

COMMENT LETTER FOR PROPOSED REZONING OF
EID BASS LAKE APN 115-400-12



Bald Eagle, December 2012
2180 Summer Drive
Basil Court and Summer Drive – WoodRidge
El Dorado Hills, CA

**EL DORADO COUNTY
RECEIVED**

JUL 22 2014

LONG RANGE PLANNING

July 21, 2014

El Dorado County Development Agency
Long Range Planning
2850 Fairlane Drive, Bldg. C
Placerville, CA 95667

Attn: Shawna Purvines, Senior Planner

RE: LUPPU Proposed Rezoning of APN 115-400-12, 3240 Bass Lake Road
From RF – Adopted Plan to RFH – High Use Recreation
El Dorado Irrigation District (EID) property containing Bass Lake

EID owned APN 115-400-12 is proposed to be rezoned under the El Dorado County Land Use Policy Programmatic Update (LUPPU – now LRP) from its current status as Recreational Facilities (RF) – Recreation with a land use of Adopted Plan (AP) to Recreational Facilities high-intensity (RFH) – Recreation, High Usage zoning which would allow the property to be used for recreational activities with high concentrations of people, such as sports fields, sports complexes, recreational parks and amusement parks. See attached map. **(Attachment 1)**

We believe this proposed zoning change would be in direct contravention to the El Dorado Hills Specific Plan (EDHSP), which specifically designates the EID Bass Lake parcel as permanently dedicated to open space and low impact recreation. Additionally, this property is in a Rural Region where Recreational Facilities low-intensity (RFL) zoning would be allowed but not RFH according to the El Dorado County TGPA/ZOU Draft EIR Project Description.

According to Chapter 17.25 – Special Purpose Zones 17.25.010, C 1. "Recreational Facilities, Low-Intensity (RFL) is applied to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County where such uses are compatible with adjacent or nearby rural residential, agricultural or resource development. Uses include but are not limited to camping, picnicking, equestrian staging and river put-in take-out."

Designated Village "R" in the EDHSP the lake and surrounding 157 acres of the EID Bass Lake reservoir and water treatment facility were once used as a low impact recreation area for fishing and boating while under private ownership. At one time called the American Reservoir, the lake has been in use since the 1850's. EID has owned this property since 1969 and it is no longer available for public use.

The US Fish and Wildlife Service National Wetlands Inventory considers this area as wetlands with historic wetlands on the site. It is also part of the Carson Creek watershed with the north

branch of Carson Creek draining the lake. The area supports a wide variety of wildlife including but not limited to Bald Eagles who have inhabited the site for well over 40 years and American White Pelicans who visit all year round.

Following are the reasons we believe it would be a mistake to rezone this valuable environmental and historical resource which should be preserved for future generations and will one day be the only open space between Cameron Park and El Dorado Hills.

1. El Dorado Hills Specific Plan and Environmental Impact Report

- A. *"Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan."*

EDHSP December 23, 1987 Section 1. Introduction 1.1.1 Implementation of Policies (Attachment 2)

California Government Code section 65455 states that, "No public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan."

- B. *"Village "R" constitutes 157 acres of El Dorado Irrigations District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surroundings properties are no longer available for public use".*

"In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R"."

EDHSP Draft EIR Area Place Designations Map Figure 4-1 refers to Village "R" as open space conservation.

EDHSP Draft EIR October 1987 - Area Plan Designations Map Figure 4-1

EDHSP Residential Land Use Element, Section 2, Village R, page 35

EDHSP Draft EIR, October 1987-Open Space Map Figure 2.10/Proposed Zoning Map 1a Figure 4-3

(Attachments 3-6)

- C. *"Natural Open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except for maintenance, fire protection, trails and permitted uses. Use*

will be restricted to such activities as jogging, hiking, and horseback riding, where the impact will be minimal."

EDHSP Design Guidelines, Appendix B, Section 5.0 Open Space, Parks and Recreation, Trails and Paths, 5.2, Natural Open Space, page B-12 (**Attachment 7**)

- D. *"The north branch of Carson Creek that drains Bass Lake has considerably less riparian dependent vegetation than the main branch."*

EDHSP Draft EIR, October 1987/Chapter 12, Vegetation, Wildlife and Aquatic Resources, page 12-8 (**Attachment 8**)

- E. *"Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes the Bass Lake Road and the Bass Lake water reservoir which is designated as open space."*

EDHSP, Section 2. Residential Land Use Element, page 33 (**Attachment 9**)

- F. *"Bass Lake – (approximately 154 acres) A large year round lake at the east edge of the Plan Area has special value as wildlife habitat."*

EDHSP Draft EIR, October 1987, page 12-11/Chapter 12, Vegetation, Wildlife and Aquatic (**Attachment 10**)

2. 2004 General Plan Conservation and Open Space Element

A. Preservation of Open Space

"Goal 7.6 Open Space Conservation

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat."

a. Policy 7.6.1

"Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;"

El Dorado County General Plan – Conservation and Open Space Element
July 2004 Page 157 (**Attachment 11**)

3. General Plan Plan Use Designation and Zone Consistency/Draft TGPA/ZOU EIR

- A. *El Dorado County Impact Analysis Biological Resources El Dorado County TGPA/ZOU Draft Program EIRSCH# 20120520743.4-24March 2014ICF 00103.12*

λ Section 17.25.010 and 17.25.020

"Recreational Facilities, Low-intensity [RFL] and Recreational Facilities, High-intensity [RFH]) RFL zoning would be allowable in Rural Regions and Rural

Centers; RFH zoning would be "primarily located in Community Regions and Rural Centers."

- B. *"Table 2.2 El Dorado County Project Description Draft EIR attached shows RFH in OS Open Space only when located within a Community Region and the Bass Lake parcel is outside the Community Region."*
See attached map and table. **(Attachment 12)**

4. Environmental Background

- A. *The EID Bass Lake property is listed in the US Fish and Wildlife Service National Wetlands Inventory. There are two historic wetlands on the East side of the lake. This area is deemed to be Waters of the United States.*
See attached map and the decoding documentation for the map.
(Attachment 13)
- B. *In a letter dated, June 12, 2003 from Larry L. Eng, PHD, Deputy Regional Manager, the Department of Fish and Game, to Mr. Gary Hyden, EDC Park Department, regarding the May 16, 2003 Notice of Preparation of an EIR for the proposed 41 acre Bass Lake Regional Park property which is adjacent to the EID Bass Lake property, the following comments were made.*
- a. *"Bass Lake and the surrounding shoreline, including lands within the proposed park site, are valuable habitat areas for resident and migratory bird. At least one bald eagle (*haliaeetus leucocephalus*) has been a frequently observed winter visitor there in recent years, and has often been observed along the shoreline near or inside of the boundaries of the proposed park. Also, Bass Lake is a valuable feeding and resting area for wintering waterfowl, including ring-necked ducks, etc."*
- b. *"Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities, as well as the human use, can be expected to greatly reduce resident and migratory bird use of the area."*
- c. *Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from operation of the park. For example, the development and use of a perimeter trail has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of water fowl."*
(Attachment 14) Complete Letter attached.
- C. *Bass Lake Road Realignment Draft EIR, 1992, Appendix B, NOP Comments (now called Silver Springs Parkway) has two comment letters regarding the Bald Eagles at Bass Lake.*

- a. *From D. Bruce Swinehart, Jr., Biology Professor, American River College to Kris Payne, EDC DOT, stating "I have been aware of the wintering eagles at Bass Lake for the last forty years." "I take my ornithology field classes to Bass Lake at least twice a year to see the eagles, waterfowl and other birds." "I hope your county will realize the tremendous resource a place like Bass Lake is."*
(Attachment 15) Letter dated 12/27/1991.
- b. *From Roger E. Johnson, resident of the area to Kris Payne, EDC DOT, stating "My family and I have enjoyed watching the bald eagles at Bass Lake for the past four winters since moving to Rescue."*
(Attachment 16) Letter dated December 30, 1991
- D. *SMUD stated the California Natural Diversity Data Base reported eagles have wintered at Bass Lake for over forty years in 2002-2003. Residential development was identified as a major concern to wintering Eagles at Bass Lake.*
- E. *The Audubon Society states during their December 2012 bird count finding waterfowl species including Mallard, American Widgeon, Ring Necked Duck, Bufflehead, Canada Goose, and Greater Whitefronted Goose. Other species seen were Turkey Vultures, Wild Turkey, Great Blue Heron, Great Egret, Double-crested Cormorant, Killdeer, and Lark Sparrow. They also reported eagles at Bass Lake in their December 2011 bird count.*
- F. *Over the years, the residents of the Bass Lake Area have seen Bald Eagles, Ospreys and several different kinds of hawks as well as American White Pelicans who have been arriving for at least ten years. American White Pelicans are experiencing a declining habitat and are protected by the Migratory Bird Treaty Act of 1918. It has the California Department of Fish and Game protective status and the California Species of Special Concern (CSC).*
(Attachment 17) Picture attached.
- A pair of swans remained at Bass Lake over the Summer of 2013 and returned in the Fall. Recently a Golden Eagle was spotted around the EID Bass Lake property sitting on a pole and a Bald Eagle was seen by a nearby Serrano resident. A photo of a Bald Eagle was taken by Joe D'Amico at 2180 Summer Drive (WoodRidge) near the intersection of Basil Court and Summer Drive, December 2012 . The bird had been recently eating a fish in the tree.*
(Attachment 18) A copy of this photo is attached and a document Environmental Impacts, Eagles/Pelicans at EID Bass Lake, Bass Lake Wetlands and Historic Wetlands
- G. *This is a valuable historical site having served the residents of the Bass Lake area with water and the town of Clarksville when it was the Bass Lake predecessor*

American Reservoir as early as the 1850's. The attached map is a General Land Office Plat of the Township.
(Attachment 19) Historic Map Attached

In conclusion, we understand from an email from Shawna Purvines (email of September 24, 2013 to Ellen Van Dyke attached), the EDC Long Range Planning staff felt this property should be rezoned because when the EDC Parks and Trails Master Plan was approved it included a previous master plan for the proposed Bass Lake Regional Park (BLRP) including the EID property APN 115-400-12. The proposed BLRP, APN 115-400-02 has a proposed LUPPU zoning of RE-5 and was identified to potentially include intensive uses and amenities such as a community center, ball fields, etc. It is also in a Rural Region and parts of it adjoin Green Springs Ranch. **(Attachment 20 with map of park)**

An Environmental Impact Report was never completed for the proposed BLRP property and previously quoted information in this letter from the Department of Fish and Game to EDC is listed under Number 4, Environmental Background, B, and states there would have been potentially significant environmental impacts if the project had moved forward as proposed.

Additionally, the 2012 EDC Parks and Trails Master Plan states the proposed BLRP plans need "to be revisited taking into consideration new residential developments, local parks and road projects in the area." "More passive uses such as trails and nature may have greater value as the El Dorado Hills and Cameron Park communities are becoming more densely developed." "These types of uses would also have fewer environmental impacts and cost less to develop and maintain." (RP4) **(Attachment 21)**

Page 57 of the EDC Parks Master Plan states "The master plan will need to be revisited before improvements for this site are implemented to reflect changes in community needs and recreation trends."

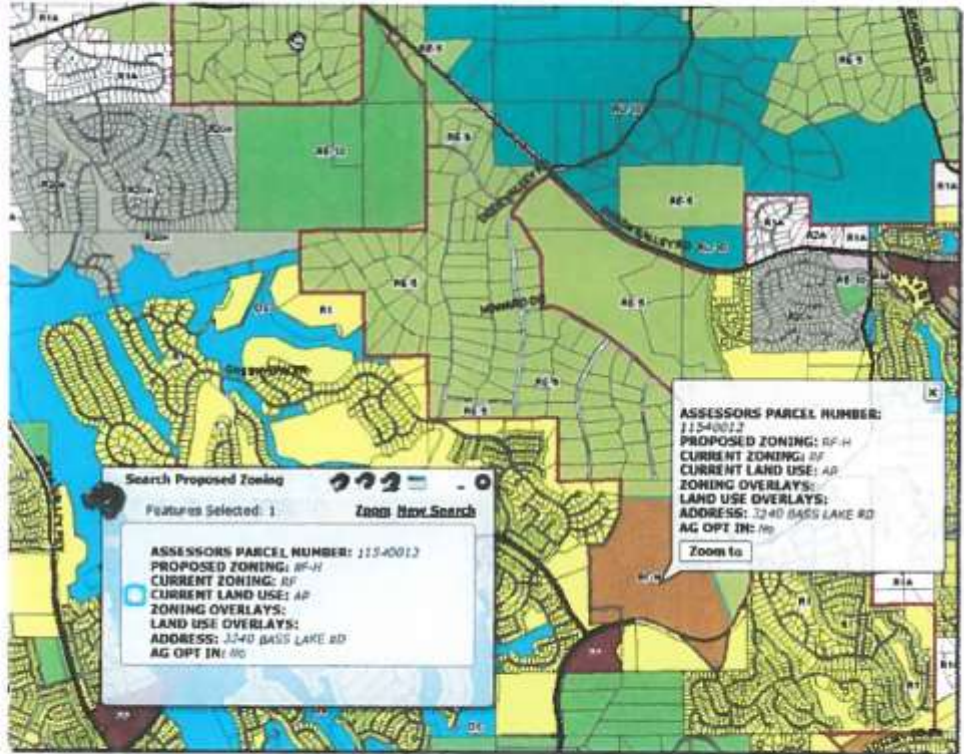
Bass Lake and the surrounding wetlands are much enjoyed by the residents of our area and it is a visual water amenity for us which supports a varied wildlife community as well. The EID Bass Lake property is a significant environmental and historical asset for the Bass Lake and El Dorado Hills area and should be protected with a parcel zoning of Recreational Facilities –Low Intensity (RFL) and an open space (conservation) land usage as shown in the EDHSP. I believe the facts stated in this letter support this conclusion.

Sincerely,



Kathleen M. Prevost
 1080 Jasmine Circle
 El Dorado Hills, CA 95762
 530 672-6836

Attachment 1. Bass Lake EID Property Proposed LUPPU (note RF-Recreational Facilities to RFH--High Intensity Facilities proposed zoning).



BASS LAKE EID
PROPERTY

SECTION 1. INTRODUCTION

1.1 Purpose and Content of the Specific Plan

The purpose of the El Dorado Hills Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of El Dorado County and with the characteristics of the land. This purpose will be achieved by establishing a master plan for the development of approximately 4,000 acres of property that will contain an orderly, comprehensive program of development controls and implementation measures.

1.1.1 Implementation of Policies

The El Dorado Hills Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader policies set forth in the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. It provides a transition between those policies and the implementation regulations contained in both the zoning and subdivision ordinances. The plan's policies and standards will be implemented through land use entitlements granted subsequent to adoption of the Specific Plan, including zoning consistent with the Specific Plan. In addition, the use of the County's planned development overlay zoning designation will further ensure that development within the Specific Plan area occurs pursuant to the policies and standards of the Specific Plan. Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. Similarly, the standards and policies of the planned development district shall prevail over conflicting provisions which may be applicable in the underlying zoning district. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan.

1.1.2 Control of the Quality of Future Development

Goals and policies are established within the text of this Specific Plan in order to guide future development. In addition, Design Guidelines and conceptual Master Covenants, Conditions, and Restrictions (CC&Rs) will serve to provide more definitive controls for development. The Design Guidelines are included in the Specific Plan as Appendix B.

A Development Agreement will ensure compliance with the Design Guidelines, Master CC&Rs, Specific Plan, and applicable County ordinances and regulations.

1.1.3 Implementation Measures

The Specific Plan sets forth implementation measures to ensure the ultimate fulfillment of the plan concepts. These measures include:

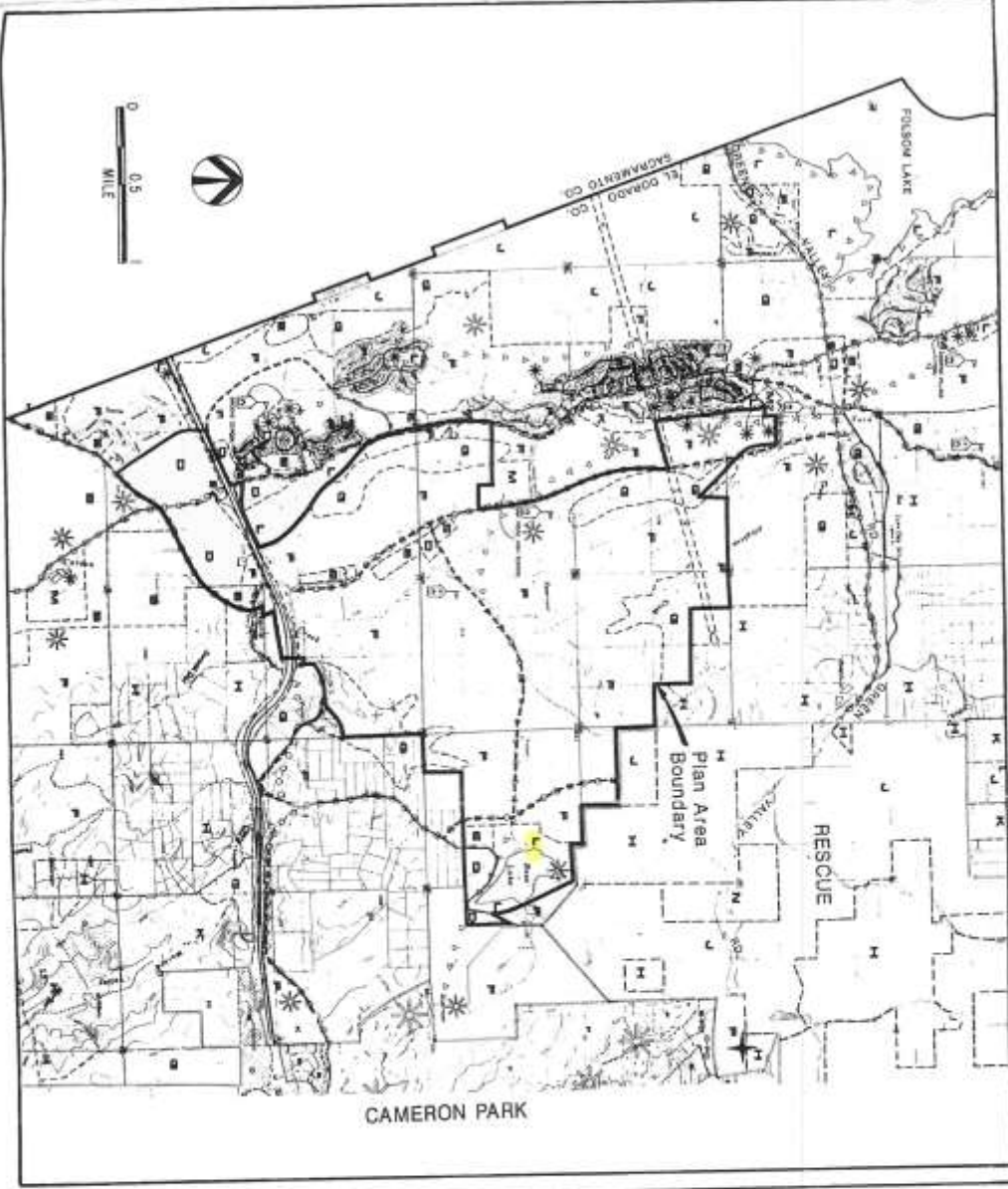
- Goals and Policies
- Master Covenants, Conditions, and Restrictions
- Design Guidelines
- Funding Mechanisms to Provide for Specific Public Improvements
- Development Agreements

Each of these measures is applied individually or in concert with other measures to implement the intent of the Specific Plan. The application of these measures is described in Section 9, "Implementation."

Attachment 3. EDH Specific Plan (EDHSP): Area Plan Designations, October, 1987

261017

ATTACHMENT 3



EDHSP Sacramento, October, 1987
 FIGURE 4-1
 AREA PLAN DESIGNATIONS

- 1 Industrial
- 2 Commercial
- 3 Medium-Density Residential
- 4 Single-Family Residential
- 5 High Density Residential
- 6 Low Density Residential
- 7 Open Space/Recreation
- 8 Public Facility
- 9 Public Use
- 10 Unimproved
- 11 Commercial
- 12 Public Facility
- 13 High Density Residential
- 14 Medium Density Residential
- 15 Low Density Residential
- 16 Open Space/Recreation
- 17 Public Facility
- 18 Public Use
- 19 Unimproved
- 20 Commercial
- 21 Medium-Density Residential
- 22 Single-Family Residential
- 23 High Density Residential
- 24 Low Density Residential
- 25 Open Space/Recreation
- 26 Public Facility
- 27 Public Use
- 28 Unimproved
- 29 Commercial
- 30 Medium-Density Residential
- 31 Single-Family Residential
- 32 High Density Residential
- 33 Low Density Residential
- 34 Open Space/Recreation
- 35 Public Facility
- 36 Public Use
- 37 Unimproved
- 38 Commercial
- 39 Medium-Density Residential
- 40 Single-Family Residential
- 41 High Density Residential
- 42 Low Density Residential
- 43 Open Space/Recreation
- 44 Public Facility
- 45 Public Use
- 46 Unimproved
- 47 Commercial
- 48 Medium-Density Residential
- 49 Single-Family Residential
- 50 High Density Residential
- 51 Low Density Residential
- 52 Open Space/Recreation
- 53 Public Facility
- 54 Public Use
- 55 Unimproved
- 56 Commercial
- 57 Medium-Density Residential
- 58 Single-Family Residential
- 59 High Density Residential
- 60 Low Density Residential
- 61 Open Space/Recreation
- 62 Public Facility
- 63 Public Use
- 64 Unimproved
- 65 Commercial
- 66 Medium-Density Residential
- 67 Single-Family Residential
- 68 High Density Residential
- 69 Low Density Residential
- 70 Open Space/Recreation
- 71 Public Facility
- 72 Public Use
- 73 Unimproved
- 74 Commercial
- 75 Medium-Density Residential
- 76 Single-Family Residential
- 77 High Density Residential
- 78 Low Density Residential
- 79 Open Space/Recreation
- 80 Public Facility
- 81 Public Use
- 82 Unimproved
- 83 Commercial
- 84 Medium-Density Residential
- 85 Single-Family Residential
- 86 High Density Residential
- 87 Low Density Residential
- 88 Open Space/Recreation
- 89 Public Facility
- 90 Public Use
- 91 Unimproved
- 92 Commercial
- 93 Medium-Density Residential
- 94 Single-Family Residential
- 95 High Density Residential
- 96 Low Density Residential
- 97 Open Space/Recreation
- 98 Public Facility
- 99 Public Use
- 100 Unimproved

Attachment 4. EDHSP: Residential Land Uses, December 23, 1987.

ATTACHMENT 4

EDHSP SECTION 2
RESIDENTIAL LAND USES
DECEMBER 23, 1987

VILLAGE "M"

Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4-7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public right-of-way. Road connections to the north are not expected to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M," although large in acreage, is appropriate for approximately 37 dwelling units.

VILLAGE "R"

Village "R" constitutes 157 acres of the El Dorado Irrigation District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surrounding properties are no longer available for public use. The lake is now a potable water storage area for use by EID as a source of gravity-fed domestic water for the El Dorado Hills area. A treatment plant and caretaker's residence are also situated in Village "R."

In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R."

2.5.2 Development Neighborhood #2

The South Uplands Golf Course Neighborhood constitutes an area lying between the North Uplands Golf Course Neighborhood and Highway 50 in the southeastern portion of the Specific Plan area. It is a large area of gentle slopes and less tree cover than exists in the North Uplands Golf Course Neighborhood. This setting leaves less area for preservation as natural open space. However, additional water amenities are provided to increase the riparian habitat and the visual character of this neighborhood. Envisioned as a second golf course community, this neighborhood would also permit construction of an 18-hole golf course through the valleys and drainage course. Overall densities in this neighborhood are slightly higher due to the difference in topography and the need to maximize effective open space.

In addition to the golf course, a country club and related facilities also may be provided south of Country Club Drive, although its location will depend on the final design and plans for golf course development. The South Uplands Golf Course Neighborhood contains four separate villages oriented to the golf course and natural open space areas. Consistent with the Specific Plan, certain housing types are also allocated in this neighborhood based on natural land constraints and proximity to existing or planned amenities.

The villages within the South Uplands Golf Course Neighborhood include the following:

VILLAGE "C"

Village "C" is defined by the contiguous natural open space areas to the west and south and the proposed golf course to the east. This village also lies along a north-south ridgeline of gentle to moderate slopes that contain very few trees but excellent views of the Sacramento Valley. View Lots (VL) are designated along the west side of the ridge, with larger Estate Homes (EH) anticipated in the interior of the village and on the east ridgeside. Fairway Estates (FE) are suitable uses fronting the golf course at the east side of the village. An area of Ranch Estate



Attachment 7. EDHSP: Design Guidelines, Section 5.0, Appendix B.

ATTACHMENT 7

EDHSP DESIGN GUIDE
LINES 5E 291010 S.D
APPENDIX B

- c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS and HPS) lamps are recommended in public areas but prohibited on structures.
- d. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.
- e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

Section 5.0 Open Space, Parks and Recreation, Trails and Paths

Integral to the concept of the El Dorado Hills Specific Plan is the mixture of open space, residential areas, commercial sites, and circulation. The success of this integration depends primarily on the manner in which the boundaries between these various land uses meet and interconnect. This section establishes guidelines to facilitate these interconnections and especially to protect the natural open space from impacts from adjacent uses.

5.1 Open Space

Five basic types of open space are provided in the Plan Area: natural open space, golf course, residential open space, parkland and school playfields, and drainageways.

5.2 Natural Open Space

- a. Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition.
- b. No development will occur within these areas except for maintenance, fire protection, trails, and permitted uses.
- c. Use will be restricted to such activities as jogging, hiking, and horseback riding, where the impact on the natural environment will be minimal.

5.3 Golf Course

- a. With the exception of the clubhouse, pro shop facilities, and commercial uses, all of the area designated as the golf course will be landscaped and developed exclusively for golf and country club-related facilities.
- b. Swales and drainageways will be landscaped, where possible, using native planting to enhance the natural habitat.

5.4 Residential Open Space

- a. Open space easement dedications on individual residential parcels may be required in order to reduce fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss.
- b. Such easements may be required to prevent development of other than accessory structures and landscaping.
- c. General public access rights will not be permitted within these easements.

ATTACHMENT 8

DRAFT EDHSP EIR CHAPTER 12
VEGETATION, 2010 PLANT LIFE
AND AQUATICS
OCTOBER 1987

canopies dominated by interior live oak, blue oak, and buckeye. Occasional valley oak, cottonwood, California grape, and willow are scattered, but rare, along these creeks. Two small sites along Allegheny Creek have notable stands of cottonwood/willow/Himalaya-berry vegetation (Figure 12-1). The presence of the two stands of riparian-dependent vegetation and the occasional valley oaks, cottonwoods, and willows along the rest of the creek, indicates that Allegheny Creek may be capable of supporting more extensive riparian-dependent vegetation.

Carson Creek supports an intermediate type of creek-side vegetation with the riparian dependent cottonwood, willow, and buttonbush species mixing with interior live oak, blue oak, and buckeye. The canopy is nearly closed and riparian-dependent species contribute about 40 percent of total cover. Because water is present most or all of the year, riparian herbs such as beardgrass, deer grass, and spike rush are also present. The channel is very rocky with numerous large boulders and bedrock outcrops. These features reduce accessibility to livestock and may account for the increased amount of riparian-dependent vegetation.

The north branch of Carson Creek that drains Bass Lake has considerably less riparian-dependent vegetation than the main branch. Willows and buttonbush are only occasionally present with interior live oak and buckeye the most common species along the creek edges; reaches with annual grasslands and no woody vegetation are common. Compared with the main branch, this branch has less water and is more accessible to livestock because the large bedrock exposures and boulders are absent. These characteristics may help to explain the lower amounts of riparian-dependent vegetation.

The creekside habitat with the most highly developed stand of riparian-dependent vegetation is west of the Plan Area along the small unnamed creek flowing through the existing golf course. This creek has a small watershed and no surface flow was observed above the golf course. The creek's vegetation consists of a 40- to 50-foot tall canopy of young cottonwoods, a dense mid-story layer of various willow species and alders, and a dense impenetrable understory of Himalaya berry, wild grape, and poison oak. Golf course irrigation probably augments natural creek discharge. This feature, and the absence of livestock grazing, probably account for the well-developed young stand of riparian vegetation. Presumably, this riparian-dependent vegetation was not present before the golf course increased creek discharge and the livestock grazing was terminated.

Wildlife

Allegheny Creek has few of the wildlife values usually associated with creekside habitats because of the effects of livestock grazing and past mining activities and because of its intermittent water flow. In general, the corridor along

Attachment 9. EDHSP: Section D. Residential Land Use.

ATTACHMENT 9

EDHSP SECTION -
RESIDENTIAL 2010
USE

VILLAGE "I"

Village "I" is encircled by the proposed golf course and may include a country club and related facilities. It is an area characterized by lower elevations and gentle slopes, and is located in the center of the development neighborhood. As a result, the outer boundaries of Village "I" are appropriate for Attached Golf Townhomes (AGT) and Fairway Estates (FE). The interior portions of the village, with more level topography, are appropriate locations for Single Family Detached (SFD) homes.

This village is also planned to include a neighborhood park, the location of which will be determined with the filing of a tentative subdivision map for this village. Village "I" would accommodate approximately 699 dwelling units.

VILLAGE "K"

Village "K" is defined by the northeast boundaries of the Specific Plan area, the golf course on the west, and the main east-west arterial (Country Club Drive) to the south. The village contains significant tree cover and includes a knoll which offers panoramic views of the Sacramento Valley, Folsom Lake, and the Sierra Nevada. Subdivision design and placement of structures will be subject to design review to preserve as many of the existing live oaks within this village as possible.

The eastern edge of Village "K" abuts the existing rural parcels of Green Springs Estates, and therefore the lower density Ranch Estate (RE) lots act as a transition between those existing rural lots outside of the Plan Area and the Estate Home (EH) lots located toward the interior of the village. Westerly facing slopes fronting on the golf course are appropriate locations for the lower density View Estates (VE). Single Family Detached (SFD) residences are proposed along Country Club Drive and along the golf course frontage where the topography would not accommodate attached dwelling units. This development pattern would permit Village "K" to accommodate approximately 458 dwelling units.

VILLAGE "J"

Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes Bass Lake Road and the Bass Lake water reservoir, which is designated as open space.

This village is not adjacent to a golf course or Specific Plan open space areas and contains level to gently rolling topography. The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) lots are provided. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

Village "J" also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village "J" would accommodate approximately 342 dwelling units.

VILLAGE "L"

Village "L" represents the smallest village in the Specific Plan area, constituting an island of development surrounded by natural open space or a golf course. With its heavy tree cover and location on a prominent knoll, the site is established as a separate, unique village, and the larger Estate Home (EH) lots are appropriate. A low-lying area east of the village is designated for a future water retention pond to accommodate drainage in the area. This lake also provides an accessible water amenity within the North Uplands Golf Course Neighborhood. Village L is appropriate for only 56 dwelling units.

ATTACHMENT 10

EDHSP DRAFT EIR
OCTOBER 1987
CHAPTER 12, PAGE 12-11
VEGETATION, WILDLIFE
AND AQUATIC

Wildlife - Stockponds

Stockponds in the Plan Area are similarly degraded by livestock grazing. These turbid ponds may provide resting and foraging grounds for mallards and great blue herons and are also a source of water for mule deer and other mammals and birds. The wildlife value of the stockponds is substantially reduced because they lack riparian or emergent vegetation.

Bass Lake (approximately 154 acres)

A large year-round lake at the east edge of the Plan Area has special value as wildlife habitat.

Vegetation

Vegetation at Bass Lake consists of a few scattered cottonwoods and willow trees and herbaceous species listed previously for the freshwater marshes and seep habitats.

Wildlife

Because of its fluctuating water levels, Bass Lake does not support any important stands of emergent or riparian vegetation, but it does provide foraging and resting grounds for a variety of waterfowl. Common mergansers, ruddy ducks, buffleheads, and American wigeons use Bass Lake in the winter. Great blue herons, great egrets, and killdeer forage along the muddy margins of the lake, and black phoebes, tree and violet-green swallows flycatch for insects above the lake's waters. Bass Lake is also a source of water for mammals like raccoons, striped skunks, and mule deer.

Serpentine Chaparral (approximately 39 acres)

A small area with serpentine substrates and derived soils is present along the east edge of the Plan Area east and adjacent to Bass Lake. Serpentine substrates are common east and north of the Plan Area (Rogers 1974).

Soils derived from serpentines are nutritionally poor and present a stressful habitat for plant growth due to the presence of toxic metals and thin soils. As a result, the vegetation differs in structure and composition from surrounding non-serpentine substrates.

Serpentine is famous in California because many special-status plant species are restricted to the substrate. In El Dorado County eight special-status species are associated with serpentine and the related gabbro substrates (Wilson 1986, Smith and York 1984). None of these species occur in the Plan Area on

ATTACHMENT 11

EDC GENERAL PLAN
261012004

El Dorado County General Plan

Conservation and Open Space Element

PRESERVATION OF OPEN SPACE

GOAL 7.6: OPEN SPACE CONSERVATION

Conserve open space land for the continuation of the County's rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE

Consideration of open space as an important factor in the County's quality of life.

- Policy 7.6.1.1** The General Plan land use map shall include an Open Space land use designation. The purpose of this designation is to implement the goals and objectives of the Land Use and the Conservation and Open Space Elements by serving one or more of the purposes stated below. In addition, the designations on the land use map for Rural Residential and Natural Resource areas are also intended to implement said goals and objectives. Primary purposes of open space include:
- A. Conserving natural resource areas required for the conservation of plant and animal life including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, banks of rivers and streams and watershed lands;
 - B. Conserving natural resource lands for the managed production of resources including forest products, rangeland, agricultural lands important to the production of food and fiber; and areas containing important mineral deposits;
 - C. Maintaining areas of importance for outdoor recreation including areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including those providing access to lake shores, beaches and rivers and streams; and areas which serve as links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails and scenic highway corridors;
 - D. Delineating open space for public health and safety including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality; and
 - E. Providing for open spaces to create buffers which may be landscaped to minimize the adverse impact of one land use on another.

Attachment 12. El Dorado County General Plan Land Use Designations and Zone Consistency Matrix July 20, 2014.

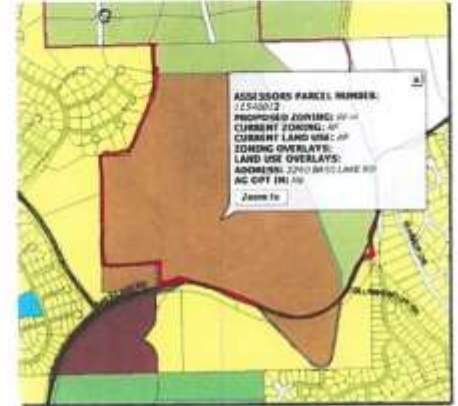
ATTACHMENT 12

El Dorado County Project description

Table 2-2: General Plan Land Use Designation and Zone Consistency Matrix

Zones	Land Use Designations											
	MFR	HDR	HDR	LDR	RR	AL	NR	C	R&D	I	OS	TR
RM	*							*				
RI	*	*	*									
R20K	*											
R1A	*	*										
R2A	*	*										
R3A	*	*										
RE (R-10)		*	*	*								
CPO							*					
CL							*					
CH							*					
CC							*					
CS							*					
CO							*					
I								*				
R&D								*				
LA (L0-100)				*	*	*	*				*	
PA (P0-100)				**	*	*	*				*	
SL (S0-100)				**	*	*	*				*	
AD (A0-100)				**	**	**	**				**	**
FR				* <td>*<td>*<td>*<td></td><td></td><td></td><td>*<td></td></td></td></td></td>	* <td>*<td>*<td></td><td></td><td></td><td>*<td></td></td></td></td>	* <td>*<td></td><td></td><td></td><td>*<td></td></td></td>	* <td></td> <td></td> <td></td> <td>*<td></td></td>				* <td></td>	
TPZ				* <td>*<td>*<td>*<td></td><td></td><td></td><td>*<td></td></td></td></td></td>	* <td>*<td>*<td></td><td></td><td></td><td>*<td></td></td></td></td>	* <td>*<td></td><td></td><td></td><td>*<td></td></td></td>	* <td></td> <td></td> <td></td> <td>*<td></td></td>				* <td></td>	
RFL	**	**	**	**	**	**	**	**			***	**
RFB	**	**	**	**	**	**	**	**			***	**
TC	***	***	***	***	***	***	***	***	***	***	***	***
OS	***	***	***	***	***	***	***	***	***	***	***	***

NOTES:
 Land Use Designations:
 C = Commercial
 R&D = Research & Development
 HDR = High-Density Residential
 I = Industrial
 LDR = Low-Density Residential
 HDR = Medium-Density Residential
 MFR = Medium-Density Residential
 NR = Natural Resources
 OS = Open Space
 RR = Rural Residential
 AL = Agricultural Lands
 TR = Tourist Recreational



Footnote (5) on the next page: "When inside a Community Region".

PROJECT DESCRIPTION
 DRAFT IIR 1
 7/20/2014 7:50 A

Attachment 13-1. U.S. Fish & Wildlife Service, National Wetlands Inventory, Bass Lake, El Dorado County. July 19, 2014.

get-attachment.aspx?DEG Image, 1259 x 874 pixels)

://mail.aol.com/v38664-111/aol-6/en-us/mail/get-attachment.aspx?uid=315...&22&folde...

ATTACHMENT 13-1

The screenshot displays the National Wetlands Inventory web application interface. At the top, the U.S. Fish and Wildlife Service logo and the title "National Wetlands Inventory" are visible. The search bar contains "Bass Lake El Dorado County". The map shows a large blue wetland area with a yellow-green border. Two information pop-ups are open, both displaying the same metadata for a wetland feature:

- Classification Code: L1UBH ([details](#))
- Wetland Type: Lake
- Acres: 70.23
- Status: Digital
- Image Date(s): 05/87
- Source Type: CIR
- Image Scale: 65000
- 24k Quad Name: Clarksville
- 100k Quad Name: SACRAMENTO
- Project Metadata: NONE
- Historic Map Info: [click here](#), [click here](#), [click here](#), [click here](#)
- FGDC Metadata: [click here](#)

On the right side, the "Available Layers" panel is open, showing various map layers such as "Wetlands", "Riparian Mapping Areas", and "Historic Wetlands". The "Riparian Mapping Areas" layer is currently selected and highlighted in red.

261017

ATTACHMENT 13-2

261017

137.227.242.85/Data/interpreters/wetlands.aspx

Latest Headlines Basil - Sonoma AP AP KathleenNewell... MicroFarm Work... Sign in to Yahoo Gmi

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: L1UB1Hx)

For geographically specific information* (optional), please enter a State code: (Example: TX for Texas)

DFCODE

Description for code PEMFh :

P System PALUSTRINE: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.
Subsystem :

EM Class EMERGENT: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.
Subclass :

Modifier(s):

F WATER REGIME Semipermanently Flooded: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land's surface.

h SPECIAL MODIFIER Diked/Impounded: These wetlands have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. The descriptors 'diked' and 'impounded' have been combined into a single modifier since the observed effect on wetlands is similar. They have been combined here due to image interpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.

ca Plant Specie(s):

Scientific Name	Common Name	Indicator	Reference Info.
-----------------	-------------	-----------	-----------------

ca Soil(s):

Series	Subgroup	Soils Fields Ind.	Drainage Class	Flood Frequency	Flood Duration	Flood HWT Latest	HWT Depth	HWT Latest	LRR	Soil-S Code
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ATTACHMENT 13-3

261017

Enter Classification code: (Example: L1UB1Hx)

For geographically specific information* (optional), please enter a State code: (Example: TX for Texas)

TRCODE

Description for code L1UBHh :

L System LACUSTRINE: The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: 1. situated in a topographic depression or a dammed river channel; 2. lacking trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30% areal coverage; 3. total area exceeds 8 hectares (20 acres).

1 Subsystem LIMNETIC: Extends outward from Littoral boundary and includes all deep-water habitats within the Lacustrine System.

UB Class UNCONSOLIDATED BOTTOM: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass :

Modifier(s):

H WATER REGIME Permanently Flooded: Water covers the land surface throughout the year in all years.

h SPECIAL MODIFIER Diked/Impounded: These wetlands have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. The descriptors 'diked' and 'impounded' have been combined into a single modifier since the observed effect on wetlands is similar. They have been combined here due to image interpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.

ca Plant Specie(s):

Scientific Name	Common Name	Indicator	Reference Info.
-----------------	-------------	-----------	-----------------

ca Soil(s):

Series	Subgroup	Soils Fields Ind.	Drainage Class	Flood Frequency	Flood Duration	Flood Latest	HWT Depth	HWT Latest	LRR	Soil-5 Code
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ATTACHMENT 14-1

261017

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
SACRAMENTO VALLEY AND CENTRAL SIERRA REGION
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
Telephone (916) 358-2800

REVISED
6/16/03

GRAY DAVIS, Governor



Flex
YOUR
POWER

June 12, 2003

Mr. Gary Hyden
El Dorado County
2000 Fairlane Court
Placerville, CA 95667

Dear Mr. Hyden:

The Department of Fish and Game (DFG) has reviewed the May 16, 2003 Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR) for the Bass Lake Regional Park (SCH 2003052077). Project plans for the 41-acre park site include development of a golf course, baseball diamond, soccer field, and other facilities. The project site is immediately adjacent to Bass Lake, near Bass Lake Road and south of Green Valley Road, in western El Dorado County.

Bass Lake and the surrounding shoreline, including lands within the proposed park site, are valuable habitat areas for resident and migratory bird. At least one bald eagle (*Haliaeetus leucocephalus*) has been a frequently observed winter visitor there in recent years, and has often been observed along the shoreline near or inside of the boundaries of the proposed park. Also, Bass Lake is a valuable feeding and resting area for wintering waterfowl, including ring-necked duck (*Aythya collaris*), mallard (*Anas platyrhynchos*) northern shoveler (*Anas clypeata*) and other species. Other aquatic bird species present at Bass Lake include western grebe (*Aechmophorus occidentalis*) and great egret (*Ardea herodias*). Bird species found in grassland areas near Bass Lake include lark sparrow (*Chondestes grammacus*), western meadowlark (*Stenella neglecta*), and western kingbird (*Tyrannus verticalis*). All of the aforementioned bird species have been documented on or adjacent to Bass Lake by Mr. Frank Gray, Biologist of my staff.

Development of ball fields, a golf course, nature interpretation facilities, a community center, pathways, and other facilities, as well as the associated human use, can be expected to greatly reduce resident and migratory bird use of the area. Besides the direct permanent removal of habitat from project construction, many of the bird species are very sensitive to human disturbances which can be expected from operation of the park. For example, the development and use of a perimeter trail

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Mr. Hyden
June 12, 2003
Page 2

(NOP Item #16, Figure 2) has the potential to significantly affect foraging areas for birds, such as the bald eagle, great egret, and many species of waterfowl.

The DFG has documented many fish species in Bass Lake. Species include largemouth bass (*Micropterus salmoides*), redear sunfish (*Lepomis microlophus*), channel catfish (*Ictalurus punctatus*), and other species. There is potential for runoff from parking areas and construction sites that contain substances deleterious to aquatic life. The risk for this runoff entering Bass Lake and its effect on fish and other aquatic life should be analyzed in the DEIR. Also, bulrushes, cattails, and submerged portions trees are important habitat and escape cover for these and other fish species and should be retained.

In addition to addressing these issues, the DEIR should address the following:

1. Baseline Habitat Species Inventory/Habitat Mapping – A comprehensive inventory of all bird, mammals and other animals, and plant species known or likely to occur at the 41-acre project site and at Bass Lake should be provided. Full species lists should be included in the Appendices of the DEIR. Habitat types of the subject areas should also be identified and mapped in the DEIR. This should include the acreage and location of the existing pond and associated wetlands on the 41 acre property. All grasslands on the 41-acre site should also be mapped and described, as well as the specific location, area, species composition, and other information of existing large willow trees and other plants bordering that part of Bass Lake nearest to the 41-acre property.

Surveys should be conducted at the time of year when rare, threatened, or endangered species are both evident and identifiable. Field surveys should be scheduled to coincide with the appropriate breeding or other life history stage of animals and when they are likely to be evident. Also, surveys should coincide with peak flowering periods and/or during periods of phenological development that are necessary to identify a plant species of concern. Maps and other relevant information regarding rare or listed species may be obtained from the DFG Natural Diversity database for a nominal fee by calling (916) 324-3812.

2. Project Impacts - Analyze and discuss project impacts on the DEIR and all reasonably foreseeable direct, indirect and cumulative project-related impacts on the 41 acre project site and nearby areas, including Bass Lake. Project impacts to native plants should be included in the analysis. A list of all individual trees to be removed should be provided, or the acreage of trees and shrubs to be removed if such removal involves clumps of small trees. The project should be designed so that impacts to these resources are avoided. The DEIR should address the project's impact on species identified as rare, threatened, or endangered.

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Any activity should be addressed that may result in loss of habitat, decreased reproductive success, or other negative effects on population levels of rare, threatened, or endangered species. Mitigation should be provided which reduces project impacts to a level less than significant, if it is not possible to avoid impacts.

3. Fragmentation – The DEIR should evaluate the project's contribution to habitat fragmentation, population isolation, and decreased habitat connectivity for all plant and animal populations, including state and federal listed species and species of concern.

4. Mitigation/Monitoring - Identify and discuss feasible mitigation measures. This should include a mitigation plan for removal of trees associated with the project, including but not limited to oak trees, foothill pines, willows, and other species. Mitigation should be provided for unavoidable impacts based upon the concept of no-net-loss of habitat values or acreage. A monitoring program should be implemented for all mitigation activities, as consistent with CEQA Guidelines Section 15097. This program should be described in the DEIR.

A timetable for achieving the mitigation should be provided. Priority should be given to mitigation measures designed to avoid project-related impacts, followed by mitigation measures that will substantially lessen such impacts. Specifically, identify mitigation measures that minimize and fully mitigate all project impacts to state and federal listed species. Specific project level analysis should identify both on-site mitigation achieved through project design, take avoidance measures, and any potential off-site mitigation strategies.

5. Consistency - Evaluate the project's consistency with the applicable local and regional land use plans such as General Plans, Watershed Plans, Habitat Conservation Plans and U.S. Fish and Wildlife Service Biological Opinions.

6. Project Alternatives - discuss and include alternatives in development design for the project that will avoid or substantially lessen project-related impacts on biological resources. Alternative designs should include avoidance of all significant habitats and listed species and species of concern and include design concepts that address habitat connectivity, fragmentation and population isolation.

It is likely that a Fish and Game Code 1601 or 1603 agreement will be required for various elements of park construction. This is particularly true with respect to modifications of the shoreline of the existing large pond on the project site. In general, an agreement is applicable whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel,

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Mr. Hyden
June 12, 2003
Page 4

including ephemeral streams and water courses. Impacts triggering regulation by the DFG under these provisions of the Fish and Game Code typically result from activities that:

- Divert, obstruct, or change the natural flow or the bed, channel or bank of a river, stream, or lake;
- Use material from a streambed; or
- Result in the disposal or deposition of debris, waste, or other material where it may pass into a river, stream, or lake.

In the event implementation of the proposed project involves such activities, and those activities will result in reasonably foreseeable substantial adverse effects on fish or wildlife, a Lake or Streambed Alteration Agreement (LSAA) will be required by the DFG. The DEIR should analyze whether the potentially feasible mitigation measures set forth below will avoid or substantially reduce impacts requiring a LSAA from the DFG.

1. Protection and maintenance of the riparian, wetland, stream or lake systems to ensure a "no-net-loss" of habitat value and acreage. Plant removal should not exceed the minimum necessary to complete operations.
2. Provisions for the protection of fish and wildlife resources at risk that consider various life stages, maintain migration and dispersal corridors, and protect essential breeding (i.e. spawning, nesting) habitats.
3. Delineation of buffers along streams and wetlands to provide adequate protection of the aquatic resource. No grading or construction activities should be allowed within these buffers.
4. Placements of construction materials, spoil, or fill, so that they cannot be washed into Bass Lake or other waters of the State.
5. Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc., to prevent downstream sedimentation and pollution.

Restoration plans must include performance standards such as the types of vegetation to be used, the timing of implementations, and contingency plans if the replanting is not successful. Restoration plans of disturbed areas should use native plants.

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Mr. Hyden
June 12, 2003
Page 5

Finally, in the event implementation of the proposed project will involve activities and impacts requiring a LSAA, please contact the Sacramento Valley-Central Sierra Region for a notification packet and fee schedule.

This project will have an impact to fish and/or wildlife habitat. Assessment of fees under Public Resources Code Section 21089 and as defined by Fish and Game Code Section 711.4 is needed. Fees are payable by the project applicant upon filing of the Notice of Determination by the lead agency

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

Thank you for the opportunity to review this project. If the DFG can be of further assistance, please contact Mr. Frank Gray at (916) 358-2883 or Ms. Terry Roscoe, Habitat Conservation Planning Supervisor, at (916) 358-2382.

Sincerely,



Larry L. Eng, Ph.D.
Deputy Regional Manager

FG:js

cc: Mr. Phil Dunn
C/o EDAW
2022 J Street
Sacramento, CA 95814

Mr. Peter Epanchin
U.S. Fish and Wildlife Service
Forest Foothill Branch
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

Alice Q. Howard
Conservation Chair, Maidu Chapter
Sierra Club
1487 Crooked Mile Ct.
Placerville, CA 95667

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261017

Mr. Hyden
June 12, 2003
Page 6

cc: Ms. Mary Bisharat
Conservation Chair
Sacramento Audubon Society
2110 Boyer Drive
Carmichael, CA 95608

Mr. Dave Witter
Director of Water Policy Coordination
El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

Ms. Terry Roscoe
Mr. Jason Holley
Mr. Stafford Lehr
Department of Fish and Game
Sacramento Valley - Central Sierra Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

14-7

Gray/pg

Draft Approved by

T. Roscoe *6/10/03*

S. Wick *6/10/03* out

File: ES Chron, RF

a: gray 2003/Hyden/BassLake RegParkNOP0503/pg

Surname					
	<i>6-10-03</i>	<i>6/12/03</i>			

Attachment 14-8a. Bald Eagle (*Haliaeetus leucocephalus*) F



Haliaeetus leucocephalus



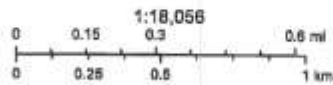
Andrea Westmoreland from DeLand, United States

Attachment 14-8b. Bald Eagle (*Haliaeetus leucocephalus*) documented by CDFW dating back to 1996

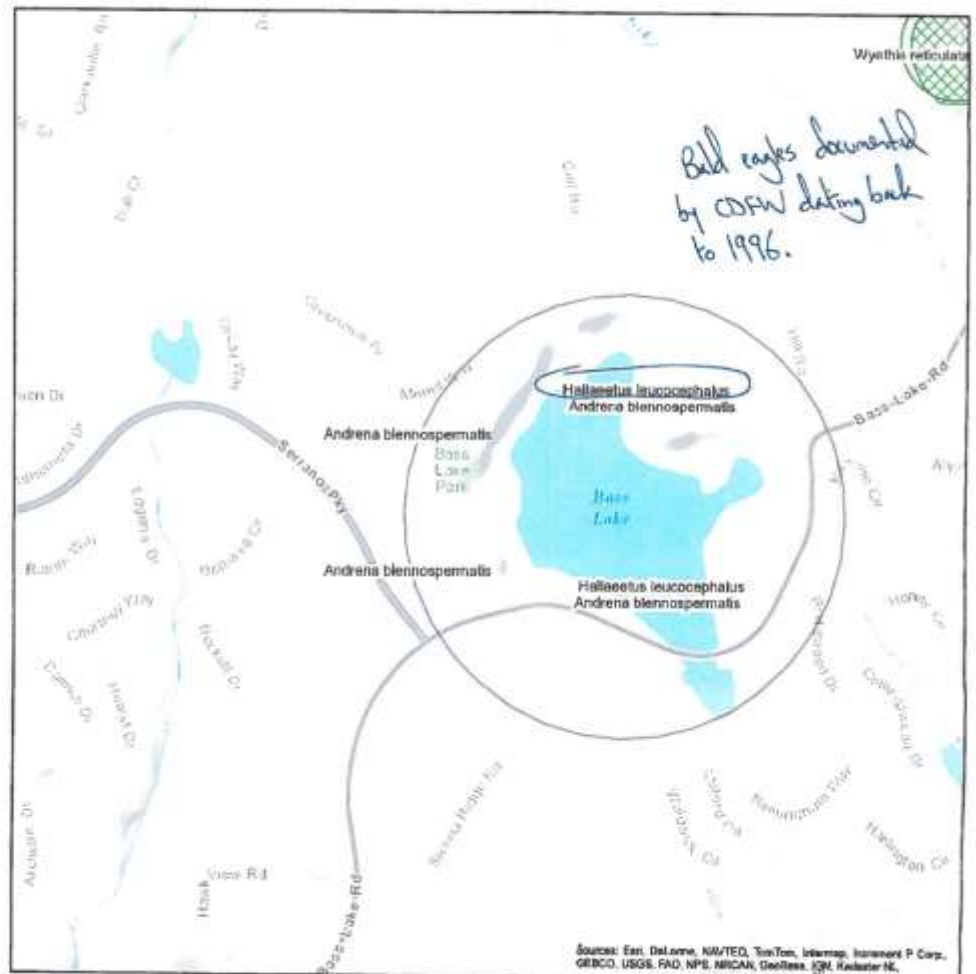
261017

Bass Lake CNDDDB report

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)



February 18, 2014



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, Inramore P Corp., GEBCO, USGS, FAD, NPS, ANICAN, GeoEye, IGN, Kartchner N.

Author: pncschgo
Printed from p...

14-8

Attachment 15. Draft EIR, Bass Lake Road Realignment. Letter about bald eagle habitat and preservation from Dr. D. Bruce Swinehart, Biologist. February, 1992. (Now called Silver Springs Parkway)

ATTACHMENT 15

DRAFT EIR - BASS LAKE ROAD REALIGNMENT
FEBRUARY 1992
(NOW CALLED SILVER SPRINGS PARKWAY)

American River College
4700 College Oak Dr.
Sacramento, CA. 95841

12 27 1991

El Dorado County of Transportation
2441 Headington Rd.
Placerville, CA. 95667
Attn: Mr. Kris Payne

Dear Sir,

It has come to my attention that a development is planned near Bass Lake in your county. I also understand that it was not clear whether there are wintering Bald Eagles at that Lake.

I have been a professor at American River College for forty-three years and teach natural history, conservation and ornithology. I am also a past president of the Sacramento Audubon Society.

I have been aware of the wintering eagles at Bass lake for the last 40 years. I even use a picture of a bald eagle taken there in some of my lectures. I take my ornithology field classes to Bass Lake at least twice each year to see the eagles, waterfowl and other birds.

Any development in the area must recognize the presence of these birds or the Endangered Species Act will be violated. I hope your county will realize the tremendous resource a place like Bass Lake is. I implore the planning and administration units of El Dorado County to make wise and far-reaching decisions that will ensure the atmosphere of your county that people enjoy and appreciate will be preserved.

If I can help with any further information about the area in question, please let me know. If further evidence of the eagles' presence is needed, I can put you in contact with many individuals and organizations familiar with the lake.

Very truly yours,

Dr. Bruce Swinehart, Jr.
D. Bruce Swinehart, Jr.
Biology Professor

cc. Eldorado County Planning Commission
Sacramento Audubon Society

home # 987-2525

Attachment 16-1. Draft EIR, Bass Lake Road Realignment. Letter regarding bald eagle habitat and preservation, Rescue citizens. February, 1992. (Now called Silver Springs Parkway)

ATTACHMENT 16-1

DRAFT EIR BASS LAKE ROAD
REALIGNMENT
FEBRUARY 1992
NOW CALLED SILVER SPRINGS
PARKWAY

December 30, 1991

Mr. Kim Payne
El Dorado County Dept. of Transp.
3441 Headington Road
Placerville, CA 95467

RECEIVED

DEC 30 1991

EL DORADO CO.
DEPT. OF TRANSPORTATION

Dear Mr. Payne:

Re: Bass Lake Road Realignment U.C.R.

I have reviewed the Notice of Preparation for the Bass Lake Road realignment and would like to offer some comments that should be addressed in the EIR.

1. Air Quality - there should be a discussion of the potential for creating serpentine dust under various circumstances and any additional mitigation, including avoidance of serpentine outcrops to eliminate the potential for serpentine dust.
2. Noise - timing of construction should occur to avoid any negative effects on the bald eagles that winter at Bass Lake.
3. Biological Resources - the EIR should thoroughly discuss the potential direct and indirect and cumulative impacts to bald eagles that winter at Bass Lake each year. My family and I have enjoyed watching the bald eagles at Bass Lake for the past few winters since moving to Rescue. We have corresponded with Dr. Bruce Swenhart at American River College in Sacramento and have found that Dr. Swenhart has personally observed the so-called eagles at Bass Lake

Attachment 16-2. Draft EIR, Bass Lake Road Realignment. Letter regarding bald eagle habitat and preservation, Rescue citizens. February, 1992. (Now called Silver Springs Parkway)

ATTACHMENT 16-2

261017

Mr. Kusy
December 30, 1991
Page 2

with the success for the past 40 years. Because the bald eagle is a state listed endangered species, any potential loss of habitat is a significant impact that should be thoroughly addressed in the EIR.

Direct impacts such as noise and construction activity during the works should be avoided. Indirect impacts of increased traffic on the realigned road should be evaluated. Cumulative impacts of increase development in the vicinity of Bass Lake should in response to the realigned road should also be addressed.

A study to evaluate the significance of the potential loss of Bass Lake's bald eagle wintering habitat should be conducted by El Dorado County DOT in addition to the other project proponents proposing projects in the Bass Lake area. The California Department of Fish and Game and the U.S. Fish and Wildlife Service should be consulted to determine the appropriate design of such a study.

Please call me at work 653-0325 or home 677-1491 if you would like to discuss these comments further.

Sincerely,
Roger E. Johnson
ROGER E JOHNSON
2703 MEADOWS LANE
RESCUE, CA 95672

Attachment 17. A flock of American White Pelicans on Bass Lake, 7/23/2014

get-attachment.as... (JPEG Image, 1536 × 1024 pixels) - Scaled (87%)

http://mail.aol.com/38664-816/aol-6/en-us/mail/get-attachment.aspx?uid=...8041&fold...

ATTACHMENT 17



of 1

7/23/2014 1:28 PM



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The American White Pelican has soared in flocks of up to fifty birds high over Bass Lake and El Dorado Hills in slow graceful aerial dances. One of the largest North American birds, the American White Pelican is majestic in the air. The birds soar with incredible steadiness on broad, white-and-black wings. The black tips of the wings are observable only in flight.

Attachment 18-1. Environmental Impacts on Eagles/Pelicans at EID Bass Lake, Bass Lake Wetlands and Historic Wetlands, 7/23/2014

ATTACHMENT 18-1

261017

**Environmental Impacts
Eagles/Pelicans at EID Bass Lake
Bass Lake Wetlands and Historic Wetlands**

From SMUD:

The CNDDDB (California Natural Diversity Data Base) reports that eagles have wintered at Bass Lake in western El Dorado County (T. 10 N., R. 9 E., S. 31, NE Qtr.; elevation 1,250 ft.) for over 40 years. Bass Lake is about 1.5 miles south of the UARP transmission line.

Residential development has been identified as a major concern to wintering eagles at Bass Lake. Here's the document:

<http://hydrorelicensing.smud.org/docs/spr/6.1%20%20Bald%20Eagle%20and%20Osprey%20Study%20-%20PG020606.pdf>

From Bass Lake Regional Park:

This above information was also reported by the California Dept. of Fish and Game when they commented on the EIR for the proposed Bass Lake Regional Park in 2002 - 2003. Since this was 10 years ago, the eagles would be in residence approximately 50 years at this time.

Bass Lake – From the Audubon Society:

Bass Lake is used to store water for the El Dorado Irrigation District. It is located on Bass Lake Rd. between Highway 50 and Green Valley Rd. Access to the lake is restricted but birds can be seen from roadside turnouts with binoculars or a spotting scope. Winter finds many waterfowl species here including Mallard, American Widgeon, Ring-necked Duck, Bufflehead, Canada Goose, and Greater White-fronted Goose. Other species seen here are Turkey Vulture, Wild Turkey, Great Blue Heron, Great Egret, Double-crested Cormorant, Killdeer, and Lark Sparrow.

In 2012 the Audubon Society reported that in 2011, eagles were spotted at Bass Lake when they did their December count.

Residents Observations:

Other birds noted at Bass Lake by local residents are several different kinds of hawks, American White Pelicans (for 10 years/see more information about them below) and a pair of swans who remained over the summer of 2013.

Recently a Golden Eagle was spotted around the EID Bass Lake property sitting on a pole and a Bald Eagle was seen by a nearby Serrano resident.

Page 2 – Eagles at Bass Lake /Wetlands and Historic Wetlands

American White Pelicans

This species is protected by the [Migratory Bird Treaty Act of 1918](#). It has the [California Department of Fish and Game](#) protective status [California species of special concern](#) (CSC). On a global scale however, the species is common enough to qualify as a Species of [Least Concern](#) according to the [IUCN](#).^[1]

Habitat loss is the largest known cause of nesting failure, with flooding and drought being recurrent problems. Human-related losses include entanglement in fishing gear, boating disturbance and [poaching](#) as well as additional habitat degradation.^[9]

There was a pronounced decline in American White Pelican numbers in the mid-20th century, attributable to the excessive spraying of [DDT](#), [endrin](#) and other [organochlorides](#) in agriculture as well as widespread draining and pollution of wetlands. But populations have recovered well after stricter [environmental protection](#) laws came into effect, and are stable or slightly increasing today. By the 1980s, more than 100,000 adult American White Pelicans were estimated to exist in the wild, with 33,000 nests altogether in the 50 colonies in Canada, and 18,500 nests in the 14–17 United States colonies. Shoreline [erosion](#) at breeding colonies remains a problem in some cases, as are the occasional mass poisonings when [pesticides](#) are used near breeding or wintering sites.

Bass Lake Wetlands/Historic Wetlands

The USGS National Wetlands Inventory map for the US Department of Fish and Wildlife Service has classified Bass Lake as a wetland and there are two historic wetlands on the east side of the lake. The link to this information is below.

<http://mail.aol.com/38203-112/aol-6/en-us/mail/get-attachment.aspx?uid=29739912&folder=NewMail&partId=3&saveAs=basslake.png>

Attachment 18-3. Swans at Bass Lake

18-3

261017

Swans at Bass Lake



Attachment 18-4. Bald Eagle at corner of Basil Court and Summer Drive, Woodridge Area of El Dorado Hills, adjacent to Bass Lake. Summer of 2012. Taken by Joe D'Amico. (Eagle had been eating a fish.)

get-attachment.aspx?img=EG Image, 3648 x 2736 pixels) - Scaled (32%)
ATTACHMENT 18-4

://mail.aol.com/38664-816/aol-6/en-us/mail/get-attachment.aspx?uid=31



BASIL AND SUMMER DRIVE
BALD EAGLE
DECEMBER 2012
TAKEN BY JOE D'AMICO
(HAD BEEN EATING A FISH)

Attachment 19. Original Sections in Green Valley surrounding Bass Lake (named on map as Reservoir)



Attachment 20-1. Shawna Purvines Email to Ellen VanDyke Identifying the Bass Lake parcel as zoned as RF (Recreational Facilities) and intended to be rezoned as RFH (High intensive use), September 24, 2013

SHAWNA PURVINES
SEPTEMBER 24, 2013
EMAIL TO ELLEN VANDYKE

ATTACHMENT 20 - 1
261017

Subject: Re: Bass Lake parcel 115-400-12

The Assessor Parcel Number (APN) 115-400-12 you have listed below is currently General Planned for Recreation within the El Dorado Hills Specific Plan (AP) and zoned Recreational Facilities (RF). Countywide, all currently zoned Recreational Facility (RF) parcels are being proposed for a rezone to either Recreational Facilities High (RFH) or Recreational Facilities low (RFL) consistent with General Plan objectives and based on current site location, uses or future planned site uses.

The El Dorado County Parks and Trails Master Plan was approved by the Board of Supervisors on March 27, 2012. This plan integrated a previous master plan developed for the Bass Lake Regional Park including APN 115-400-12. The Bass Lake Hills Regional Park was identified to potentially include intensive uses and amenities such as a community center, group picnic areas, basketball courts, a baseball field, toddler play area, playground, soccer field, dog park, disc golf, outdoor classroom, nature interpretive area, and parking.

Therefore, this site is proposed to be rezoned to Recreational Facilities High (RFH) consistent with the Board adopted Parks and Trails Master Plan.

Parcels within other Specific Plans may be proposed for revisions depending on the individual Specific Plan policies and requirements.

Shawna

Attachment 20-2. Bass Lake parcel as zoned as RF (Recreational Facilities) and intended to be rezoned as RFH (High intensive use)



Attachment 21. 2012 El Dorado County Parks Master Plan Final Approval: Exerpts regarding Bass Lake Regional Park. Plan is Ten Years Old and Should be Revisited. 2012

ATTACHMENT 21

261017

2012 El Dorado County Parks Master Plan Final Approved

Bass Lake Regional Park

RP4. Bass Lake Regional Park

The County undertook a comprehensive planning effort in 2001 to 2003 to develop plans for the Bass Lake Regional Park. The proposed improvements include multiple lighted sports fields, picnic areas, a dog park, play areas, a community center, habitat areas, interpretive features, an outdoor classroom, and trails. During the EIR Notice of Preparation public scoping meeting in 2003 the community expressed concerns about the potential for the park as designed to adversely impact the neighbors and existing natural resource. A phased approach to the project was proposed, but has not moved forward due to budget and staffing issues. The concept plan is now 10 years old, and needs to be revisited taking into consideration new residential developments, local parks, and road projects in the area. On a regional basis, there continues to be a need for both soccer and baseball fields but the relative value of the other proposed improvements should be reexamined to reflect anticipated demographics and recreation preferences. More passive uses such as trails and nature areas may have greater value as the El Dorado Hills and Cameron Park communities are becoming more densely developed. These types of uses would also have fewer environmental impacts and cost less to develop and maintain. As a phased approach, the plan should scale back development of the active use facilities to focus on those for which there is the greatest demand. These are also more likely to be facilities that are revenue generating and may be suitable for a public/private development and operation agreement. (p117)

From pg 57:

Bass Lake Park comprises 40 acres of undeveloped county park land located between the communities of Cameron Park and El Dorado Hills. A master plan was developed for the land in 2001 to 2003 that include potential amenities such as a community center, group picnic areas, basketball courts, a baseball field, toddler play area, playground, soccer field, dog park, disc golf, outdoor classroom, nature interpretive area, and parking. However, the environmental review process for this project was not completed and the project has been on hold since 2003. The master plan will need to be revisited before improvements for this site are implemented to reflect changes in community needs and recreation trends.

Frm pg 117:

More passive uses such as trails and nature areas may have greater value as the El Dorado Hills and Cameron Park communities are becoming more densely developed. These types of uses would also have fewer environmental impacts and cost less to develop and maintain. As a phased approach, the plan should scale back development of the active use facilities to focus on those for which there is the greatest demand. These are also more likely to be facilities that are revenue generating and may be suitable for a public/private development and operation agreement.

Final Attachment 22. Water fowl swooping low over Bass Lake. 2013.

