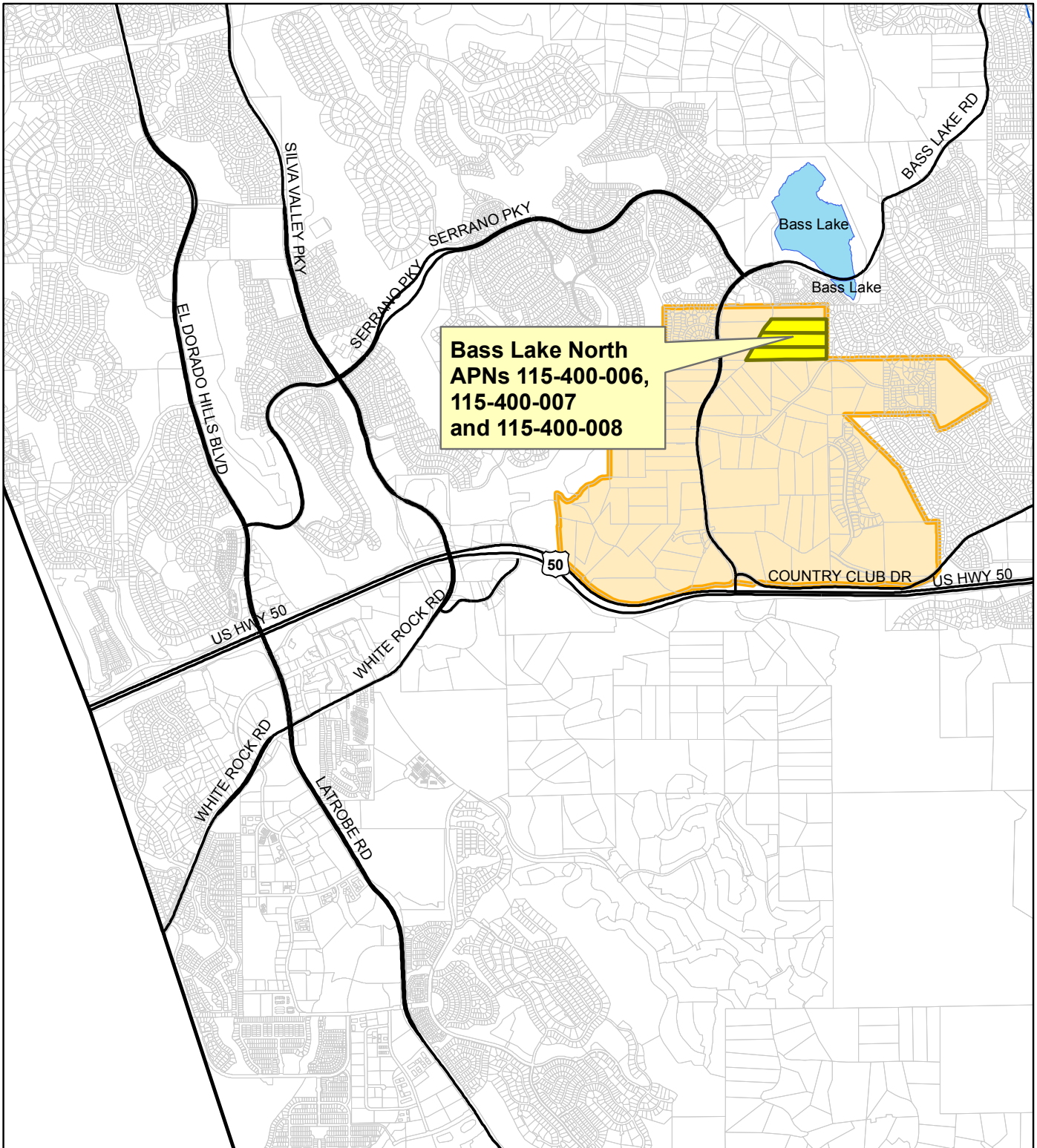




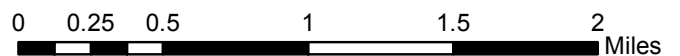
# EXHIBIT A - VICINITY MAP

## TM-E19-0001 (Bass Lake North)

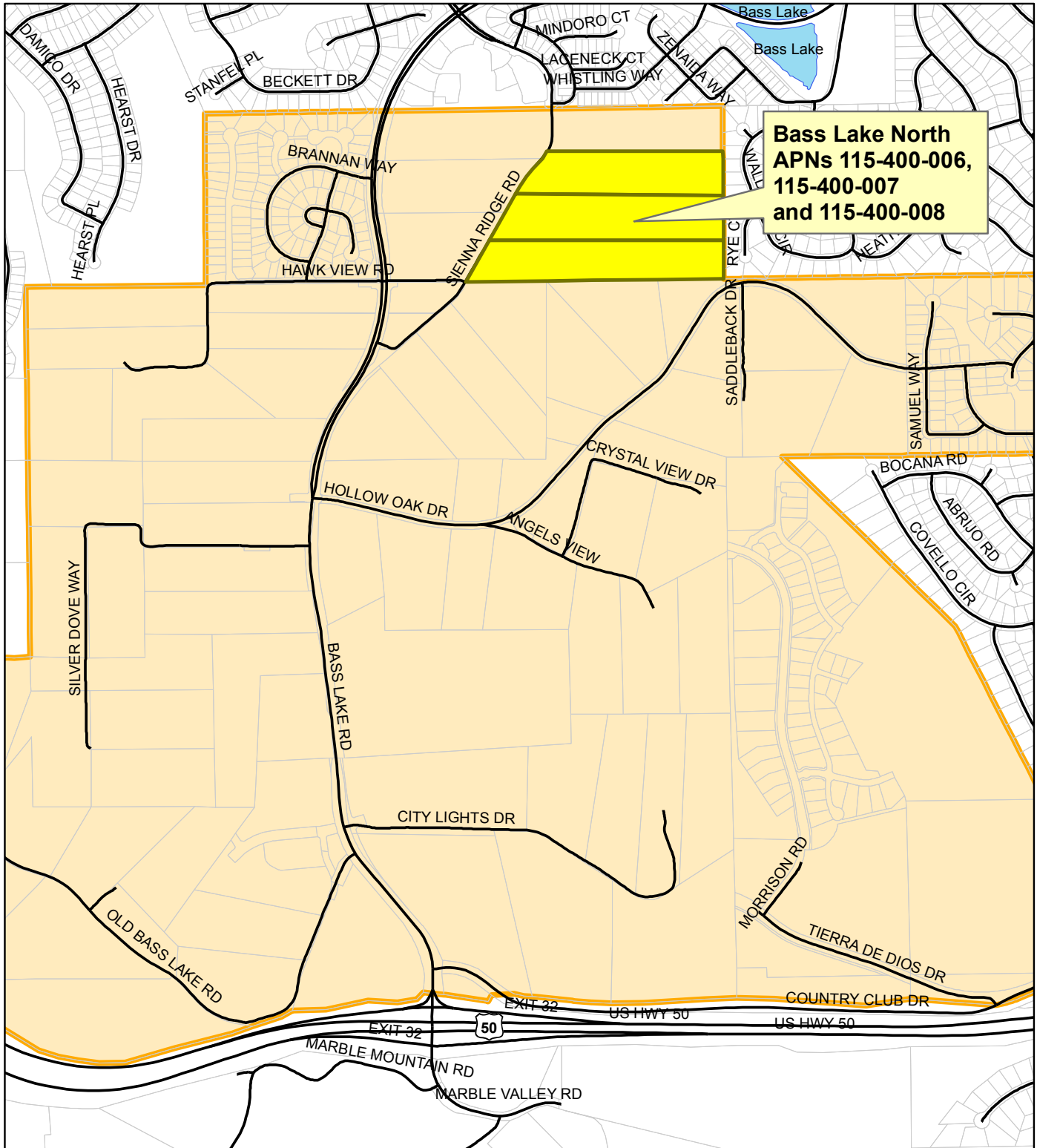


### Legend



-  Bass Lake North (TM14-1522)
-  Bass Lake Hills Specific Plan Area

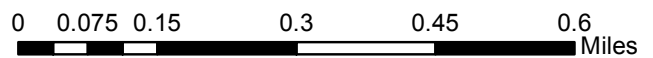


# EXHIBIT B - LOCATION MAP TM-E19-0001 (Bass Lake North)

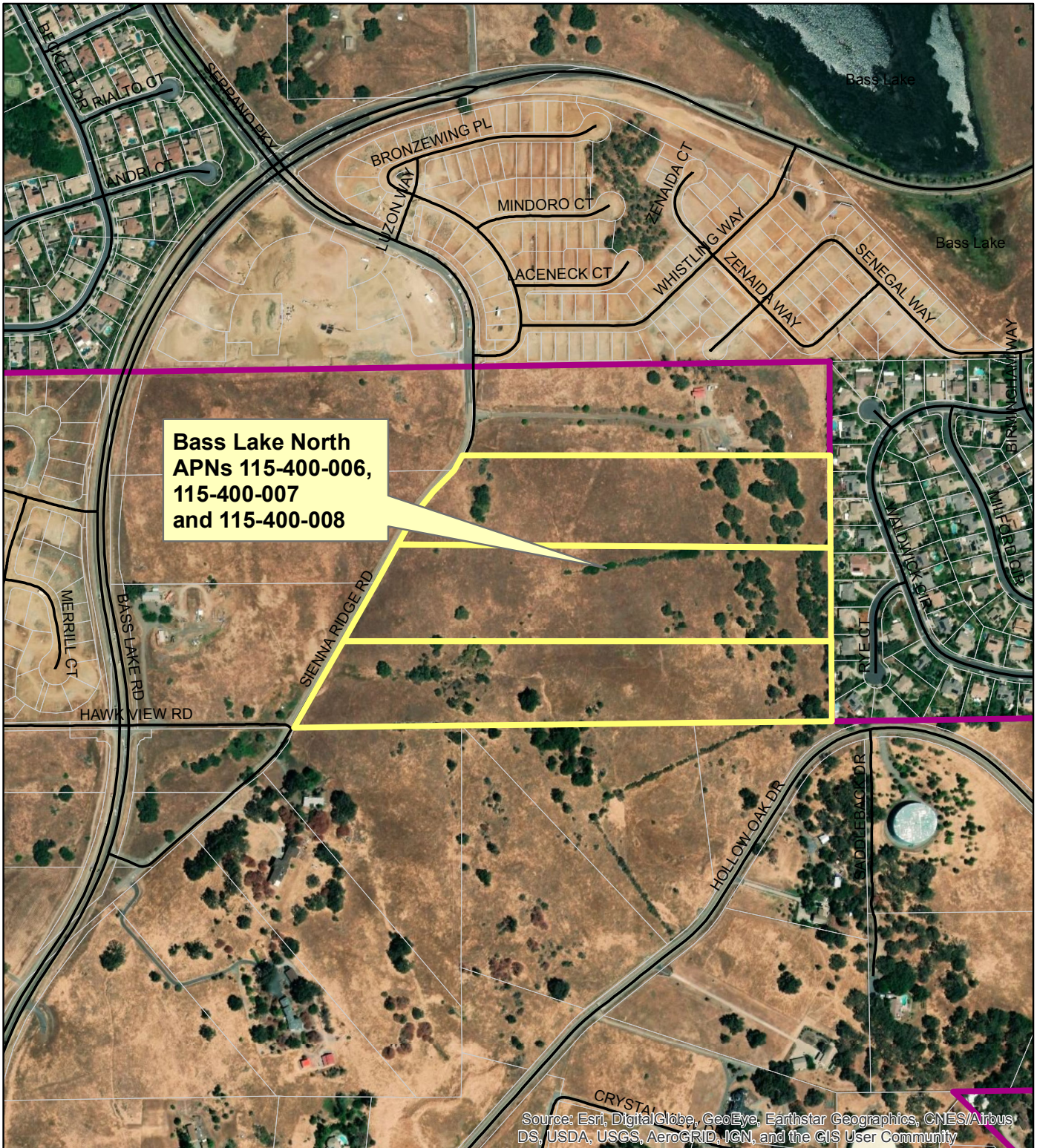


## Legend

-  Bass Lake North (TM14-1522)
-  Bass Lake Hills Specific Plan Area

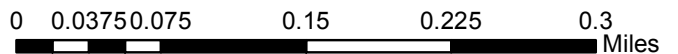


# EXHIBIT C - SITE AERIAL PHOTO TM-E19-0001 (Bass Lake North)



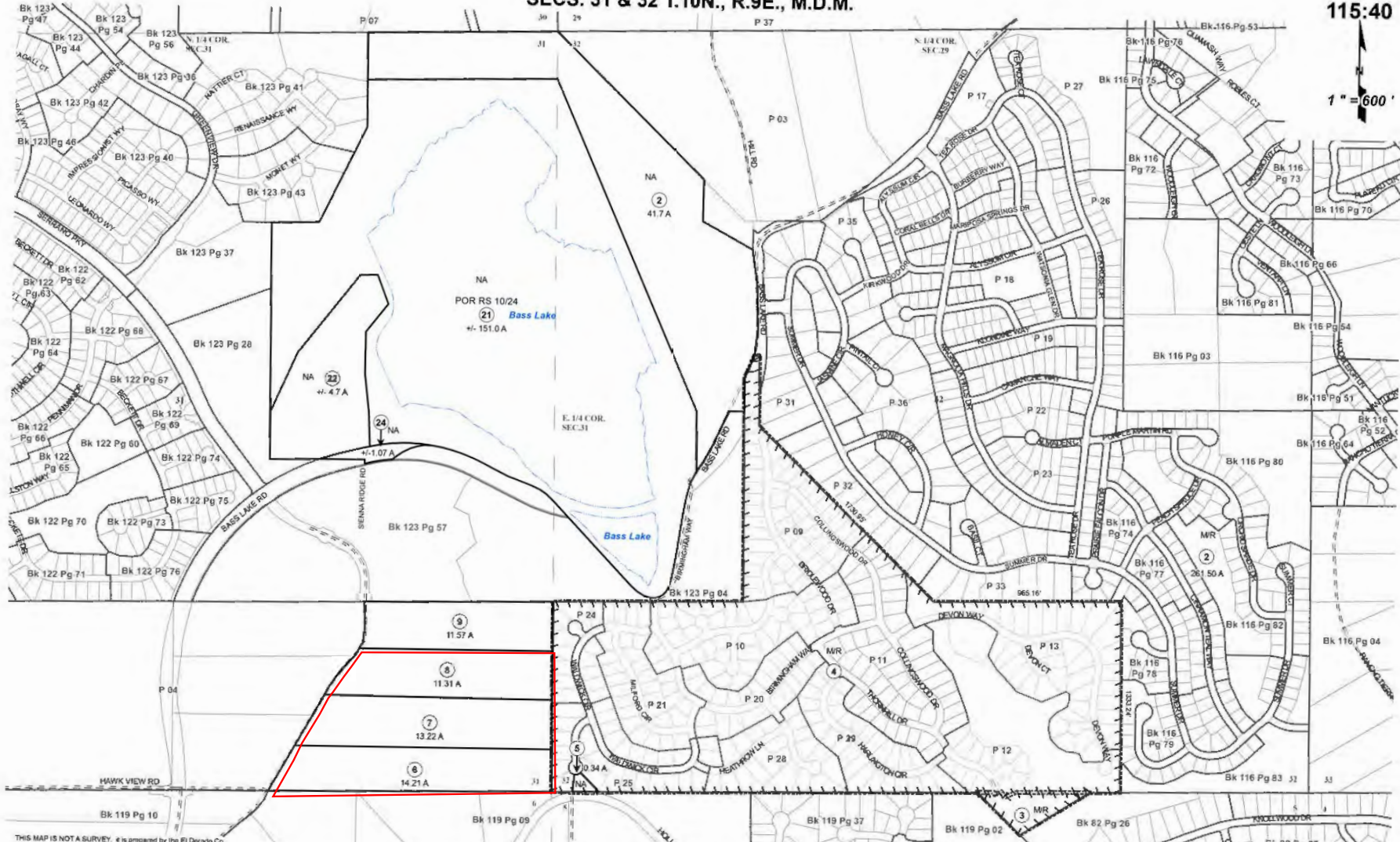
## Legend

- Bass Lake North (TM14-1522)
- Bass Lake Hills Specific Plan Area



SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40



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.

Acreages Are Estimates

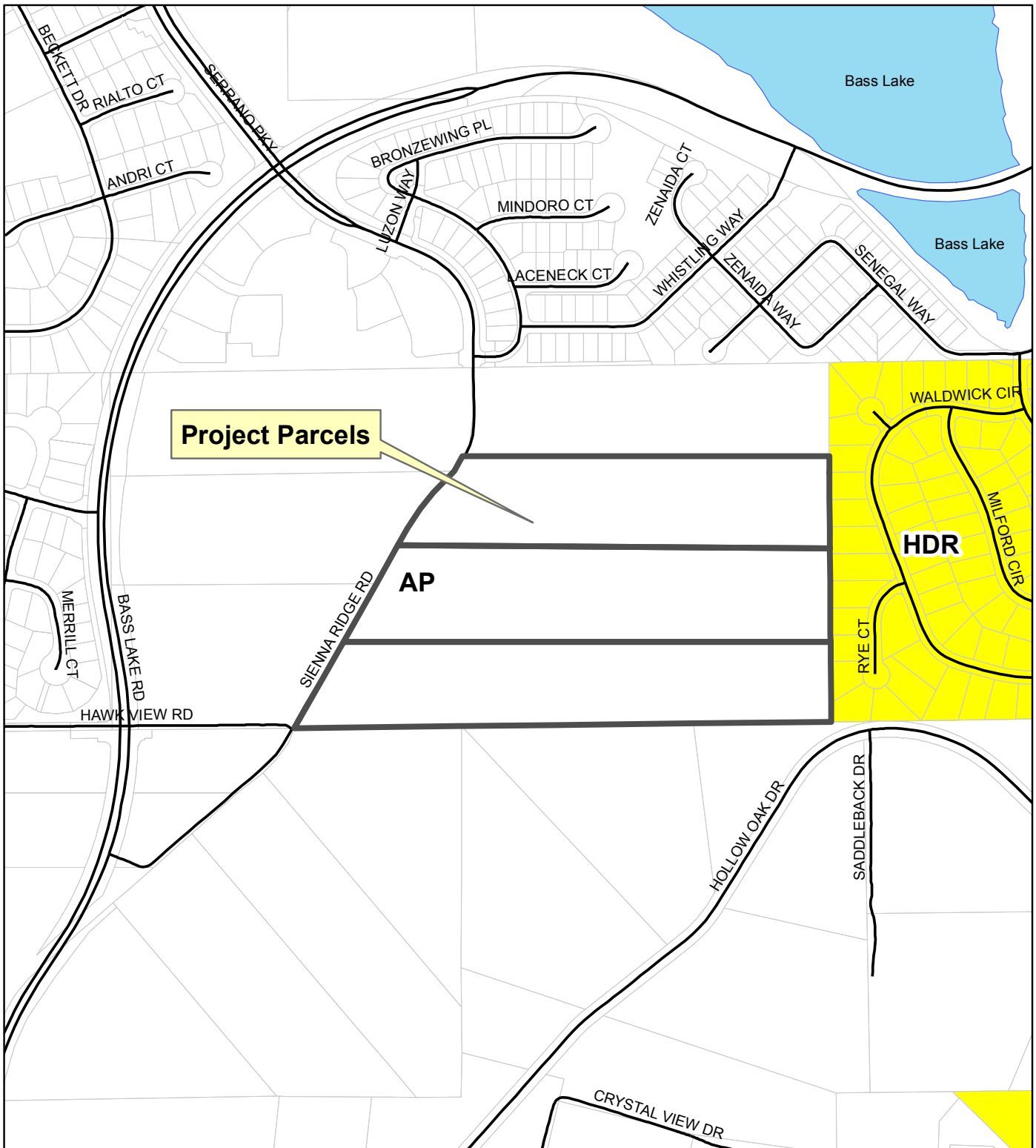
Adjacent Map Pages Shown in Gray Tint  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. APR 4 2017

Assessor's Map Bk. 115, Pg. 40  
County of El Dorado, CA

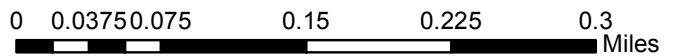
**EXHIBIT D - ASSESSOR'S PARCEL MAP  
TM-E19-0001 (Bass Lake North)**

# EXHIBIT E - GENERAL PLAN LAND USE MAP TM-E19-0001 (Bass Lake North)



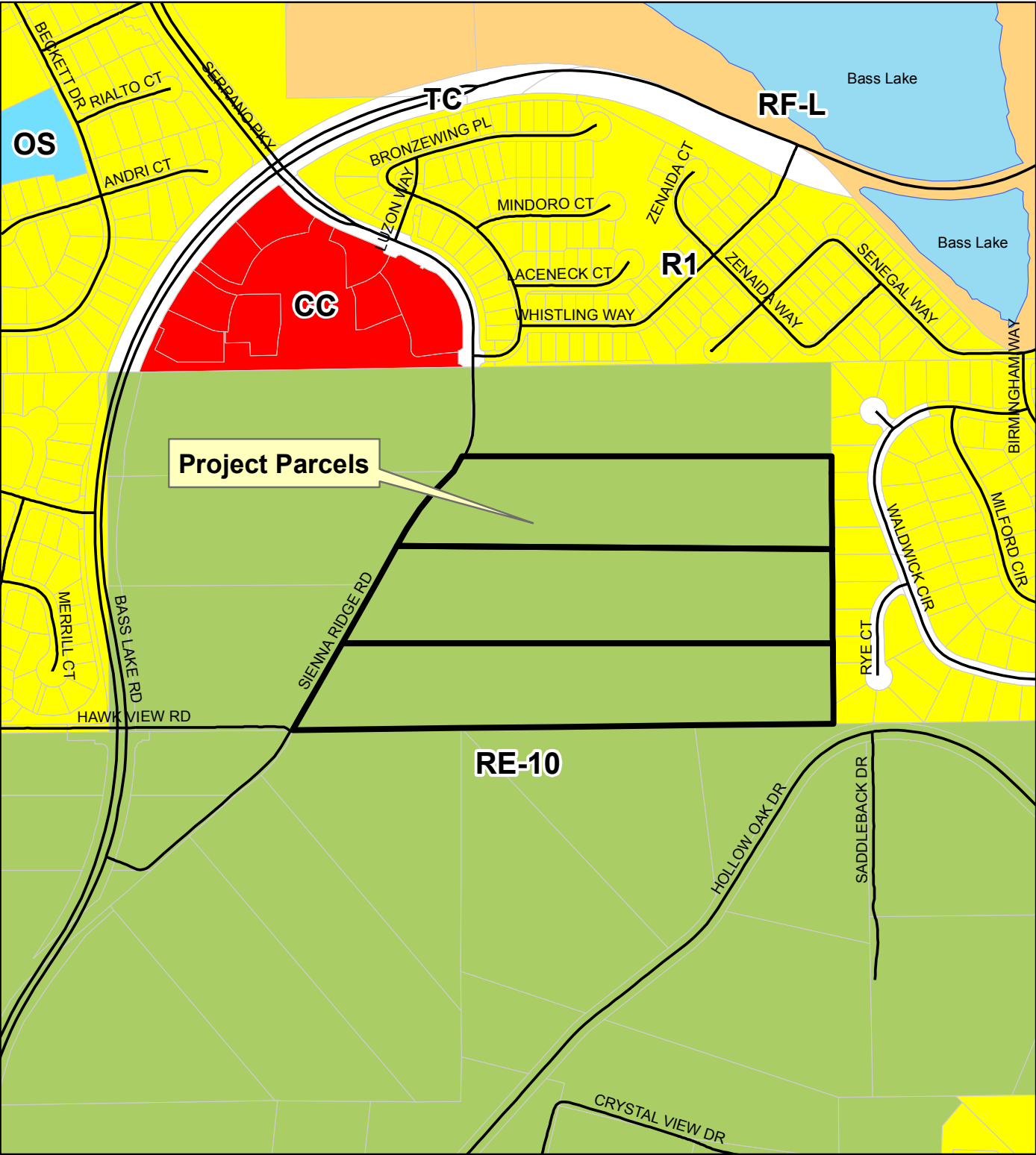
## Legend

 Bass Lake North (TM14-1522)




# EXHIBIT F - ZONING MAP

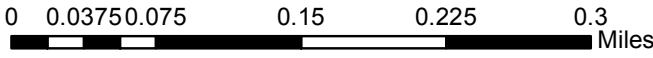
## TM-E19-0001 (Bass Lake North)



**Project Parcels**

**Legend**

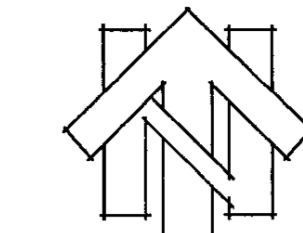
 Bass Lake North (TM14-1522)



# TM-E19-0001 EXHIBIT G - APPROVED TENTATIVE MAP

## 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 GOLDFY 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  
3223 Monitor Circle, Rancho Cordova, CA 95742  
(916) 638-0919 • F (916) 638-2479 • www.cta.com

### 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

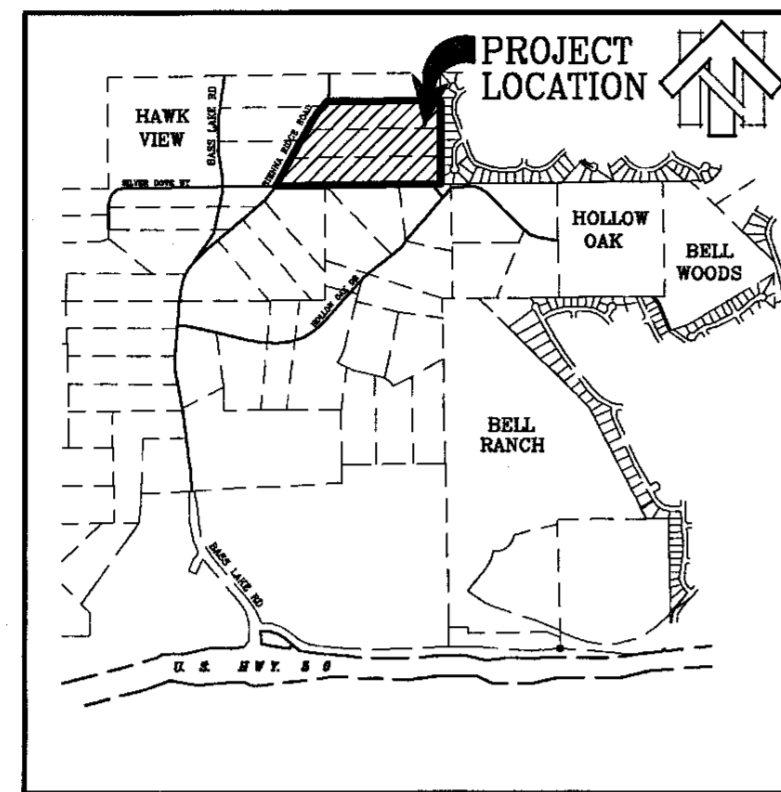
### PHASING PLAN NOTICE

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)

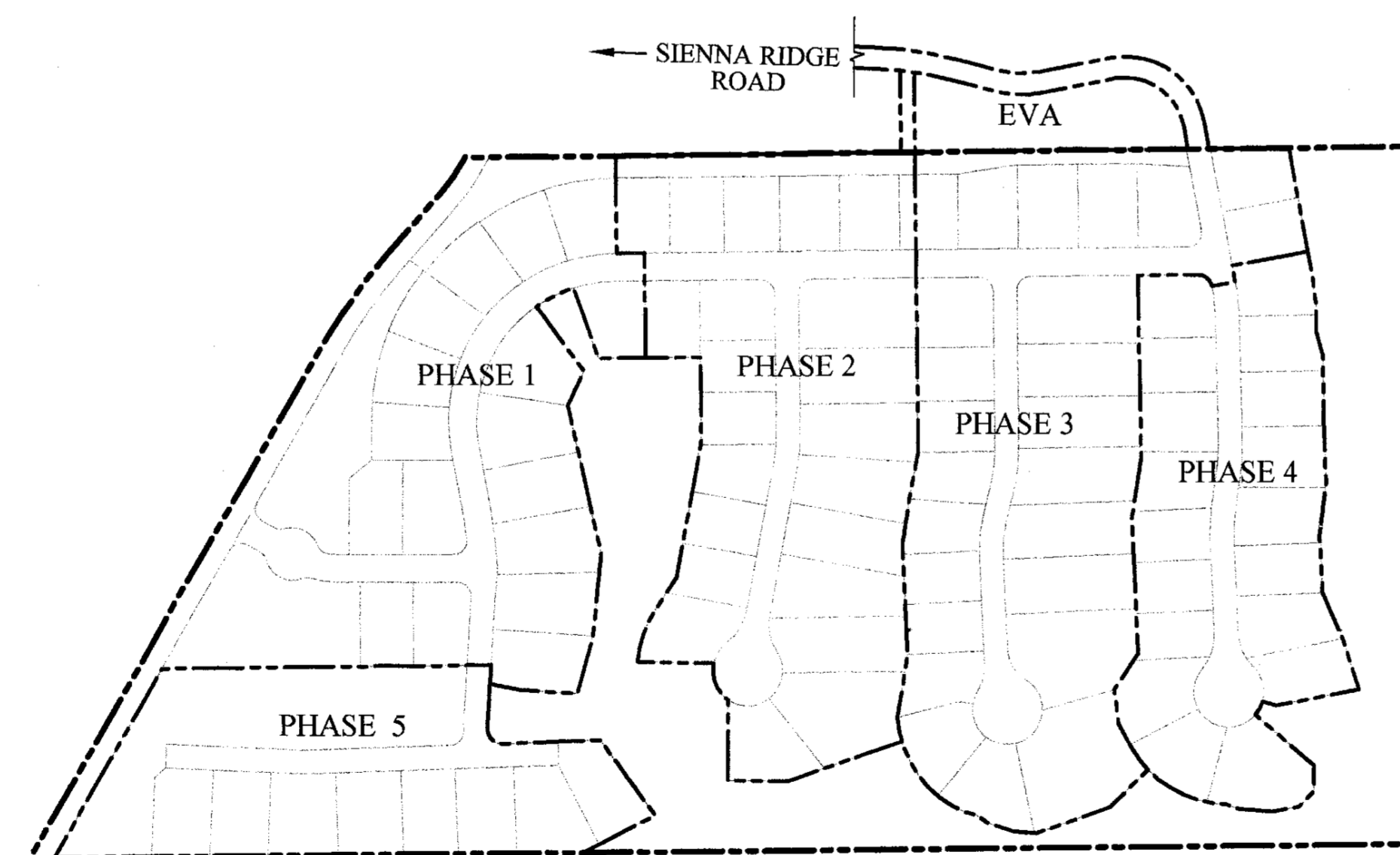
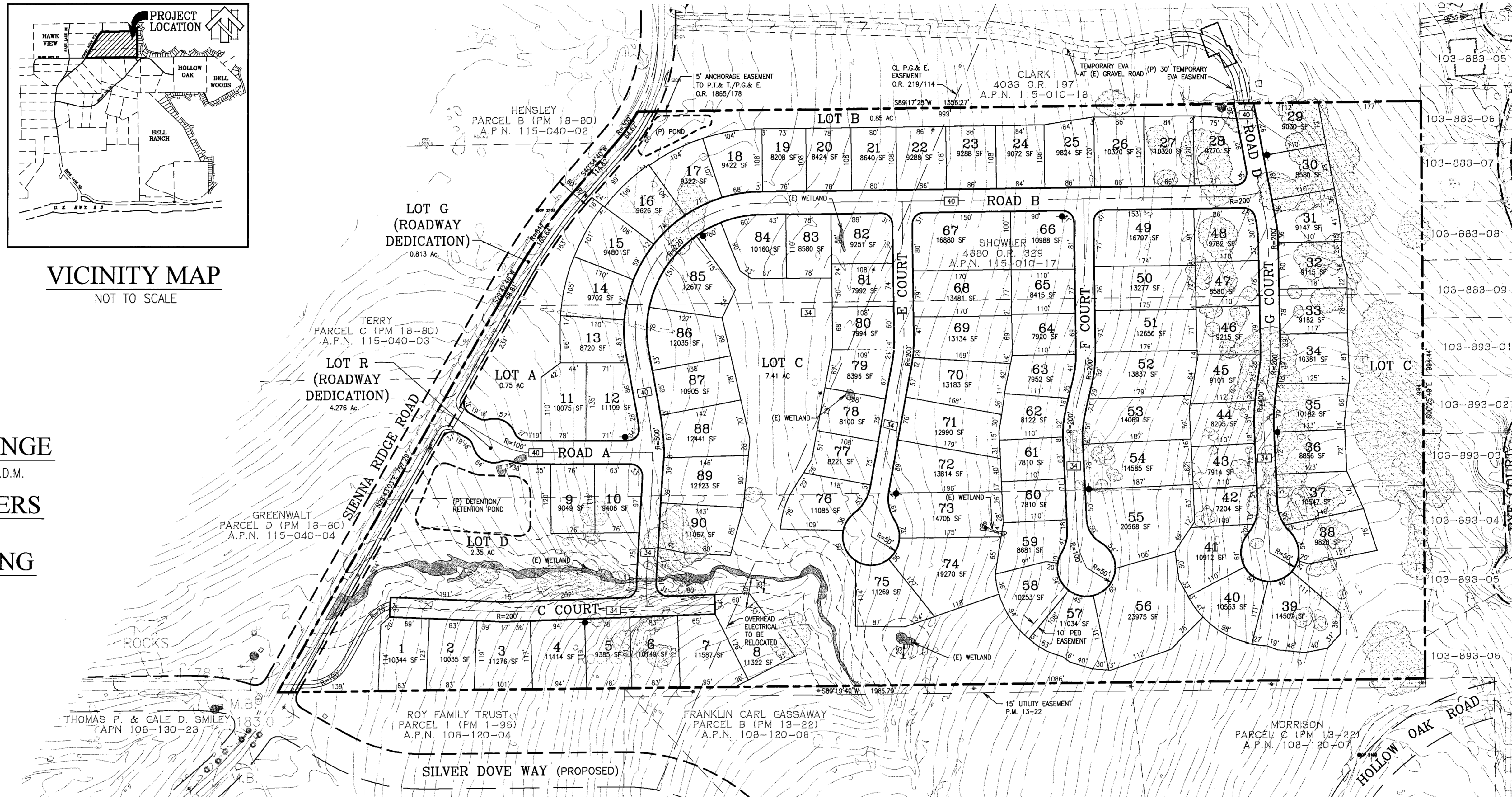
### ENGINEER'S CERTIFICATE

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



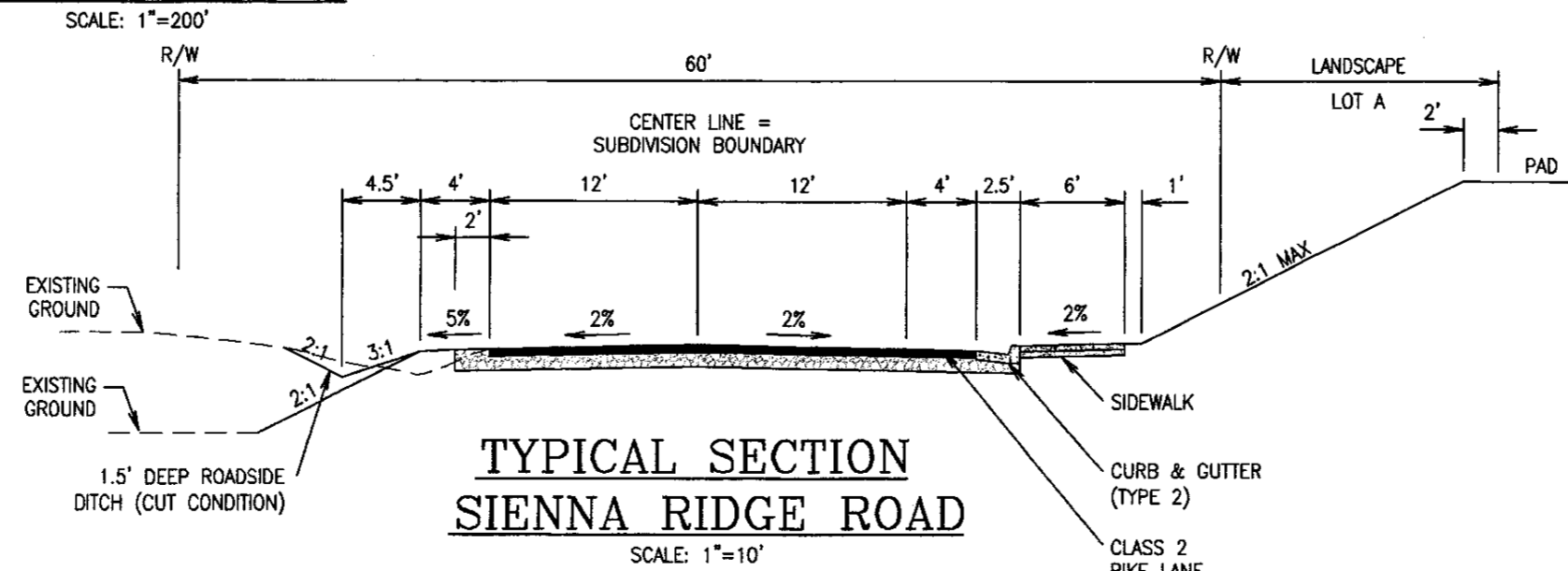
VICINITY MAP  
NOT TO SCALE



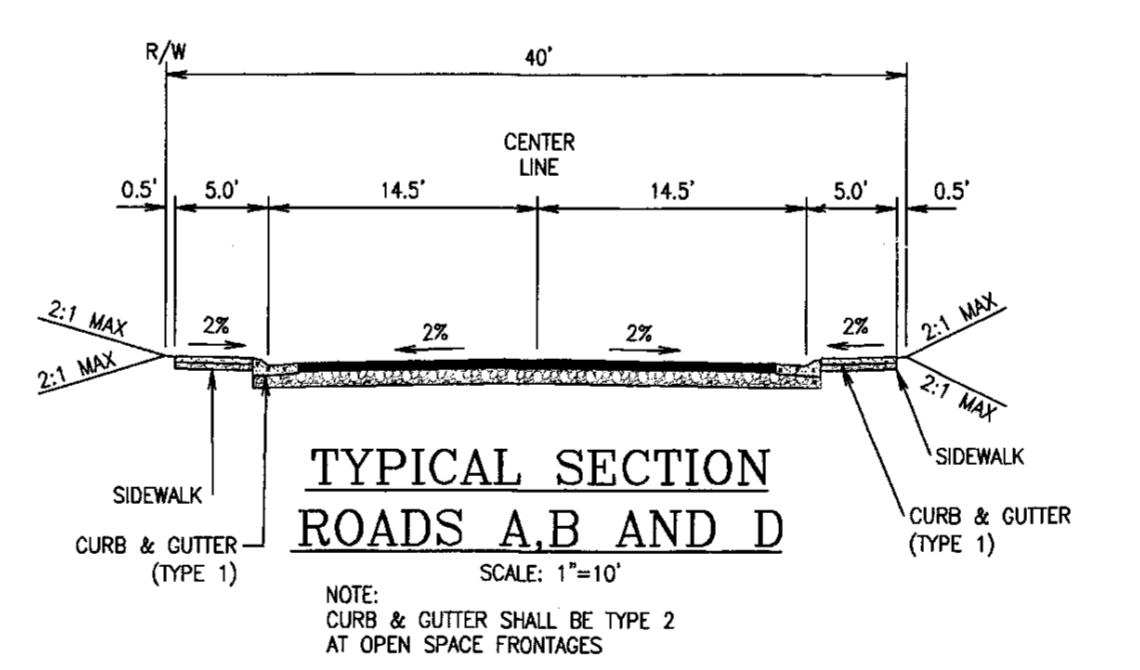
PHASING PLAN  
SCALE: 1"=200'

### LEGEND

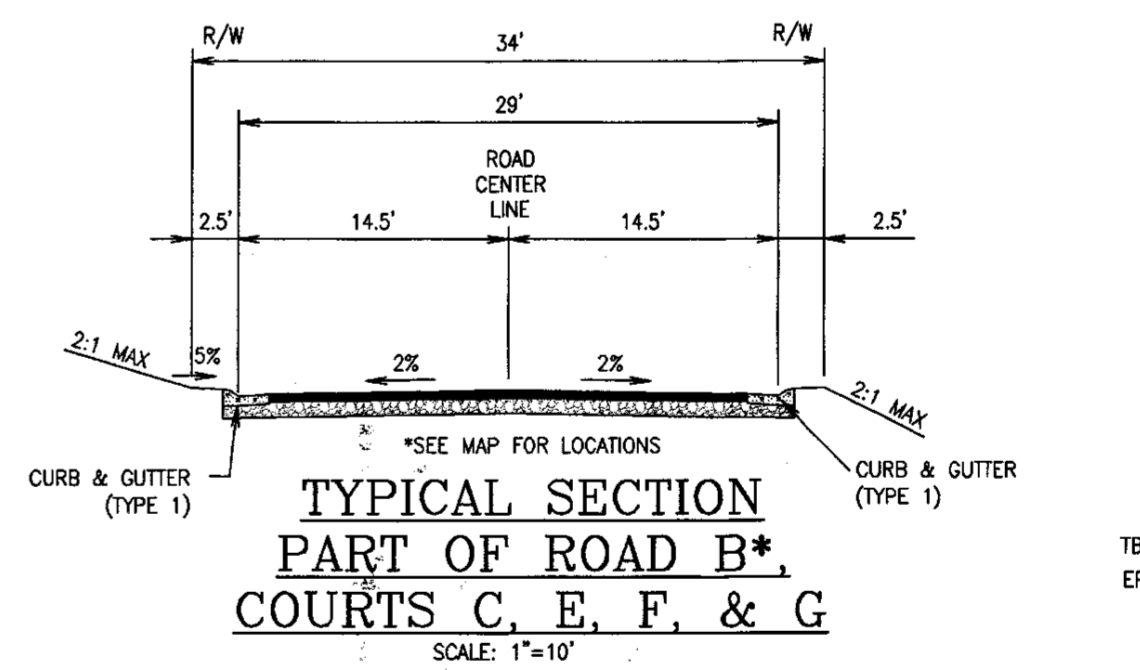
- BOUNDARY
- - - (E) LOT LINES
- - - (E) RW
- - - LOT LINE
- - - PROPOSED EASEMENT
- FIRE HYDRANT
- ROCK OUTCROPPINGS



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

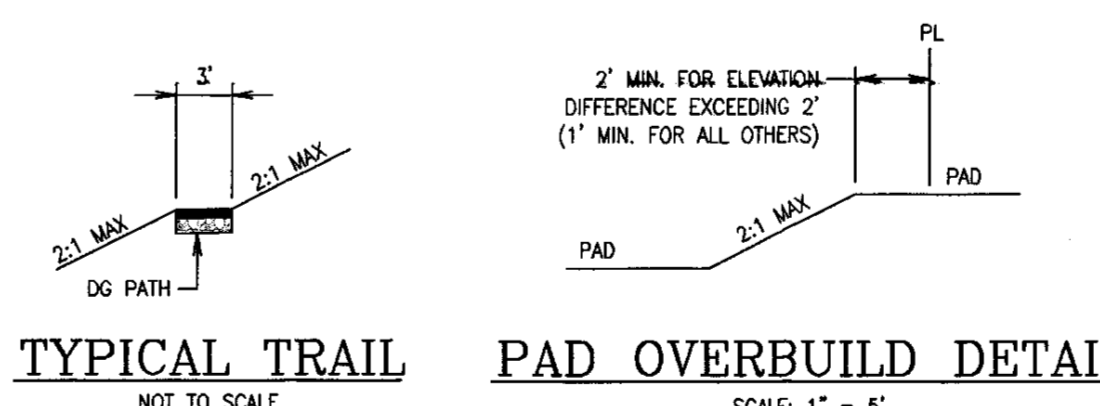


TYPICAL SECTION  
ROADS A, B AND D  
SCALE: 1"=10'

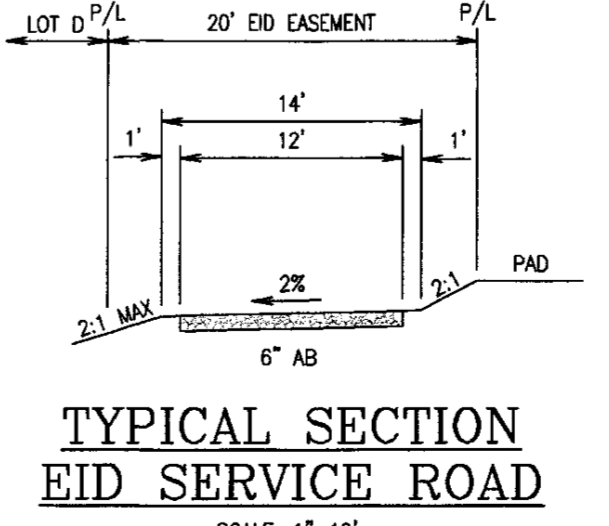


TYPICAL SECTION  
PART OF ROAD B\*,  
COURTS C, E, F, & G  
SCALE: 1"=10'

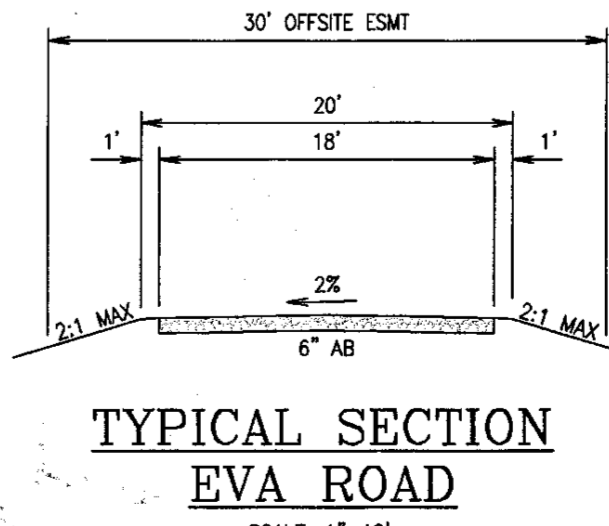
- NOTES:
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
  2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
  3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.



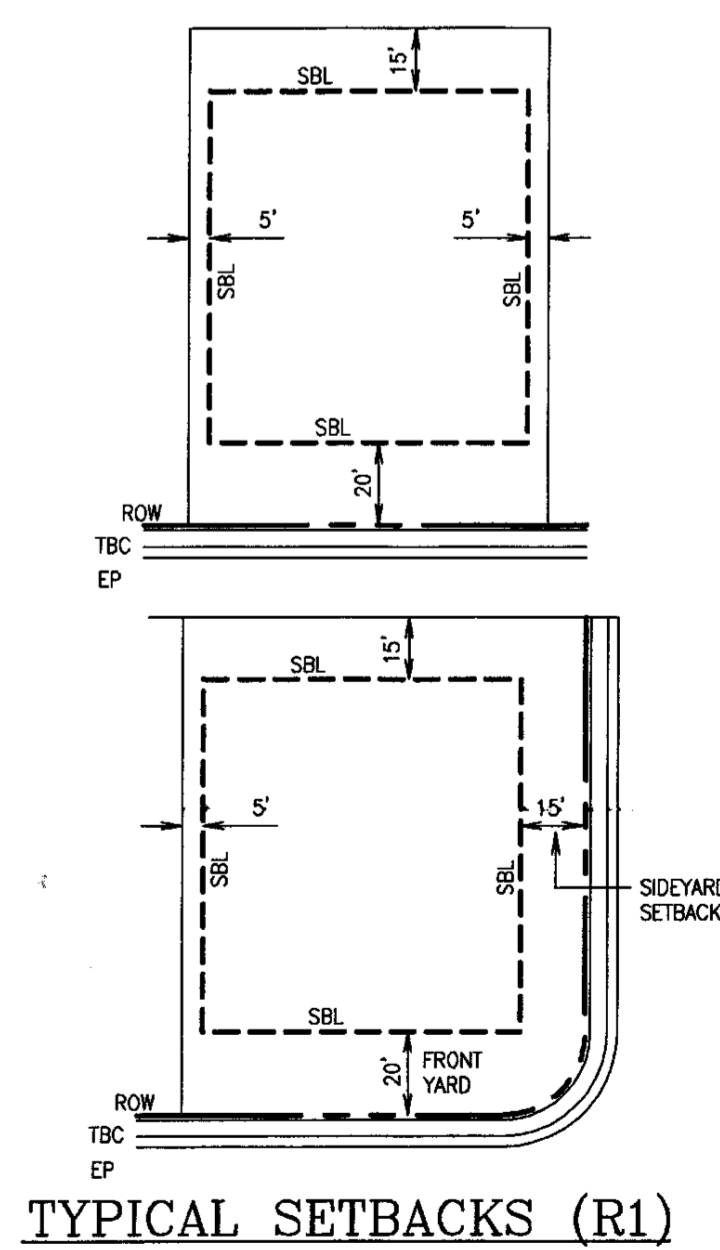
TYPICAL TRAIL  
PAD OVERBUILD DETAIL  
SCALE: 1" = 5'



TYPICAL SECTION  
EID SERVICE ROAD  
SCALE: 1"=10'



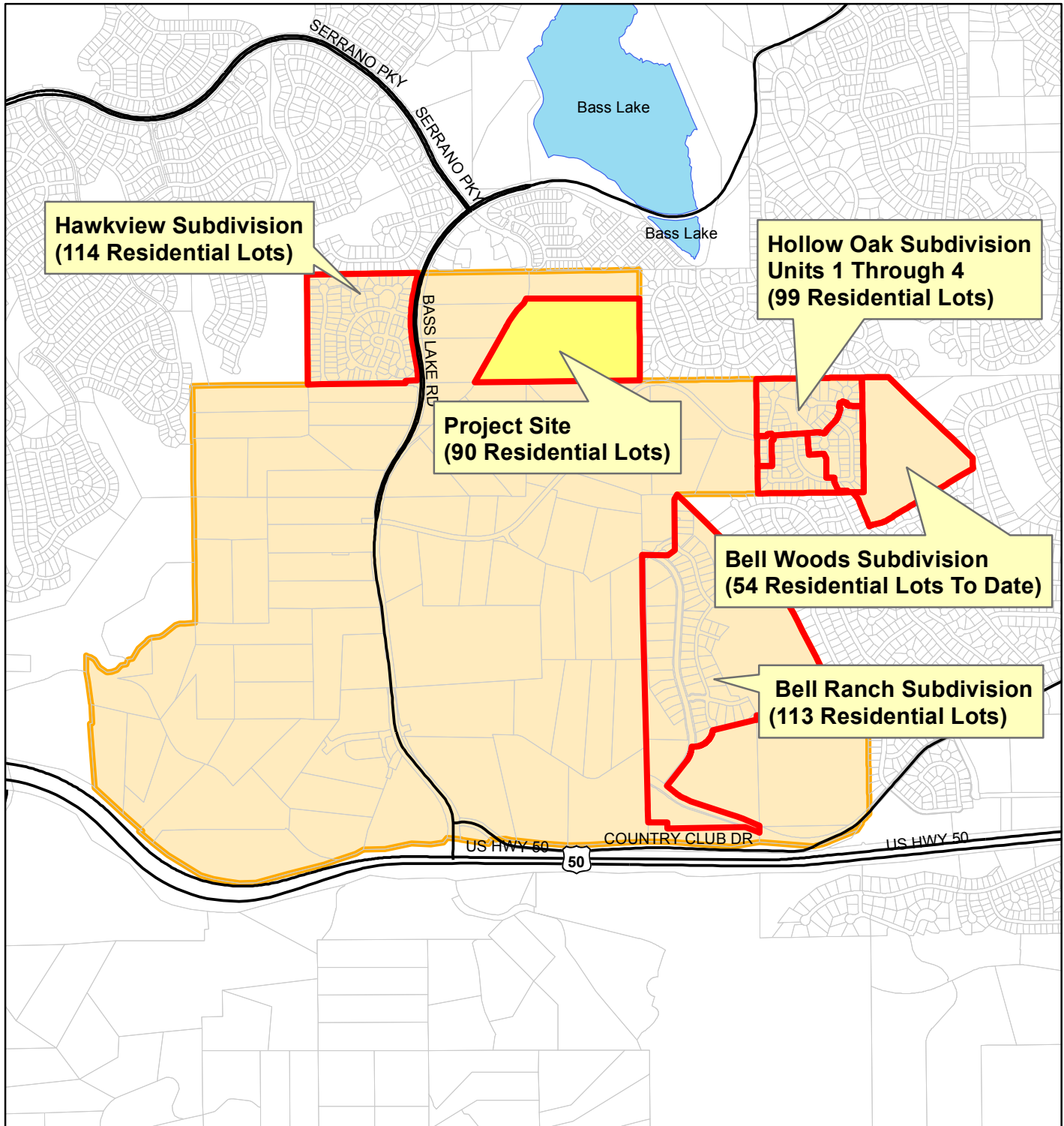
TYPICAL SECTION  
EVA ROAD  
SCALE: 1"=10'



TYPICAL SETBACKS (R1)  
NOT TO SCALE

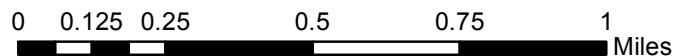
PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
EL DORADO COUNTY PLANNING COMMISSION  
DATE: February 28, 2017  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
EXECUTIVE SECRETARY

# EXHIBIT H - ENTITLED, RECORDED OR COMPLETED SUBDIVISIONS IN THE BASS LAKE HILLS SPECIFIC PLAN TM-E19-0001 (Bass Lake North)



## Legend

 Bass Lake Hills Specific Plan Area





# EXHIBIT I - Applicant Time Extension Request TM-E19-0001 (Bass Lake North)



2019 AUG 16 PM 2:45  
RECEIVED  
PLANNING DEPARTMENT

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 45<sup>th</sup> 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 (PFFP) 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, 2017, 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

8601 RANCHWOOD COURT  
FAIR OAKS, CALIFORNIA  
95628

TELEPHONE (916) 968-3456  
FAX (916) 968-3456  
EMAIL NC.BROWN@COMCAST.NET  
**TM-R19-0002**

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# EXHIBIT I - Applicant Time Extension Request TM-E19-0001 (Bass Lake North)

Mr. Pabalinas  
7/26/19  
Page 2

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 Charlic 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.

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# EXHIBIT I - Applicant Time Extension Request

## TM-E19-0001 (Bass Lake North)

Mr. Pabalinas

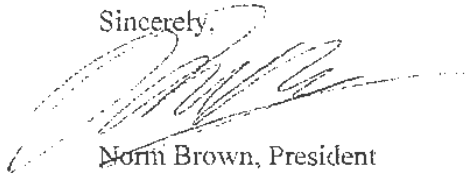
7/26/19

Page 3

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