

**OWNERS OF RECORD**

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

D. D. DIEDERICHS C/O K. REDLENER  
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  
3233 Mariner Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2475 • www.cta.net

**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, 08

**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  
98 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)

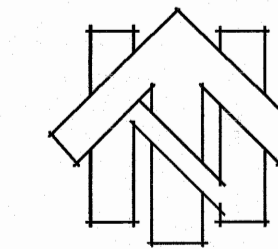
**ENGINEER'S CERTIFICATE**

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.

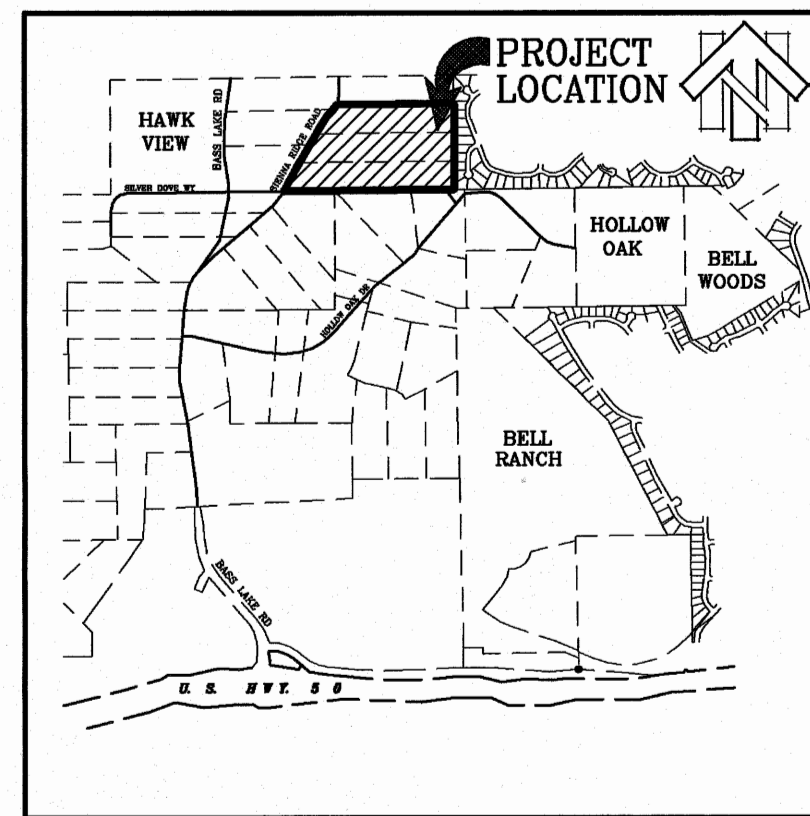
*Olga Sciorelli* 9/21/16  
OLGA SCIORELLI P.E. 71204 DATE

# TENTATIVE MAP BASS LAKE NORTH

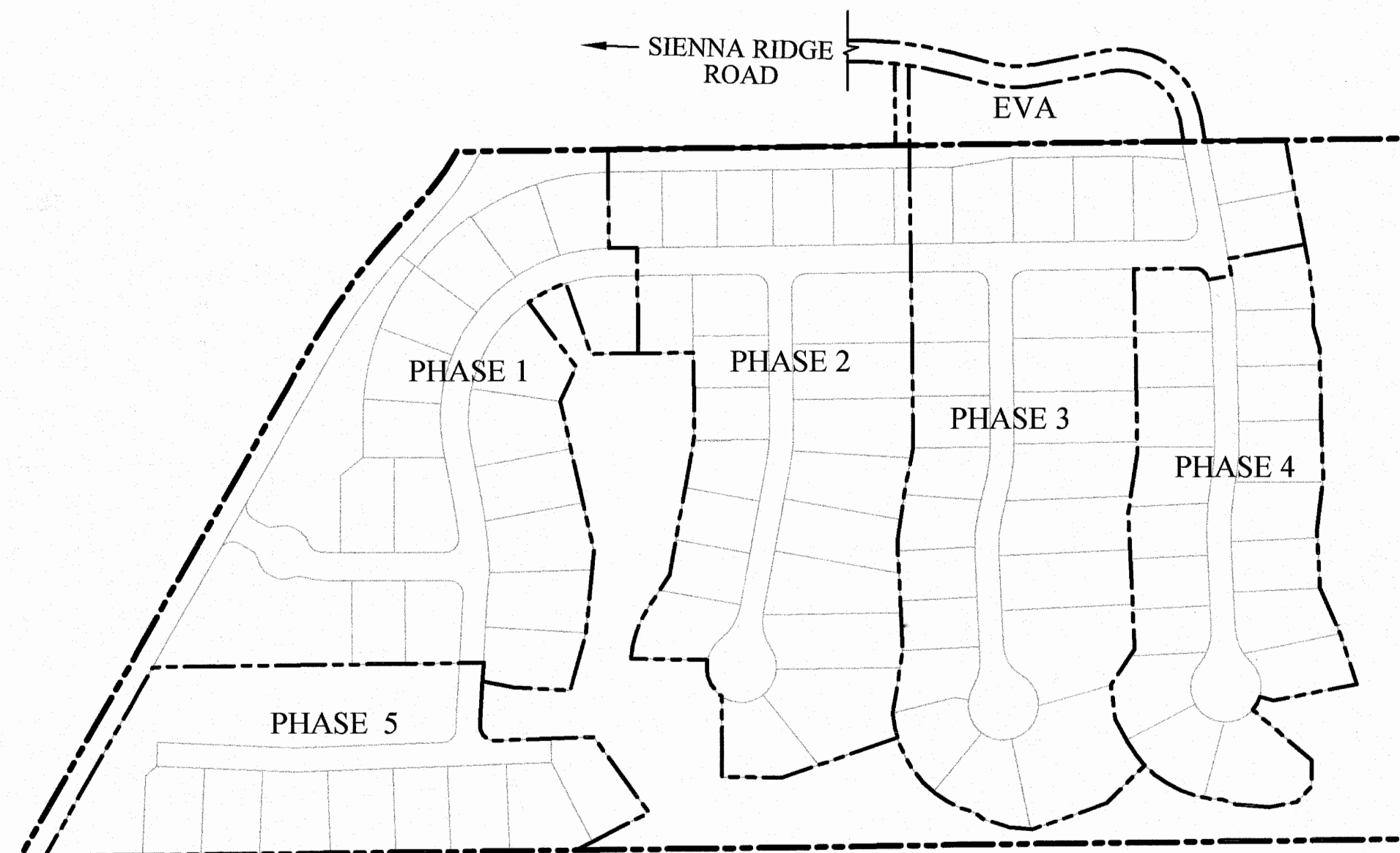
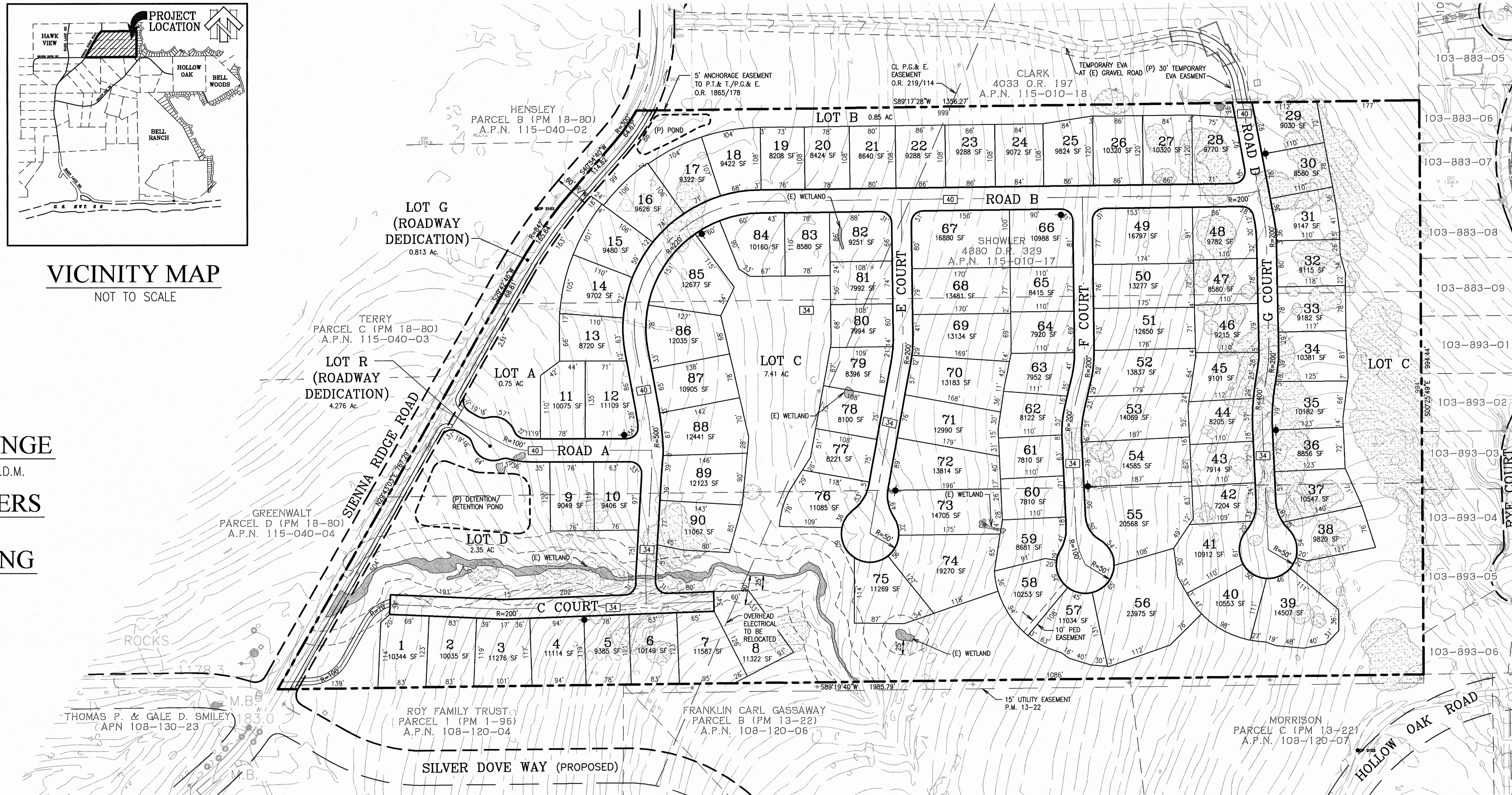
COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'

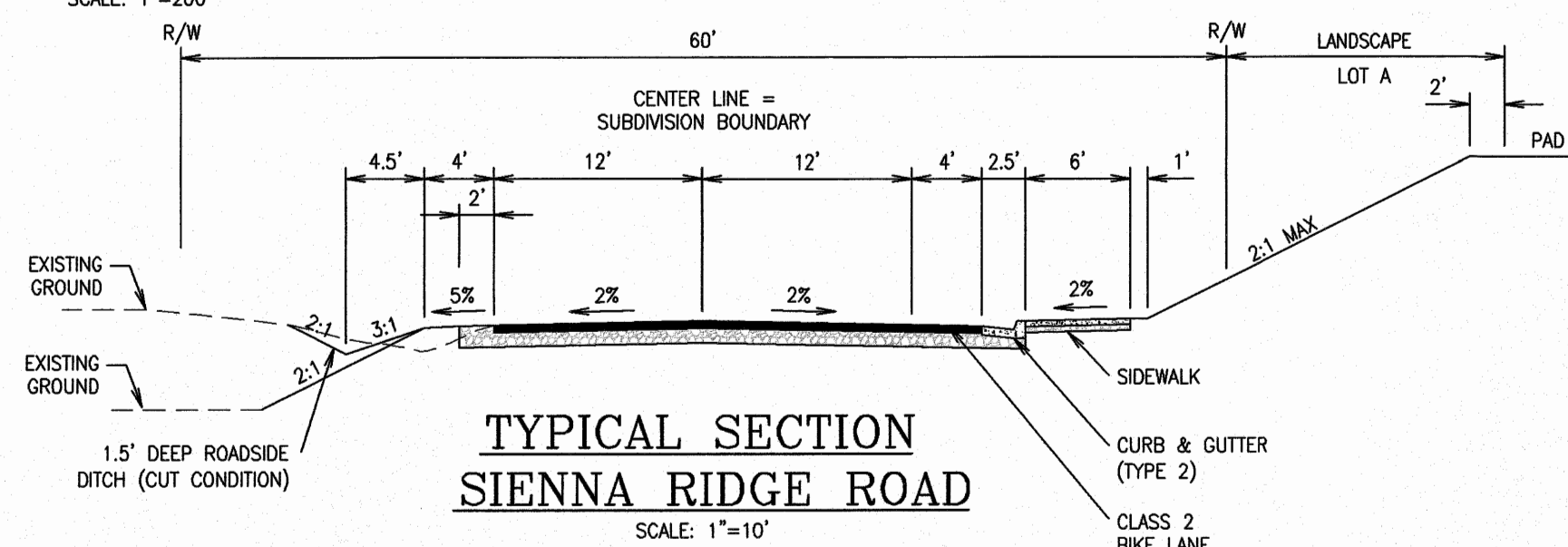


**VICINITY MAP**  
NOT TO SCALE

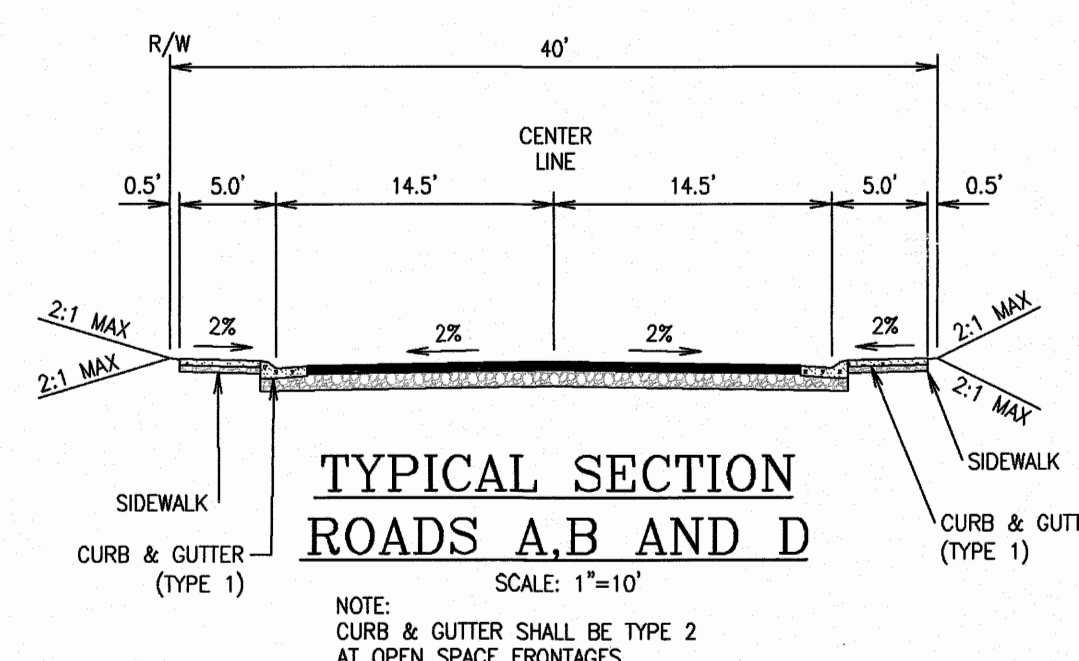


**PHASING PLAN**  
SCALE: 1"=200'

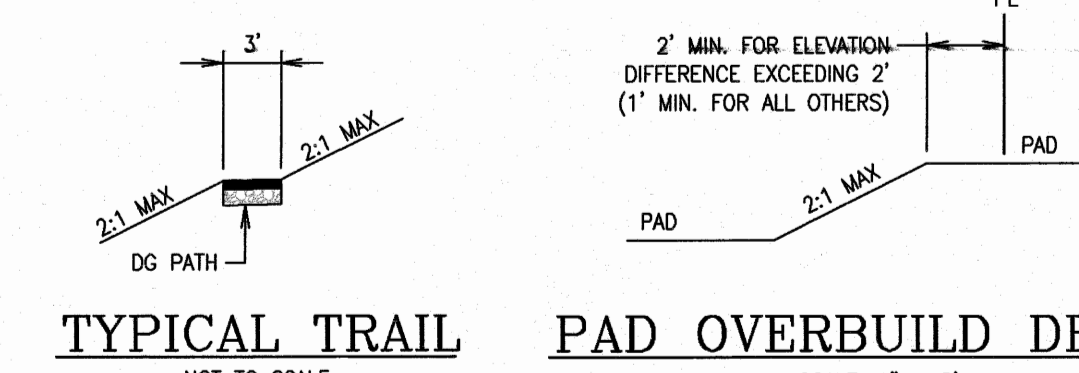
- LEGEND**
- BOUNDARY
  - (E) LOT LINES
  - (E) RW
  - LOT LINE
  - PROPOSED EASEMENT
  - FIRE HYDRANT
  - ROCK OUTCROPPINGS



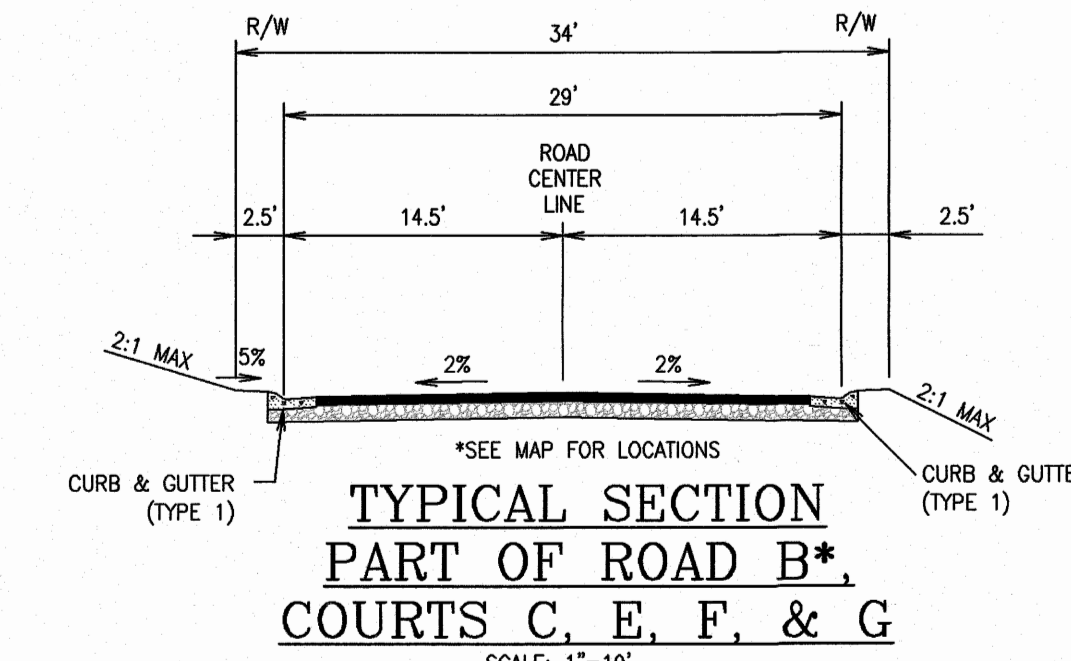
**TYPICAL SECTION SIENNA RIDGE ROAD**  
SCALE: 1"=10'



**TYPICAL SECTION ROADS A, B AND D**  
SCALE: 1"=10'

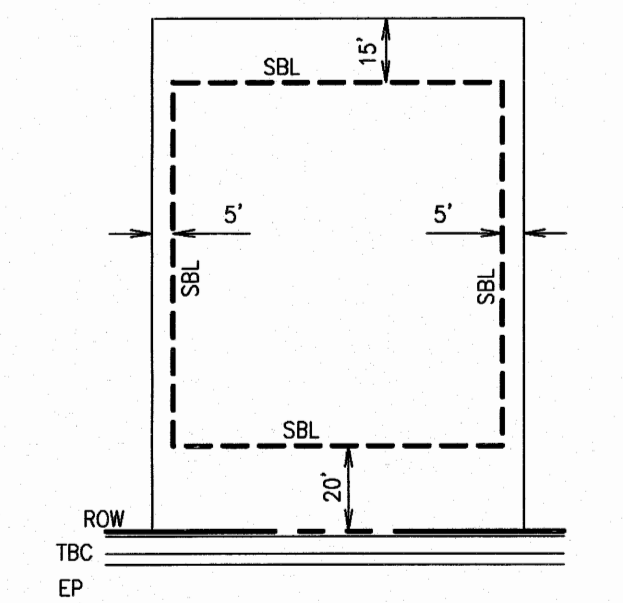


**TYPICAL TRAIL PAD OVERBUILD DETAIL**  
SCALE: 1"=5'



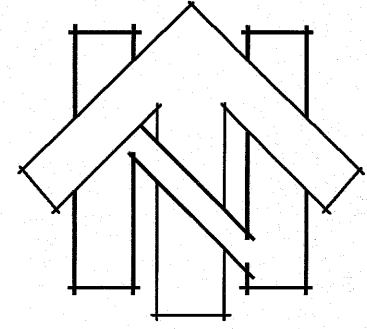
**TYPICAL SECTION PART OF ROAD B\* COURTS C, E, F, & G**  
SCALE: 1"=10'

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



**TYPICAL SETBACKS (R1)**  
NOT TO SCALE

PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_



0 30' 60' 120'  
SCALE: 1" = 60'

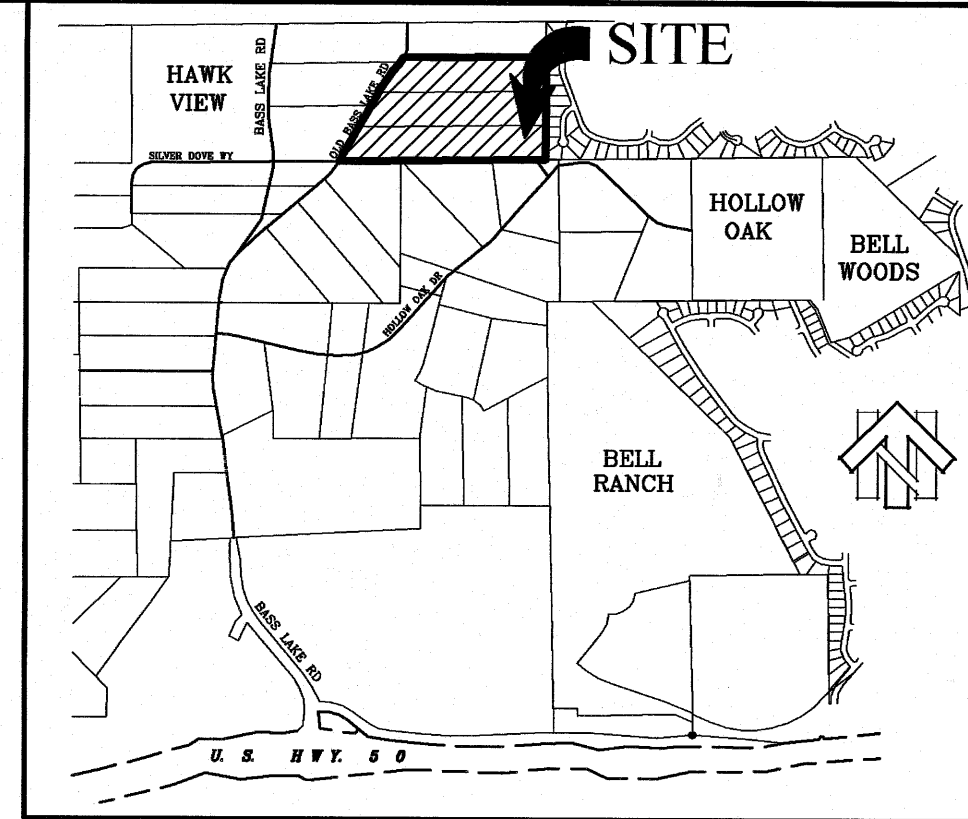
# PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN

## BASS LAKE NORTH

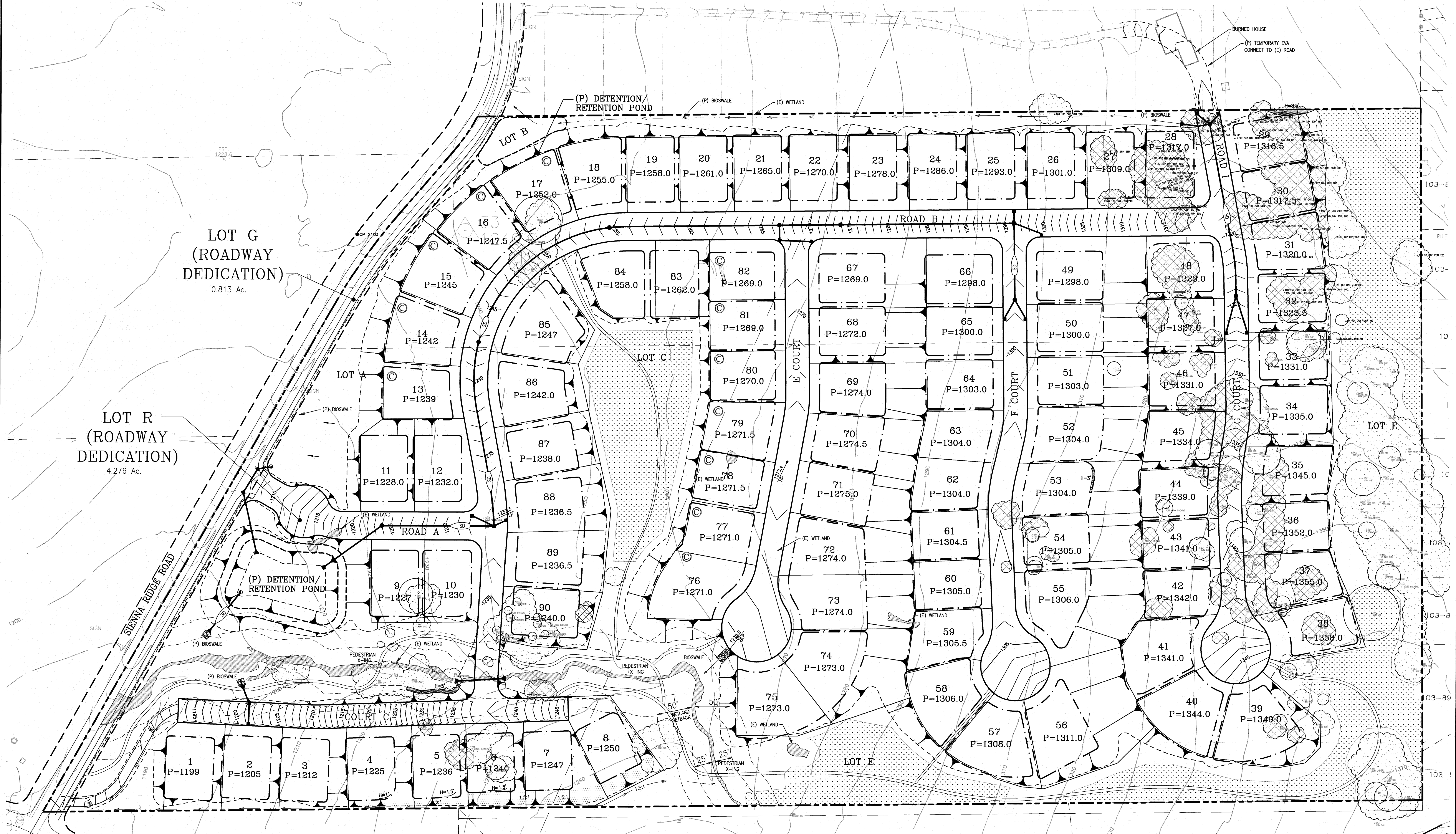
EL DORADO COUNTY

SEPTEMBER, 2016

STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE



### LEGEND

- = RETAINING WALL
- = OVERLAND RELEASE PATH
- = SPOT ELEVATION
- = PROPOSED DRAINAGE
- = EXISTING WETLANDS
- = PROPOSED PAD
- = PROPOSED DAYLIGHT
- = DRAINAGE DITCH
- = PROJECT BOUNDARY
- = RIP RAP
- = TREE IMPACTS
- = TREE MITIGATION AREA \*
- = HEALTHY OAK CANOPY IMPACTS
- = TREES EXCLUDED FROM MITIGATION

### OAK TREE IMPACTS

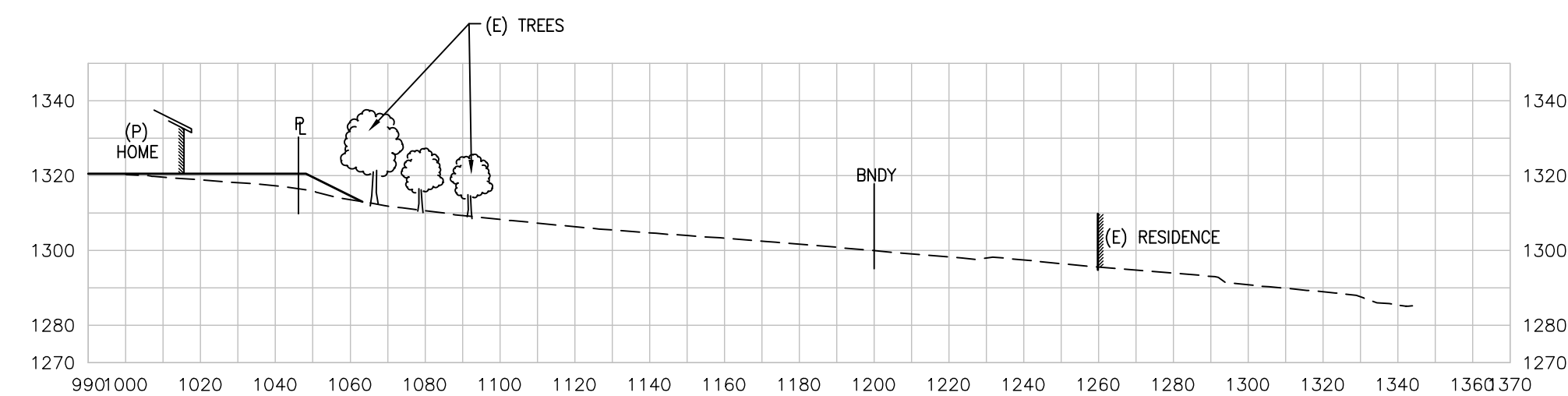
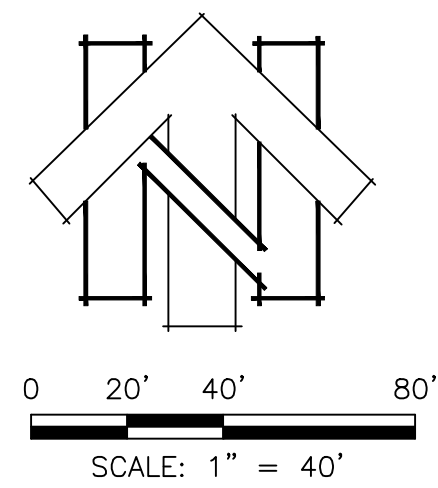
OAK TREE IMPACTS (GROVE) = 69  
 OAK TREE IMPACTS (INDIVIDUAL) = 35  
 OAK TREE MITIGATION = 69 + (2 x 35) = 139  
 AVAILABLE OAK CANOPY MITIGATION AREA \* = 3.11 AC.  
 \* LOCATION SUBJECT TO CHANGE

EXHIBIT J

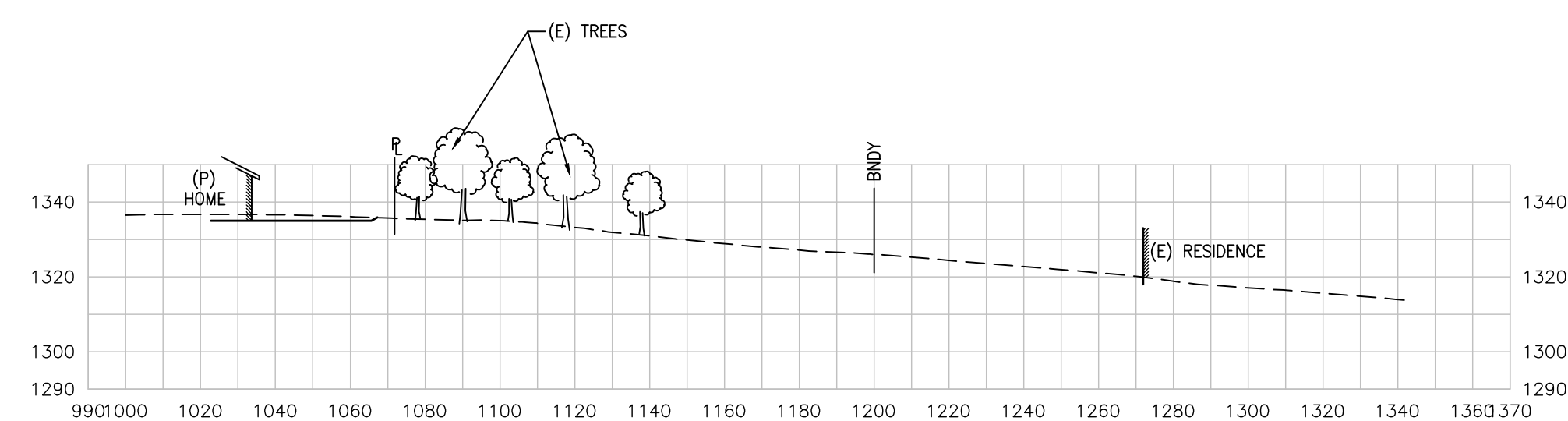
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# BASS LAKE NORTH SECTIONS

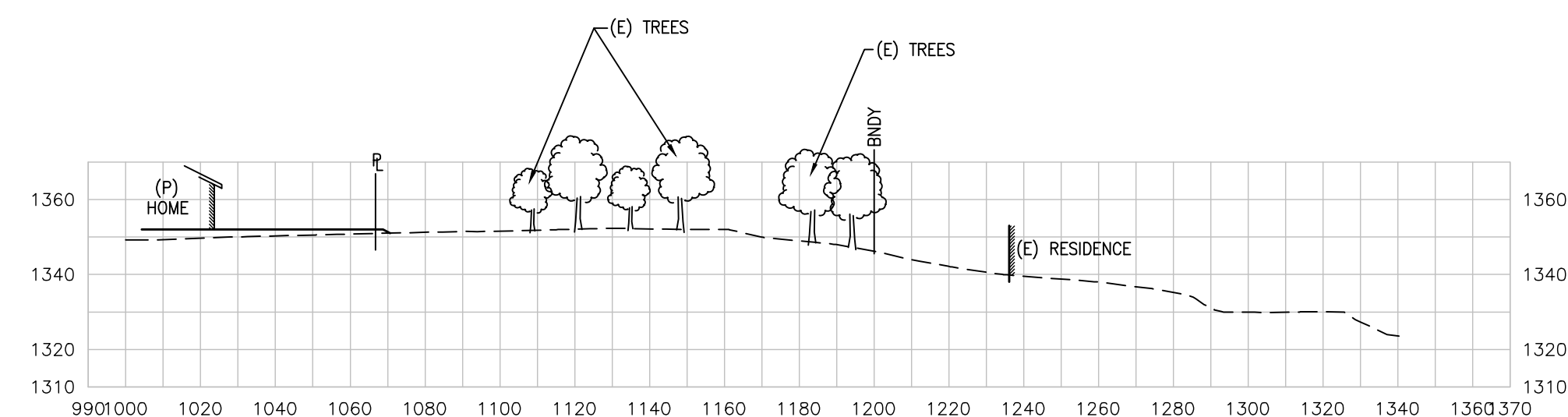
EL DORADO COUNTY, CALIFORNIA  
SCALE: 1" = 40' SEPTEMBER, 2016



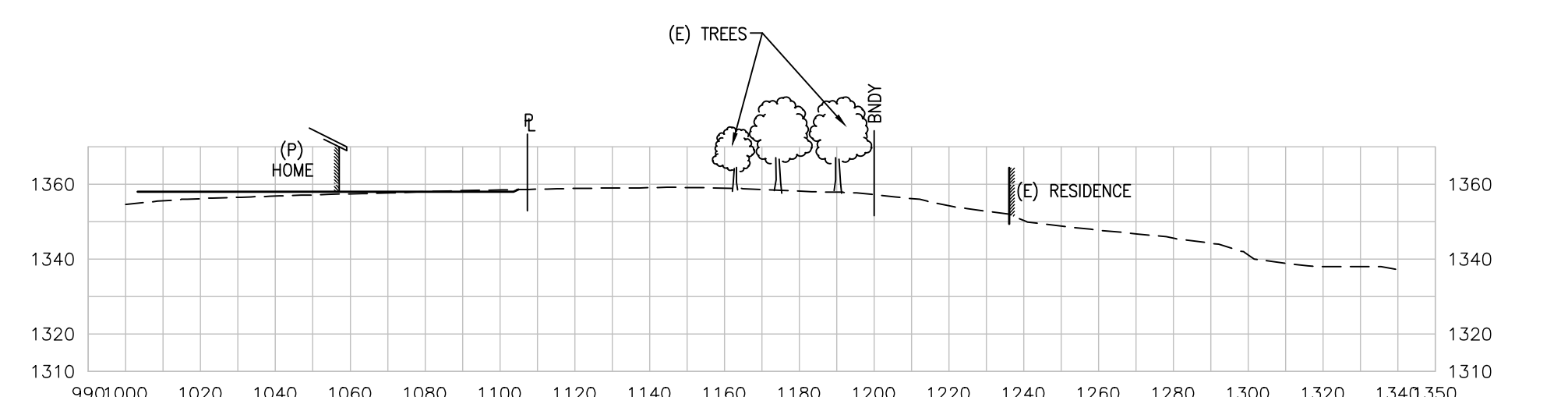
LOT 30 SECTION A-A



LOT 34 SECTION B-B



LOT 36 SECTION C-C



LOT 38 SECTION D-D



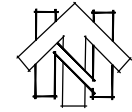
EXHIBIT K

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# BASS LAKE NORTH

COUNTY OF EL DORADO JULY, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'

SERRANO ASSOCIATES LLC  
LOT 21 (S.D. H-81)  
A.P.N. 113-090-09



## EXHIBIT L

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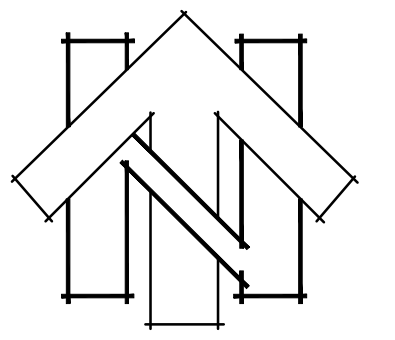
# PHOTO EXHIBIT

# BASS LAKE NORTH

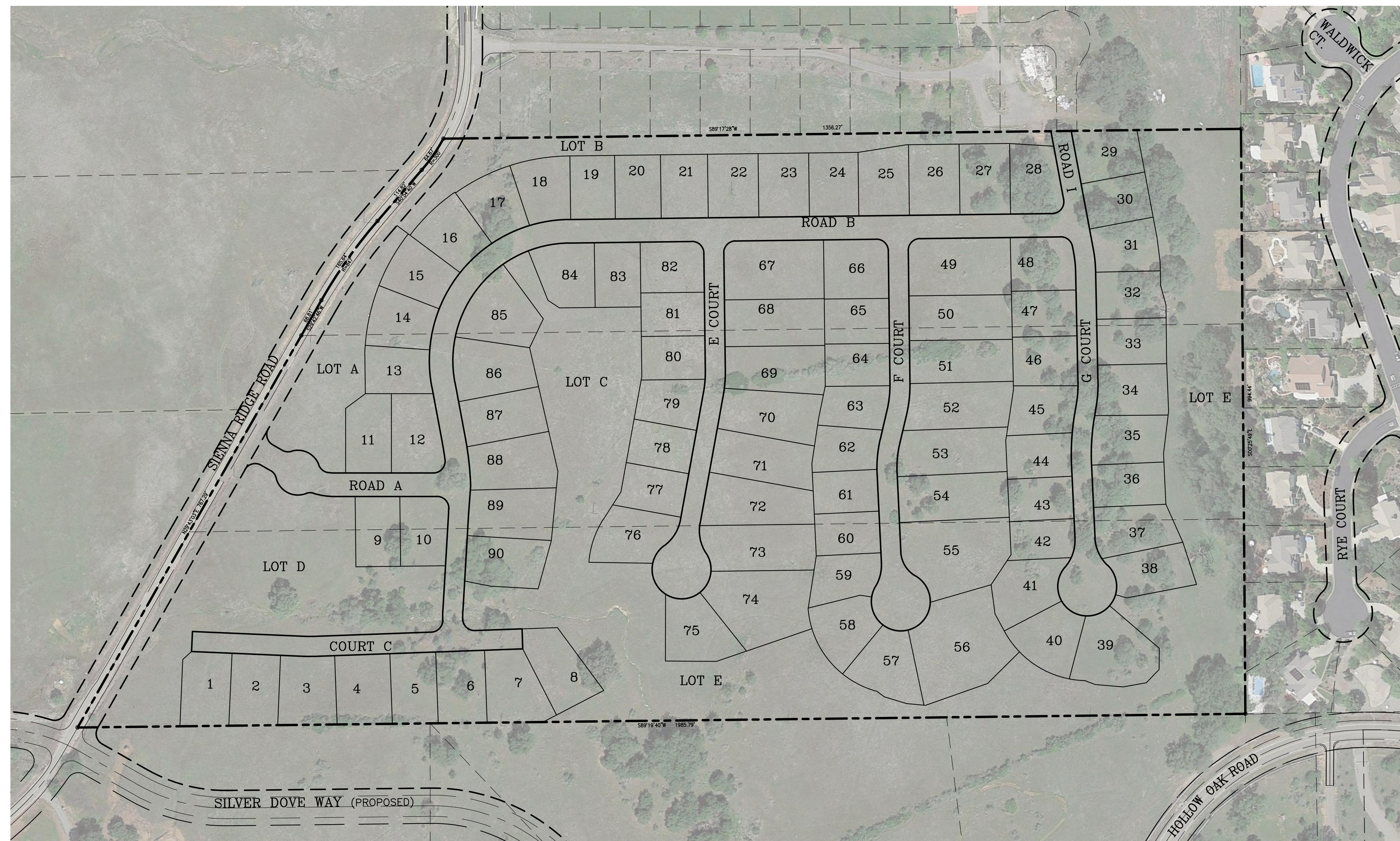
EL DORADO COUNTY

JULY, 2016

STATE OF CALIFORNIA



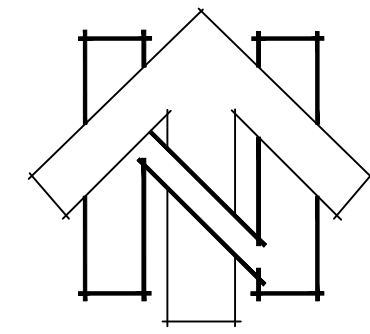
0 50 100 200  
SCALE: 1" = 100'



# BASS LAKE NORTH CONCEPTUAL SITE PLAN - FIGURE 3-2

SCALE: 1"=200'

APRIL, 2014



0 100' 200' 400'  
SCALE: 1" = 200'

### LEGEND

- PROJECT BOUNDARY LINE
- VILLAGE LINE
- LAND USE DESIGNATION
- LOT LINE
- 14 UNITS PER PLAN (FIGURE 3-2)
- H4PD
- MPD
- L7PD

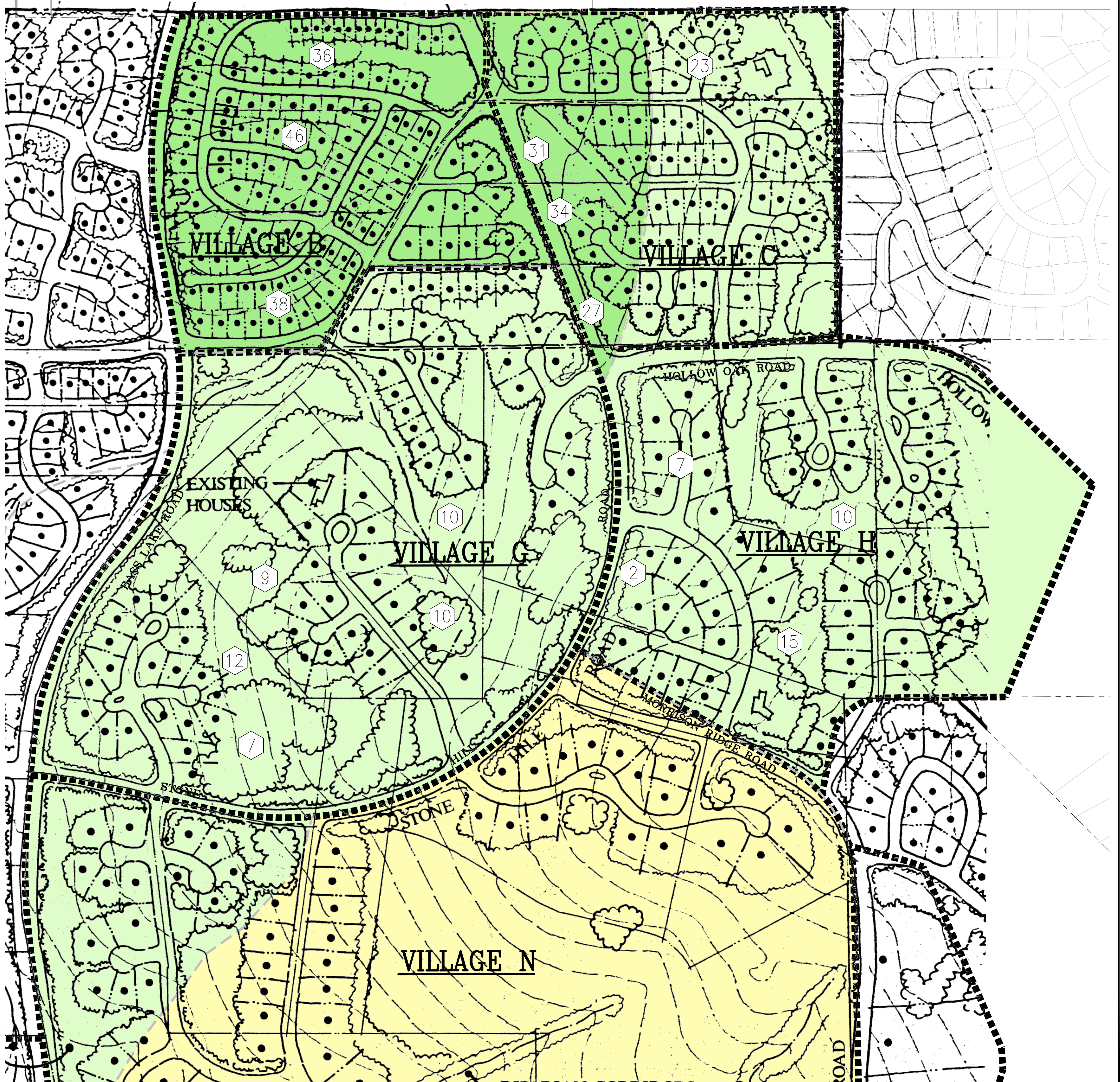


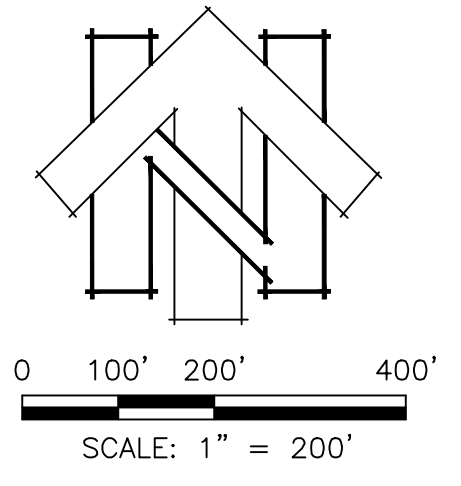
EXHIBIT N

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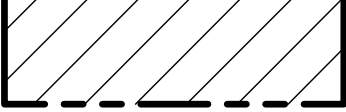


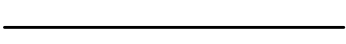





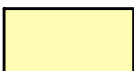
# BASS LAKE NORTH

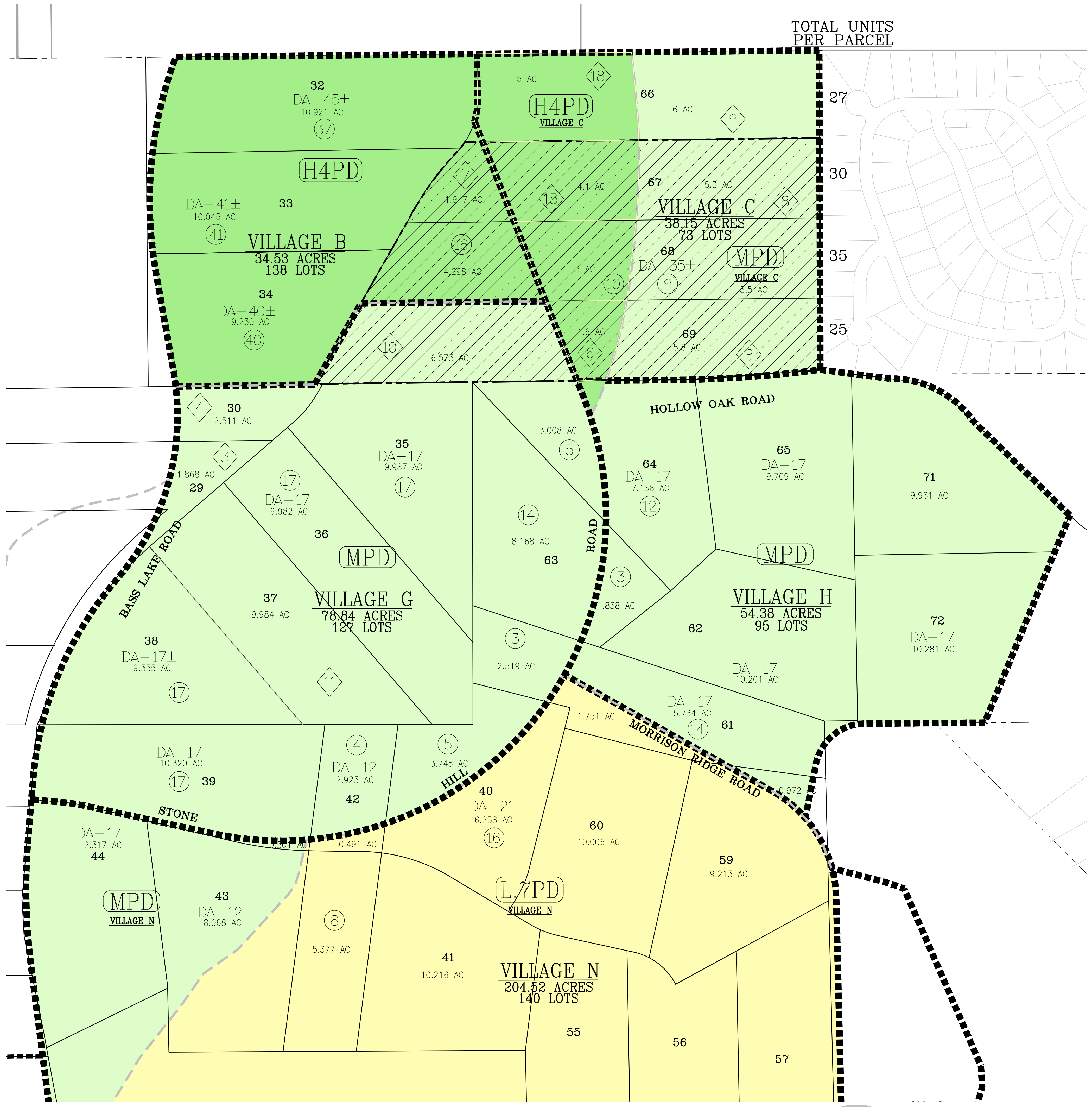
## BLHSP - FIGURE 3-1 DENSITY CALCULATION

SCALE: 1"=200' APRIL, 2014



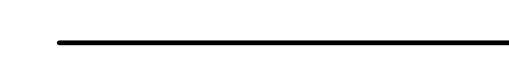


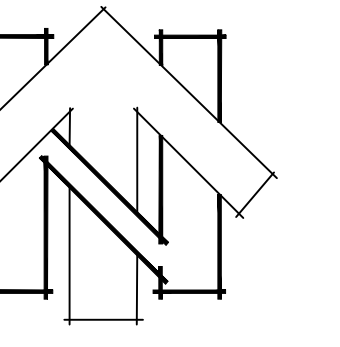
**LEGEND**

-  PROJECT BOUNDARY LINE
-  VILLAGE LINE
-  LAND USE DESIGNATION
-  LOT LINE
-  PARCEL NUMBER
-  DEVELOPMENT AGREEMENT ALLOCATION
-  VILLAGE UNITS BASED ON DENSITY (TABLE 3-1)
-  H4PD
-  MPD
-  L.7PD

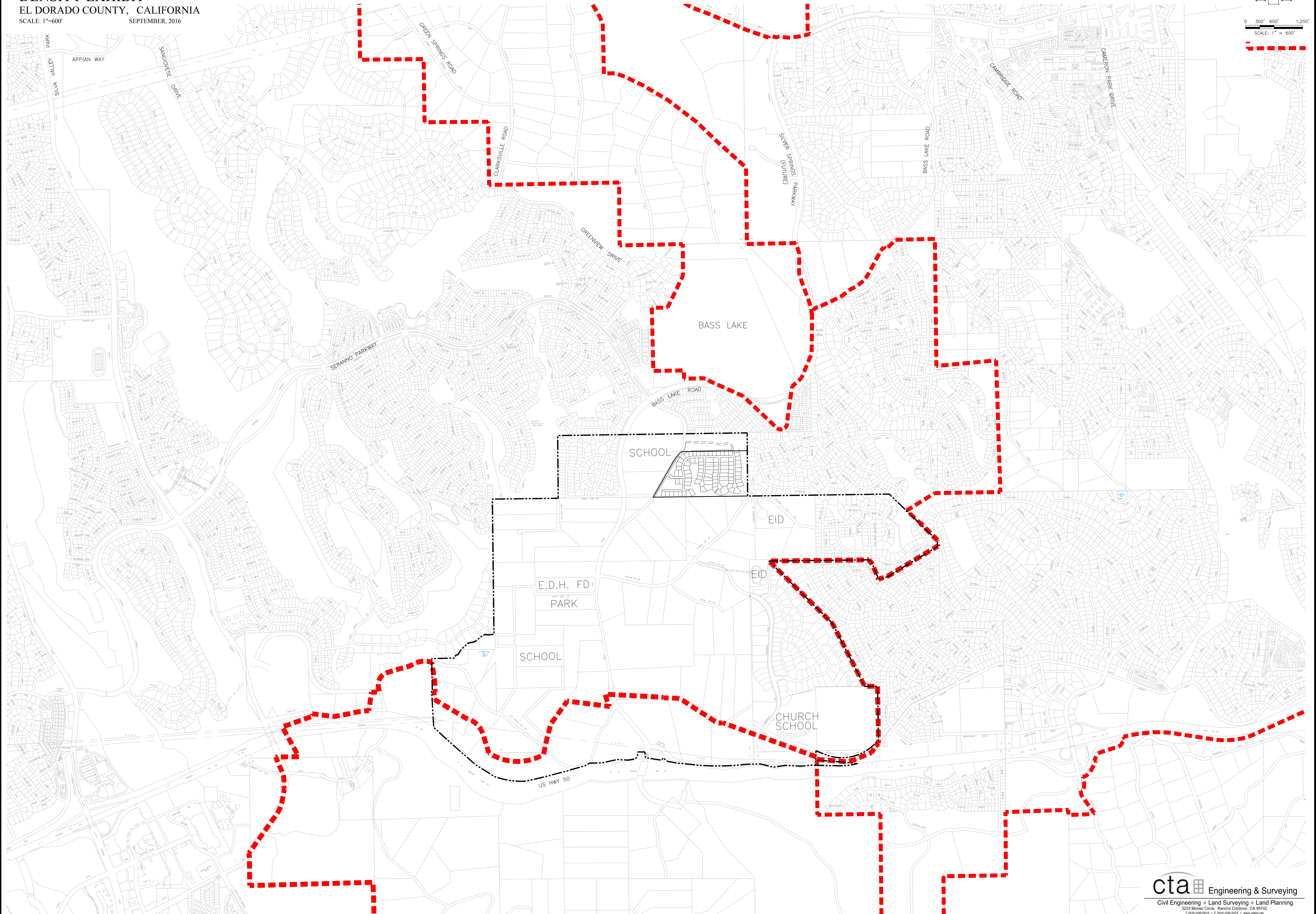


**BASS LAKE NORTH**  
**DENSITY EXHIBIT**  
 EL DORADO COUNTY, CALIFORNIA  
 SCALE: 1"=600' SEPTEMBER, 2016

-  COMMUNITY REGION LINE
-  BLHSP BOUNDARY
-  PROJECT BOUNDARY






0 300' 600' 1,200'  
 SCALE: 1" = 600'

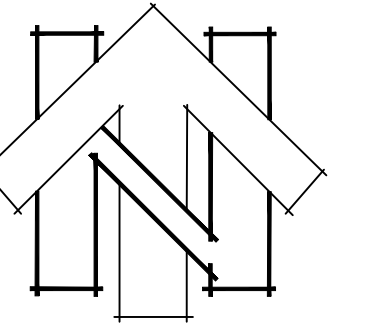




# BASS LAKE NORTH COMMUNITY MAP EXHIBIT

EL DORADO COUNTY, CALIFORNIA  
SCALE: 1"=400' SEPTEMBER, 2016

-  COMMUNITY REGION LINE
-  BLHSP BOUNDARY
-  PROJECT BOUNDARY



0 200' 400' 800'  
SCALE: 1" = 400'

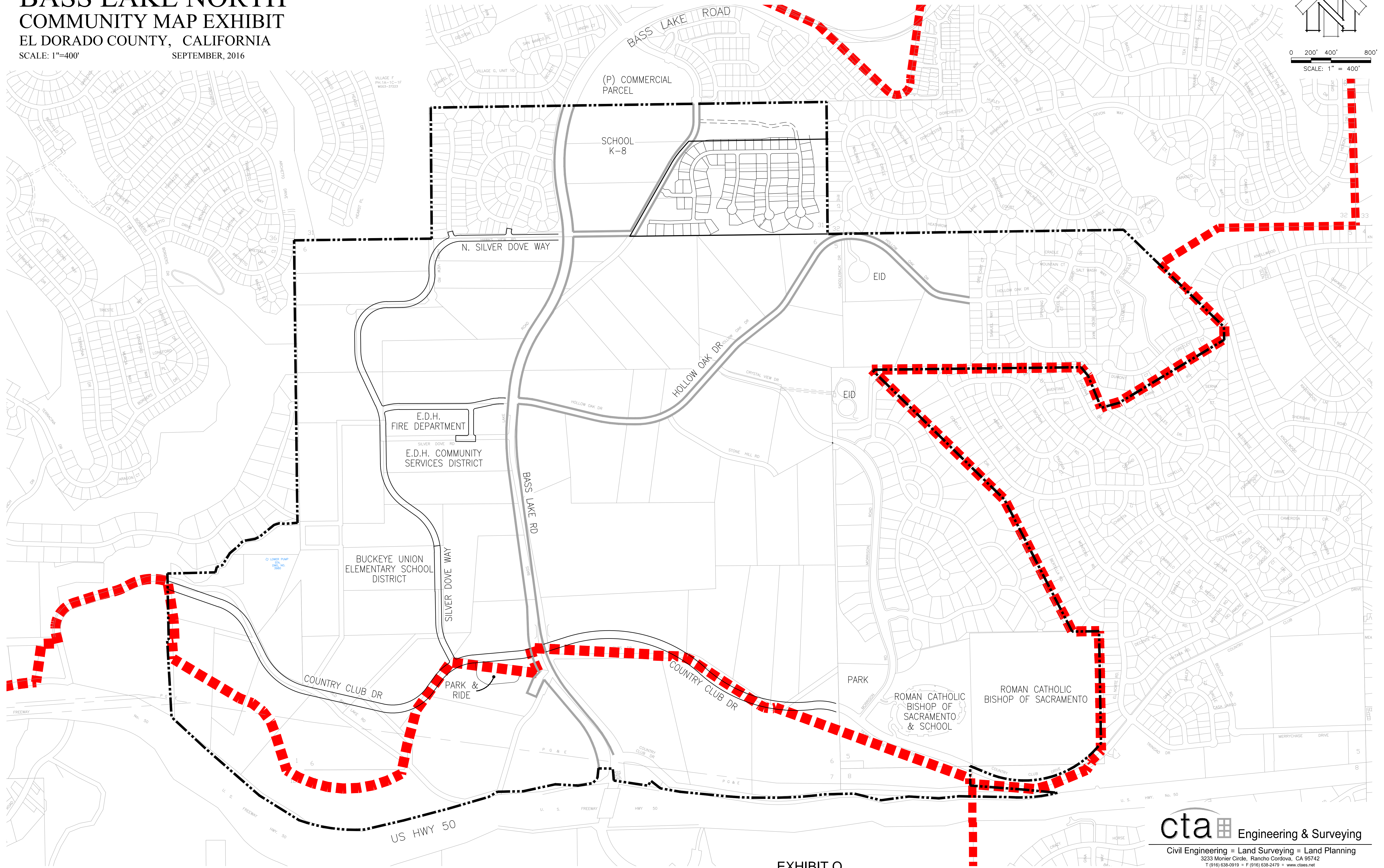


EXHIBIT Q

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# BASS LAKE NORTH

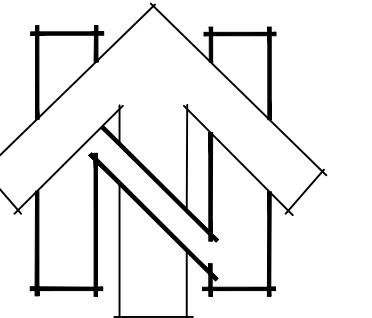
## GENERAL PLAN CONSISTENCY EXHIBIT

### EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=400'

SEPTEMBER, 2016

 COMMUNITY REGION LINE  
 BLHSP BOUNDARY  
 PROJECT BOUNDARY



0 200' 400' 800'  
SCALE: 1" = 400'

BLHSP LAND USE	BLHSP DENSITY (DU/AC)	*GP LAND USE
H4PD	3.69	HDR
H3PD	2.45	HDR
MPD	1.5	HDR
L7PD	0.62	MDR
L2PD	0.62	MDR

\*CORRESPONDING

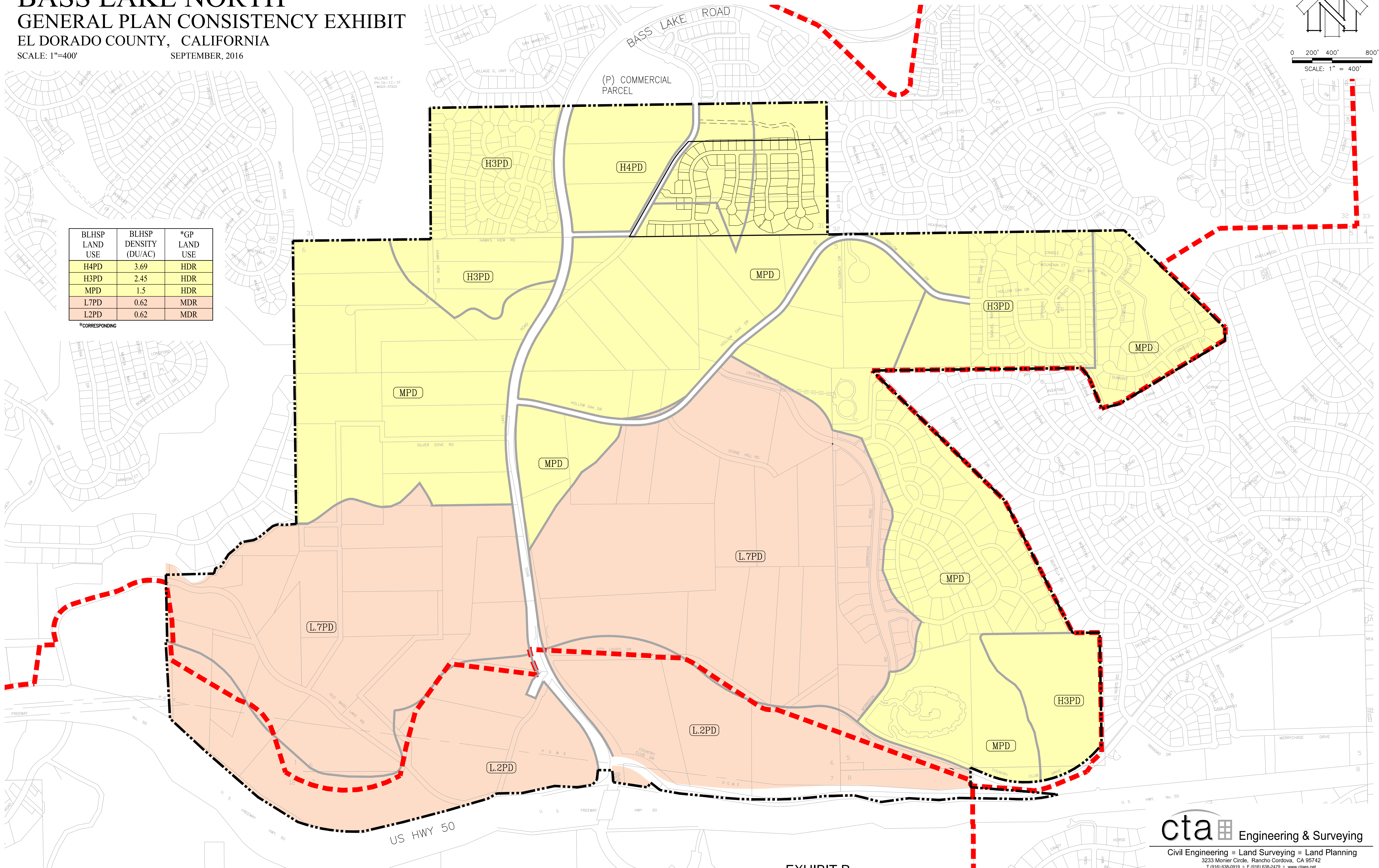
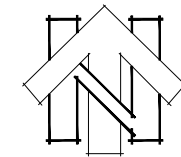


EXHIBIT R

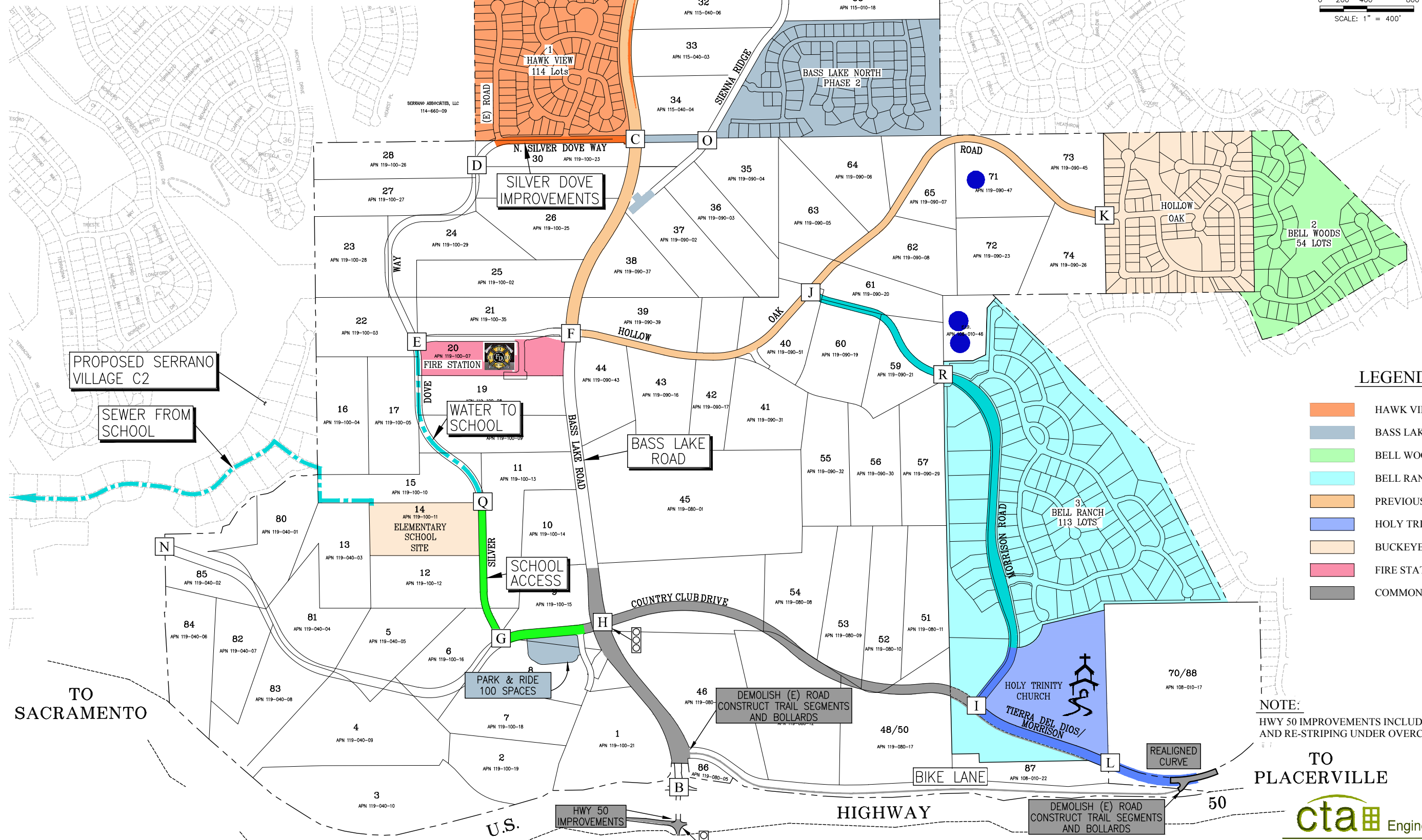
 Engineering & Surveying  
 Civil Engineering ■ Land Surveying ■ Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctas.net

# BASS LAKE HILLS PHASE 1A & PHASE 2 IMPROVEMENT EXHIBIT

EL DORADO COUNTY, CALIFORNIA  
SCALE: 1"=400' SEPTEMBER, 2016



0 200' 400' 800'  
SCALE: 1" = 400'



### LEGEND

- HAWK VIEW IMPROVEMENTS
- BASS LAKE NORTH IMPROVEMENTS
- BELL WOODS IMPROVEMENTS
- BELL RANCH IMPROVEMENTS
- PREVIOUSLY IMPROVED ROAD
- HOLY TRINITY CHURCH
- BUCKEYE SCHOOL SITE
- FIRE STATION
- COMMON IMPROVEMENTS

**NOTE:**  
HWY 50 IMPROVEMENTS INCLUDE: OFF-RAMP WIDENING, AND RE-STRIPING UNDER OVERCROSSING

TO PLACERVILLE

TO SACRAMENTO

## EXHIBIT S

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(916) 638-4400 **7-0088** F of 12

## Mitigation Measure(s) Agreement

Project:

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Mitigation Monitoring and Reporting Program, which are necessary in order to avoid or reduce potentially significant environmental effects that would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level and an Addendum to the the 1992 Bass Lake Road Study Area Final Environmental Impact Report will be prepared in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the Addendum by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Addendum to the Environmental Impact Report.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 16<sup>th</sup> day of August, 2016.

El Dorado County Planning Services

Signature of Applicant/Owner/Agent:

By:



Tiffany A. Schmid, Principal Planner  
Print name and title above



Print name and address below:

Norman C. Brown, President  
N.C. Brown Development Inc  
8601 Ranchwood Ct.  
Fair Oaks, CA 95629

EXHIBIT T