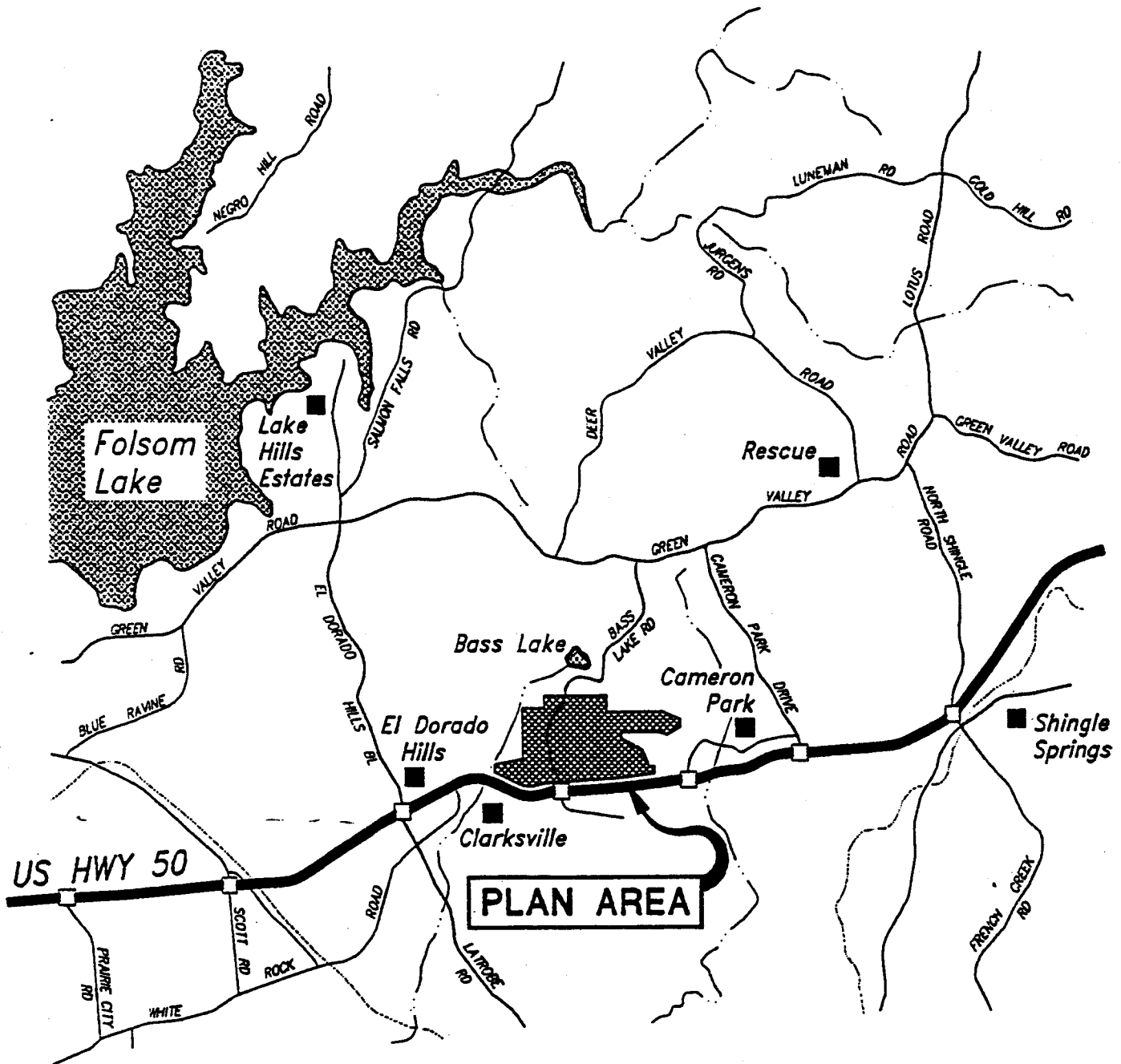
The Plan area is approximately three miles east of the Sacramento/El Dorado County line, within the underdeveloped eastern portion of El Dorado Hills and adjacent to the west end of Cameron Park (Figure 1-1). U.S. Highway 50 forms the southern Plan area boundary, and Bass Lake Road transects the area in a north/south direction. Bass Lake itself is approximately one-quarter mile north of the Plan area.

1.3.2 Plan Area Description

The Plan area is 1,196 acres in size and includes 88 individual parcels ranging in size from 1.1 to 96.4 acres (Appendix A). The majority of the parcels (78 percent) are approximately 10 acres in size. There are approximately 35 existing residential dwelling units in the Plan area.

Figure 1-1

Regional and Local Setting



1.3.3 Plan Area Existing Conditions

The Plan area includes a variety of natural resources, including the following:

- ◆ Hillside
- ◆ Oak woodland
- ◆ Wetlands, intermittent streams and drainages
- ◆ Cultural resources

This section describes the identified natural resources in the Plan area. Policies pertinent to these resources are contained in Section 7.0, Environmental Management. Figure 1-2, Composite Resources Map, provides a conceptual mapping of all of the resources described in this section.

1.3.3.1 Hillside Viewsheds and U.S. Highway 50

Much of the Plan area consists of rolling hills which are highly visible from off-site vantage points, particularly the U.S. Highway 50 corridor. From U.S. Highway 50, large portions of the Plan area constitute prominent foreground and background viewsheds. The hillsides of the Plan area are the prominent background feature from eastbound U.S. Highway 50 for the first two miles as one enters the County. Areas of greatest sensitivity are the hillsides within the viewshed of U.S. Highway 50 and Bass Lake Road.

An analysis of the U.S. Highway 50 corridor was prepared by Sierra Land Design under contract with the County, and was accepted by the El Dorado County Board of Supervisors in June 1991. This analysis identified both foreground and background areas along the corridor from the west El Dorado County line to the City of Placerville. The draft General Plan directs the establishment and application of the Scenic Corridor Combining Zone District to all lands, exclusive of Community Regions and Rural Centers, to lands determined to be scenic (General Plan Policy 2.6.1.6). Foreground and background areas for the Plan area are shown in Figure 1-3.

At the residential densities proposed, the most noticeable effect of development will be modification of the natural topography through grading and removal of tree cover to accommodate roads and building sites. In addition to visual impacts, hillside grading also increases potential erosion impacts.

Hillside topography is subject to a variety of mechanisms to reduce viewshed impacts along the roadways. These include utilization of clustering, planned development, and transfer of development.

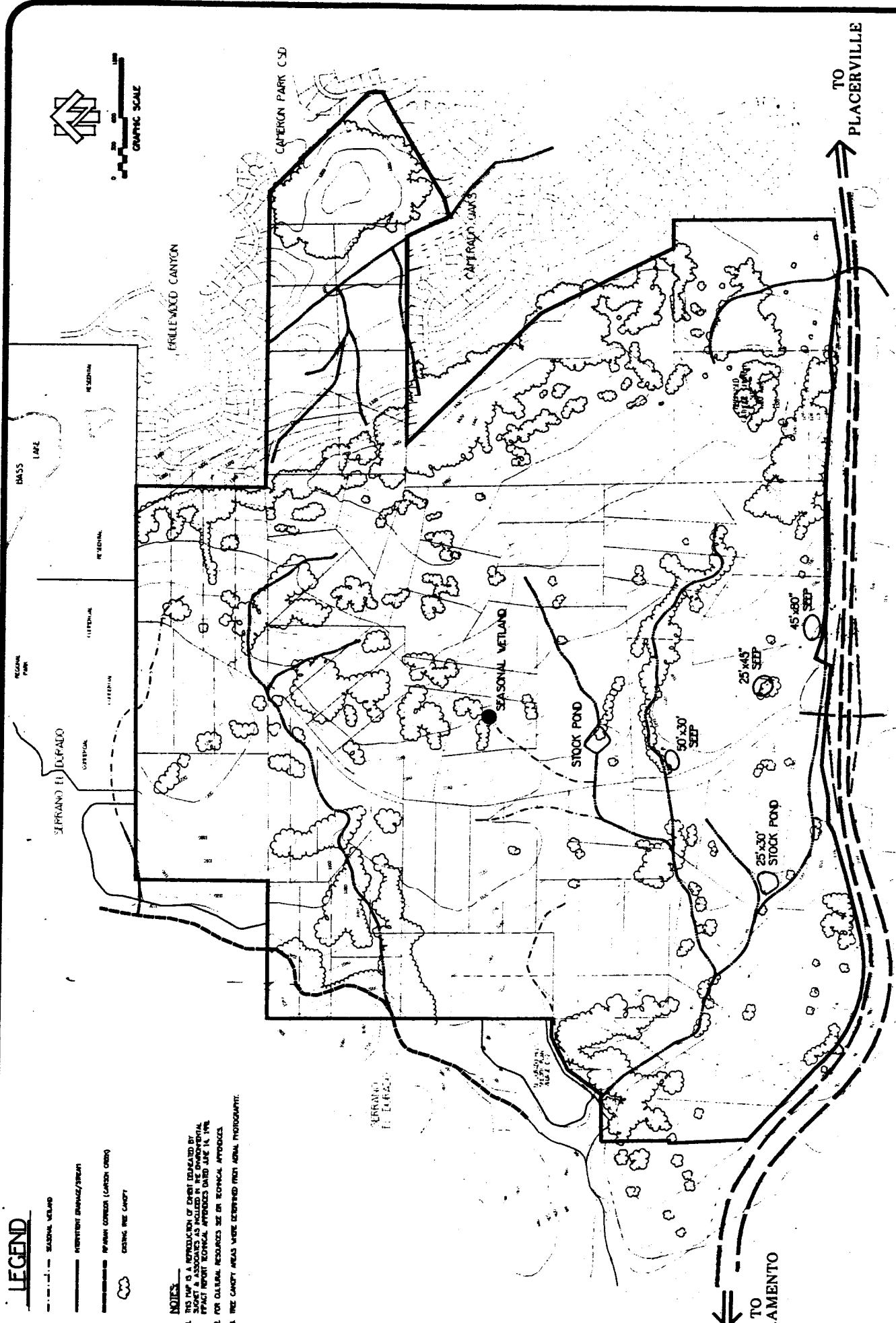
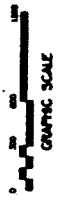
Figure 1-4, Slope Map, illustrates the Plan area in accordance with the following slope categories. Table 1-1 describes the various slope categories in terms of percentages of the total Plan area.

LEGEND

- SEASONAL WETLAND
- PERMIT DRAINAGE/STRAIN
- PERMIT CONTROL (CATCH CREEK)
- CATCH WEE CANYON

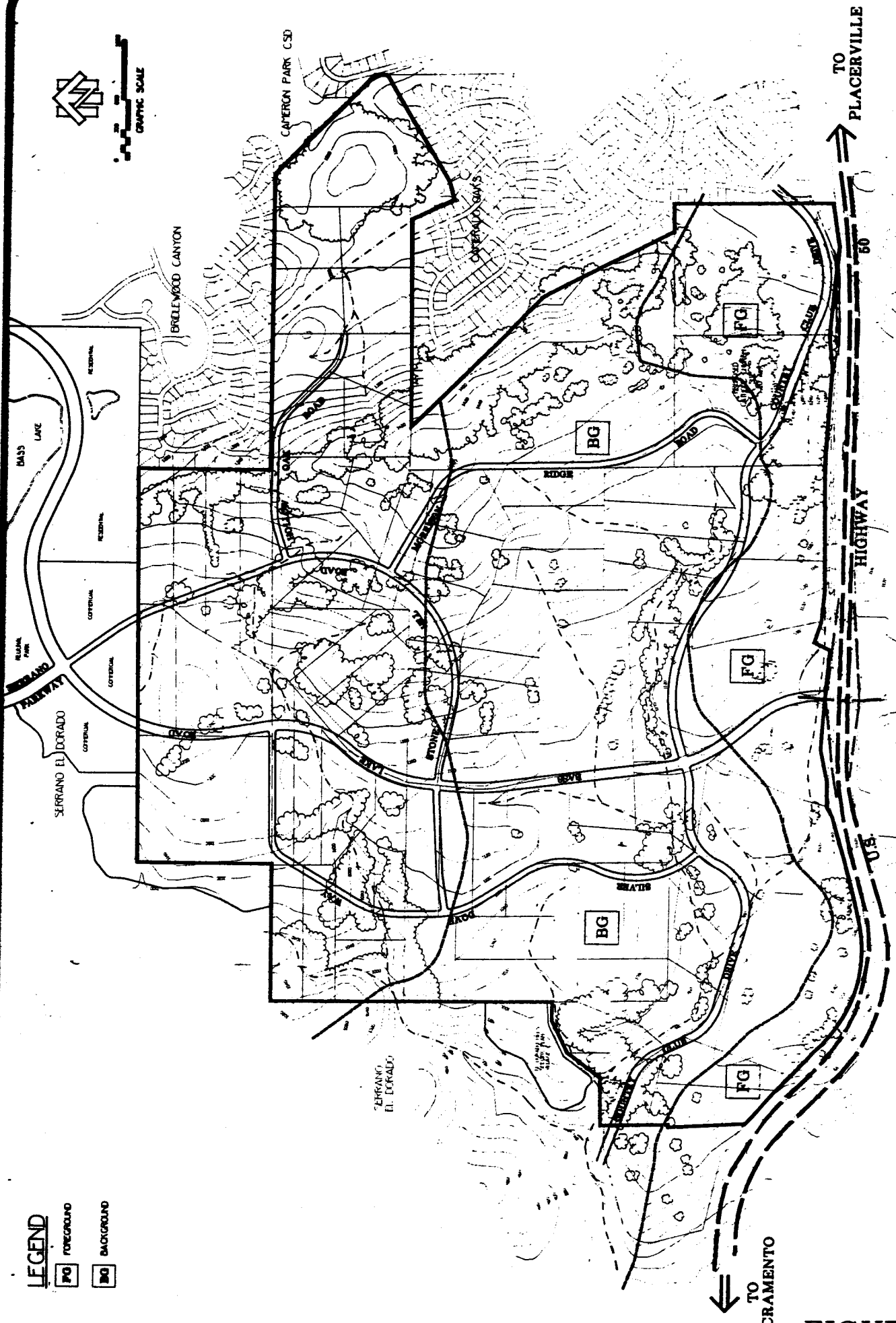
NOTES

1. THIS MAP IS A REPRESENTATION OF DATA PROVIDED BY SLOTT & ASSOCIATES AS INCLUDED IN THE NATIONAL WETLANDS INVENTORY REPORT DATED JAN 14, 1998.
2. FOR OTHER RESOURCES SEE AN AERIAL PHOTOGRAPH.
3. WEE CANYON AREAS WERE IDENTIFIED FROM AERIAL PHOTOGRAPHY.



**BASS LAKE HILLS SPECIFIC PLAN
COMPOSITE RESOURCES MAP**

FIGURE 1-2

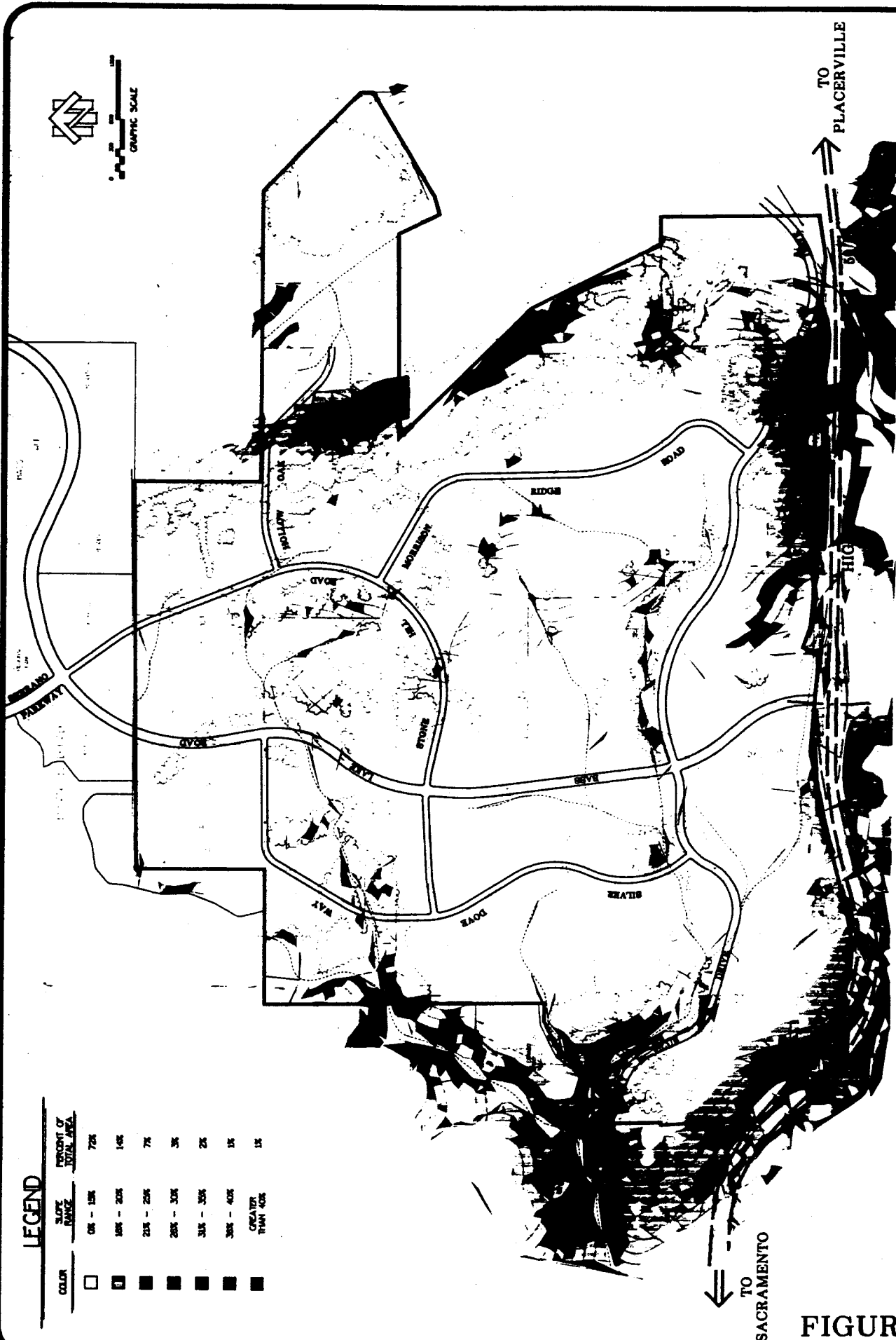


LEGEND
 [FG] FOREGROUND
 [BG] BACKGROUND

GRAPHIC SCALE

BASS LAKE HILLS SPECIFIC PLAN HIGHWAY 50 VIEWSHED

FIGURE 1-3



LEGEND

COLOR	SLOPE RANGE	PERCENT OF TOTAL AREA
White	0% - 15%	7%
Light Gray	16% - 20%	14%
Medium Gray	21% - 25%	7%
Dark Gray	26% - 30%	3%
Very Dark Gray	31% - 35%	2%
Black	36% - 40%	1%
Black	GREATER THAN 40%	1%

**BASS LAKE HILLS SPECIFIC PLAN
SLOPE MAP**

FIGURE 1-4

Table 1-1**Slope Categories**

Slope Category (% Slope)	% of Plan Area
0-10	40
10-15	29
15-20	21
20-30	9
30 or more	1

As shown in Table 1-1, 69 percent of the Plan area has slopes of 15 percent or less with 31 percent of the Plan area having slopes in excess of 15 percent.

1.3.3.2 Oak Trees

The Plan area is characterized by a variety of vegetative habitats. While annual grassland is the predominant form, oak woodland and savannah comprises a significant area. The oak woodland is characterized by trees with diameter at breast height (dbh) of 30 to 40 inches and a healthy middle story of oak saplings under 6 inches dbh. Also included is a rich understory of vegetation. Oak Savannah differs from the Oak Woodland primarily by the absence of significant understory. Figure 1-2, the Composite Resources Map, shows oak trees cover large areas of the eastern and western portions. While the Plan area contains a variety of tree species, oaks are the dominant species and are deemed to be of greatest importance. The multitude of oak trees which grow in the Plan area constitute a valuable natural resource for several reasons, including aesthetics, erosion control, temperature control, and wildlife habitat.

Oak tree conservation policies are set forth in Section 7.5.

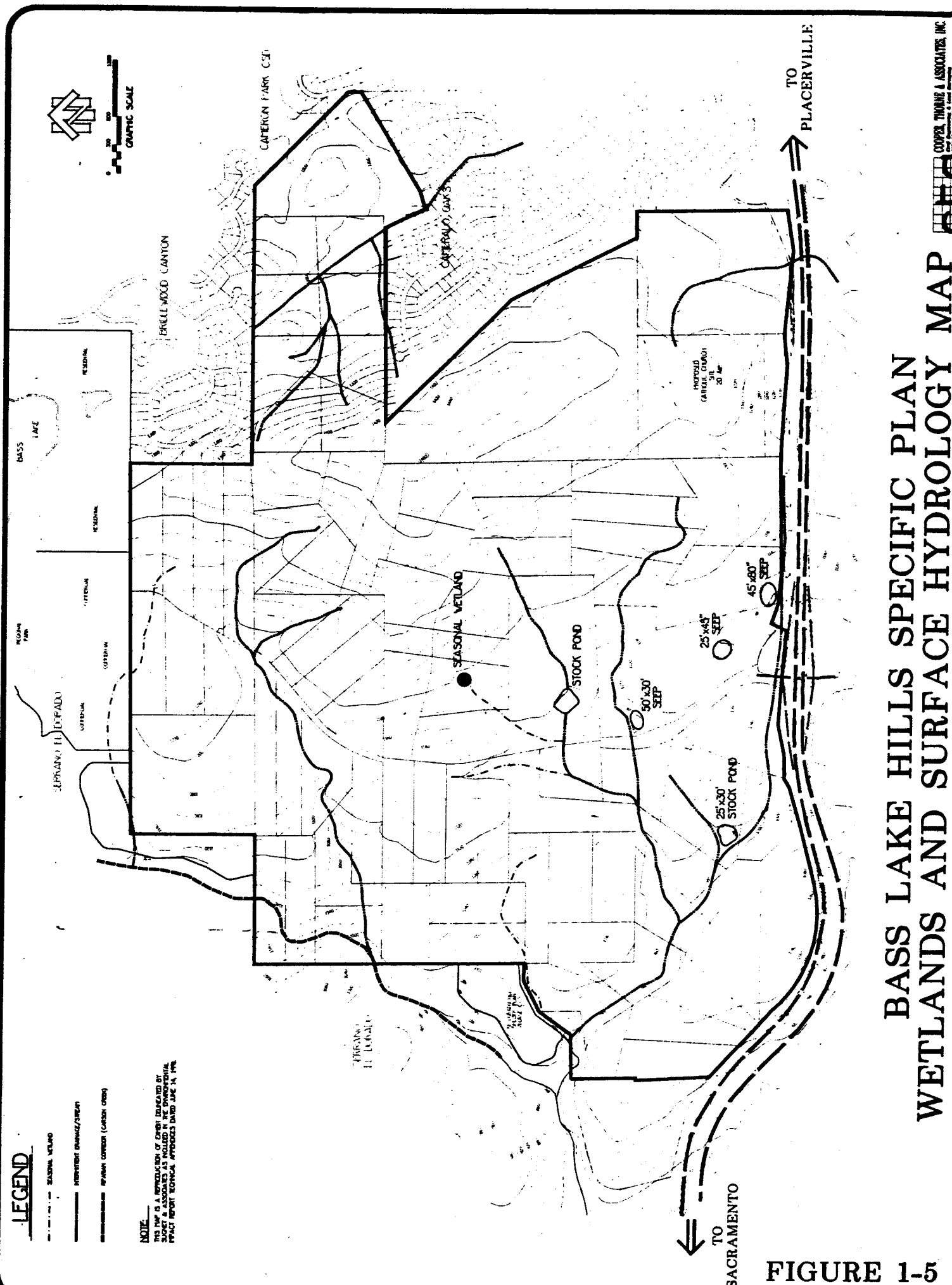
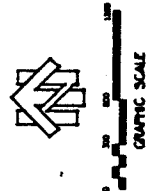
1.3.3.3 Wetlands, Intermittent Streams, and Drainages

The EIR identifies a variety of wetlands, including intermittent streams, drainages, adjacent wetlands, and seeps. Other wetlands include a perennial stream riparian corridor (Carson Creek) and two stock ponds. Within the entire Plan area, there are approximately 15 acres of wetland features. Wetlands, intermittent streams, and drainages are depicted conceptually in Figure 1-5, Wetlands and Surface Hydrology Map.

LEGEND

- SEASONAL WETLAND
- INTERMITTENT CHANNEL/SWAMP
- PERMANENT CHANNEL (CANYON CREEK)

NOTE
 THIS MAP IS A REPRESENTATION OF EVIDENCE DEVELOPED BY
 SLOTT & ASSOCIATES AS MOLDED IN THE ENVIRONMENTAL
 IMPACT REPORT TECHNICAL APPENDIX DATED JUNE 14, 1992



**BASS LAKE HILLS SPECIFIC PLAN
 WETLANDS AND SURFACE HYDROLOGY MAP**

FIGURE 1-5

Carson Creek is a perennial stream, defined by the California Department of Fish and Game (CDFG) (Section 14.123 of the Fish and Game Code) as a stream (with bed and bank) that flows year-round under normal precipitation conditions. Intermittent streams are defined as streams (with bed and bank) that experience natural interrupted flow (i.e., do not flow year-round).

Wetlands within the Plan area are defined by Section 404 of the Federal Clean Water Act as waters of the United States, and may be under the jurisdiction of the U.S. Army Corps of Engineers. Specific delineation of wetlands, as may be required by Section 404 of the Federal Clean Water Act, must be accomplished prior to approval of individual development requests.

Policies pertaining to intermittent streams, drainages, and wetland areas shown in Figure 1-5 are set forth in Section 7.4.

1.3.3.4 Cultural Resources

Seven prehistoric and historic resource sites have been discovered in the Plan area as identified in the EIR. In addition, the Plan area contains a segment of the historic Clarksville Toll Road that includes a variety of resources on- and off-site.

Cultural resources presently known, or subsequently discovered in the development review and construction process, are addressed by policies set forth in Section 7.2.

1.3.4 Adjacent Land Use

The Plan area is located immediately adjacent to existing and proposed residential developments. The El Dorado Hills Specific Plan (EDHSP) area is located to the north, west, and northwest of the Plan area. Approved in 1988, the EDHSP provides for the maximum development of approximately 6,100 dwelling units, at an average density of 1.6 dwellings per acre. Land use includes a variety of commercial uses, recreational facilities, and open space on approximately 3,800 acres. Development of the EDHSP area has commenced. Due to topographical constraints, some residential portions of the EDHSP may be accessed through the Plan area via Bass Lake Road. Immediately north of the Plan area, 40 acres of commercial property is designated and zoned within the EDHSP to provide services for the surrounding residential developments.

The Bar J Ranch subdivision is located on the eastern boundary of the Plan area. Approved in 1986, this residential development includes 503 lots within an area of approximately 267 acres, with an overall density of 1.9 dwellings per acre. Land immediately northeast of the Plan area is within the approved Bridlewood Canyon development which will ultimately consist of 290 dwellings on 145 acres, resulting in a average density of 2.0 dwellings per acre. U.S. Highway 50 forms the southern boundary of the Plan area. Land southeast of U.S. Highway 50 are designated Low Density Residential (LDR). The property to the southwest of the Plan area adjacent to U.S. Highway 50 is presently engaged in livestock grazing. The property is currently under Williamson Act Land Use Contract (Agricultural Preserve No. 71).

Existing land use surrounding the Plan area is depicted on Figure 1-6.

1.3.5 Infrastructure

Public infrastructure improvements, such as water and sewer trunklines, will connect with and/or be extended from adjoining development areas. Water could be provided from the north via the Placerville Ridge Conduit and/or the Gold Hill Intertie. Sewer service will be provided at the Deer Creek and El Dorado Hills treatment plants via the Cameron Park and the Silva Valley intercept lines. (See Figure 5-1, Master Water System, and Figure 5-2, Sewer Plan)

1.4 Legal Authority

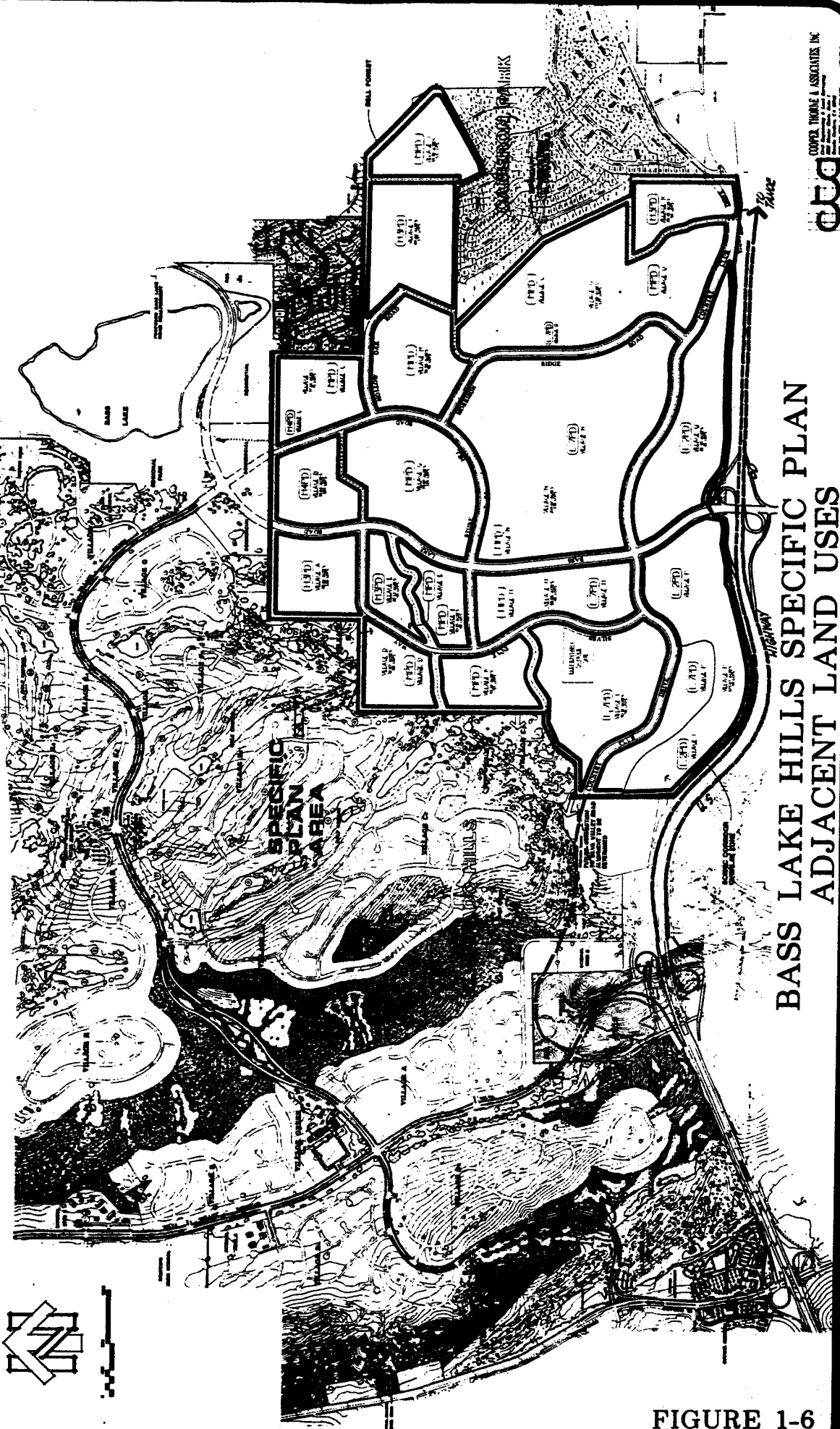
Authorization for specific plans is found in California Government Code Section 65450 et seq. As specified by the State law, a specific plan must contain the following information:

- A. *A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*
1. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
 2. *The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land use described by the plan.*
 3. *Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.*
 4. *A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs (1), (2) and (3).*
- B. *The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

The Plan contains all components required by the Government Code.

The Plan is intended to function in concert with the implementation program for mitigation measures adopted in the final EIR and Addendum. Authority for mitigation monitoring is contained in the California Environmental Quality Act (CEQA) Section 21081.6 of the California Public Resources Code (Mitigation Monitoring).

EXHIBIT MAP



BASS LAKE HILLS SPECIFIC PLAN
ADJACENT LAND USES

CDCA
CORPORATE WORLDWIDE ASSOCIATES, INC.
10000 W. CENTRAL EXPRESSWAY
SUITE 1000
DENVER, CO 80231
TEL: 303.755.7000
FAX: 303.755.7001
WWW.CDCA.COM



FIGURE 1-6

