FILE # TM-E19-000

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Time Extension

ASSESSOR'S PARCEL NO.(s) 115-400-06, 07 & 08

PROJECT NAME/REQUEST: (Describe proposed use) Bass Lake North - Time Extension

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IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date 2/28/17 Expiration date 2/28/20

APPLICANT/AGENT Norm Brown, N.C. Brown Development Inc.

Mailing Address 8601 Ranchwood Ct., Fair Oaks, CA 95628

Phone (916) 966-3456 ~~FAX~~ (email) ncbrown2000@comcast.net

PROPERTY OWNER N.C. Brown Development Inc.

Mailing Address 8601 Ranchwood Ct, Fair Oaks, CA 95628

Phone (916) 966-3456 FAX ( )

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT CTA Engineers & Surveyors

Mailing Address 3233 Monier Circle, Rancho Cordova, CA 95742

Phone (916) 638-0919 FAX ( )

LOCATION: The property is located on the East (N/E/W/S) side of Sierra Ridge (street or road)

_____ feet/miles east (N/E/W/S) of the intersection with Sierra Ridge & Bass Lake Rd. (major street or road)

in the El Dorado Hills <or pick from list> area. PROPERTY SIZE 38.5 acres (acreage / square footage)

X _____ Date 8-9-19

signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 08/13/19 Fee $ 1000 Receipt # R13455 Rec'd by EAC Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec/Twn/Rng _____

ACTION BY:
- ☐ PLANNING COMMISSION
- ☐ ZONING ADMINISTRATOR
- ☐ PLANNING DIRECTOR

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

☐ Approved ☐ Denied (findings and/or conditions attached)

APPEAL: ☐ Approved ☐ Denied

Executive Secretary

Revised 07/02)

TM-E19-0001

EL DORADO COUNTY PLANNING DEPARTMENT

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REQUIRED SUBMITTAL INFORMATION
for
Time Extension for Parcel & Subdivision Maps

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (√) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (√) Applicant	Check (√) County		
✓		1)	Application Form **and** Agreement for Payment of Processing Fees, completed and signed.
✓		2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
n/a		3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
✓		4)	Written narrative describing:
✓			a) Reasons why map was not filed within time period prescribed by the County Ordinances (parcel maps - 36 months, tentative subdivision maps - 36 months, vesting maps - 24 months);
✓			b) General status of the project. Specifically describe those conditions of approval already completed (this can be documented with dates completed, dollars spent, etc.).
✓		5)	A copy of official Assessor's map, showing the property outlined in red.
		6)	An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
✓		7)	Provide name, mailing address and phone number of all property owners and their agents.
n/a		8)	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. approved FPR
n/a		9)	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

TM-E19-0001

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

✓ ____ 10) Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All maps MUST be folded to 8 ½" x 11". NO ROLLED DRAWINGS WILL BE ACCEPTED.**

✓ ____ a) ~~Twenty-five~~ (~~25~~) Ten 10 copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).

n/a ____ b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.

✓ ____ c) Four (4) copies of preliminary grading and drainage plan.

NOTE: The following is required if not submitted with the original subdivision or parcel map:

n/a ____ 11) Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:

____ ____ a) General identification of the tree canopy, noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.

____ ____ b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

Existing Canopy Cover	Percent of Canopy Cover to be Retained or Replaced
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

____ ____ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

____ ____ d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

____ ____ i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

____ ____ ii) In any situation where the tree or its dripline lie within any proposed road, driveway, leach field area, or cut or fill slope area:

FORMS AND MAPS REQUIRED

Check (Ö) Applicant	Check (Ö) County		
n/a	____	(1)	Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction.
____	____	(2)	Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.
____	____	12)	A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.
____	____	13)	A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in the Planning Department), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from the Planning Department are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
____	____	14)	If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at the Planning Department.)
____	____	15)	Where special status plants and animals are identified on the Important Biological Resources Map located in the Planning Department, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
____	____	16)	Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
____	____	17)	Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
n/a		18)	An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
✓		19)	A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
✓		1)	North point and scale
		2)	Project boundaries with dimensions
		3)	The approximate dimensions and area of all lots
		4)	Adjacent ownership with book and page number of recorded deeds or parcel map references
		5)	Names of adjacent subdivisions
		6)	The location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.
		7)	Purpose, width, and approximate location of all proposed and existing easements (other than roads)
		8)	Approximate radii of centerline on all street curves
		9)	Grades and width of proposed and existing roads or road easements, with typical improvement cross-section.
		10)	All structures, buildings, utility, transmission lines, dirt roads and distances to existing and proposed property lines.
		11)	Fire hydrant location, existing and/or proposed
		12)	Existing water and sewer line locations
		13)	Subdivisions: Contours of not more than five-foot intervals based on aerial photogrammetry or on-site survey (USGS interpolation is not acceptable). Parcel Maps: Contour lines shown at five-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at ten-foot or twenty-foot intervals on parcels of ten acres or larger (using USGS interpolation of field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
✓			
		14)	If phasing is proposed, show boundaries of each phase. Without a phasing plan, the resultant final map submitted for recording must include the total project. (This information may be shown on a separate financing lot map if such is proposed.)
		15)	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
		16)	Identify areas subject to a 100-year flood on perennial streams or creeks and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
		17)	Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
		18)	The following information is to be listed on the tentative subdivision map in the following consecutive order:
			a) Owner of record (name and address)
			b) Name of applicant (name and address)
			c) Map prepared by (name and address)
			d) Scale
			e) Contour interval
			f) Source of topography
			g) Section, Township and Range
			h) Assessor's parcel number(s)
			i) Present zoning
			j) Total area
			k) Total number of parcels
			l) Minimum parcel area
			m) Water supply
			n) Sewage disposal
			o) Proposed structural fire protection
			p) Date of preparation

The Planning Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

cta Engineering & Surveying

Civil Engineering ▪ Land Surveying ▪ Land Planning

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TRANSMITTAL LETTER

To:	Mel Pabalinas El Dorado County Planning Department 2850 Fairlane Court, Bldg. C Placerville, CA 95667	Via Courier
From:	Connie S. Peach	
Date:	August 12, 2019	
Project No.:	05-012-002	
Subject:	Bass Lake North	

REMARKS: Enclosed is the tentative map extension submittal package, along with the applicable fee, (Ck. No. 1342 dated 08/08/19 in the amount of $1,000) for the above mentioned subject.

Should you have any questions, please contact Tom Cassera at 916-638-0919.

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NC·BROWN
DEVELOPMENT INC.

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August 12, 2019

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: APN 115-400-06 to 08 / TENTATIVE MAP EXTENSION

To Whom It May Concern:

CTA Engineering & Surveying is hereby authorized to represent me for the above mentioned subject. Should you have any questions, please do not hesitate to contact me at 916-966-3456.

Sincerely,

N.C. Brown Development, Inc.

Norm Brown

TM-E19-0001

8601 Ranchwood Court ❖ Fair Oaks, California 95628 ❖ Telephone (916) 966-3456 ❖ Email ncbrown2000@comcast.net

OWNER / APPLICANT:
N.C. Brown Development, Inc.
8601 Ranchwood Court
Fair Oaks, CA 9562
916-966-3456

ENGINEER / AGENT:
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

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NC·BROWN
DEVELOPMENT INC.

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July 26, 2019

Mel Pabalinas
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Re: Bass Lake North Tentative Map – TM14-1522

Dear Mel:

I am writing to request that the Planning Department consider amending one of the conditions of the approved Bass Lake North Tentative Map. Also, if you concur with the requested amendment then please process this request to the Planning Commission. We should also begin the process to extend the Bass Lake North Tentative Map's approval.

Condition #67 of the approved conditions for Bass Lake North (BLN) requires the construction of 100 spaces of the ultimately 200-space Park and Ride lot. The Park and Ride lot is to be constructed before the 45th building permit is issued (halfway through the project).

At the time the Conditions of Approval are prepared, the El Dorado County Planning staff, along with DOT, assign various components of the Bass Lake Hills Public Facility Financing Plan (PFPP) to the proposed projects. The assignments are to comply with the PFFP and in theory distribute the cost of offsite improvements equitably throughout the BLHSP.

BLN was approved by the Planning Commission, on a 5-0 vote, on January 26, 2017. The following month, on February 28, 2107, the project was approved by the Board of Supervisors also with a 5-0 vote. At the hearing before the Board of Supervisors, Supervisor Frentzen requested that the Bass Lake Road Bike Trail (BLRBT) be added to the project as one of the conditions of approval. This became Condition #68.

Supervisor Frentzen's request makes sense and is beneficial for the community. The construction of the BLRBT between Hollow Oak and Highway 50 will connect El Dorado Hills to Cameron Park. This section of bike trail is the 'missing link' for the region. Unfortunately, since the suggestion was made at the Board hearing it did not have the benefit of any staff review and input.

The recently submitted Draft BLHSP PFFP Update has proposed a PFFP Fee of $11,573 per unit. With the addition of the BLRBT and the other PFFP improvements placed on BLN, the estimated PFFP improvements for BLN come to $26,237 per unit. (See cost breakdown attached.) This is 2.3 times the PFFP fee. We are certainly willing to front an increased burden

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8601 Ranchwood Court ❖ Fair Oaks, California 95628 ❖ Telephone (916) 966-3456 ❖ Email ncbrown2000@comcast.net

on our project to deliver community assets. However, we believe that the current burden is excessive for one project. The extra cost is $1,320,000. Therefore, we are requesting that

Condition 67 be amended so that we construct only 50 spaces, rather than the 100 spaces as conditioned. The remaining units can be completed by another project within the BLHSP. We are not abandoning the project, just requesting that the cost burden be brought closer to the intent of the PFFP. (Attached is an Exhibit for the improvements which amount to 53 spaces.)

Attached I have prepared a separate review of the BLHSP environmental documents which specifically deal with the Park & Ride. The Park & Ride lot is discussed in the original Bass Lake Road Study Area (BLRSA) Program EIR as a 'Planning Consideration'. There was never any connection or nexus between the need for the Park & Ride and the BLHSP. It was just a good idea, without a nexus. As I recall, the only reason it was included in the Public Facilities Financing Plan was at one of the hearings to approve the EIR Addendum for the BLH PFFP, then Supervisor Charlie Paine, requested that the 100-lot Park & Ride be included. (Similar to Supervisor Frentzen's request.)

The engineer's estimate for the 53-space design is $857,525; the 100-space layout is estimated by the same engineer to be $1,520,953. They are both about $16,000 per parking space. The difference in costs reduces the BLN PFFP expenditure for Bass Lake North to $18,865 per unit. This is still 1.6 times the updated PFFP fee, but a manageable number.

Our proposal is not to eliminate the Park & Ride, it is just to reduce it in size to 50 spaces. The property for the Park & Ride has been acquired and dedicated to the El Dorado County Transportation Commission. There are still many units within the BLHSP that can build the additional spaces later. After the three remaining Phase I projects (Lennar) and BLN are built out there are 988 units left in the BLHSP. Also after these projects most of the major infrastructure will have been completed.

According to the BLHSP PFFP the Phase 2 projects are to construct the "Northern School Access", the 8.7-acre sports park and the 100-space Park & Ride lot. Buckeye School District has no plans to construct a school on their property. The only reason they would, would be if the BLHSP builds out quickly. If that were to occur then there would be many units to pay for it. It is now envisioned that the Northern School Access will be built by the properties that are served by the road, whenever they develop.

The '8.7-acre sports park' will be built by the El Dorado Hills CSD. The CSD has already acquired the property and will use impact fees to construct the park. A Master LLD has been formed to have BLHSP landowners fund the park maintenance. Therefore, the Park & Ride lot is the only Phase 2 project to be built.

The second request of this letter is simply to extend the BLN Tentative Map. The tentative map was approved by the Board of Supervisors on February 29, 2017.

After approval of the BLN tentative map, it took two years to complete the annexation into EID through LAFCO. EID would not accept our Facility Plan Report (FPR) for review until the property was annexed. The FPR has now been approved and we have submitted the Improvement Plans to EID for the first plan check. We submitted the Improvement Plans to the County DOT in January of this year and just received the comments back last month, in June. We are making good progress.

Thank you for your consideration.

Sincerely,

Norm Brown, President
N.C. Brown Development, Inc.

cc: Dave Spiegelberg, DOT
Brian Allen, CTA

BASS LAKE HILLS SPECIFIC PLAN
PARK AND RIDE

The following is a discussion on the evaluation of the Bass Lake Hills Specific Plan (BLHSP) Park & Ride within the Bass Lake Hills Specific Plan environmental documentation.

The BLHSP Park & Ride was first mentioned in the Bass Lake Road Study Area Program EIR that was dated June 14, 1991. It was not a recommended Mitigation Measure. However, it was mentioned as a **"PLANNING CONSIDERATION"**. Specifically, the Program EIR states:

> "Development of a 'Park and Ride' facility near the intersection of Bass Lake Road and Country Club Drive should be required in conjunction with development of the area. Such a facility should be identified early in the planning process to ensure adequate space is reserved prior to development. Individual projects could be assessed a pro-rated portion of the costs associated with establishment of this facility."

There is no further discussion of the Park and Ride and it is not included in the Bass Lake Road Study Area Final Program EIR, January 24, 1992; neither in the discussion as a comment, nor as a Mitigation Measure. (The only Mitigation Measures are J01 and J02 which do not include the Park and Ride.)

The Park and Ride was not listed in the adopted BLHSP, November 7, 1995. The BLHSP contained a Public Facilities Financing Plan Concept. The Park and Ride was not in the discussion, Section 9.5, nor was it included in Table 9-1 which listed the major public improvements.

During the hearings for the BLHSP Public Facility Financing Plan (PFFP) and its EIR Addendum as I recall, Supervisor Charlie Paine requested that 100 spaces of the ultimate 200 space Park and Ride be constructed by BLHSP projects. The Park and Ride was then included in the Final Report of the BLHSP PFFP.

In the PFFP the Park and Ride is identified as a Phase II project. On page 53 the PFFP states:

> **"Phases 2 and 3 – Remaining Units to Buildout at 600 Units**
>
> Construct Silver Dove Northern Access to School Site at 482 units
> Complete Construction of 8.7-acre sports park
> Construct 100 parking spaces in park-and-ride lot."

The Park and Ride is subsequently identified in the **Draft Program EIR Addendum for the Bass Lake Hills Specific Plan, October 1995.** The EIR Addendum states on page 47:

> **"3.9.3 Summary of Specific Plan Mitigation**

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

Additionally, on page 48 the EIR Addendum stipulates:

> **"Specific Plan Section 4.13, General Circulation and Trail Standard**
>
> #13 In accordance with CalTrans requirements, a park-and-ride lot capable of accommodating 100 vehicles, expandable to 200 (approximately 2.0 acres) shall be provided in the approximate location shown in Figure 3-1, Specific Plan Land Use Diagram and Figure 4-2, Circulation Plan, beyond the ultimate right-of-way of the Bass Lake Road / Highway 50 interchange."

There is no explanation of what *"In accordance with CalTrans requirements"* means or what the genesis of this reference is. The only CalTrans comments within the CEQA documentation and/or related studies are in the BLRSA Final Program EIR. The Final EIR responded to comments from CalTrans by Robert M. O'Loughlin, Chief Planning Branch C, District 3. CalTrans' comments to the BLRSA Draft Program EIR dealt with the Highway 50 / Bass Lake Road Interchange and there were no comments regarding a park-and-ride lot.

The Bass Lake North CEQA Addendum and Initial Study of Environmental Significance, September 2016, addresses the Park-and-Ride on page 105 under the heading of 'Discussion'. This discussion simply states that the Park-and-Ride lot is required to be constructed and has been addressed in previous environmental documents. Specifically, it states:

> "Impacts associated with build-out of the Park-and-Ride facility have already been addressed in the *Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance.* Accordingly, development of the proposed project would not result in any changes from what has been previously analyzed and would not involve new significant impacts or substantially more severe impacts associated with transportation / traffic."

Additionally, within the Conclusion for the Bass Lake North Addendum on page 113 under the heading 'Conclusions' it states:

> "Based on the above, the proposed project would not result in any changes, new circumstances, or new information that would involve new significant impacts or substantially more severe impacts from what has been anticipated for the project site in previous CEQA documents, related to transportation / traffic. Compliance with the Bass Lake Hills Specific Plan Standards and previously required mitigation measures from the Bass Lake Road Study Area Program EIR and Bass Lake Hills Specific Plan Addendum, as presented below, would still be required to be implemented for the proposed project."

The Bass Lake North Addendum then lists:

"Prior CEQA Mitigation Measures:"

The Park-and-Ride is not listed as a Mitigation Measure; however, it does list it as a "Planning Consideration" and quotes the BLHSP Addendum, as written above in the second paragraph on page one.

Bass Lake North - PFFP Costs

Bike Trail Grading Country Club to Hollow Oak	175,260
Bike Trail Non Grading HW 50 to Country Club	78,746
Bike Trail Non Grading Country Club to Hollow Oak	142,740
Park & Ride	1,520,953
North Silver Dove C to O	360,152
North Silver Dove Right of Way	83,500
	2,361,351

PFFP Cost per Unit - Bass Lake North	**$26,237**
PFFP Estimated Cost per unit	**$11,573**

File: PFFP Costs BLN

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ENGINEERING REPORT

FOR

BASS LAKE NORTH

(ASSESSOR'S PARCEL NUMBERS 115-400-06, 07, & 08)

FACILITY PLAN REPORT

D808688
2777FPR

First Submittal: April 2018
Second Submittal: January 2019
Third Submittal: June 2019
Fourth Submittal: July 2019

OWNER / DEVELOPER
N.C. Brown Development, Inc.
8601 Ranchwood Court
Fair Oaks, CA 95628

cta Engineering & Surveying
Civil Engineering ▪ Land Surveying ▪ Land Planning

APPROVED

TM-E19-0001

TENTATIVE MAP

BASS LAKE NORTH

COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA

SCALE: 1"=100'

OWNERS OF RECORD

OBED JR. & LYNN C. PATTY
8790 GOLDY GLEN WAY
FIK GROVE, CA 95624

D. D. DILDERICHS C/O K. PEDLEHER
372 CENTRAL PARK WEST, APT. 12W
NEW YORK, NY 10025

BARBARA SHOWLER C/O S. SHOWLER
4717 OLIVE OAK WAY
CARMICHAEL, CA 95608

NAME OF APPLICANT

N. C. BROWN DEVELOPMENT, INC.
8601 RANCHWOOD COURT
FAIR OAKS, CA 95628

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering · Land Surveying · Land Planning

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28 TO 33, T. 10 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

115-400-06, 07, 09

EXISTING / PROPOSED ZONING

RE10 - RESIDENTIAL 10 AC / R1 PD

TOTAL AREA

38.57 ACRES

TOTAL NO. of LOTS

90 SINGLE FAMILY LOTS	22.11 AC
4 OPEN SPACE LOTS	11.37 AC
2 RIGHT OF WAY LOTS	5.09 AC
96 TOTAL LOTS	38.57 AC

MINIMUM LOT AREA

7,204 SQUARE FEET

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

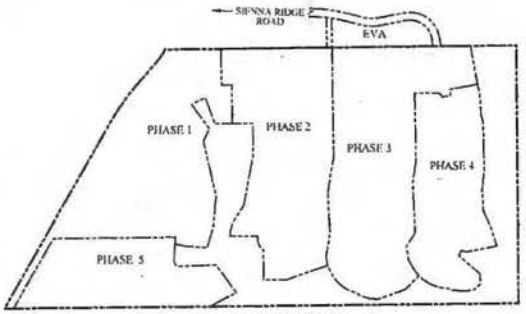
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

ENGINEER'S CERTIFICATE

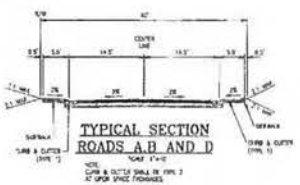
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE NORTH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLDA SCIORELLI P.E. 71204 DATE 8/21/16

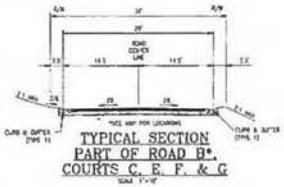
VICINITY MAP
NOT TO SCALE



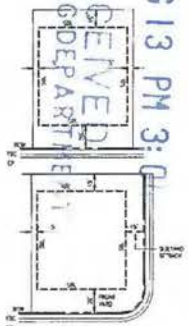
PHASING PLAN



TYPICAL SECTION
ROADS A,B AND D



TYPICAL SECTION
PART OF ROAD B*,
COURTS C, E, F, & G



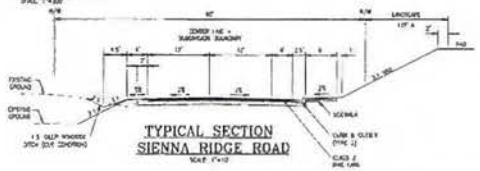
TYPICAL SETBACKS (R1)

TYPICAL TRAIL

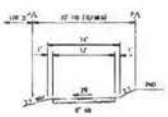
PAD OVERBUILD DETAIL

NOTES:
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.

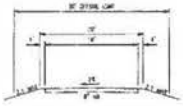
LEGEND
- BOUNDARY
- (E) LOT LINES
- (E) RW
- LOT LINE
- PROPOSED EASEMENT
- FIRE HYDRANT
- ROCK OUTCROPPINGS



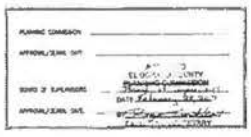
TYPICAL SECTION
SIENNA RIDGE ROAD



TYPICAL SECTION
EID SERVICE ROAD

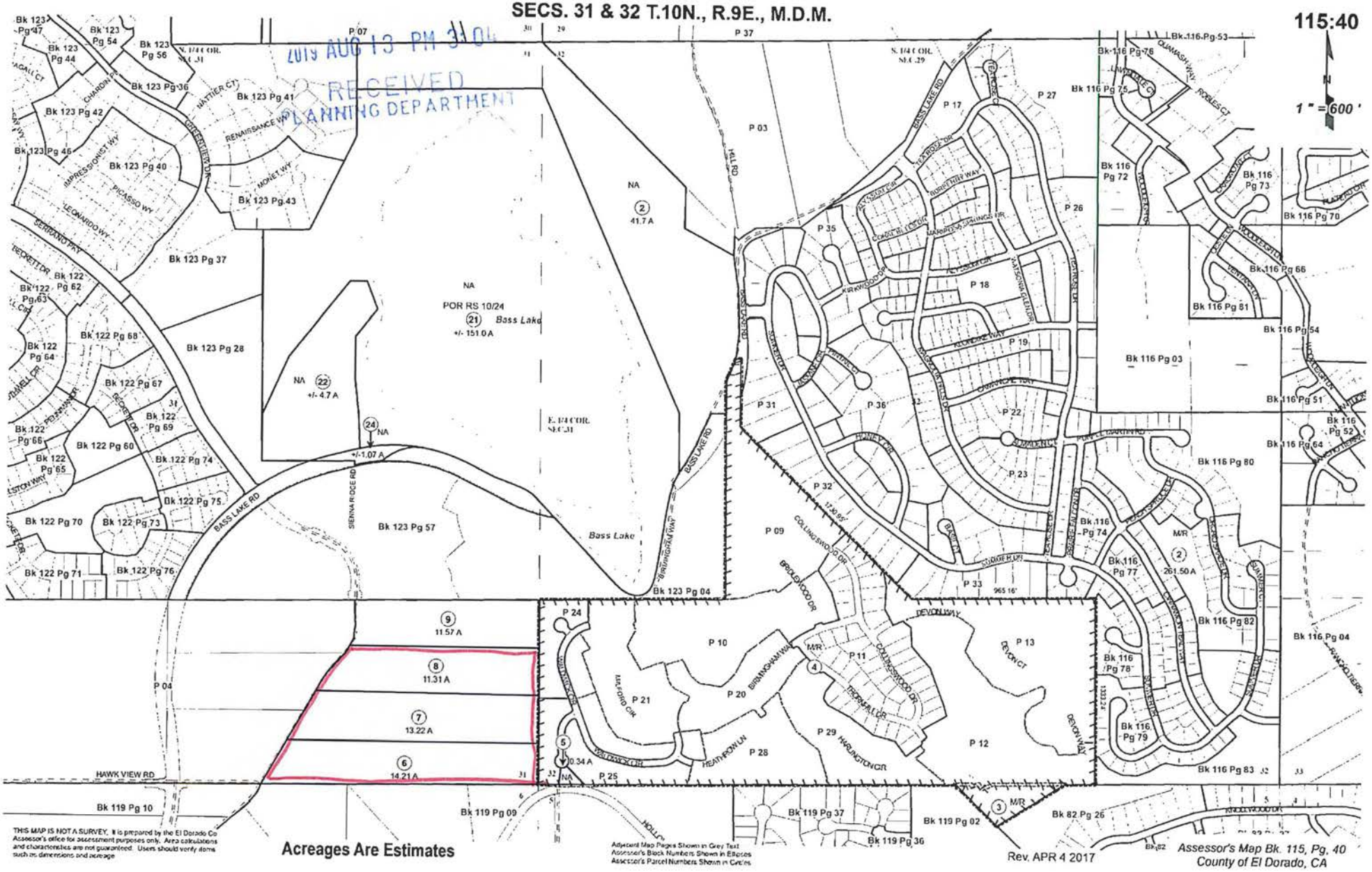


TYPICAL SECTION
EVA ROAD



RECEIVED
PLANNING DEPARTMENT
AUG 13 PM 3:0

TM-E19-0001


SECS. 31 & 32 T.10N., R.9E., M.D.M.
115:40
1 " = 600 '
2019 AUG 13 PM 3:04
RECEIVED
PLANNING DEPARTMENT
POR RS 10/24
Bass Lake
+/- 151.0 A
41.7 A
+/- 4.7 A
+/-1.07 A
11.57 A
11.31 A
13.22 A
14.21 A
0.34 A
261.50 A
BASS LAKE RD
HILL RD
HAWK VIEW RD
SIENNA RIDGE RD
BIRMINGHAM WAY
COLLINGWOOD DR
BROADMOOD DR
DEVON WAY
DEVON CT
HARRINGTON CIR
THORNHILL DR
WALDEN CIR
HEATHROWN
MILFORD CIR
BASS LAKE RIDGE
Bk 123 Pg 57
Bk 123 Pg 04
Bk 123 Pg 37
Bk 123 Pg 28
Bk 119 Pg 10
Bk 119 Pg 09
Bk 119 Pg 37
Bk 119 Pg 36
Bk 119 Pg 02
Bk 82 Pg 26
Bk 116 Pg 03
Bk 116 Pg 04
Bk 116 Pg 74
Bk 116 Pg 77
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Bk 116 Pg 79
Bk 116 Pg 80
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Bk 116 Pg 72
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Bk 116 Pg 52
Bk 116 Pg 64
Bk 116 Pg 53
Bk 122 Pg 76
Bk 122 Pg 75
Bk 122 Pg 74
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Bk 123 Pg 42
Bk 123 Pg 46
Bk 123 Pg 40
Bk 123 Pg 43
P 07
P 37
P 03
P 17
P 27
P 26
P 35
P 18
P 19
P 31
P 36
P 22
P 23
P 32
P 09
P 33
P 24
P 10
P 11
P 13
P 12
P 21
P 20
P 29
P 28
P 25
P 04
M/R
Acreages Are Estimates
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Rev. APR 4 2017
Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA

TM-E19-0001