

TM-R22-0001/Bass Lake Estates
 Location Map
 Exhibit A

- Cameron_Park_Airport
- Bass_Lake
- Bass_Lake_Estates

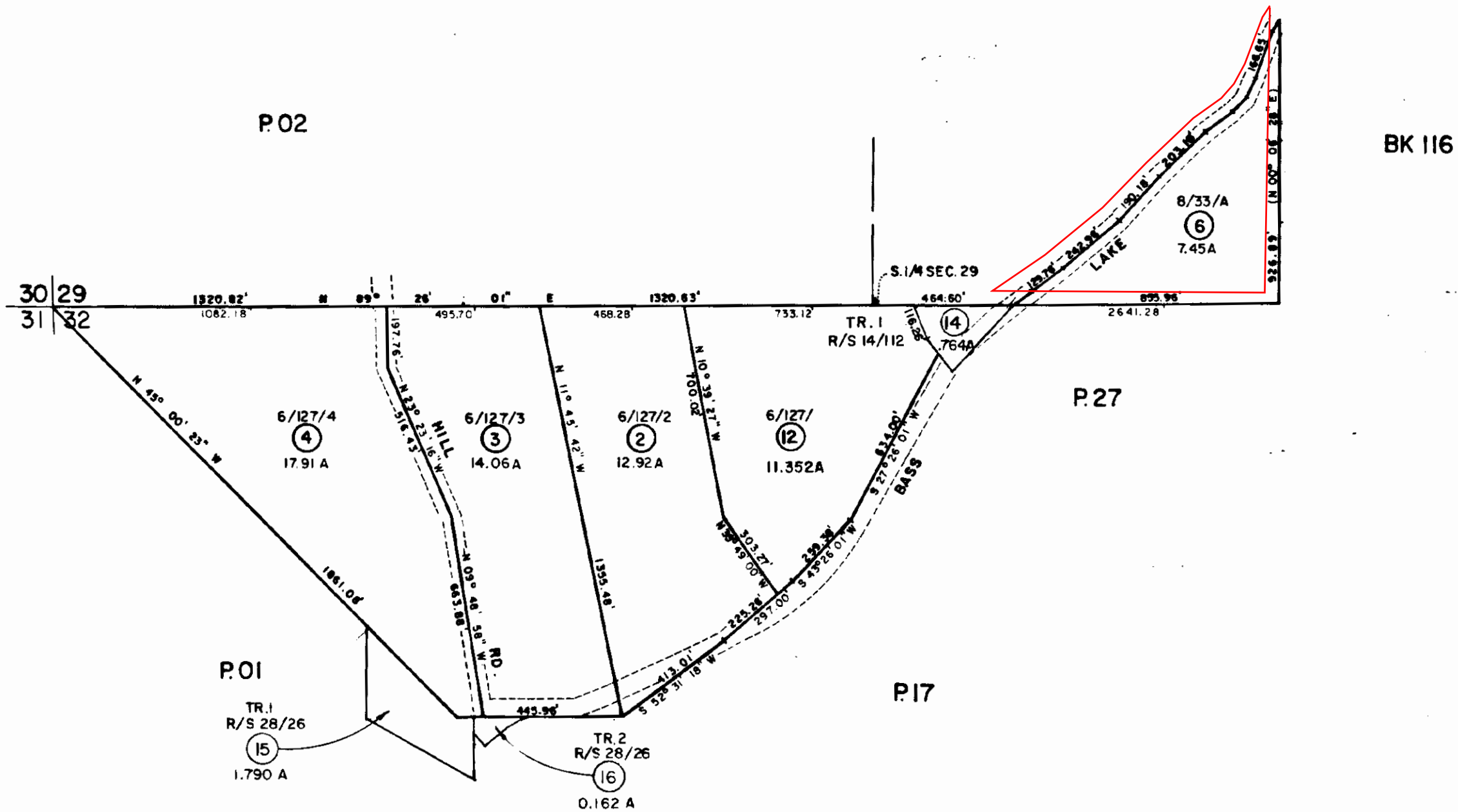
23-0011 D 1 of 19



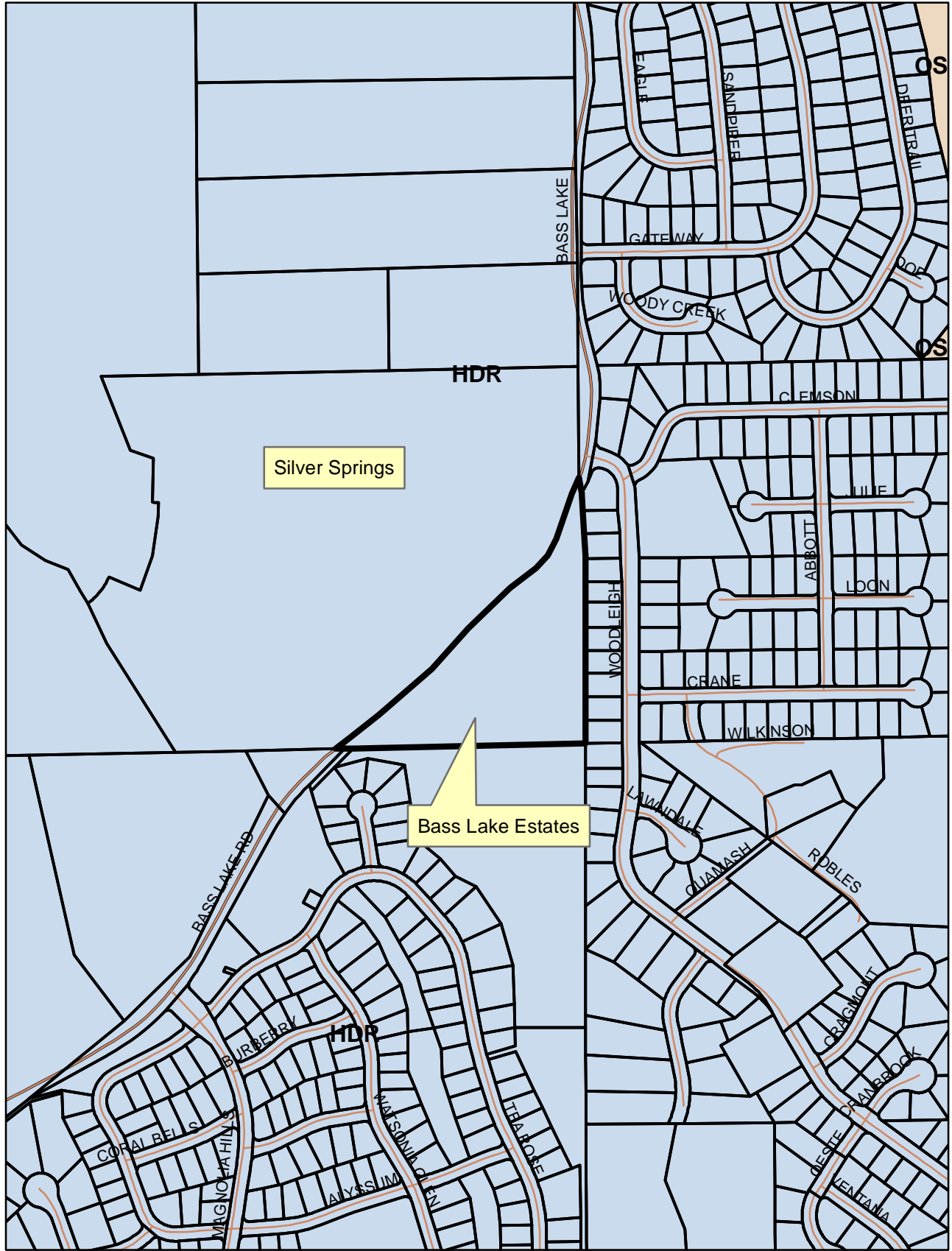
TM-R22-0001/Bass Lake Estates Exhibit B - Assessor's Parcel Map

P.02

1" = 400'






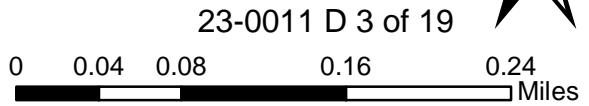
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



TM-R22-0001/Bass Lake Estates
 General Plan Land Use Map
 Exhibit C



-  Bass_Lake_Estates
-  HDR
-  OS

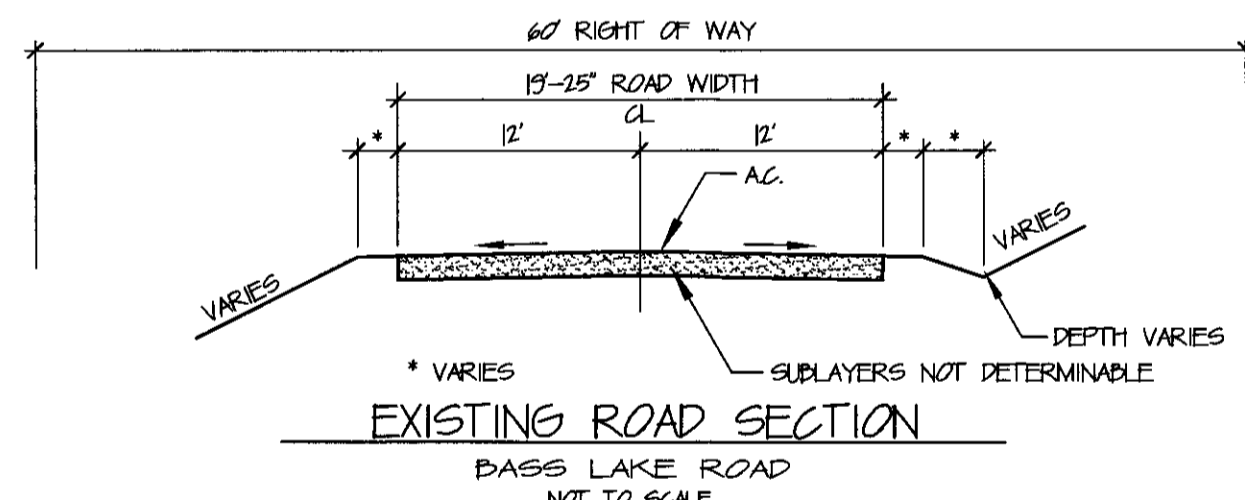
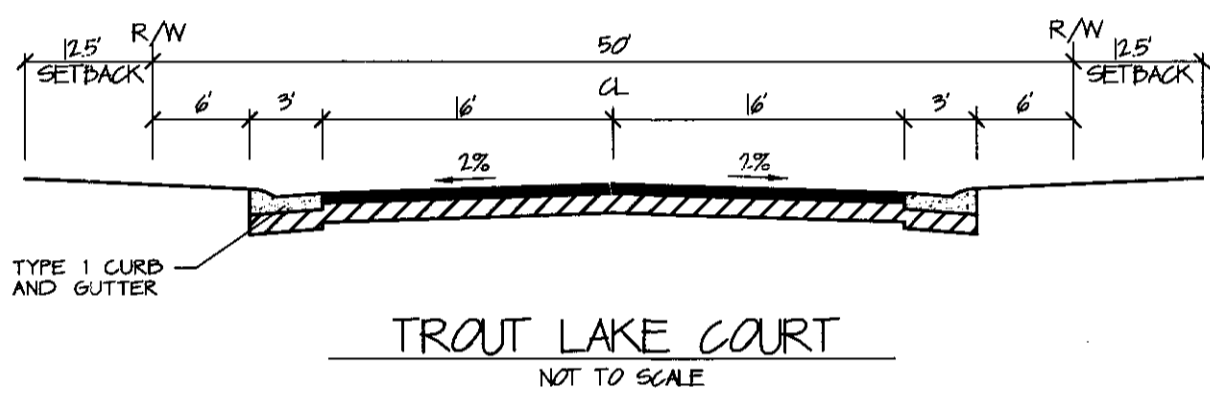
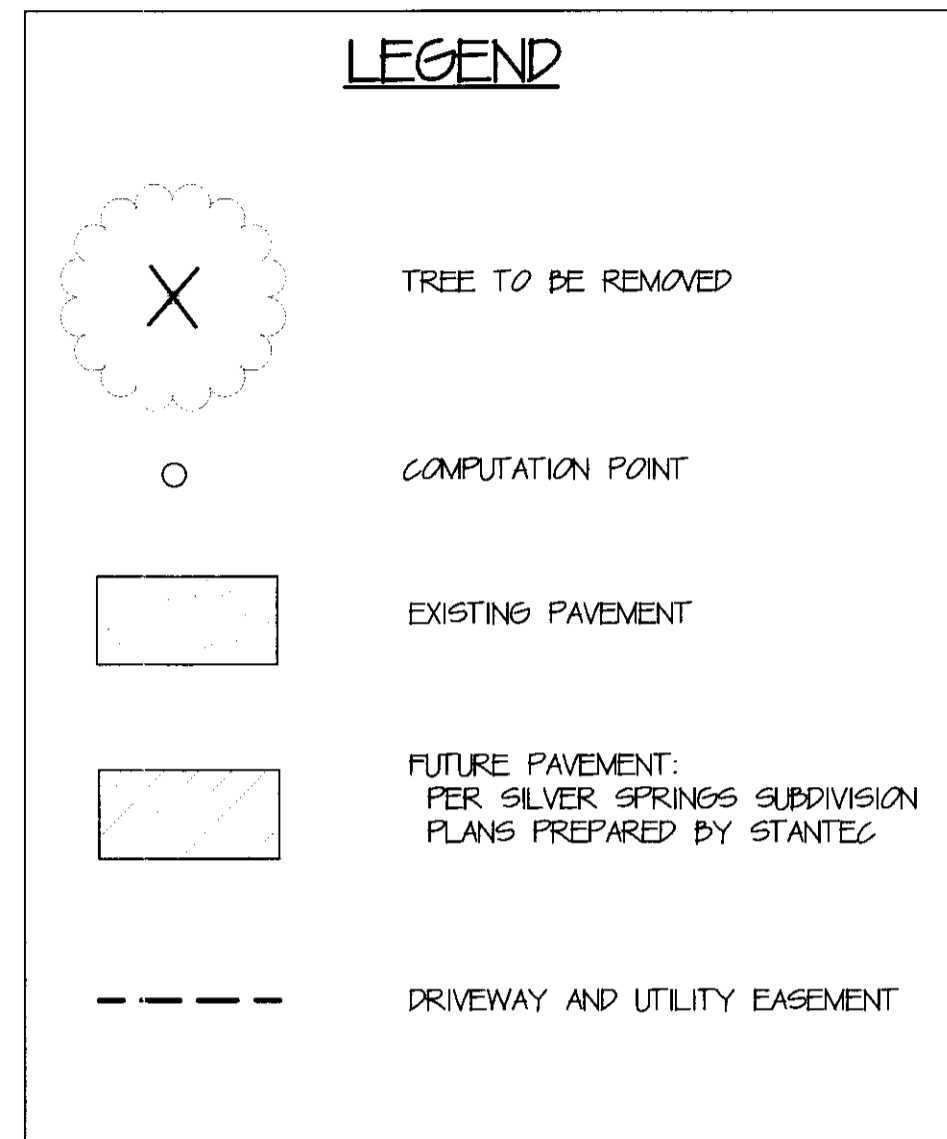


TENTATIVE MAP BASS LAKE ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

NOTES:

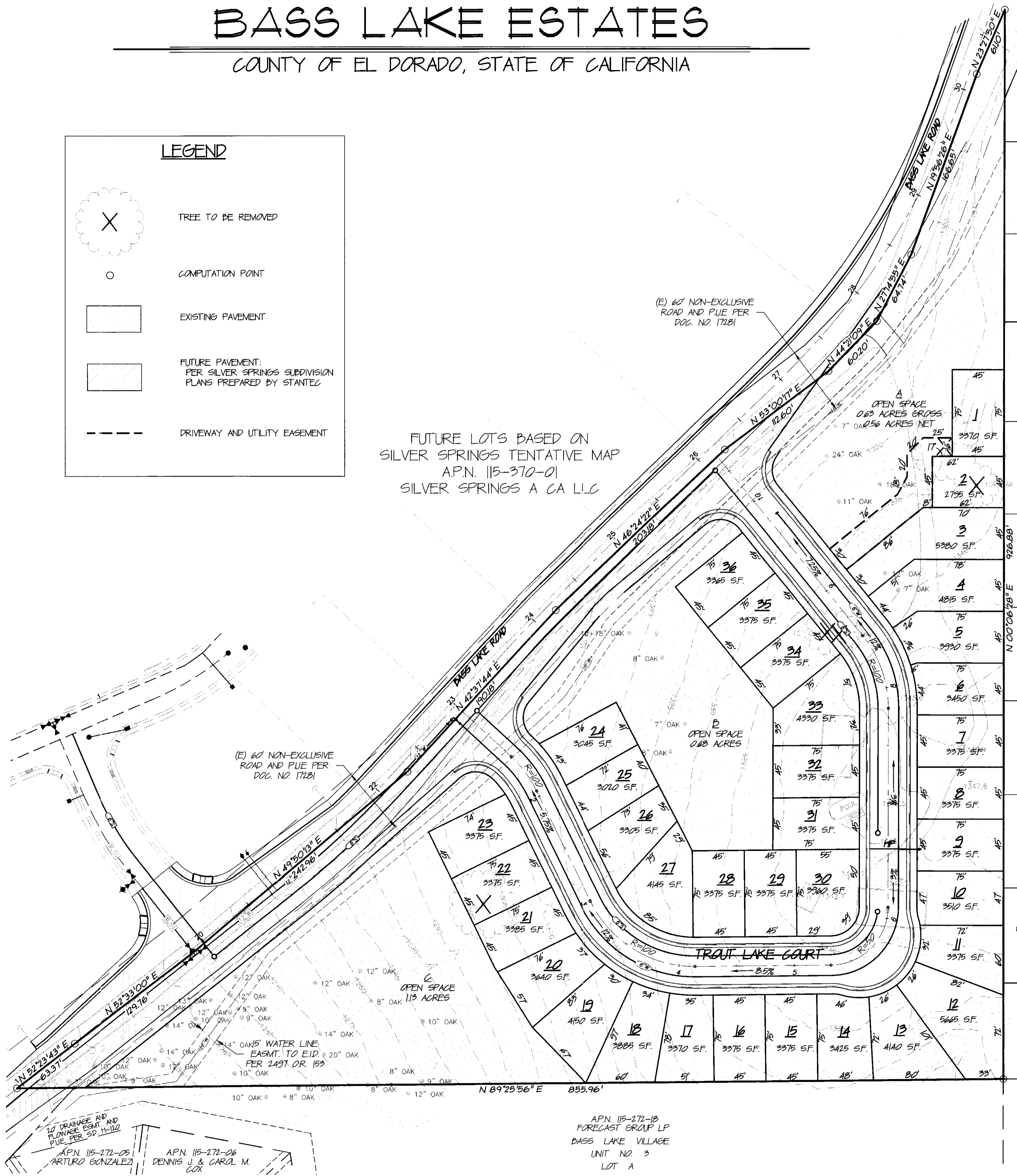
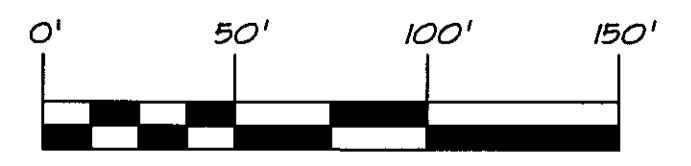
1. THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-33.
2. PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
3. THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
4. EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES
 - D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS
 - E. 15' DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE
5. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A. CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
 - B. DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
 - C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
 - D. EXTEND EID WATER TO ALL RESIDENTIAL LOTS.
6. A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
 - A. TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 20' TO 12.5'. SEE TYPICAL SECTION.



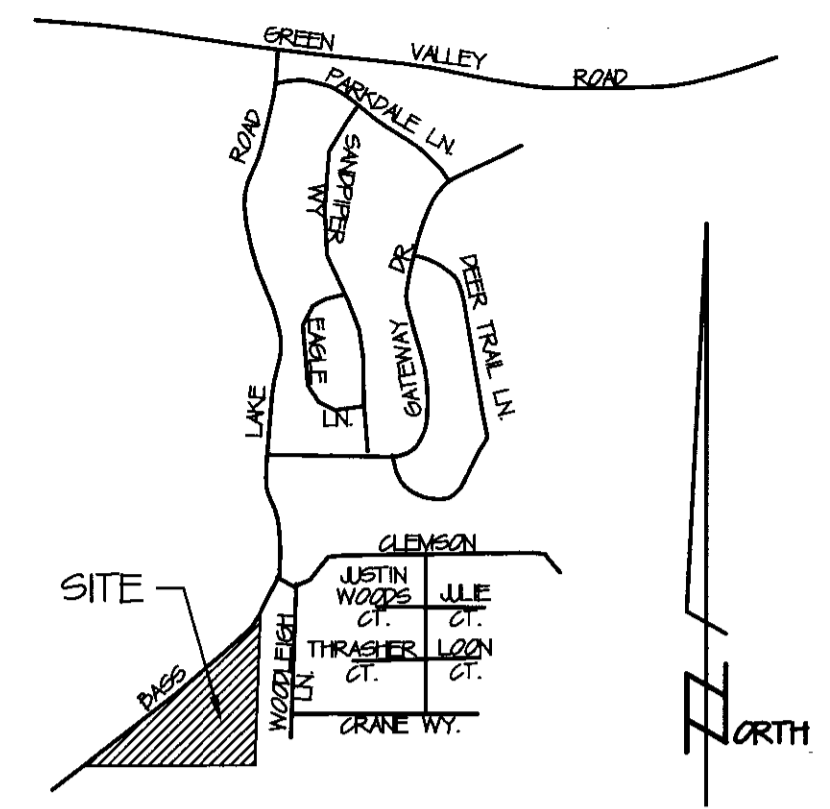
ENGINEER'S STATEMENT

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

GENE E. THORNE, RCE 10461
REG. EXP. DATE: 09/30/17



FUTURE LOTS BASED ON
SILVER SPRINGS TENTATIVE MAP
APN. 115-370-01
SILVER SPRINGS A CA LLC



29	APN. 116-551-01 DOLORES LORELLA BAKER TRUST	ESTATES NO. 5
30	APN. 116-551-02 GERARD F. & DANA PARE	ESTATES NO. 6
31	APN. 116-551-03 SAMUEL HOFFE TRUST	ESTATES NO. 7
50	APN. 116-551-01 RICHARD J. & JOAN K. SYLVESTER	ESTATES NO. 8
51	APN. 116-551-02 R. JAI & KATHLEEN KIM	ESTATES NO. 9
52	APN. 116-551-03 ALAN R. & LORI J. TUTHILL	ESTATES NO. 10
53	APN. 116-551-04 DAVID & ANNA S. DEAN	ESTATES NO. 11
54	APN. 116-551-05 MICHAEL P. R. & BRENDA S. FOISY	ESTATES NO. 12
55	APN. 116-551-06 DENNIS & ROXANNA ALLSTEAD	ESTATES NO. 13
56	APN. 116-551-07 RICHARD MORRISON & JOYCE SIEGEL	ESTATES NO. 14
57	APN. 116-551-08 FELICIA & DONALD WILCOX	ESTATES NO. 15
	APN. 116-762-01 JUAN GARCIA TRACT 1 R.S. 7-57	ESTATES NO. 16

OWNER OF RECORD:
CARMICHAEL INVESTMENT GROUP
P.O. BOX 9890
9890 RANCHO SANTA FE, CA 91067
TEL:

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 GOLDEN GATE CIRCLE
CAMERON PARK, CA 95682
TEL: 530-671-1141 FAX: 530-767-4205
EMAIL: planning@thornecivil.com

SCALE OF MAP:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 29, T 10 N, R 9 E MDM.

ASSESSOR'S PARCEL NO.:
116-090-06

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
74± ACRES

MINIMUM PARCEL AREA:
3010 SF. (0.07 ACRES)

TOTAL NUMBER OF PARCELS:
THIRTY SIX (36)

WATER SUPPLY:
EID.

SEWAGE DISPOSAL:
EID.

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPARTMENT

DATE:
APRIL 20, 2007
REVISED JUNE 1, 2007

ZONING ADMINISTRATOR: Planning Commission
APPROVAL/DENIAL DATE: January 24, 2008

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: February 12, 2008

REVISED TENTATIVE MAP 1

OCTOBER, 2022

NOTES:

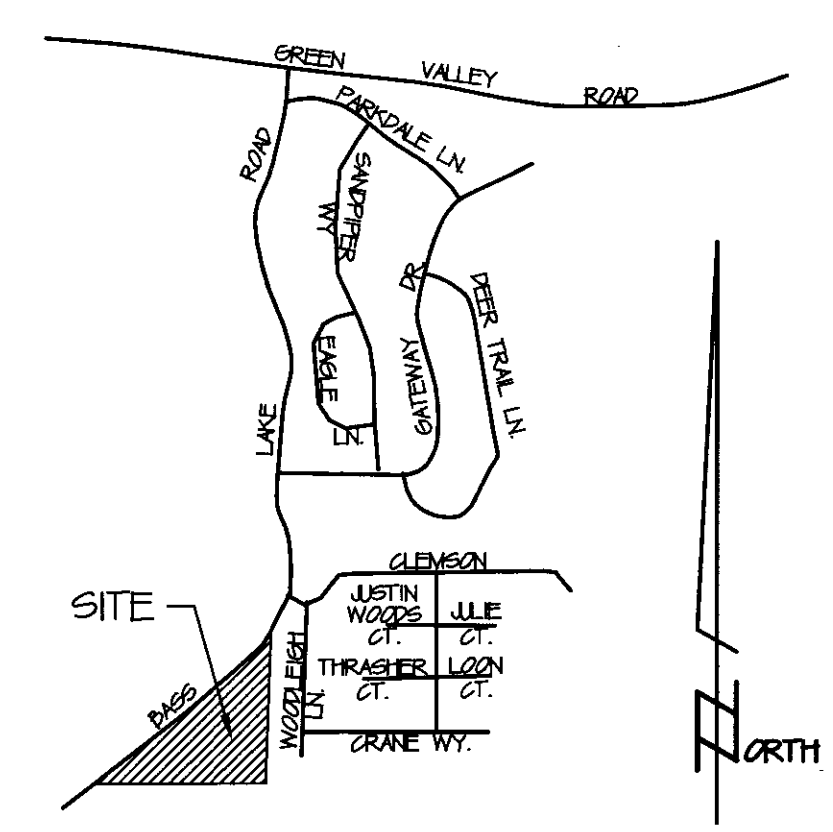
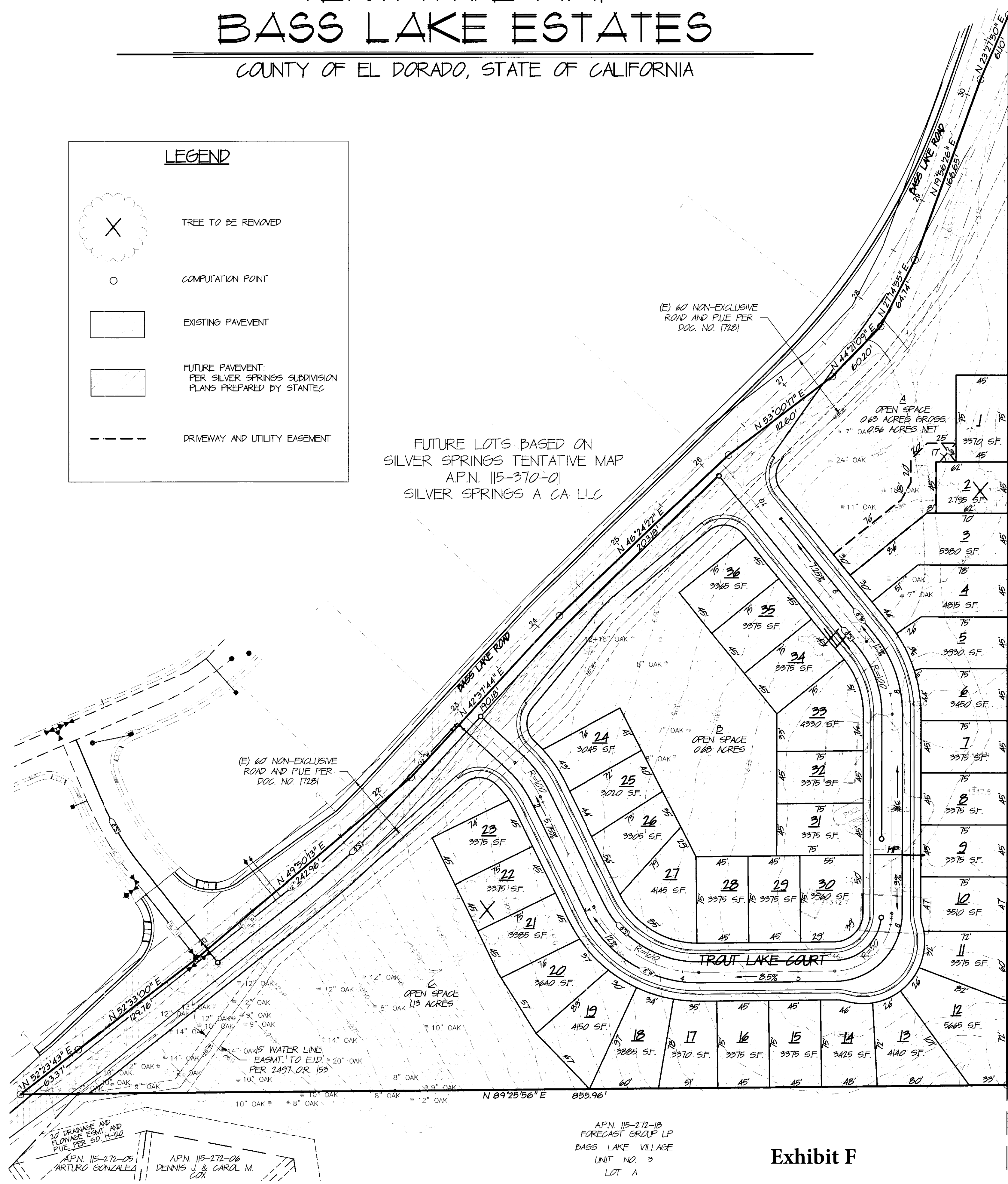
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 - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
 - IF DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
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 - EXTEND E.I.D. WATER TO ALL RESIDENTIAL LOTS.
- A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
 - TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 20' TO 12.5'. SEE TYPICAL SECTION.

TENTATIVE MAP BASS LAKE ESTATES COUNTY OF EL DORADO, STATE OF CALIFORNIA

LEGEND

- TREE TO BE REMOVED
- COMPUTATION POINT
- EXISTING PAVEMENT
- FUTURE PAVEMENT: PER SILVER SPRINGS SUBDIVISION PLANS PREPARED BY STANTEC
- DRIVEWAY AND UTILITY EASEMENT

FUTURE LOTS BASED ON SILVER SPRINGS TENTATIVE MAP APN 115-370-01 SILVER SPRINGS A CA LLC



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
CARMICHAEL INVESTMENT GROUP
P.O. BOX 39920
9820 RANCHO SANTA FE, CA 91067
TEL:

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4020 GOLDENADO CIRCLE
CAMERON PARK, CA 95988
TEL: 916-877-1141 FAX: 916-767-4205
EMAIL: planning@thornecivil.com

SCALE OF MAP:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 23, T. 10 N. R. 9 E. MDM.

ASSESSOR'S PARCEL NO.:
115-070-06

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
7.45± ACRES

MINIMUM PARCEL AREA:
3,010 SF. (0.07 ACRES)

TOTAL NUMBER OF PARCELS:
THIRTY SIX (36)

WATER SUPPLY:
E.I.D.

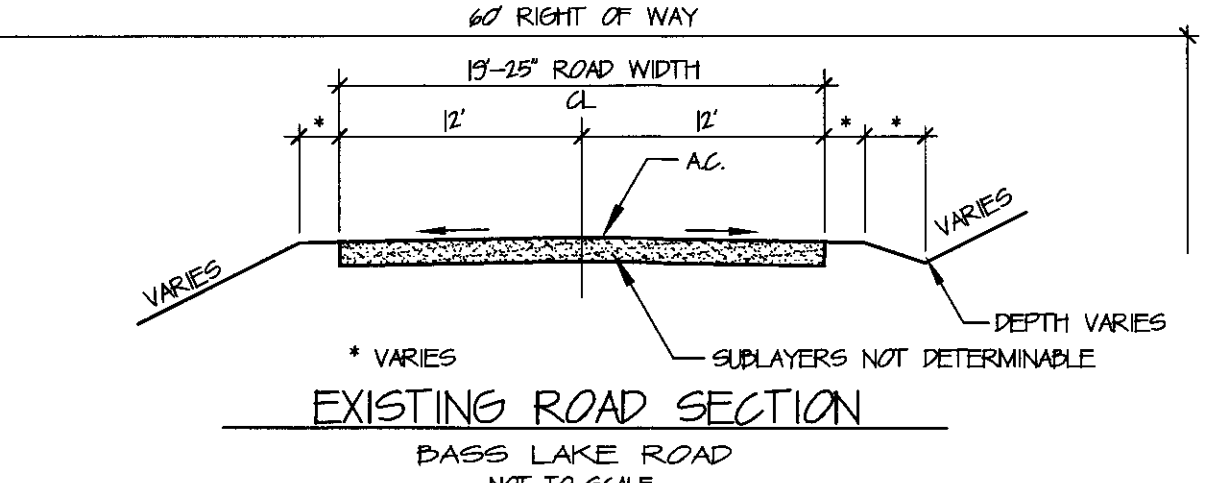
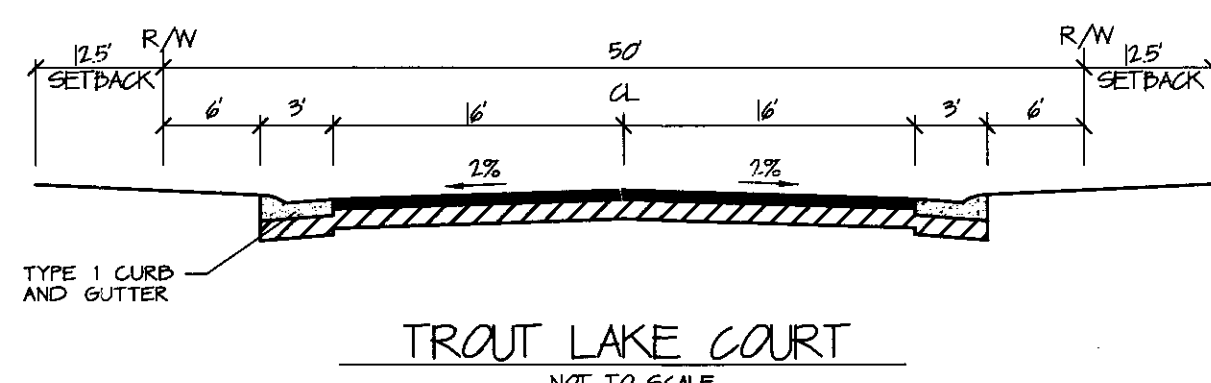
SEWAGE DISPOSAL:
E.I.D.

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPARTMENT

DATE:
APRIL 20, 2007
REVISED JUNE 1, 2007

ZONING ADMINISTRATOR: *Planning Commission*
APPROVAL/DENIAL DATE: *January 30, 2008*

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: *February 12, 2008*



ENGINEER'S STATEMENT
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20461
REG. EXP. DATE: 09/30/10

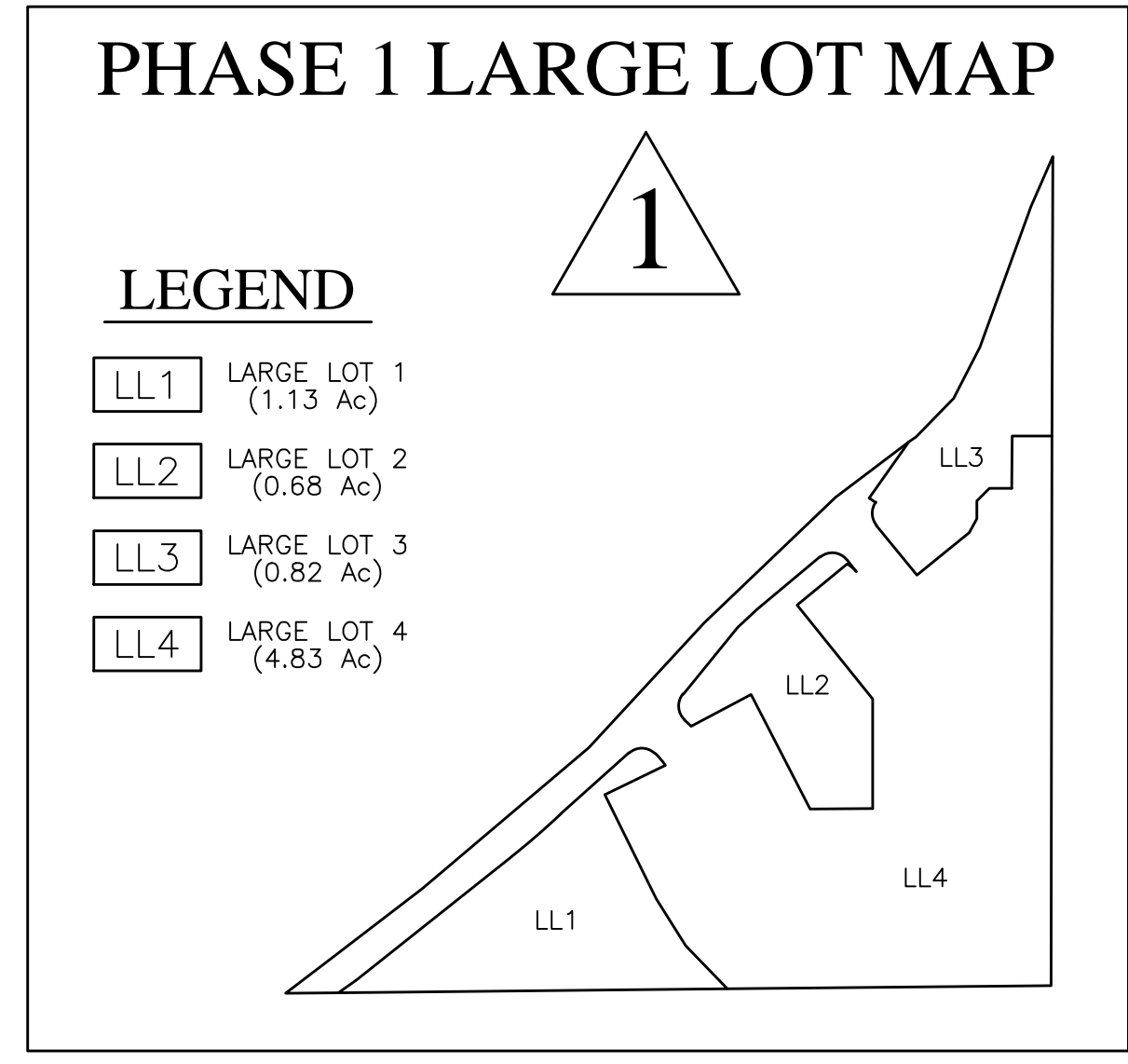
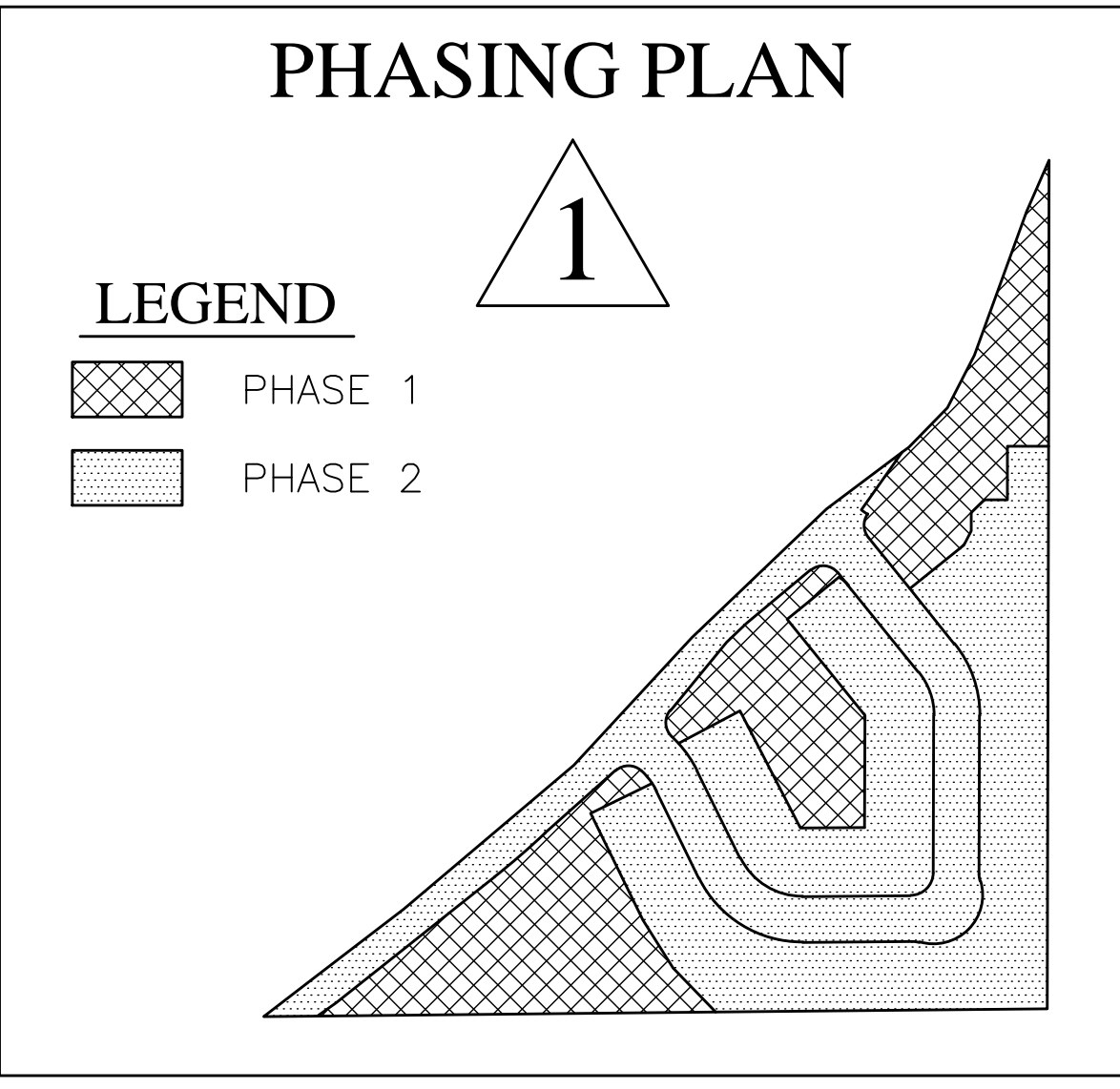
Exhibit F

PHASING PLAN NOTICE 1

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE FOR: 1

DAVID R. CROSARIOL R.C.E. C34520 DATE _____



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-6919 • F (916) 638-3479 • www.ctaenv.com

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____



EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

ADDENDUM TO THE NEGATIVE DECLARATION

Project Title: TM-R22-0001/Bass Lake Estates Revision (Revision to Tentative Subdivision Map TM06-1420)

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Corinne Resha, Senior Planner

Phone Number: (530) 621-5305

Applicant's Name and Address: Terra Investments, LLC 261 N. Hwy 101, Ste 1019, Solana Beach, CA 92075

Owner's Name and Address: Terra Investments, LLC 261 N. Hwy 101, Ste 1019, Solana Beach, CA 92075

Project Engineer's Name and Address: CTA Engineering & Surveying (David Crosariol, PE)
 3233 Monier Circle, Rancho Cordova, CA 95742

Project Location: East side of Bass Lake Road approximately 427 feet south of the intersection with Clemson Drive in the Cameron Park area

Assessor's Parcel Number: 115-030-006

Acres: 7.45 acres

General Plan Designation: High Density Residential (HDR)

Zoning: Single-use Residential (R1)

Description of Project: Proposed revision to an approved Tentative Subdivision Map (TM06-1420) to include a phasing plan. Approved Tentative Subdivision Map is shown in Attachment 1. The proposed revised Tentative Subdivision Map is shown in Attachment 2.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Single-unit Residential (R1)	High Density Residential (HDR)l	Single-unit Residential
North	R1	HDR	Single-unit Residential
South	R1	HDR	Single-unit Residential
East	R1	HDR	Single-unit Residential
West	R1	HDR	Approved Residential Subdivision

Briefly describe the environmental setting: The project site is located at approximately 1,200 feet above sea level. The site is characterized by native chaparral, grasslands, and native trees. Onsite trees are primarily live oak, pine, and manzanita. The eastern portion of the site has been disturbed during development of the single-use residential unit.

- Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)
1. El Dorado County Department of Transportation: grading permit for off-site access road improvements.
 2. El Dorado County Planning and Building Department – Building Services: building and grading permits
 3. El Dorado County Air Quality Management District: asbestos dust mitigation plan

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Because the project was previously approved with an Initial Study/Negative Declaration and the analysis contained in this Addendum concluded that the proposed revision would not result in any new or substantially worse significant environmental impacts, coordination and consultation with Native American tribes is not required for this project.


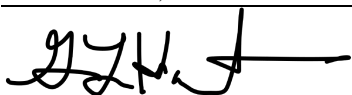
DETERMINATION: ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

The County of El Dorado, California, a municipal corporation, does hereby prepare, make declare, and publish the Addendum to the Negative Declaration (ND) for the following described project:

PROJECT NAME: BASS LAKE ESTATES TENTATIVE SUBDIVISION MAP REVISION

El Dorado County has reviewed the proposed project and on the basis of the whole record before it, has determined that substantial evidence does not exist that the project, as identified in this Addendum, would have a significant effect on the environment beyond that which was previously evaluated in the ND prepared for the Bass Lake Estates Project (TM06-1420/ Z06-0029/ TM06-0020). A subsequent ND is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to the adopted ND has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations.

Signature:		Date:	13 December 2022
Printed Name:	Corinne Resha, Senior Planner	For:	El Dorado County
Signature:		Date:	12/13/2022
Printed Name:	Gina Hamilton, Current Planning Manager	For:	El Dorado County

1. INTRODUCTION

On February 12, 2008, the County of El Dorado (County) Board of Supervisors (Board) adopted an Initial Study/ Negative Declaration (IS/ND) (2008 IS/ND) for the Bass Lake Estates Project, which included a Tentative Subdivision Map (TM06-1420), Rezone (Z06-0029), and Planned Development (PD06-0020). The applicant is proposing a revision to the approved Tentative Subdivision Map to add a phasing plan with two phases to accommodate a future large lot final map. No changes are proposed to the configuration of the approved Tentative Subdivision Map, the number or size of the lots, or the planned use. This Addendum is provided as a supplement to the environmental analysis provided in the adopted 2008 IS/ND, pursuant to State California Environmental Quality Act (CEQA) Guidelines Sections 15162. This Addendum describes the approved project and the proposed revision to the project description, summarizes existing CEQA documentation, and finds that the revised project, like the approved project, would result in no significant impacts. As there are no new significant impacts or conditions/circumstances which would prompt preparation of a subsequent environmental document, the County has determined that an addendum to the adopted IS/ND is the appropriate level of CEQA documentation for the proposed revised project.

2. BACKGROUND

As approved by the Board on February 12, 2008, the Bass Lake Estates Tentative Subdivision Map would create 36 residential lots ranging in size from 3,020 to 5,665 square feet, a Zone Change to add the Planned Development (PD) zoning overlay, and a Planned Development to allow the clustering of units and modification to the development standards. The approved project also includes four design waivers to allow a reduced right-of-way from 60 feet to 50 feet on Trout Lake Court, reduced sidewalk width from six (6) feet to five (5) feet and to limit the improvements to one side of Trout Lake Court, to allow a joint access for Parcels 1 and 2, and to reduce the length of the turn pockets and tapers onto Bass Lake Road.

As part of the original project application review process, the County prepared an Initial Study (IS) checklist in accordance with CEQA, to determine whether the project could result in any significant effects on the environment. The analysis concluded that the project would not have a significant effect on the environment and the County prepared a Negative Declaration (ND) (2008 IS/ND). No mitigation measures were required for the project. The 2008 IS/ND was adopted on February 12, 2008.

Since project approval in 2008, the approved Tentative Subdivision Map was automatically extended by state legislation, including Subdivision Map Act (SMA) Sections 66452.22 (Assembly Bill AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116). In 2016, the project applicant requested and received six one-year time extensions (TM06-1420E). On July 27, 2017, the El Dorado County Planning Commission (Planning Commission) approved TM06-1420-E extending the expiration of the approved Tentative Subdivision Map for six years to February 12, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

3. REVISED PROJECT DESCRIPTION

Since approval of the Tentative Subdivision Map extensions in 2017, the project applicant has been working towards fulfilling the Conditions of Approval. This effort is ongoing. The current request includes the addition of a phasing plan to the approved Tentative Subdivision Map that would create two phases. The project characteristics as analyzed in the 2008 IS/ND adopted by the Board are provided below, with the proposed text additions shown in underline.

“Project Characteristics

The project would create 36 residential parcels. One new road would be constructed within the project parcel providing two points of access onto Bass Lake Road. Road improvements along Bass Lake Road would be required including construction of sidewalks and widening of the road. The project could be developed in two phases, with the open space included in Phase 1 and the residential parcels, roadway, and offsite improvements included in Phase 2.

1 Transportation/Circulation/Parking

Access to the project parcel is provided by Bass Lake Road which is a County-maintained road. The project has provided two points of access into the development as required by the County standards. Parking would

be limited to private garages and driveways. As required by the responsible fire agency, on-street parking would be limited to one side of the access road due to the proposed width of the road.

2 Utilities and Infrastructure

The project site is currently undeveloped. As part of the project, the extension of utilities services would be required. The project would be required to annex into the local water district in order to receive public utility service.

3 Population

The project would create 36 residential parcels. The project would not add significantly to the population in the vicinity.

4 Construction Considerations

Construction of the project would consist of offsite and onsite road improvements including grading for on-site roadways and driveways.

The project applicant would be required to obtain permits for grading from the Development Services and obtain an approved Asbestos Dust Mitigation Plan from the Air Quality Management District.”

As shown above, the current request is to revise the approved Tentative Subdivision Map to allow a phasing plan consisting of four large lots and two phases of development. This revision would not result in any changes related to the number of residential parcels created, the density of future residential uses, the amount of land anticipated to be disturbed, anticipated population growth, anticipated traffic from project construction or operation, or any additional need for public utility service beyond what was analyzed in the 2008 IS/ND and approved by the Board on February 12, 2008.

4. SUMMARY OF EXISTING CEQA DOCUMENTATION

The County (CEQA lead agency) completed an IS/ND for the original Tentative Subdivision Map and circulated the document for public review. The ND was approved by the County Board of Supervisors on February 12, 2008. The 2008 IS/ND addressed potential environmental effects of the project and found that all impacts to environmental resources as a result of the project were less than significant and no mitigation measures were required.

5. APPROPRIATE CEQA DOCUMENTATION FOR THE PROPOSED REVISION

In accordance with Section 15164(b) of the State CEQA Guidelines, “An addendum to an adopted EIR may be prepared if only minor technical changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or Negative Declaration have occurred.” Specifically, these conditions include:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In order to utilize an addendum as the appropriate CEQA document, the County, as the lead agency, must make a finding that changes to the project are necessary and that the project as revised would not result in any new significant or more severe environmental effects than previously identified in the 2008 IS/ND. The following section analyzes whether reincorporating the phasing plan would cause environmental impacts.

6. ENVIRONMENTAL ANALYSIS

As previously stated, the 2008 IS/ND prepared for the project concluded that all of the project's impacts would be less than significant. Although the proposed revision to the project is not expected to result in a new or more intensive significant impact, the revision would require a change to the project description. This Addendum focuses on the potential effects on the environment due to the proposed revision to the project description to determine whether any of the conditions described above are met.

The adopted 2008 IS/ND included development of the project site with 36 residential parcels, one new internal road with two access points to Bass Lake Road, and sidewalks and road widening along Bass Lake Road. The 2008 IS/ND concluded that the project would not result in any significant environmental impacts.

The proposed revision would create a phasing plan with two phases. The proposed phasing plan would allow for creation of large "blocks" (i.e., large lots) of land that are consistent with future small lot final maps anticipated by the original project and analyzed in the 2008 IS/ND. Phasing plans are often used by landowners for financing purposes and allow the landowner to file multiple final maps. Phasing plans are particularly useful for large subdivisions, but may be included with any tentative subdivision map.

It is important to note that the inclusion of a phasing plan does not change the allowed development, anticipated area of disturbance, or required conditions of approval. Additionally, the project would still be required to satisfy all conditions of approval as adopted by the Board on February 12, 2008. By revising the Tentative Subdivision Map to allow phasing, the project applicant would be able to submit multiple final maps instead of one final map. Overall, the revision would not increase the area, use, or intensity of development of the project site. Because the proposed inclusion of a phasing plan would not create additional parcels, increase the development footprint, or add additional residents beyond what was approved in 2008, this proposed revision would not be expected to change any of the environmental impact conclusions of the 2008 IS/ND. A discussion of the environmental conclusions from the 2008 IS/ND is provided below, along with a brief discussion of why the proposed revision would not be expected to change any of the environmental impact conclusions of the 2008 IS/ND. The discussion is organized by the environmental topics included in the checklist.

6.1 Aesthetics

The 2008 IS/ND noted that the project site is not identified by the County as a scenic view or resources, and is not visible from a State Scenic Highway. While development of the approved subdivision would introduce 36 new residences to the area, the resultant glare and light would be typical of the residential development surrounding the project site. For these reasons, project impacts related to aesthetics were concluded to be not significant. The proposed revision would add a phasing plan, which could alter the development timeline of the project site but would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.2 Agricultural Resources

The 2008 IS/ND noted the project site is not classified as Prime Farmland, is not under a Williamson Act contract, and does not support agricultural uses. The 2008 IS/ND concluded that the project would have no impact related to agricultural resources. The proposed revision would add a phasing plan, but would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND.

Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.3 Air Quality

The 2008 IS/ND noted that the project would generate air pollutant emissions during construction and operation. As noted in the 2008 IS/ND, the project would be subject to the requirements of the El Dorado County Air Pollution Control District (now known as the El Dorado County Air Quality Management District [EDC AQMD]), including a Fugitive Dust Plan and an Asbestos Dust Mitigation Plan. For these reasons, the analysis concluded that project impacts related to air quality would not be significant. The proposed revision would add a phasing plan, but would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.4 Biological Resources

Based on biological resources studies prepared for the project, the 2008 IS/ND determined that the project site did not include rare plants that would require mitigation, sensitive habitat, riparian habitat, or native resident or migratory wildlife corridors. The project site contains 1.1 acres of Oak Canopy. As part of the Conditions of Approval for the approved Tentative Subdivision Map, the project would be required to prepare an Oak Tree Replacement Plan consistent with the retention and replacement provisions of General Plan Policy 7.4.4.4. For these reasons, the analysis concluded that project impacts related to biological resources would not be significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.5 Cultural Resources

Based on the cultural resources study prepared for the project, the 2008 IS/ND determined that the project site has a low to moderate possibility of cultural resources. With the application of standard Conditions of Approval and compliance with all requirements related to discovery of previously unknown cultural resources, the analysis concluded that project impacts related to cultural resources would not be significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.6 Geology and Soils

The 2008 IS/ND noted that the project site is not within a Seismic Hazard Zone but could be subject to low to moderate groundshaking effects. Compliance with applicable building codes and the County's Grading Ordinance would ensure that the project would not result in significant effects related to seismicity, soil erosion, loss of topsoil, or expansive soils. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.7 Hazards and Hazardous Materials

The 2008 IS/ND noted that project construction would require the temporary use of hazardous materials such as fuels, oil, lubricants, and cleaners typically utilized during construction activities. However, compliance with existing regulations would ensure that the project would not have a significant effect. Additionally, the project site was not identified as being on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. While the project site is within Safety Zone 3 for the Cameron Park Airport, residential uses are permitted within this zone. For these reasons, project impacts related to hazards and hazardous materials were concluded to not be significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause

any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.8 Hydrology and Water Quality

The 2008 IS/ND noted that the project site would need to be annexed into El Dorado Irrigation District's (EID's) service area in order to receive water and sewer services. With the application of standard Conditions of Approval and compliance with all requirements related to grading, erosion, and water quality, the analysis concluded that project impacts related to hydrology and water quality would not be significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.9 Land Use Planning

Because the project would not physically divide an established community and would be consistent with existing single-use residential zoning, the 2008 IS/ND concluded that project impacts related to land use planning would not be significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.10 Mineral Resources

The 2008 IS/ND noted that the project site is not in an area where mineral resources are known to be present and concluded that the project would have no impact on mineral resources. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.11 Noise

The 2008 IS/ND noted that project construction activities would be limited to standard construction hours as required by General Plan Policy 6.5.11. Because construction noise would be limited to specific days and hours, the impact was determined to be less than significant. While the project is within Safety Zone 3 for the Cameron Park Airport, it is not within the 60db CNEL noise contour for the airport. The addition of vehicles on Bass Lake Road from the project would not be expected to substantially increase ambient noise in the area. For these reasons, project impacts related to noise were concluded to be not significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.12 Population and Housing

The 2008 IS/ND noted that the project would not displace any people or housing, and that the proposed density and population growth would be consistent with the General Plan. For these reasons, project impacts related to population and housing were concluded to be less than significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.13 Public Services

The 2008 IS/ND noted that the project would be adequately served by all public services and there would be no need for new or expanded facilities to serve the project. Additionally, the project would be required to pay all applicable impact fees during the development process, which would help offset the increased demand in services. For these reasons, project impacts related to public services were concluded to be less than significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.14 Recreation

While the project would add new residents to the area, the increase would not substantially contribute to increased demand on recreational facilities. Park facilities are provided and maintained by the Cameron Park Community Services District (CSD), and impact fees are charged by the CSD in conjunction with building permits. For these reasons, project impacts related to recreation were concluded to be less than significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.15 Transportation/Traffic

Based on the County Department of Transportation's (DOT's) review of the original project, it was concluded that the project would not measurably affect traffic volumes or level of service in the area. Also, the project would provide adequate parking for residents and pay all applicable impact fees during the building permit process. For these reasons, project impacts related to transportation/traffic were concluded to be not significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.16 Utilities and Service Systems

As discussed previously, the 2008 IS/ND assumed that the project would be annexed into EID's service area and would receive water and sewer service from EID. The project would connect to the existing stormwater drainage system and electrical system in the area, and would be served by the local solid waste hauler. For these reasons, project impacts related to utilities and service systems were concluded to be less than significant. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.17 Mandatory Findings of Significance

The 2008 IS/ND noted that based on the size of the project, types of activities proposed, and site-specific environmental conditions, the project would not be expected to result in impacts that would be cumulatively considerable. The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. Therefore, the proposed revision would not alter any of the conclusions of the adopted 2008 IS/ND regarding the significance of environmental impacts and preparation of a subsequent ND is not required.

6.18 Other Topics Not Addressed in the 2008 IS/ND

Since adoption of the 2008 IS/ND, additional topics have been added to the CEQA checklist and many items have been revised. Of note is the addition of analyses for greenhouse gas emissions, vehicle miles traveled, and wildfire. While these

topics are new additions to the checklist, none of them are issues that could not have been known at the time the 2008 IS/ND was adopted. For example, while greenhouse gas emissions are now evaluated under CEQA, the science of climate change and greenhouse gas emissions was known in 2008. Additionally, while wildfire is now a stand-alone section within the checklist, issues regarding wildfire were previously discussed in the hazards and hazardous materials section.

The proposed revision would add a phasing plan, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/ND. While issues of greenhouse gases and vehicle miles traveled were not evaluated in the 2008 IS/ND, the proposed revision's impacts related to those topics would be expected to be the same as the approved project. Therefore, the proposed revision would not result in any new significant impacts and preparation of a subsequent ND is not required.

7. DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

7.1 Section 15162 - Subsequent EIRs and Negative Declarations

- a) "When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:"
- 1) "Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;"

The applicant proposes modifying the approved Tentative Subdivision Map to include a phasing plan to allow development of the site in two phases. As discussed above in the Environmental Analysis section of this Addendum, the proposed revision would not result in new or substantially more severe significant environmental effects because the development capacity, anticipated generation of new residents, and development footprint would all remain the same as the project analyzed in the 2008 IS/ND. As no environmental impacts were identified in the 2008 IS/ND and as no environmental impacts have been identified as part of additional analysis in this Addendum, the proposed revision to including a phasing plan is a minor change which would not result in a new or more severe significant environmental effect.

- 2) "Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or"

The proposed revision to the modify the approved Tentative Subdivision Map to include a phasing plan has been evaluated for potential environmental impact as part of this Addendum. The 2008 IS/ND and this Addendum have confirmed that modification of the existing Tentative Subdivision Map to allow for phasing is minor and would not result in in a new or more severe significant environmental effect.

- 3) "New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A) "The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;"

No new significant environmental effects were identified compared to those identified in the adopted 2008 IS/ND.

- B) "Significant effects previously examined will be substantially more severe than shown in the previous EIR;"

The 2008 IS/ND concluded that the project would not result in any significant impacts. The proposed revision to allow phasing would not create or increase any significant effects, as confirmed by the 2008 IS/ND and the analysis in this Addendum.

- C) "Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or"

Not applicable. No mitigation measures or evaluated alternatives were previously found to be infeasible in the adopted 2008 IS/ND.

- D) "Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Impacts have been avoided to the extent feasible and no mitigation measures were required. As stated above in the Environmental Analysis section of this Addendum, implementation of the phasing plan would not result in a significant impact.

- b) "If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation."

As previously stated, the proposed addition of the phasing plan would result in any environmental effects not previously analyzed in the 2008 IS/ND. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent Negative Declaration; therefore, this Addendum is an appropriate level of documentation to update the environmental record.

- c) "Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or Negative Declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent Negative Declaration adopted."

None of the conditions listed in subsection (a) would occur due to the proposed modification. No subsequent ND is required.

7.2 Section 15164 - Addendum to an EIR or Negative Declaration

- a) "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum, and the information provided herein, satisfies the requirements of this Section of the CEQA Guidelines.

- b) "An addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

Revision to the Project description of the adopted 2008 IS/ND is necessary; however, none of the conditions described in Section 15162 calling for preparation of a subsequent Negative Declaration would occur as a result of the proposed revision. Therefore, an Addendum to the adopted 2008 IS/ND is the appropriate CEQA document for the proposed project revision.

- c) "An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration."

This Addendum will be attached to the 2008 IS/ND and maintained in the administrative record files at the County.

- d) "The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project."

The County will consider this Addendum with the 2008 IS/ND prior to making a decision on the proposed project revision.

- e) "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."

This document provides substantial evidence for the County to support the decision to prepare an Addendum for the proposed project revision.

8. CONCLUSION

This Addendum has been prepared in accordance with the provisions of the State CEQA Guidelines and it documents that none of the conditions or circumstances that would require preparation of a subsequent Negative Declaration, pursuant to Sections 15162 and 15164 of the State CEQA Guidelines, exist in connection with the currently proposed project. No major

revisions would be required to the 2008 IS/ND as a result of the modifications, especially as the proposed revision would not alter the number of residential parcels, increase the development footprint, or generate additional residents beyond what was analyzed in the 2008 IS/ND. No new or more severe significant environmental impacts have been identified and preparation of a subsequent Negative Declaration is not needed for the project revision. The County has reviewed the adopted 2008 IS/ND and finds that the project as proposed will not have any new or increased significant effects on the environment beyond those identified in the 2008 IS/ND. Therefore, the County has determined that this Addendum and the prior 2008 IS/ND provide the appropriate environmental documentation for the project in compliance with the requirements of CEQA.

Pursuant to the provisions of California Public Resources Code Section 21082.1, the County has reviewed and analyzed the information contained in the Addendum and the 2008 IS/ND prepared pursuant to CEQA and the State CEQA Guidelines. The complete Addendum and 2008 IS/ND including discussions, environmental analysis, and conclusions reflects the independent judgment of the County as to those issues at the time of publication.

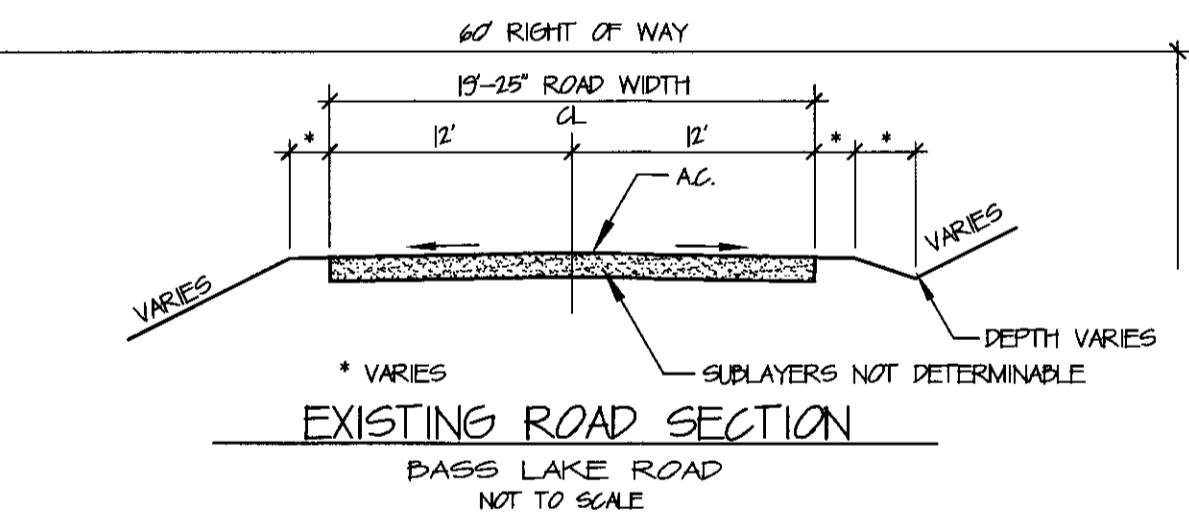
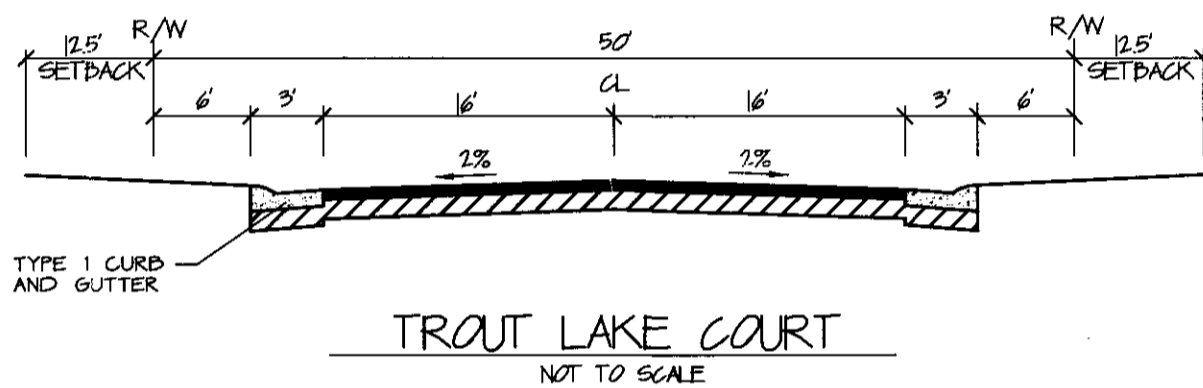
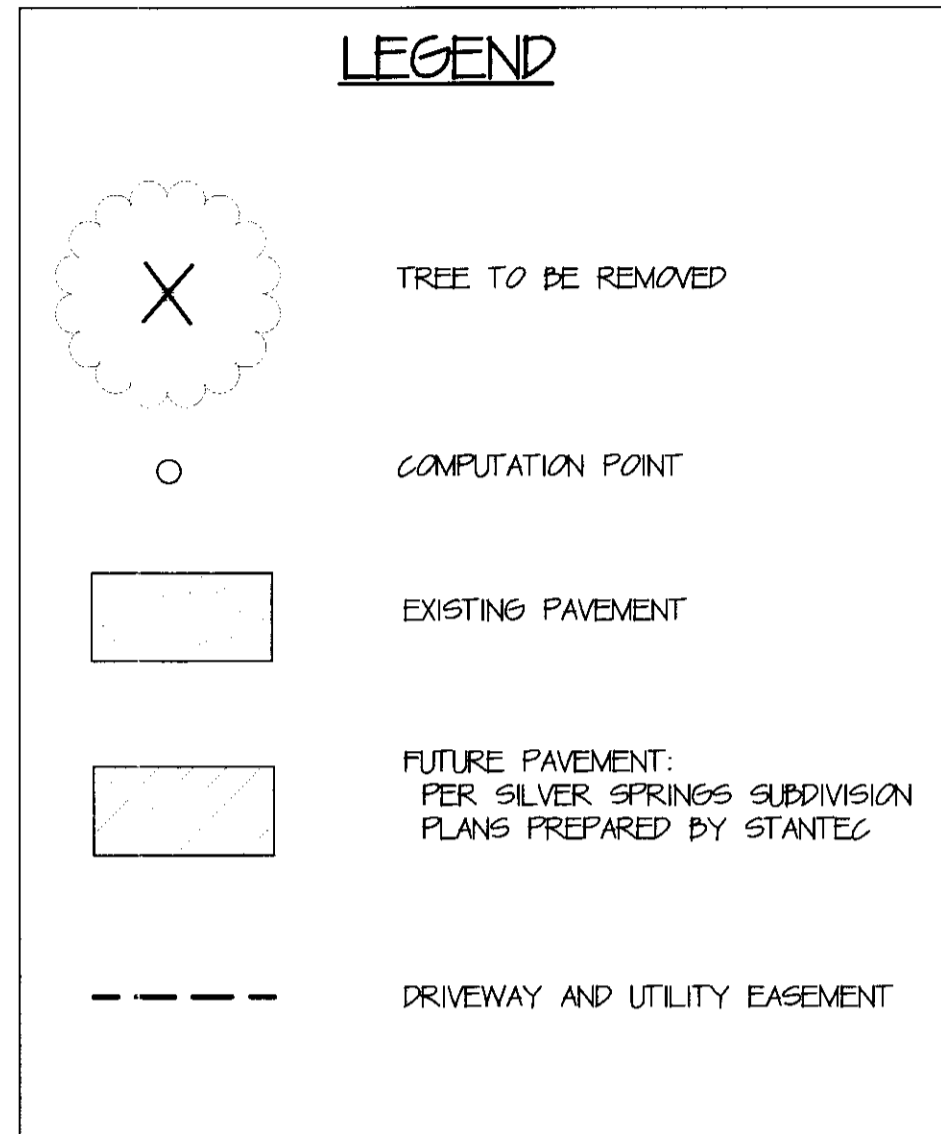
The Addendum and 2008 IS/ND will be maintained in the administrative record files at the County offices.

TENTATIVE MAP BASS LAKE ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

NOTES:

1. THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-39.
2. PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C - AREAS OF MINIMAL FLOODING".
3. THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
4. EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES.
 - D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
 - E. <--- 15' DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
5. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A. CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
 - B. DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
 - C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
 - D. EXTEND EID. WATER TO ALL RESIDENTIAL LOTS.
6. A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
 - A. TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 20' TO 12.5'. SEE TYPICAL SECTION.

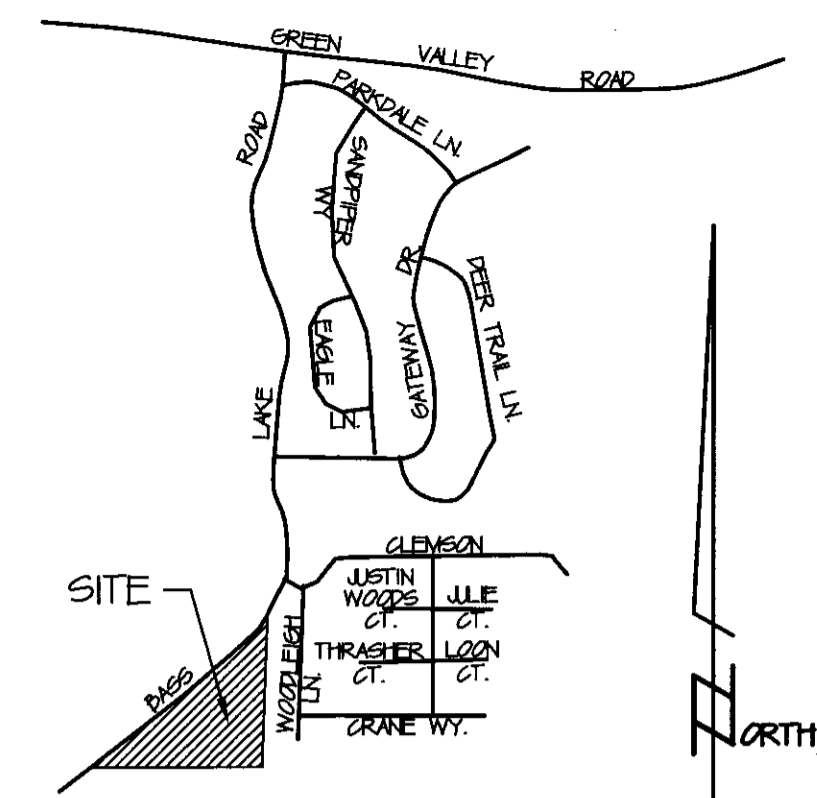
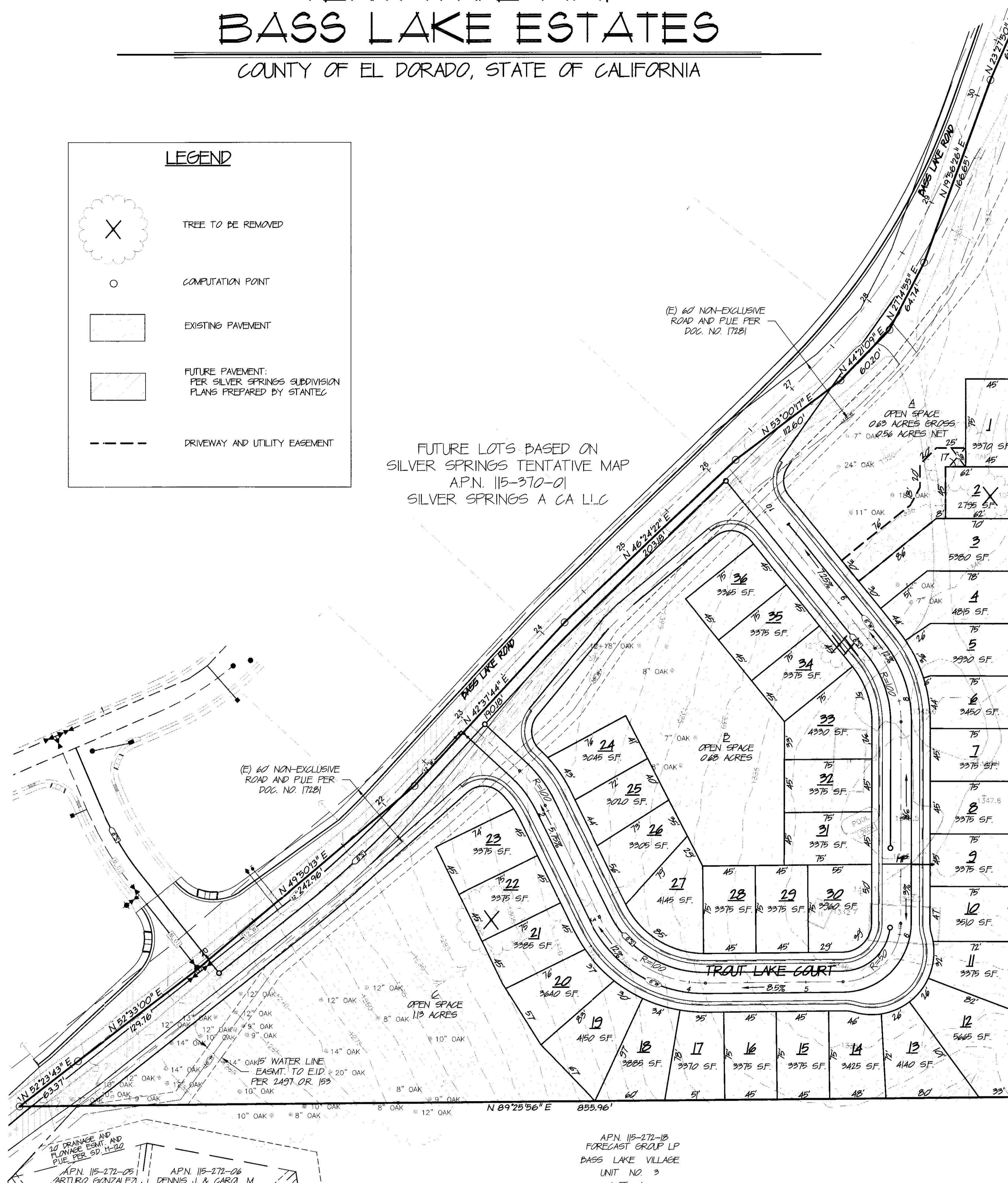


ENGINEER'S STATEMENT

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

GENE E. THORNE, RCE 20462
REG. EXP. DATE: 03/30/07

FUTURE LOTS BASED ON SILVER SPRINGS TENTATIVE MAP APN. 115-370-01 SILVER SPRINGS A CA LLC



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
CARMICHAEL INVESTMENT GROUP
P.O. BOX 9830
9830 RANCHO SANTA FE, CA 91067
TEL: _____

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 GOLDORADO CIRCLE
CAMERON PARK, CA 95682
TEL: 530-671-7147 FAX: 530-167-4105
EMAIL: planning@thornecivil.com

SCALE OF MAP:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 29, T 12 N, R 9 E MDM.

ASSESSOR'S PARCEL NO.:
115-090-06

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
7451 ACRES

MINIMUM PARCEL AREA:
3010 SF. (0.07 ACRES)

TOTAL NUMBER OF PARCELS:
THIRTY SIX (36)

WATER SUPPLY:
EID.

SEWAGE DISPOSAL:
EID.

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPARTMENT

DATE:
APRIL 20, 2007
REVISED JUNE 1, 2007

ZONING ADMINISTRATOR: Rebecca Thompson
APPROVAL/DENIAL DATE: January 9, 2008

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: February 12, 2008

REVISED TENTATIVE MAP 1

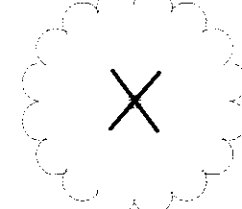


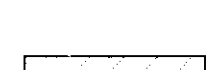
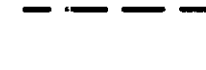
OCTOBER, 2022

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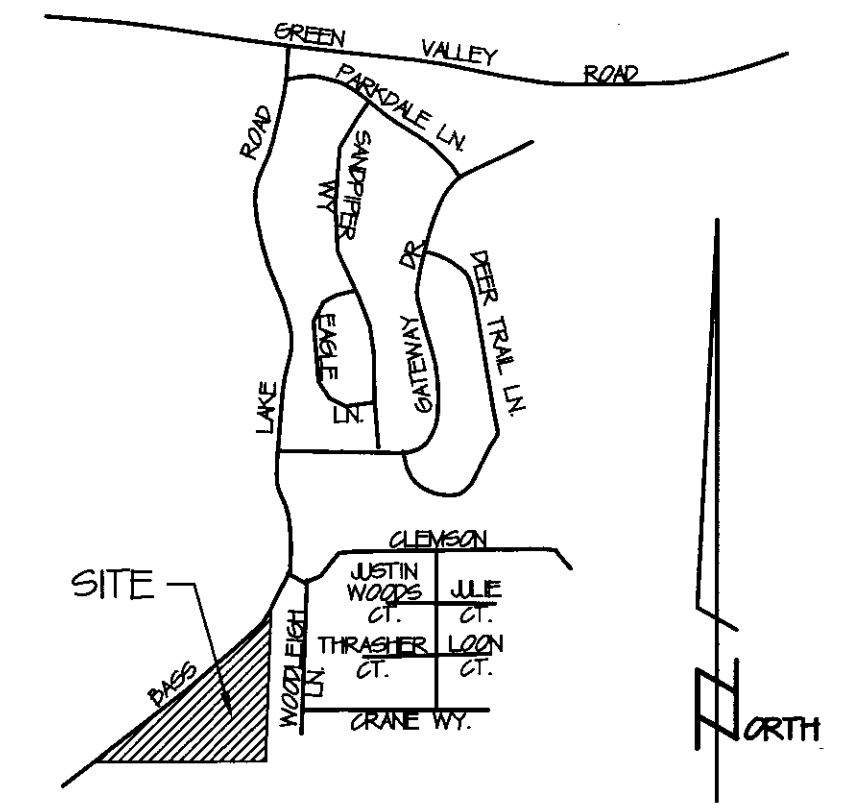
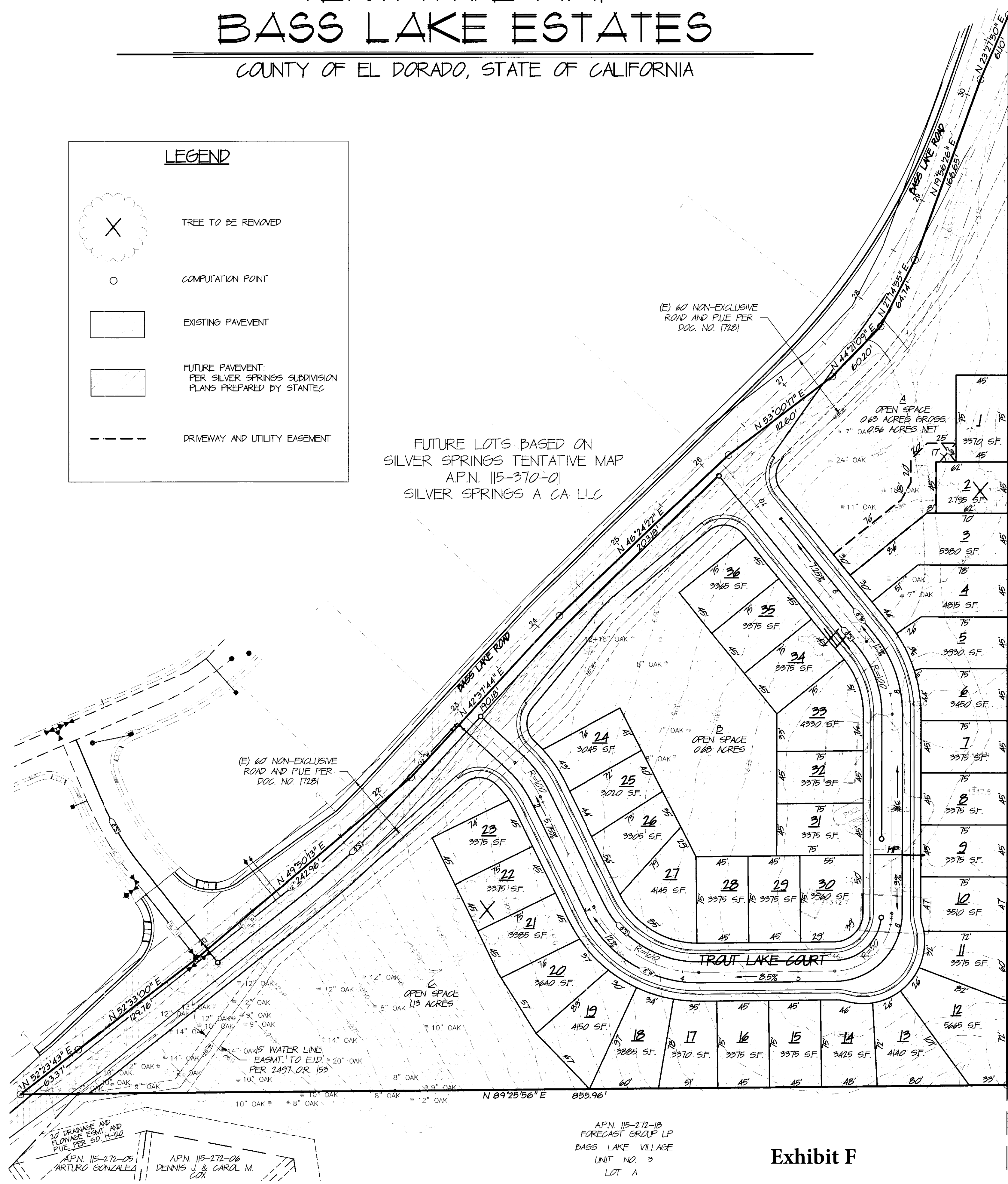
- THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-99.
- PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
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 - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
 - IF DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
- THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
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- A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
 - TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 20' TO 12.5'. SEE TYPICAL SECTION.

TENTATIVE MAP BASS LAKE ESTATES COUNTY OF EL DORADO, STATE OF CALIFORNIA

LEGEND

-  TREE TO BE REMOVED
-  COMPUTATION POINT
-  EXISTING PAVEMENT
-  FUTURE PAVEMENT: PER SILVER SPRINGS SUBDIVISION PLANS PREPARED BY STANTEC
-  DRIVEWAY AND UTILITY EASEMENT

FUTURE LOTS BASED ON SILVER SPRINGS TENTATIVE MAP APN 115-370-01 SILVER SPRINGS A CA LLC



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
CARMICHAEL INVESTMENT GROUP
P.O. BOX 39920
9820 RANCHO SANTA FE, CA 91067
TEL:

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4020 GOLDENADO CIRCLE
CAMERON PARK, CA 95602
TEL: 916-877-1141 FAX: 916-767-4205
EMAIL: planning@thornecivil.com

SCALE OF MAP:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 23, T. 10 N., R. 9 E. MDM.

ASSESSOR'S PARCEL NO.:
115-070-06

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
7.45± ACRES

MINIMUM PARCEL AREA:
3,010 SF. (0.07 ACRES)

TOTAL NUMBER OF PARCELS:
THIRTY SIX (36)

WATER SUPPLY:
E.I.D.

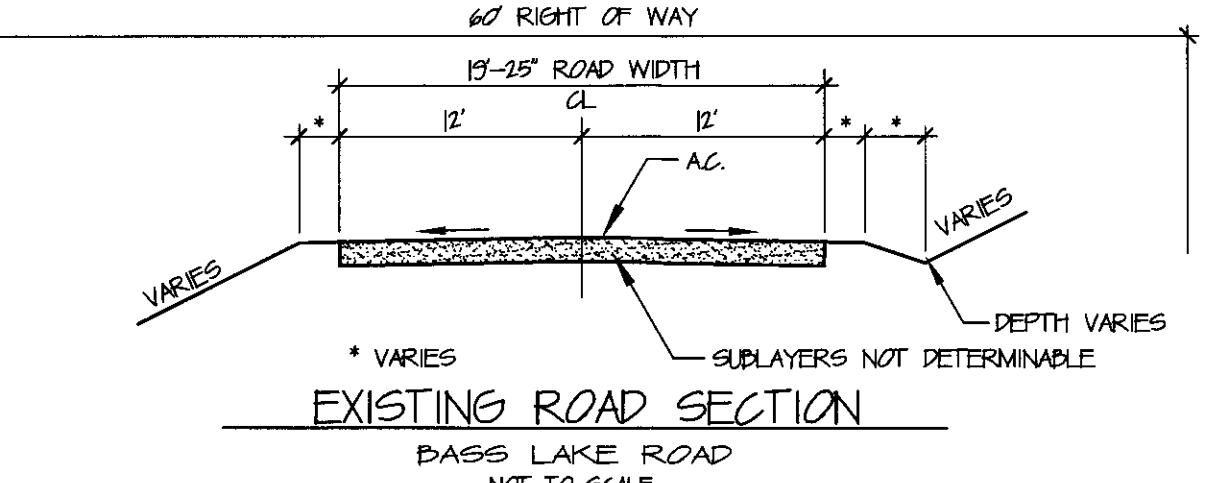
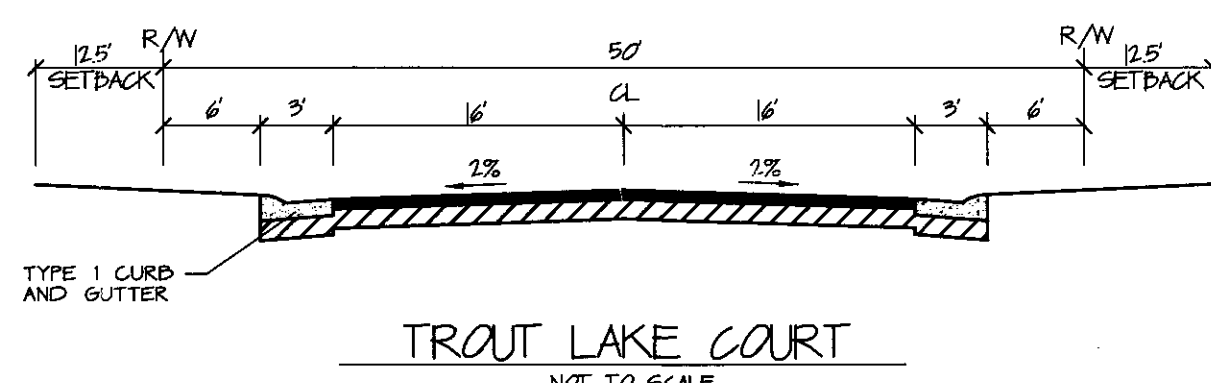
SEWAGE DISPOSAL:
E.I.D.

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPARTMENT

DATE:
APRIL 20, 2007
REVISED JUNE 1, 2007

ZONING ADMINISTRATOR: *Planning Commission*
APPROVAL/DENIAL DATE: *January 30, 2008*

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: *February 12, 2008*



ENGINEER'S STATEMENT
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20461
REG. EXP. DATE: 09/30/10

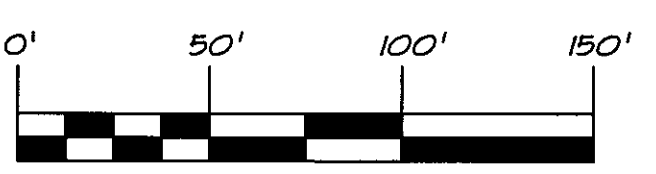
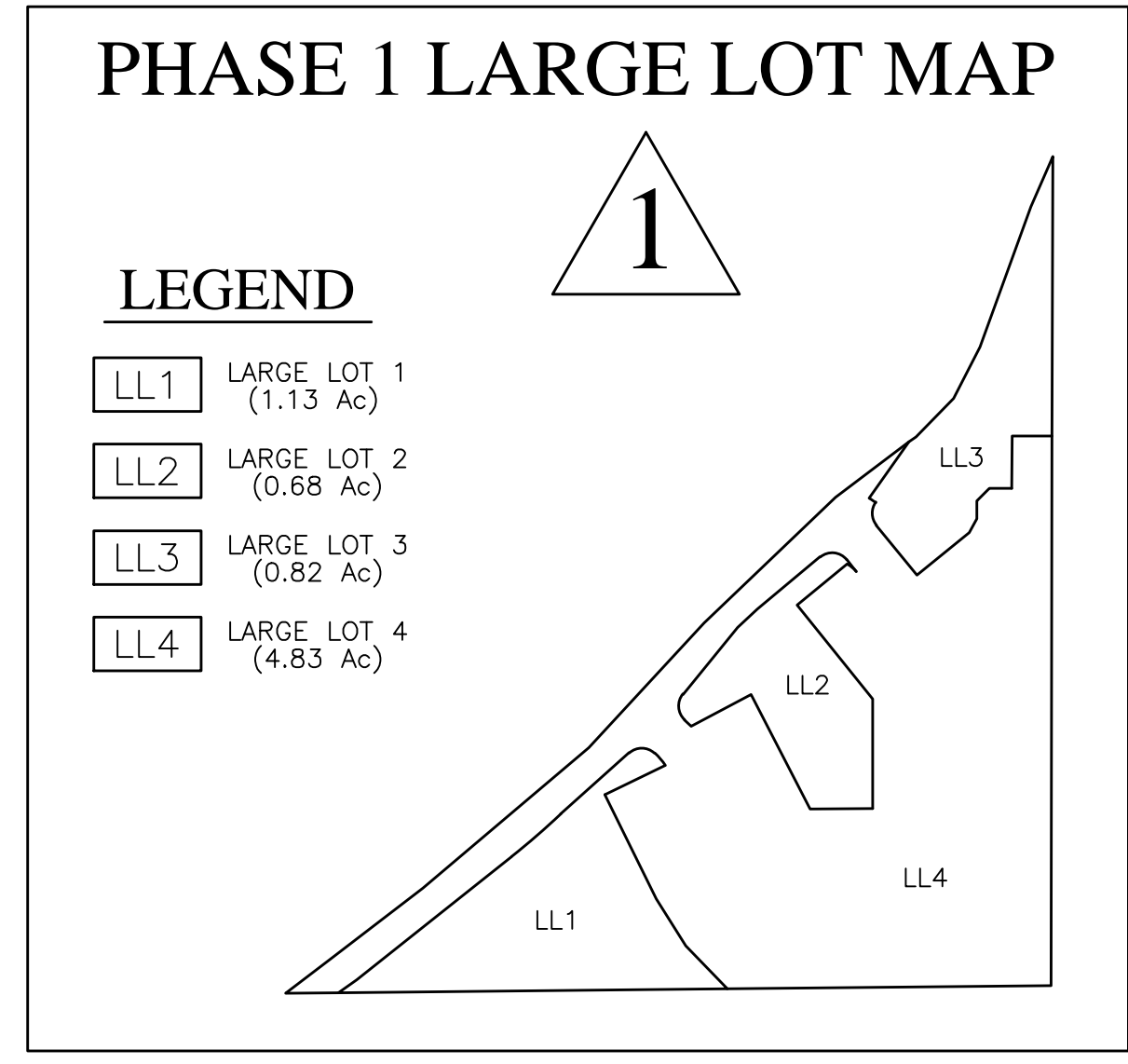
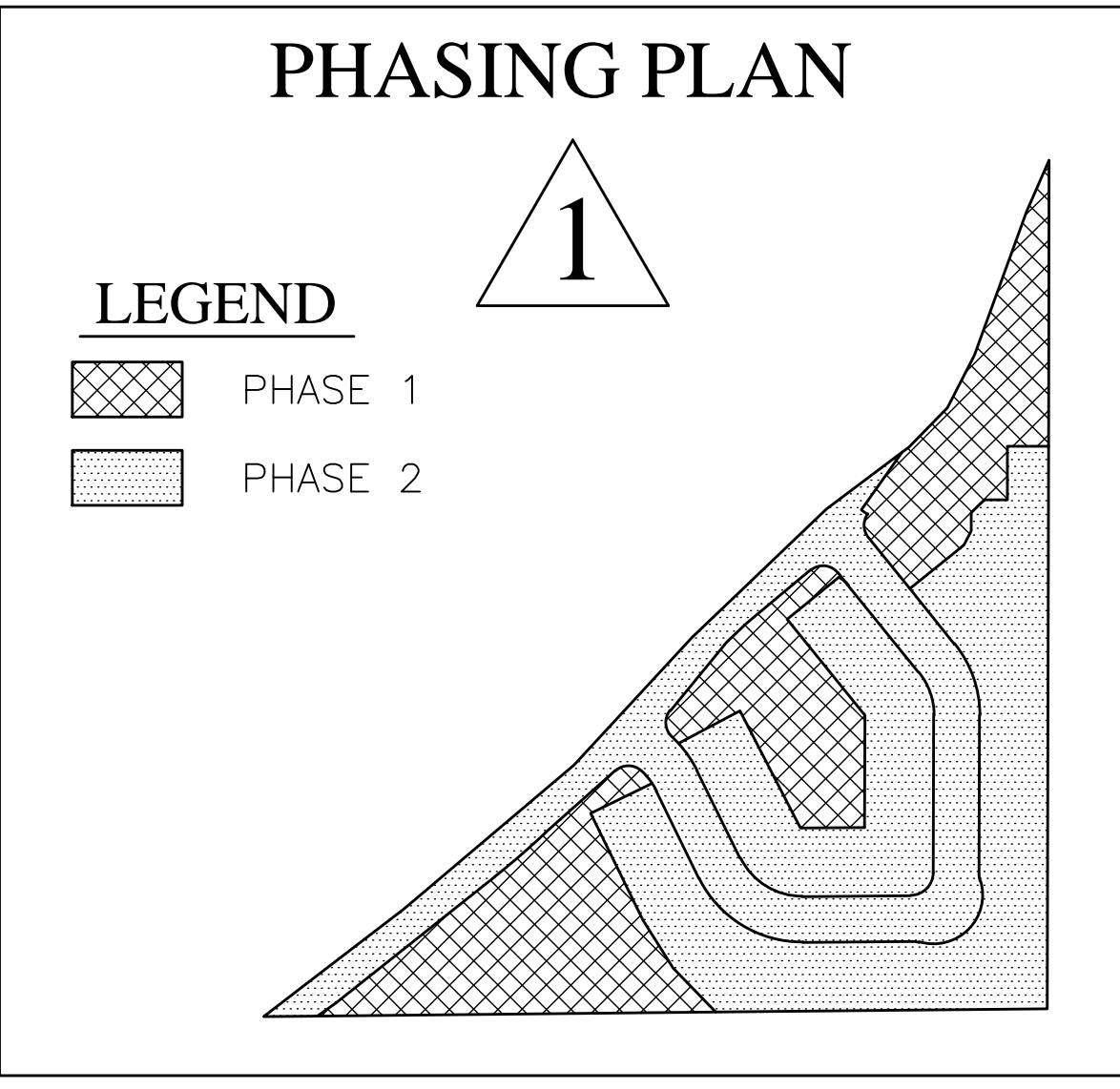


Exhibit F

PHASING PLAN NOTICE 1

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE FOR: 1



DAVID R. CROSARIOL R.C.E. C34520 DATE

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3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-6919 • F (916) 638-3479 • www.ctaenv.com

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____