



BASS LAKE HILLS SPECIFIC PLAN

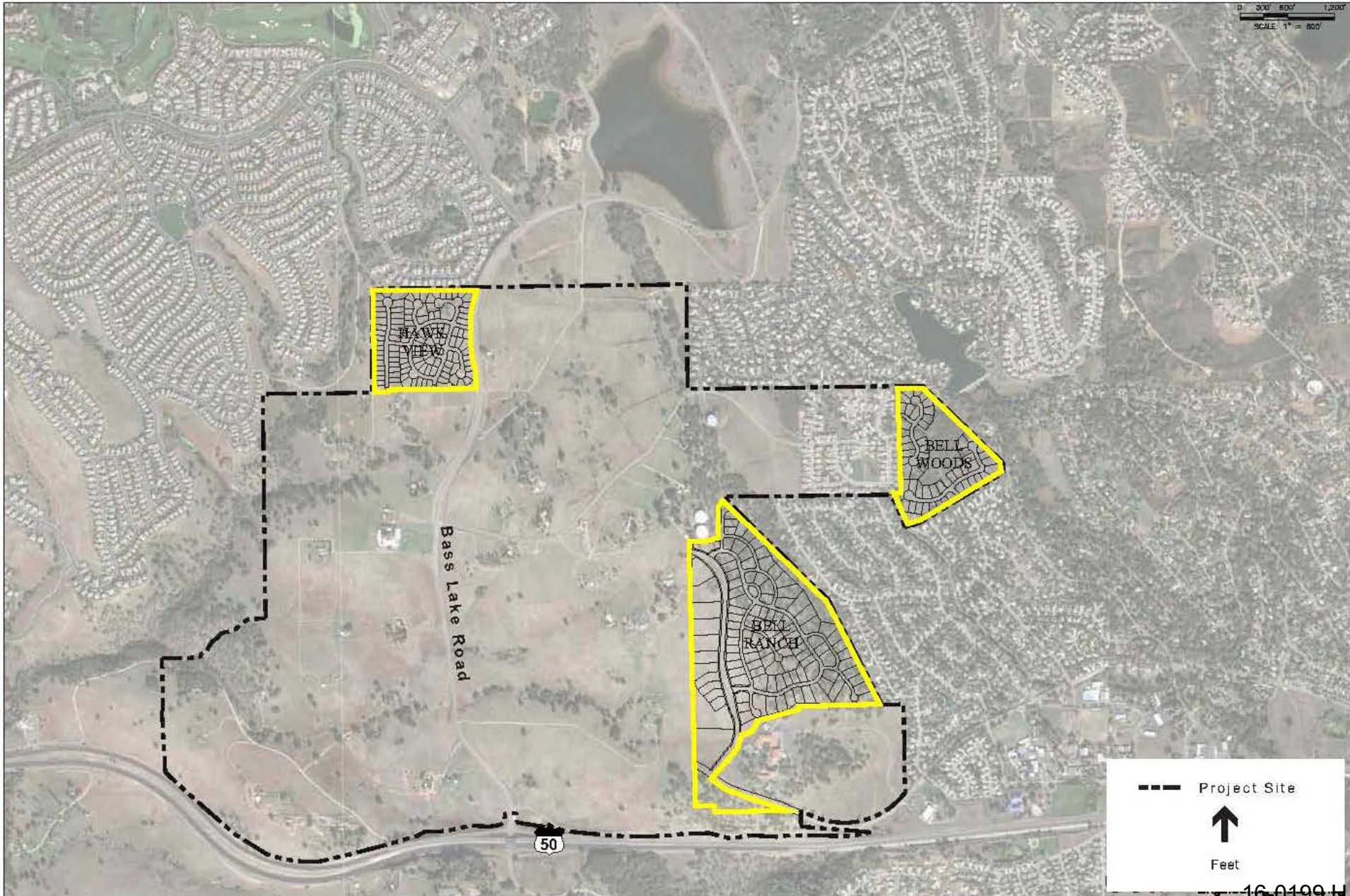
Amendments to Conditions of Approval

3 APPROVED TENTATIVE MAPS Proposing to Amend Conditions

- Transportation Improvements
- Other Condition Amendments – Off Site
- Other Condition Amendments – Bell Ranch
- One-year Map Extension

Background

- Entitlement History
- NOT Amending PFFP
- Status of Each Project



0 300' 600' 1,200'
SCALE: 1" = 800'

BELL WOODS

BELL WOODS

BELL RANCH

Bass Lake Road

50

--- Project Site

↑
Feet

16-0199 H 4 of 31



Hawk View – 114 Lots

- Site has approved improvement plans
- Partially graded
- Likely first project to be built

TENTATIVE MAP
HAWK VIEW
VILLAGE 'A', A PORTION OF "BASS LAKE HILLS SPECIFIC PLAN"
 COUNTY OF EL DORADO STATE OF CALIFORNIA

OWNER OF RECORD
 HAWK VIEW PARTNERS
 1700 WEST 10TH STREET
 WALNUT CREEK, CA. 94596

APPLICANT
 HAWK VIEW VENTURE
 C/O S.C. HENRY DEVELOPMENT, INC.
 8001 BASS LAKE DRIVE
 PASE PASO, CA 92682

ENGINEER
 COOPER, THORNE AND ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 3250 MEASUR CIRCLE
 RANCHO CORDOVA, CALIFORNIA

MAP SCALE
 1" = 50'

CONTOUR INTERVAL
 CONTOUR INTERVAL = 2'

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE
 4 SECTION OF THE SOUTH 1/4, SECTION 31, T. 18 N., R. 9 E., S. 23E

ASSESSOR'S PARCEL NUMBER
 103-560-01

PRESENT ZONING
 R2-10

PROPOSED ZONING
 R1-PD

TOTAL AREA
 44.19 ACRES

TOTAL NUMBER OF PARCELS
 114 SINGLE FAMILY LOTS
 72 DETACHED LOTS
 121 TOTAL LOTS

MINIMUM PARCEL AREA
 0.476 AC (RESIDENTIAL)

MAXIMUM PARCEL AREA
 29,799 SF (RESIDENTIAL)

WATER SUPPLY and SEWAGE DISPOSAL
 20 BASS LAKE WASTEWATER DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
 20 BASS LAKE COUNTY WATER DISTRICT (FIRE DEPT.)

DATE OF PREPARATION
 2/10/04

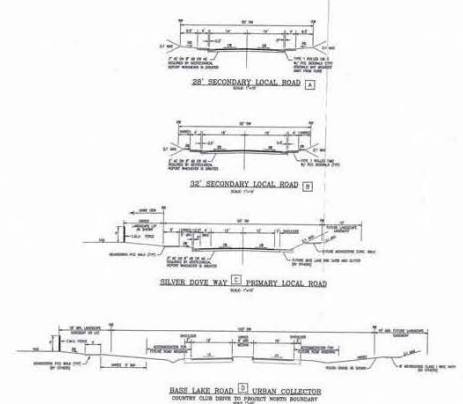
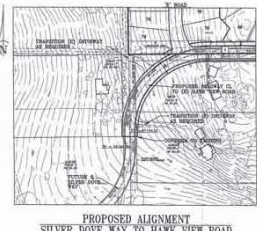
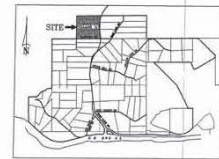
PHASING PLAN NOTICE
 THE PLANS OF ADJACENT LOCAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THE PHASING PLAN IS PRELIMINARY ONLY AND BY PHASING THIS NOTICE, THE SUBMITTER SHALL NOT BE REQUIRED TO OBTAIN THE REVIEW OR CONTRIBUTION OF THE PROPOSED MULTIPLE FINAL MAPS. (SEE THE SUBSEQUENT MAP ACT, 2004 SECTION, SECTION 6404.1.)

LEGEND
 [Symbol] UNDESIRABLE EXISTING STRUCTURE
 [Symbol] EXISTING EASEMENT

GRAPHIC SCALE
 1" = 50'

ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT SHOWN AS HAWK VIEW VILLAGE 'A' HAS BEEN PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

[Signature] 2-1-04
 DATE

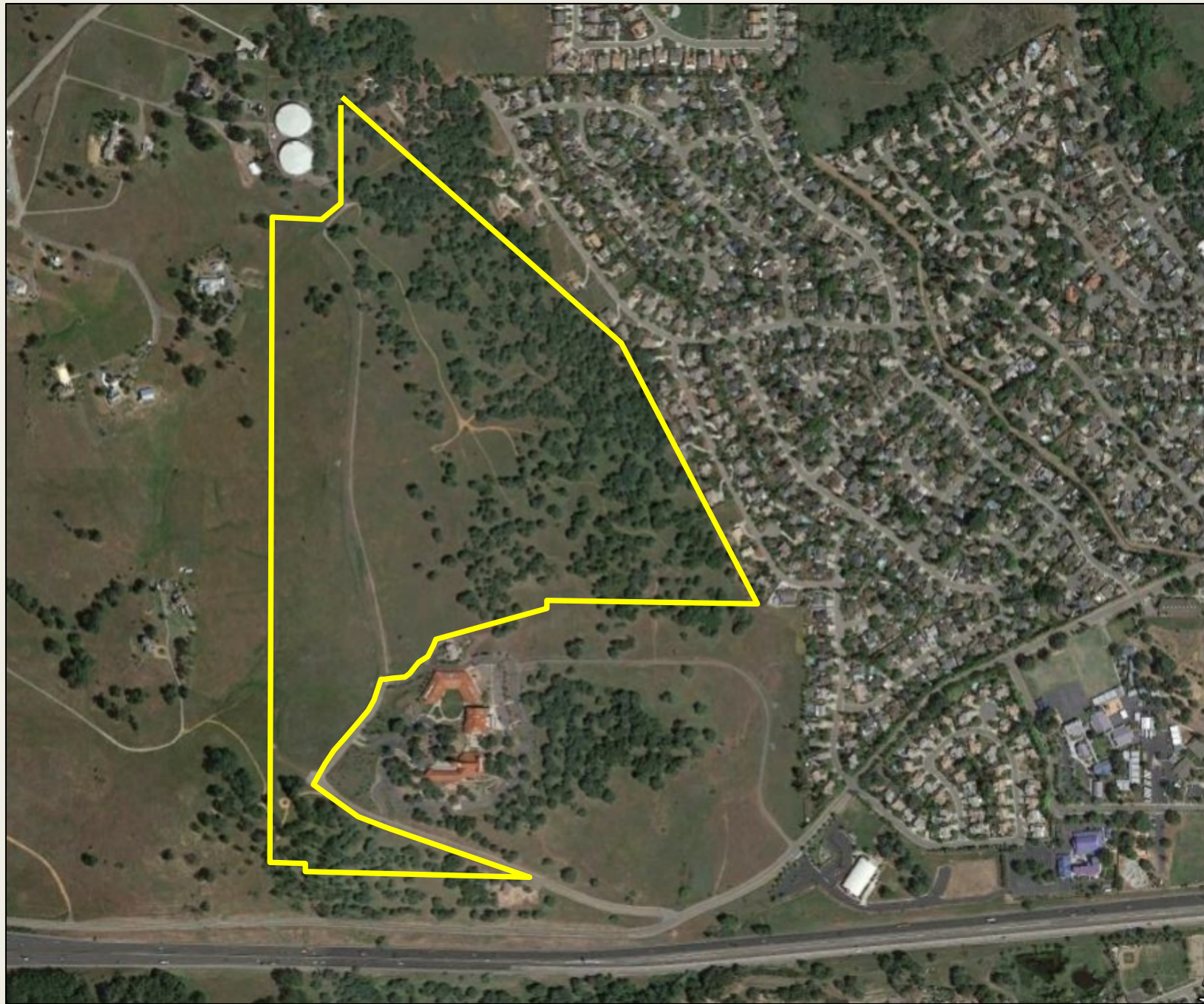


LOT ACREAGE BREAKDOWN

SINGLE FAMILY LOTS	= 28.06 AC
PRIMARY LOCAL ROAD	= 0.81 AC
SECONDARY LOCAL ROAD	= 7.28 AC
URBAN COLLECTOR	= 1.56 AC
OPEN SPACE / LANDSCAPE	= 6.45 AC
TOTAL ACREAGE	44.17 AC

cta COOPER, THORNE & ASSOCIATES, INC.
 Civil Engineering & Land Surveying
 3250 Measur Circle, Suite 1
 Rancho Cordova, CA 95642
 (916) 436-0029 / FAX (916) 436-1470

Exhibit J



Bell Ranch – 113 Lots

- Site has prepared improvement plans – 1st plan check
- Morrison Road graded
- Water line installed
- Environmental mitigation already purchased



REVISED TENTATIVE MAP
BELL RANCH
 EL DORADO COUNTY, CALIFORNIA

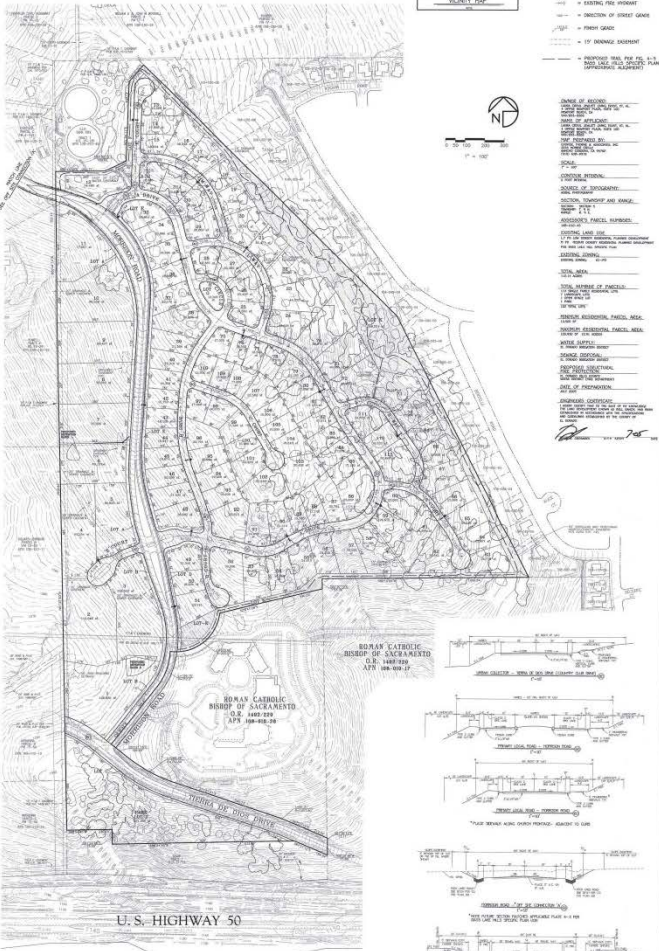


- LEGEND
- OPEN SPACE
 - EXISTING TREES
 - EXISTING TREE GROVES
 - ROCK OUTCROPS
 - EXISTING TREE PROTECT
 - EXISTING TREE PROTECT
 - DIRECTION OF STREET CLOSURE
 - FRESH GRADE
 - 12" DRAINAGE DITCHES
 - EXISTING PAVEMENT FOR PLS, PLS, DRAINAGE DITCHES

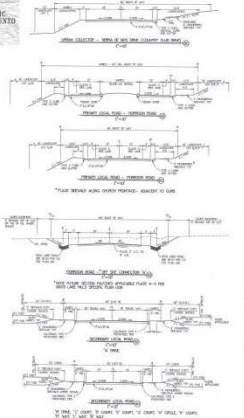


OWNER: BELL RANCH DEVELOPMENT, INC.
 PROJECT: BELL RANCH
 DATE: 10/15/19
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SURFACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FINISH GRADE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EXISTING GRADE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED GRADE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED EXISTING GRADE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.



U. S. HIGHWAY 50



LAND USE BREAKDOWN		ACREAGE BREAKDOWN	
TYPE	ACREAGE	DESCRIPTION	ACREAGE
RESIDENTIAL	100.00	RESIDENTIAL	100.00
COMMERCIAL	0.00	COMMERCIAL	0.00
INDUSTRIAL	0.00	INDUSTRIAL	0.00
AGRICULTURAL	0.00	AGRICULTURAL	0.00
OPEN SPACE	0.00	OPEN SPACE	0.00
TOTAL	100.00	TOTAL	100.00

cta COPPER, THORNE & ASSOCIATES, INC.
 Civil Engineering & Land Surveying
 10000 Rockledge Drive, Suite 200
 Rockledge, Florida 32955
 Phone: 888-368-7343 FAX: 888-368-7343
 TM 96-0321 E

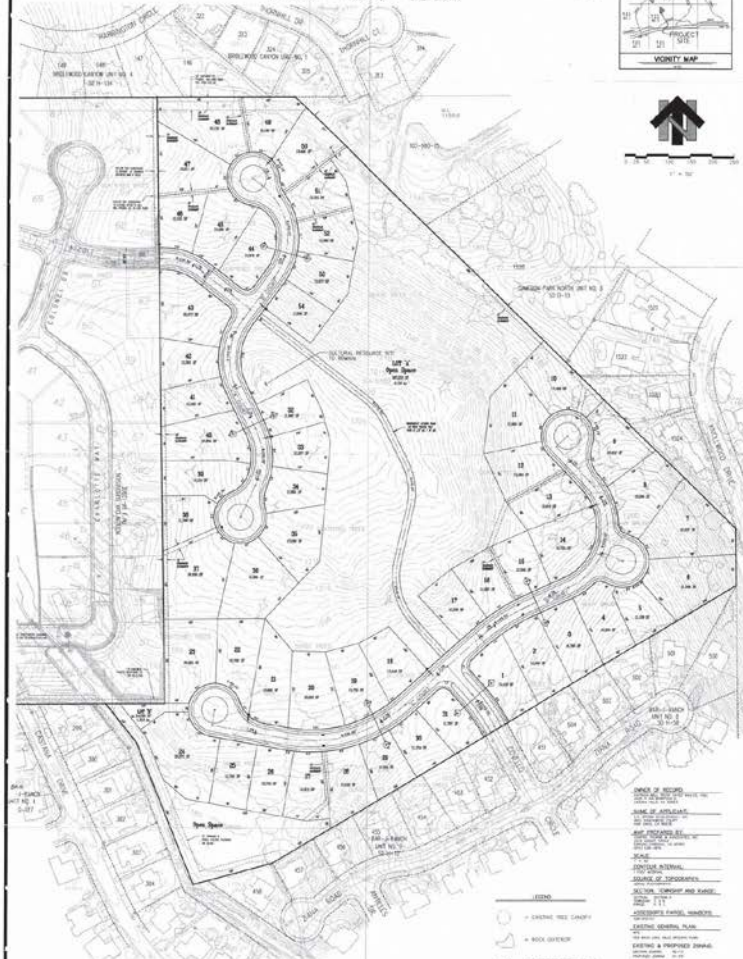


Bell Woods – 54 Lots

- Site has completed improvement plans – ready to be signed
- Site cleared and ready for grading
- Shovel-ready project
- Necessary environmental permits in hand.

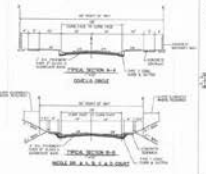
TENTATIVE MAP BELL WOODS

VILLAGE 17 - A PORTION OF BASS LAKE HILLS SPECIFIC PLAN
EL DORADO COUNTY, CALIFORNIA



LAND USE BREAKDOWN
TOTAL ACRES: 4.00
RESIDENTIAL: 3.50
COMMERCIAL: 0.50

ACREAGE BREAKDOWN
SUBDIVISION: 3.50 ACRES
RESERVED: 0.50 ACRES
TOTAL: 4.00 ACRES



NOTES
1. THIS MAP IS PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.
2. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER OR ANY OTHER SOURCE.
3. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.

- LEGEND**
- BASKET TREE CANOPY
 - BOX GUTTER
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING STREET
 - PROPOSED STREET
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - DRIVE ALLEY
- SYMBOLS**
- BASKET TREE CANOPY
 - BOX GUTTER
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING STREET
 - PROPOSED STREET
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - DRIVE ALLEY
- PROPERTY INFORMATION**
- OWNER: [Name]
PROJECT: [Name]
DATE: [Date]

Exhibit K

cta CURTIS, DORR & ASSOCIATES, INC.
FILE COPY
TM 01-1380 P

Goals:

- Allow the three approved maps to be built in a feasible manner.
- Build road facilities and direct traffic fees where they are needed.
- Solve traffic problems for existing residents.





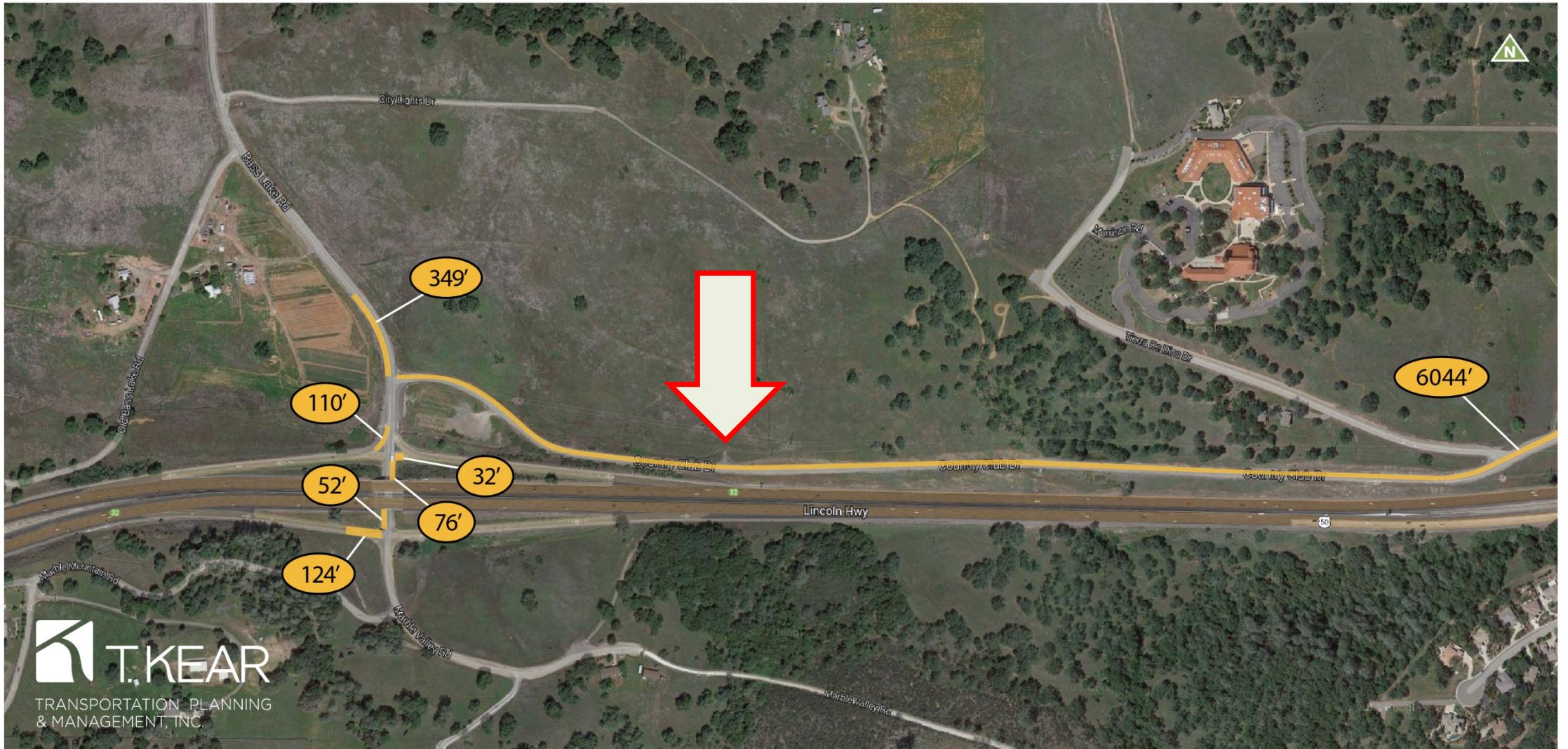
Vertical curve

One- way stop
Control

Peak period
traffic

Bass Lake Road Interchange

2025 Existing Lanes and Control, No BLHSP Development
Projected 95% **AM** Queues



Bass Lake Road Interchange

2025 Existing Lanes and Control, No BLHSP Development
Projected 95% **PM** Queues



HWY 50 INTERCHANGE

EXHIBIT

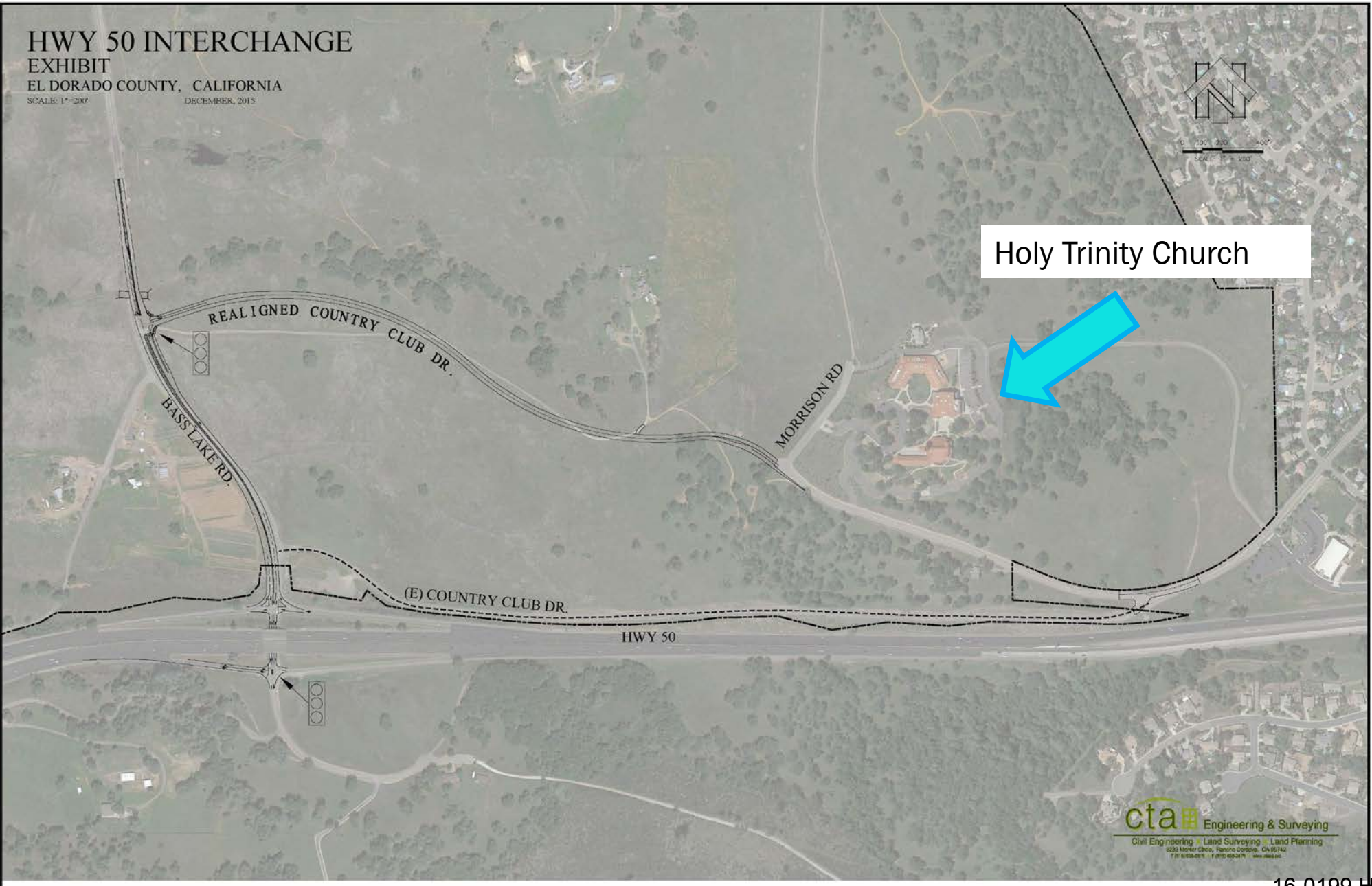
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

DECEMBER, 2015



Holy Trinity Church



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2225 Market Circle, Redondo Beach, CA 90740
Tel: 310.261.1111 • Fax: 310.261.1112 • www.cta.com

View Video

HWY 50 INTERCHANGE

EXHIBIT

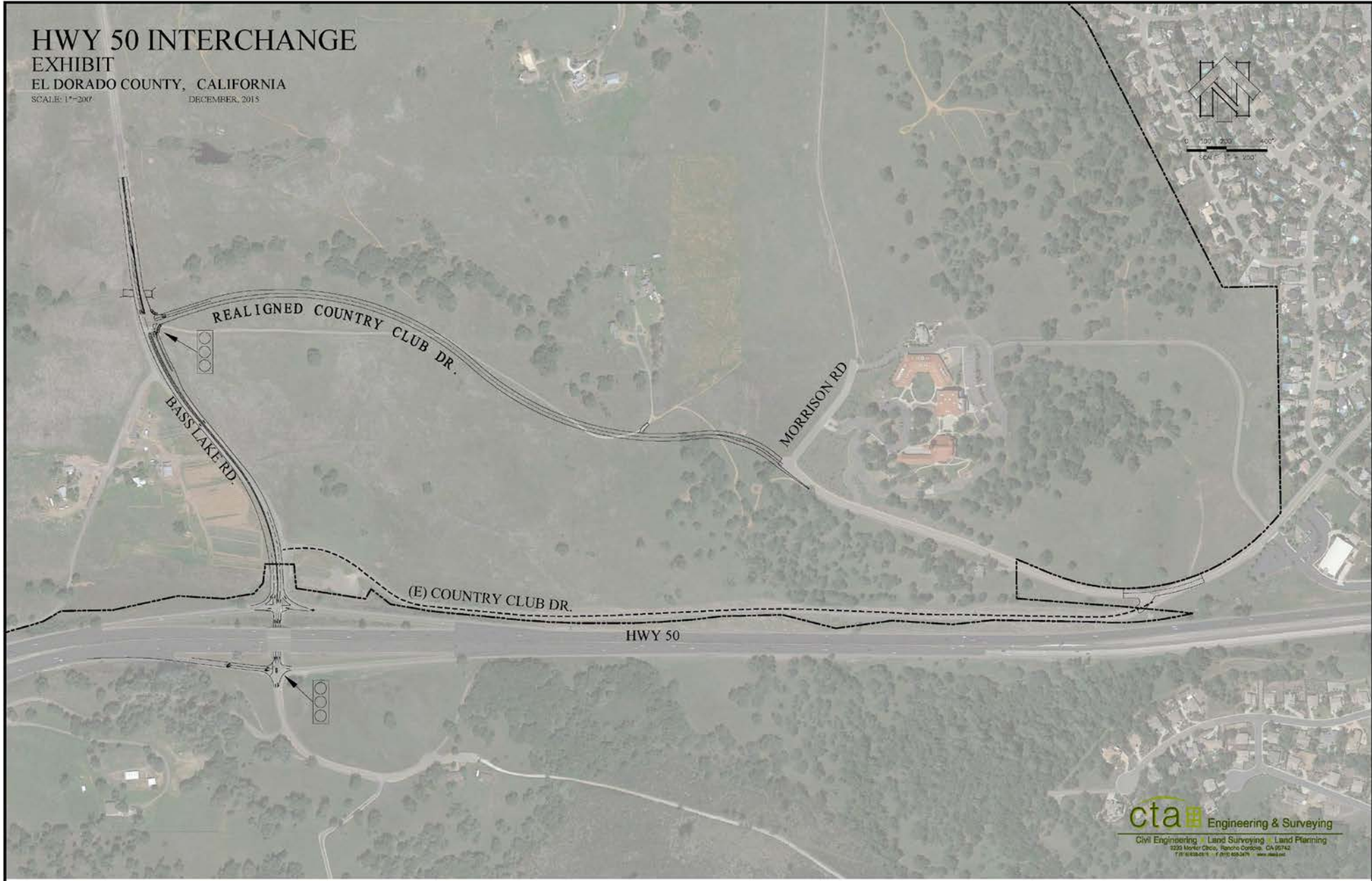
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

DECEMBER, 2015



0 100 200 300
SCALE: 1" = 200'



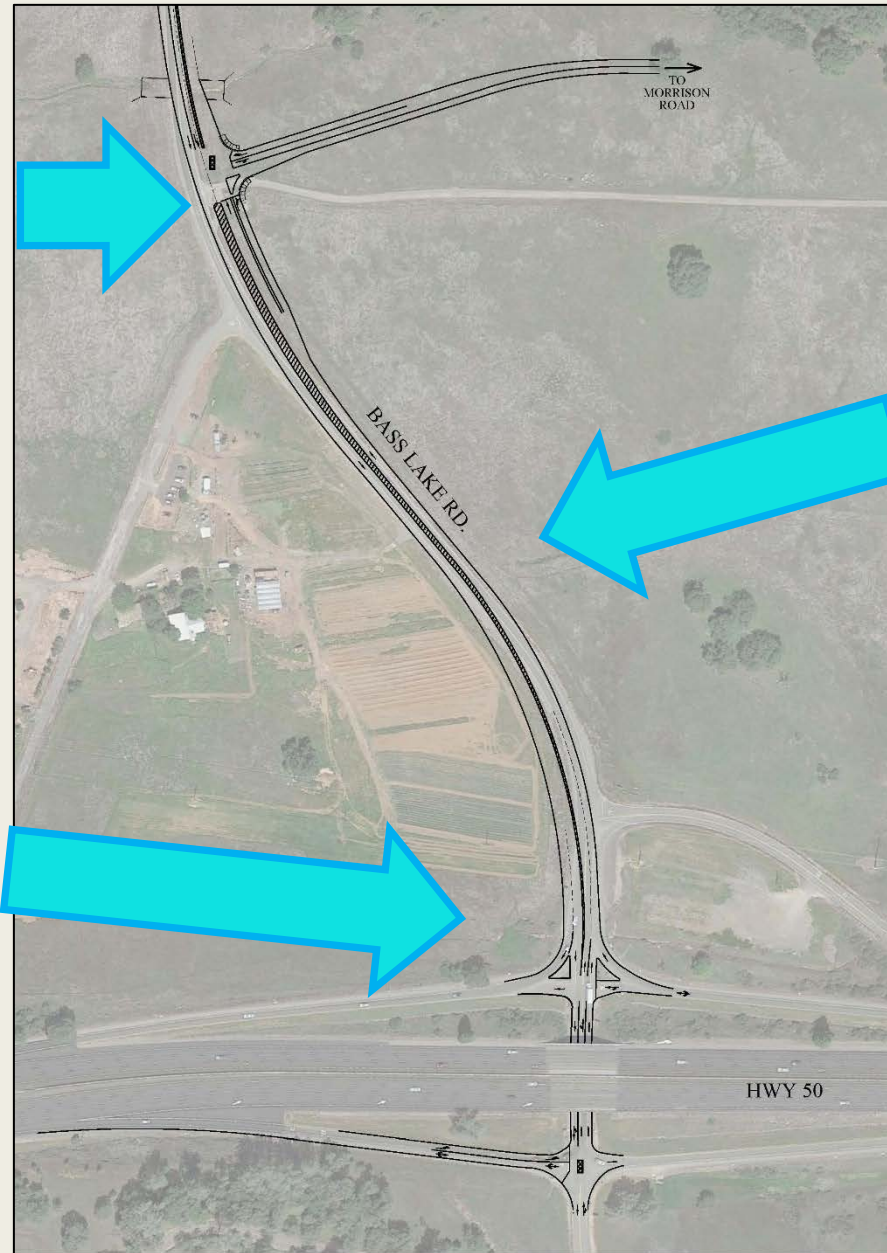
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2223 Markle Circle, Reno, California, CA 96742
TEL: (775) 784-2222 FAX: (775) 784-2223 WWW: CTA-INC.COM

Improvements to New Bass Lake/Country Club Intersection

- Signalized
- SB 1 thru & 300' left turn
- WB 1 thru & 300' left turn
- NB 1 thru & 200' rt turn
With pork chop for free right movement

Improvements to Bass Lake Road Interchange

- EB off-ramp 2 lanes
- EB off-ramp signalized
- 2 lanes NB/1 lane SB between off/on ramps
- WB on-ramp SB approach lane /300' rt turn
- WB off-ramp departure merge lane NB



Improvements to lower Bass Lake Road

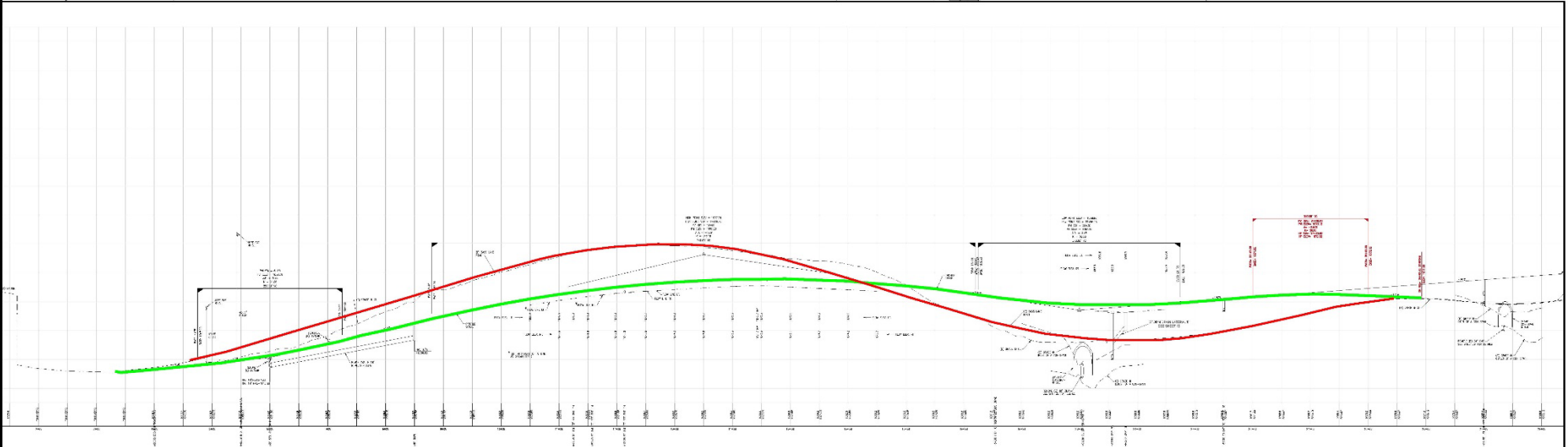
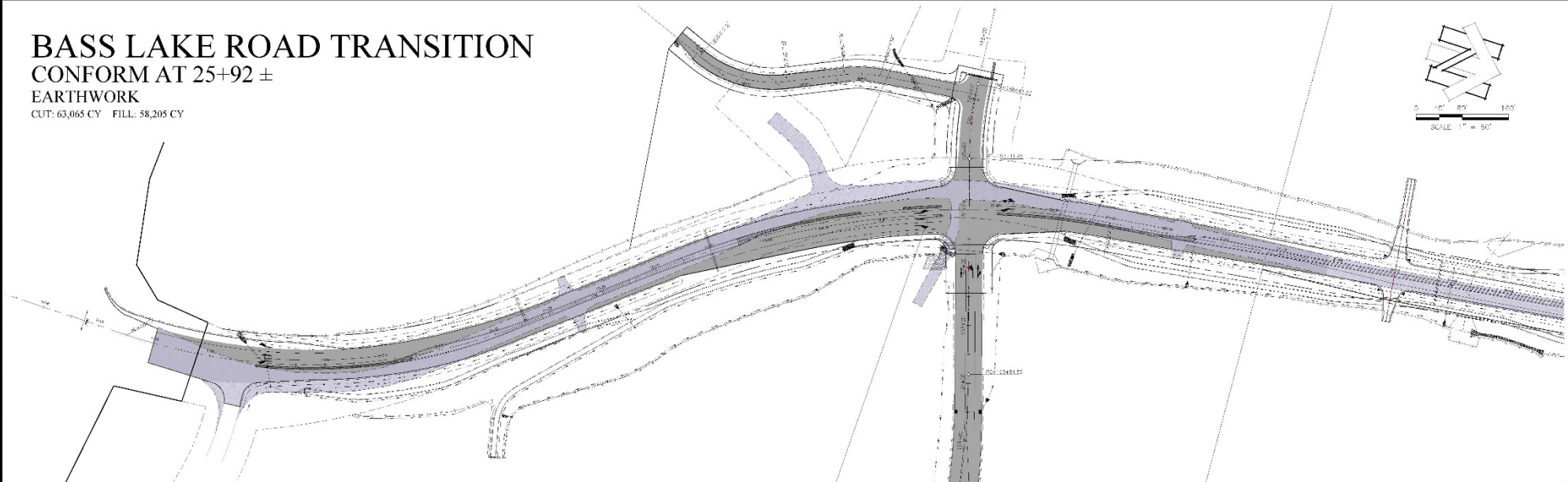
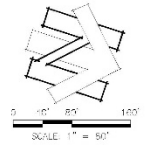
- Re-aligned divided 2-lane road
- Grading for future 4-lane road
- Eliminate dangerous vertical curve
- Eliminate dangerous intersection with Country Club Drive

BASS LAKE ROAD TRANSITION

CONFORM AT 25+92 ±

EARTHWORK

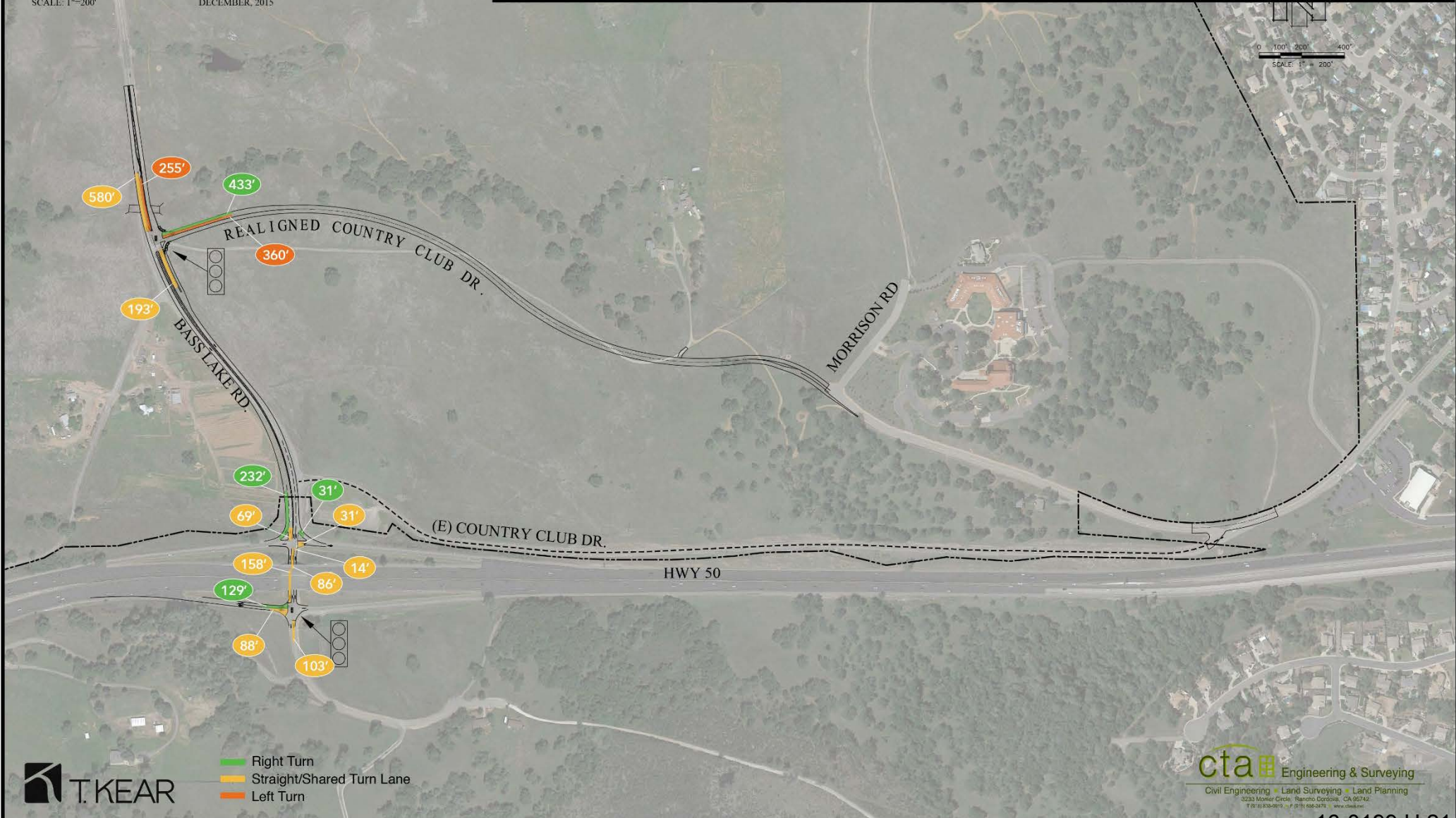
CUT: 63,065 CY FILL: 58,205 CY



HWY 50 INTERCHANGE EXHIBIT

EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=200' DECEMBER, 2015

BASS LAKE ROAD INTERCHANGE - COUNTRY CLUB NEW ALIGNMENT 2025 BLHSP Phase 1a, and half of Phase 2 and 3 - Two-way Stop Control - Projected 95% AM Queues



HWY 50 INTERCHANGE

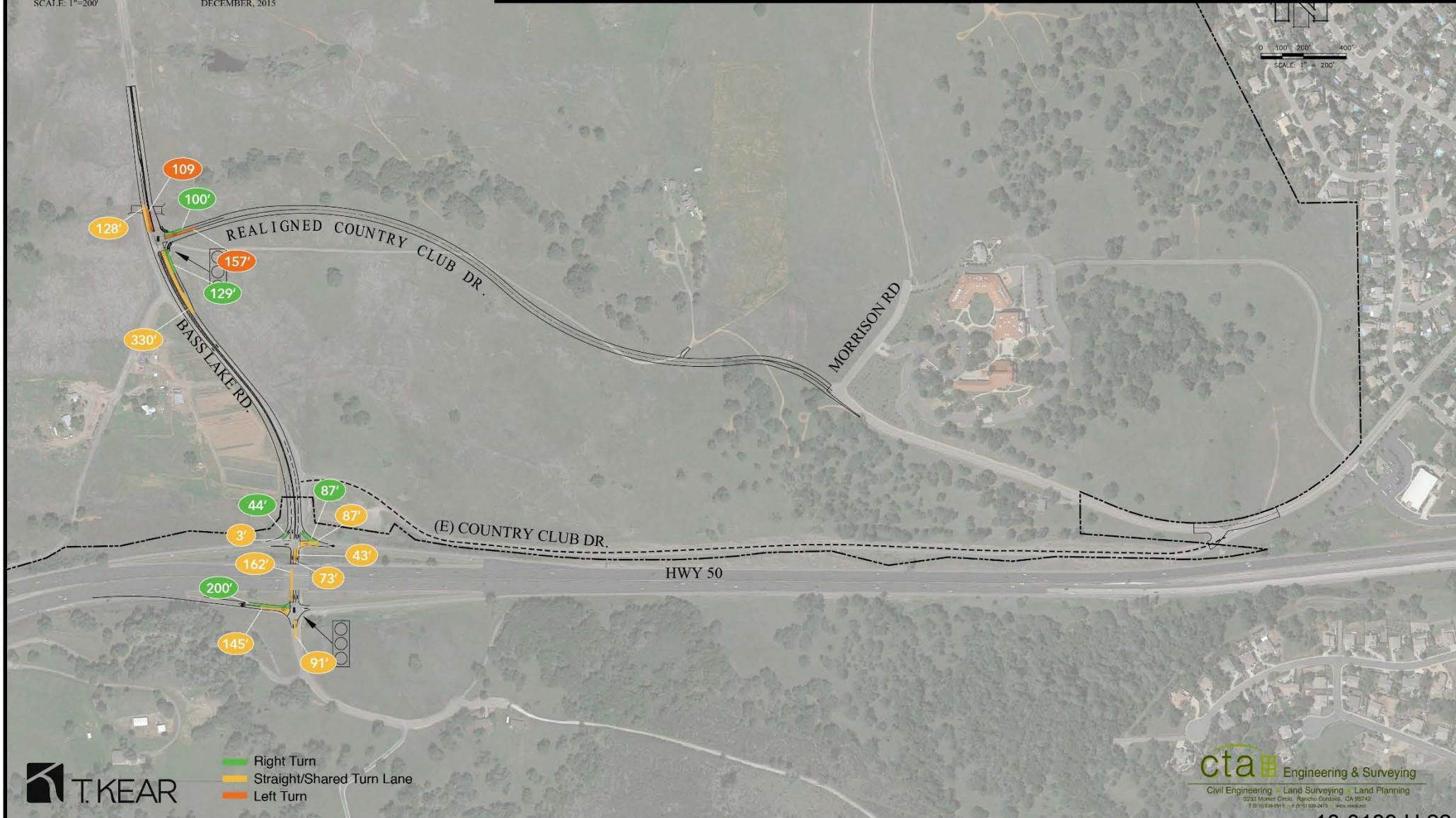
EXHIBIT
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

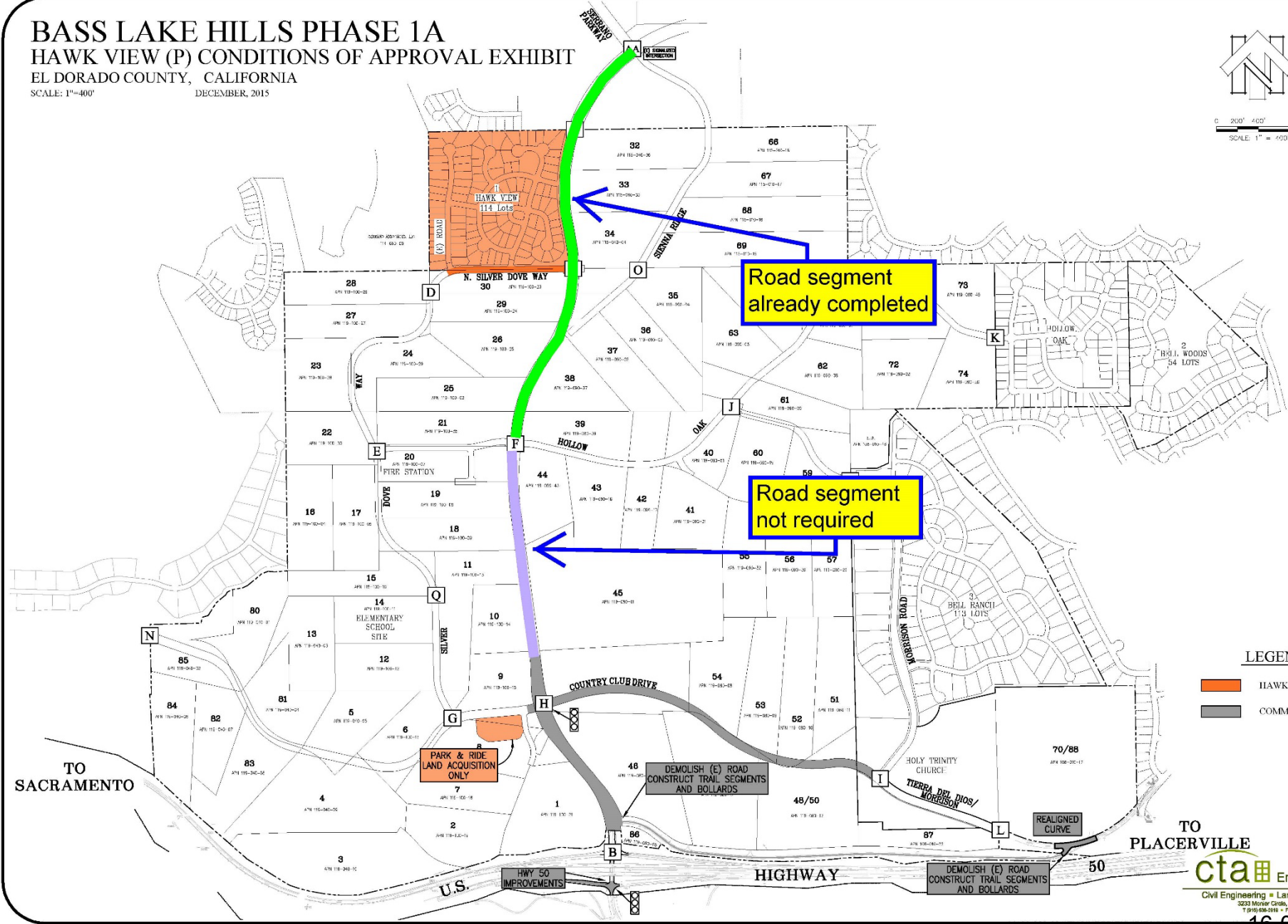
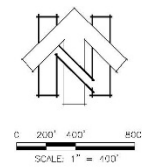
DECEMBER, 2015

BASS LAKE ROAD INTERCHANGE - COUNTRY CLUB NEW ALIGNMENT

2025 BLHSP Phase 1a, and half of Phase 2 and 3 - Two-way Stop Control - Projected 95% PM Queues



BASS LAKE HILLS PHASE 1A
HAWK VIEW (P) CONDITIONS OF APPROVAL EXHIBIT
 EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=400' DECEMBER, 2015



Road segment
already completed

Road segment
not required

LEGEND

- HAWK VIEW IMPROVEMENTS
- COMMON IMPROVEMENTS

TO SACRAMENTO

TO PLACERVILLE

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T 916.938.8116 • F 916.938.8279 • www.cta.com



Other Condition Amendments – Off Site

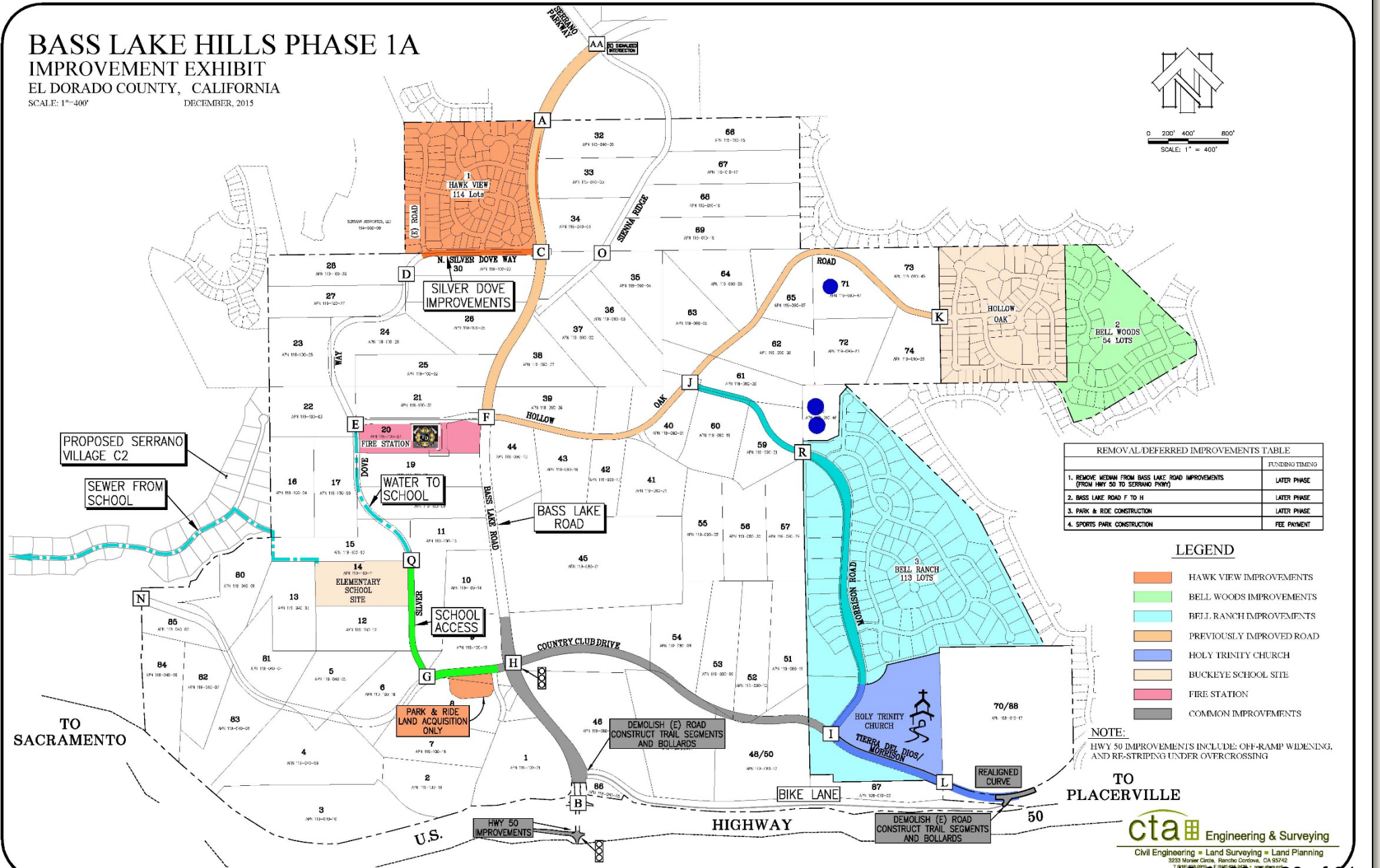
- PARK SITE – Already Acquired by El Dorado Hills CSD
- PARK AND RIDE LOT – to be Acquired by Hawk View Project and Constructed by 600th Unit in Plan Area
- SCHOOL SITE INFRASTRUCTURE – Not Supported by EID – Acquiring Right-of-Way and Preparing Improvement Plans
- SCHOOL SITE ACCESS – Acquiring Right-of-Way and Preparing Improvement Plans

BASS LAKE HILLS PHASE 1A

IMPROVEMENT EXHIBIT
EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=400' DECEMBER, 2015



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



REMOVAL/DEFERRED IMPROVEMENTS TABLE	FUNDING TIMING
1. REMOVE MEDIAN FROM BASS LAKE ROAD IMPROVEMENTS (FROM HWY 50 TO SERRANO POINT)	LATER PHASE
2. BASS LAKE ROAD F TO H	LATER PHASE
3. PARK & RIDE CONSTRUCTION	LATER PHASE
4. SPORTS PARK CONSTRUCTION	SEE PAYMENT

LEGEND

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

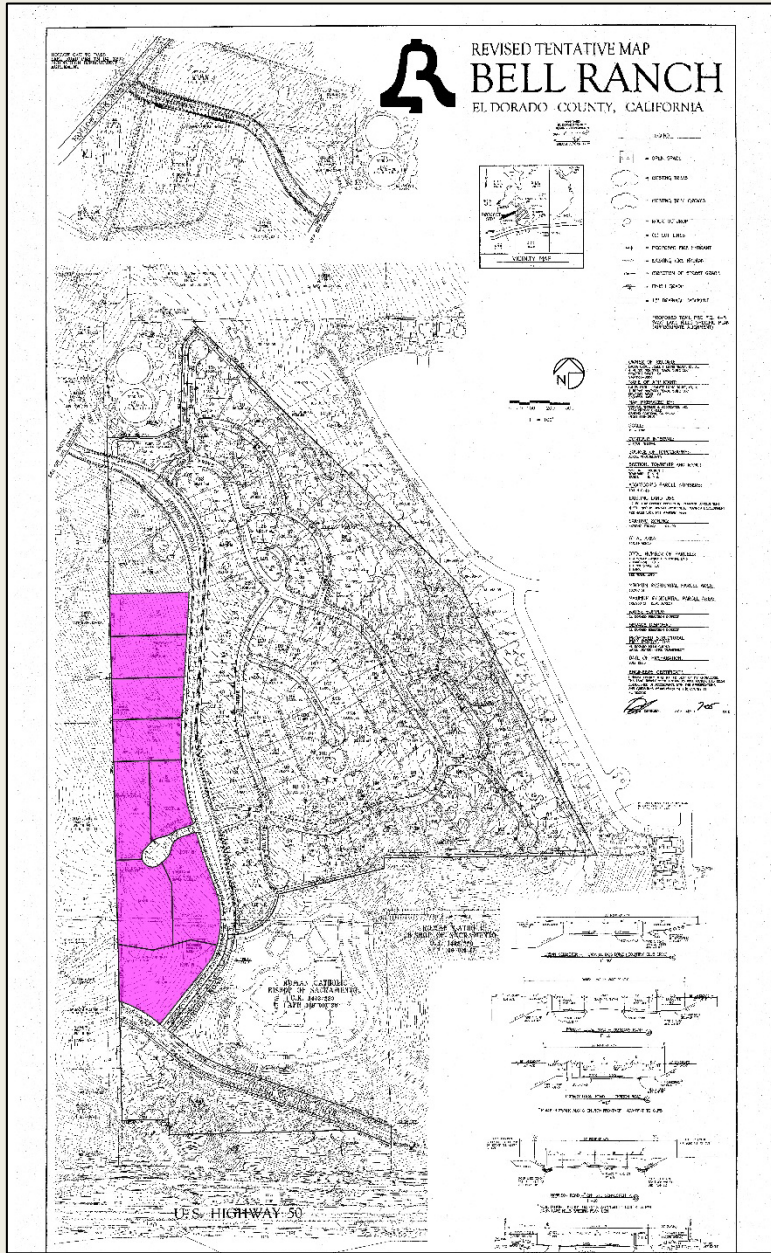
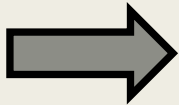
NOTE:
HWY 50 IMPROVEMENTS INCLUDE: OFF-RAMP WIDENING,
AND RE-STRIPING UNDER OVERCROSSING

TO SACRAMENTO
TO PLACERVILLE

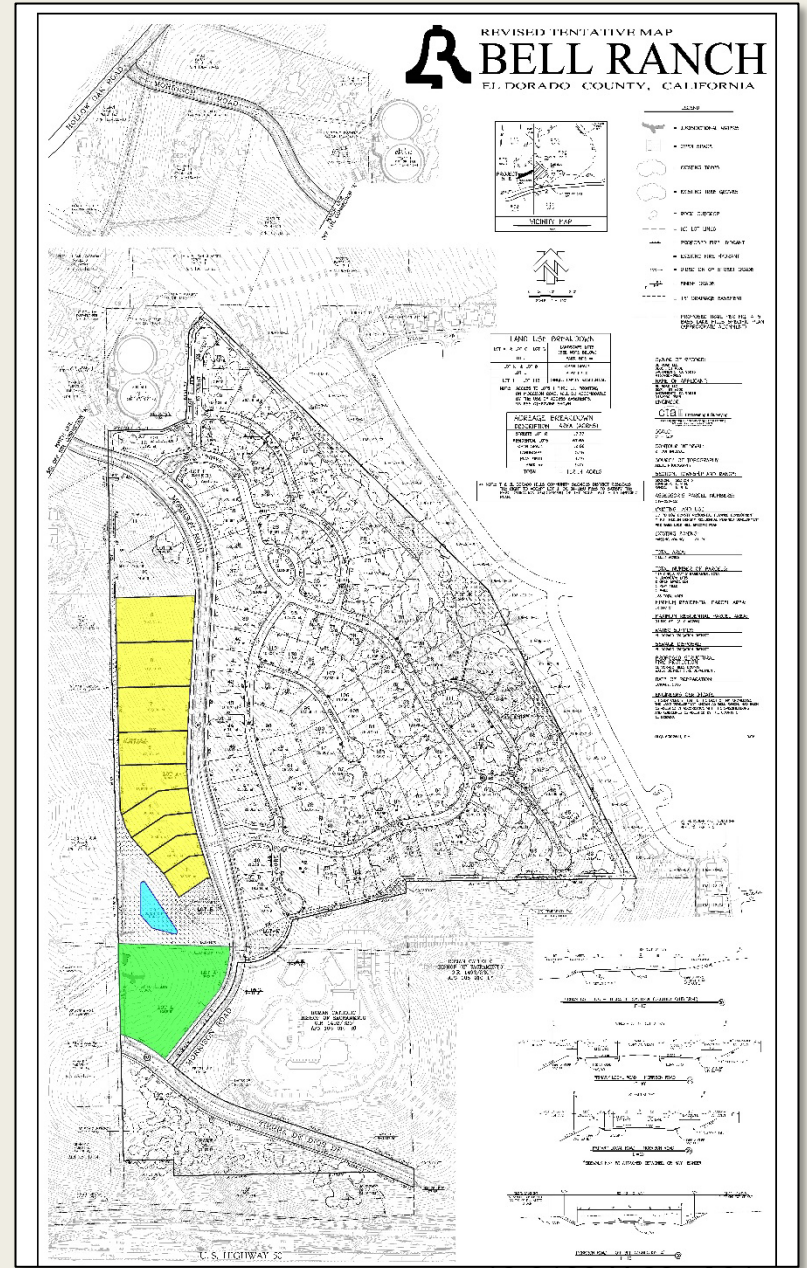
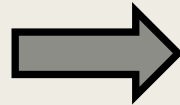
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3533 Moraga Circle, Rancho Cordova, CA 95742

Other Condition Amendments – Bell Ranch

APPROVED

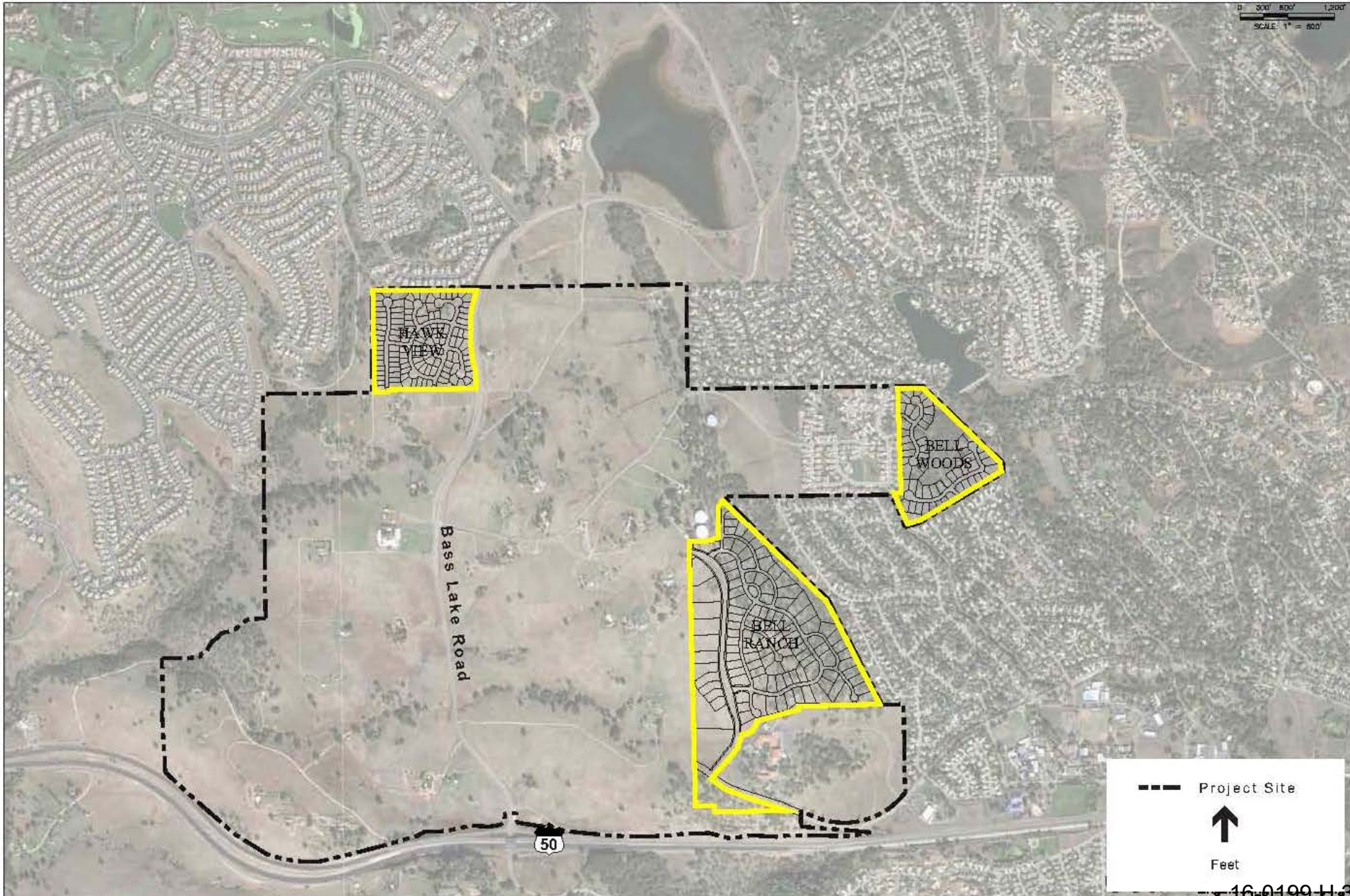


REVISED



Conclusion

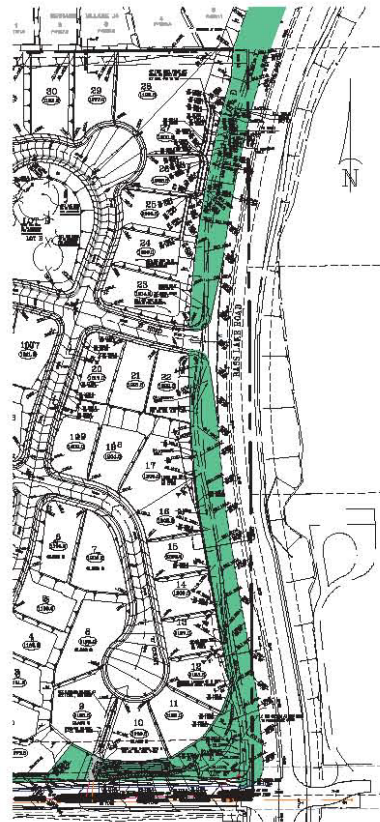
- Approve Condition Amendments
- Approved Tentative Map Extensions



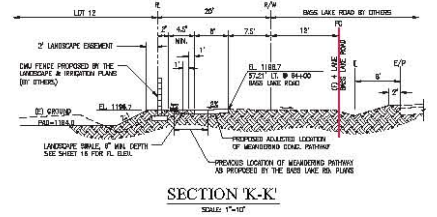
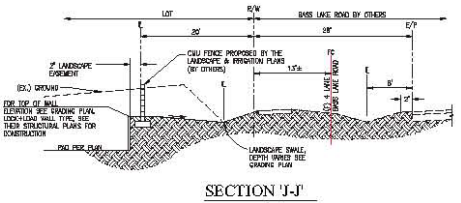
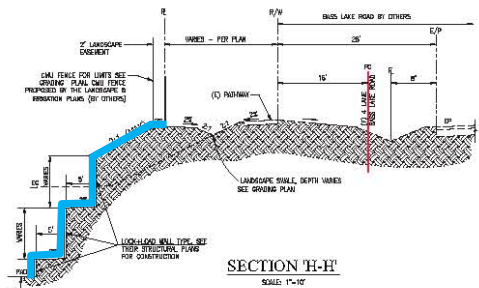
0 300' 600' 1,200'
SCALE: 1" = 800'

--- Project Site
↑
Feet

HAWK VIEW TM 00-1371
IMPROVEMENT PLANS & LANDSCAPE EASEMENT
 CITY OR COUNTY, CALIFORNIA
 SCALE: 1"=100'



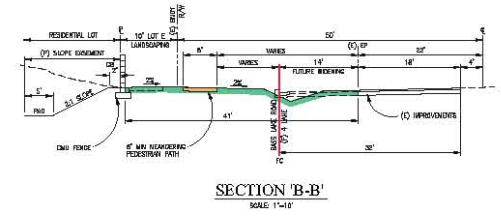
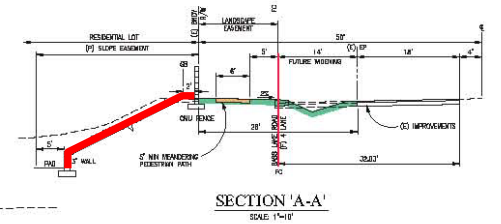
OPEN SPACE/LANDSCAPE AREA



HAWK VIEW TM 00-1371
PROPOSED REVISION TO TENTATIVE MAP AND GRADING
 CITY OR COUNTY, CALIFORNIA
 SCALE: 1"=100' JANUARY, 2015



OPEN SPACE/LANDSCAPE AREA



OPEN SPACE/LANDSCAPE AREA

Exhibit K

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3223 Monticello Circle, Newcastle, CA 94542
 916.434.2200 • 916.434.2201 • www.cta.com