



# BASS LAKE HILLS SPECIFIC PLAN

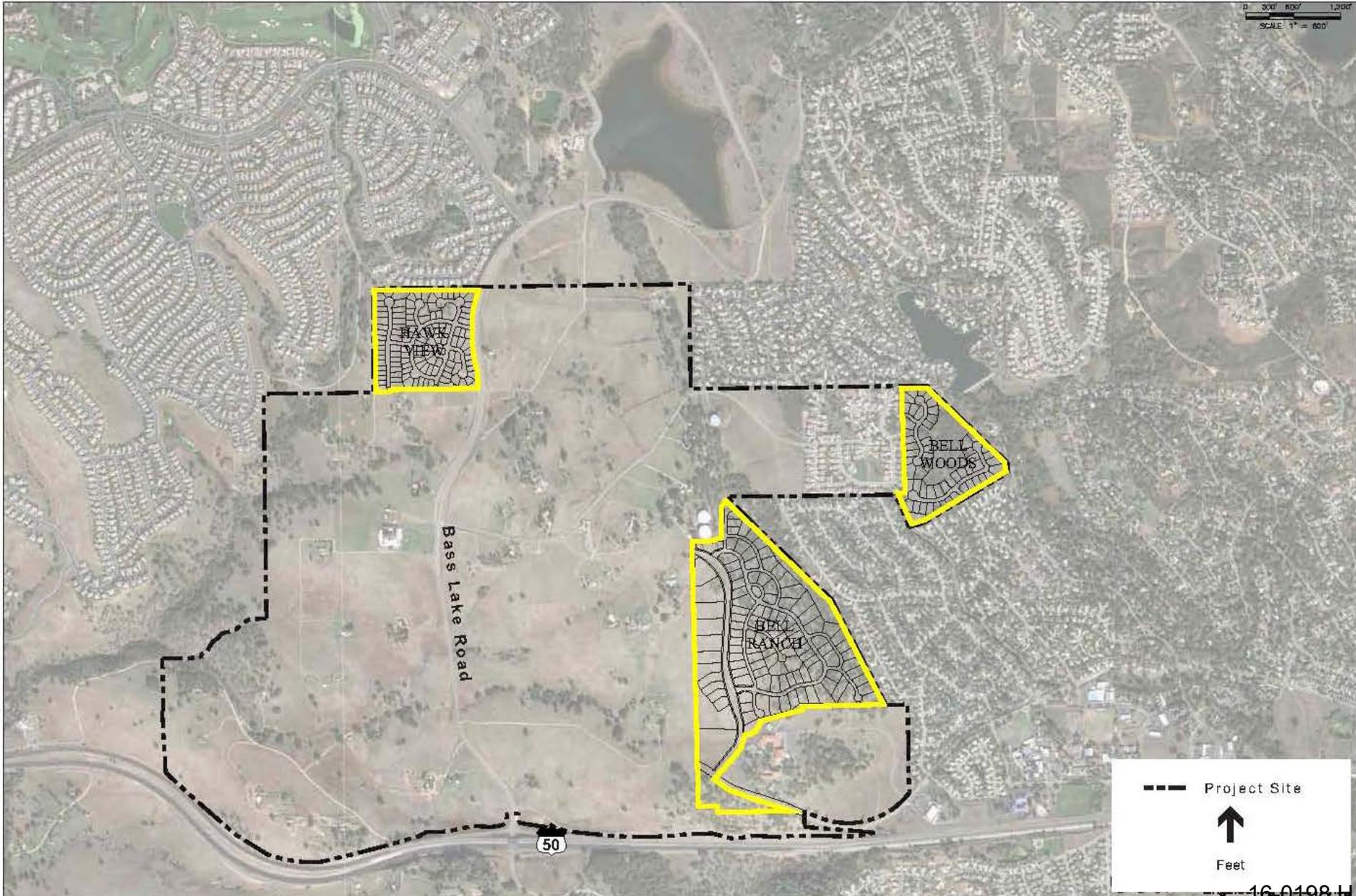
Amendments to Conditions of Approval

# 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





## 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 JOINT VENTURE  
 C/O S.C. HUNTER DEVELOPMENT, INC.  
 8001 BASS LAKE ROAD, SUITE 100  
 PASE PASO, CA 92682

**ENGINEER**  
 COOPER, THORNE AND ASSOC., INC.  
 CIVIL ENGINEERING & LAND SURVEYING  
 3250 MEASUR CIRCLE, SUITE 100  
 RANCHO CORDOVA, CALIFORNIA 95834

**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**  
 64.19 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 TREATMENT PLANT

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

**DATE OF PREPARATION**  
 2/10/04

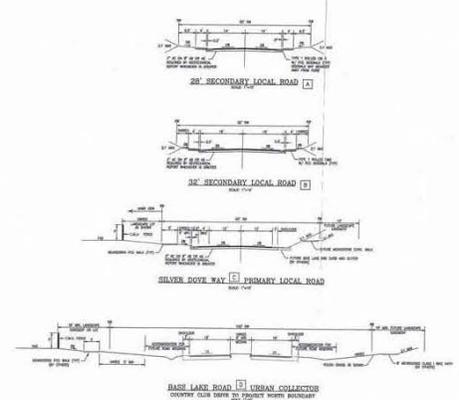
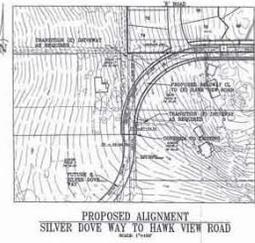
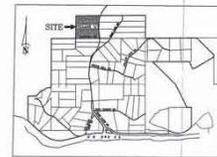
**PHASING PLAN NOTICE**  
 THE PLANS OF ADJACENT LOCAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THE PHASING PLAN IS PRELIMINARY ONLY AND BY PHASING THIS NOTICE, THE SUBMITTER SHALL NOT BE REQUIRED TO OBTAIN THE REVIEW OR CONTRIBUTION OF THE PROPOSED MULTIPLE FINAL MAPS. (SEE THE SUBMITTER MAP ACT, 2004 SECTION, SECTION 66428.1)



**ENGINEERS CERTIFICATE**

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

*[Signature]* 2-1-04  
 DATE

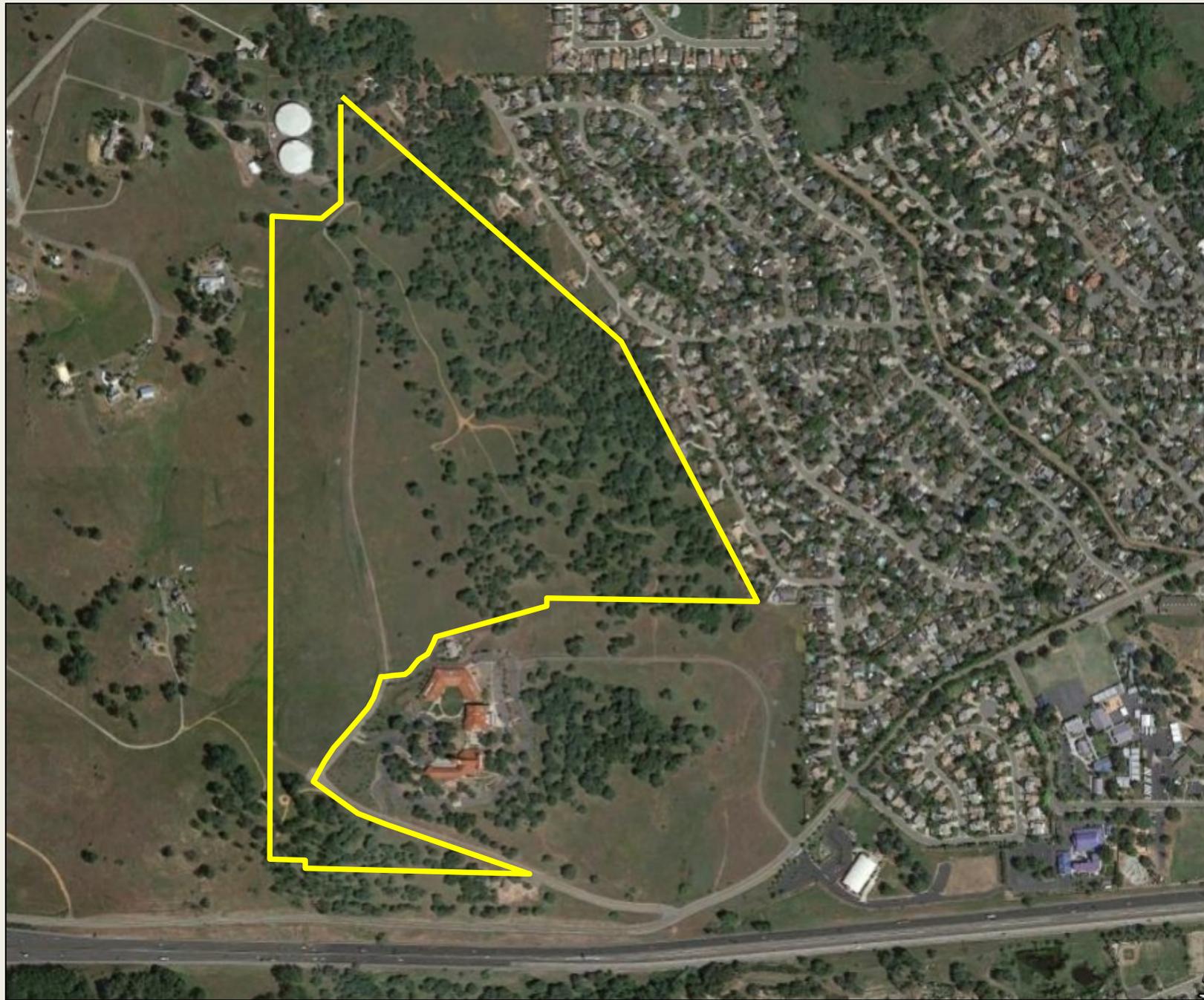


**LOT ACREAGE BREAKDOWN**

SINGLE FAMILY LOTS	= 58.06 AC
PRIMARY LOCAL ROAD	= 0.81 AC
SECONDARY LOCAL ROAD	= 2.28 AC
URBAN COLLECTOR	= 1.56 AC
OPEN SPACE / LANDSCAPE	= 1.45 AC
<b>TOTAL ACREAGE</b>	<b>64.17 AC</b>

**cta** COOPER, THORNE & ASSOCIATES, INC.  
 Civil Engineering & Land Surveying  
 3250 Measur Circle, Suite 100  
 Rancho Cordova, CA 95834  
 (916) 436-0009 / FAX (916) 436-1470

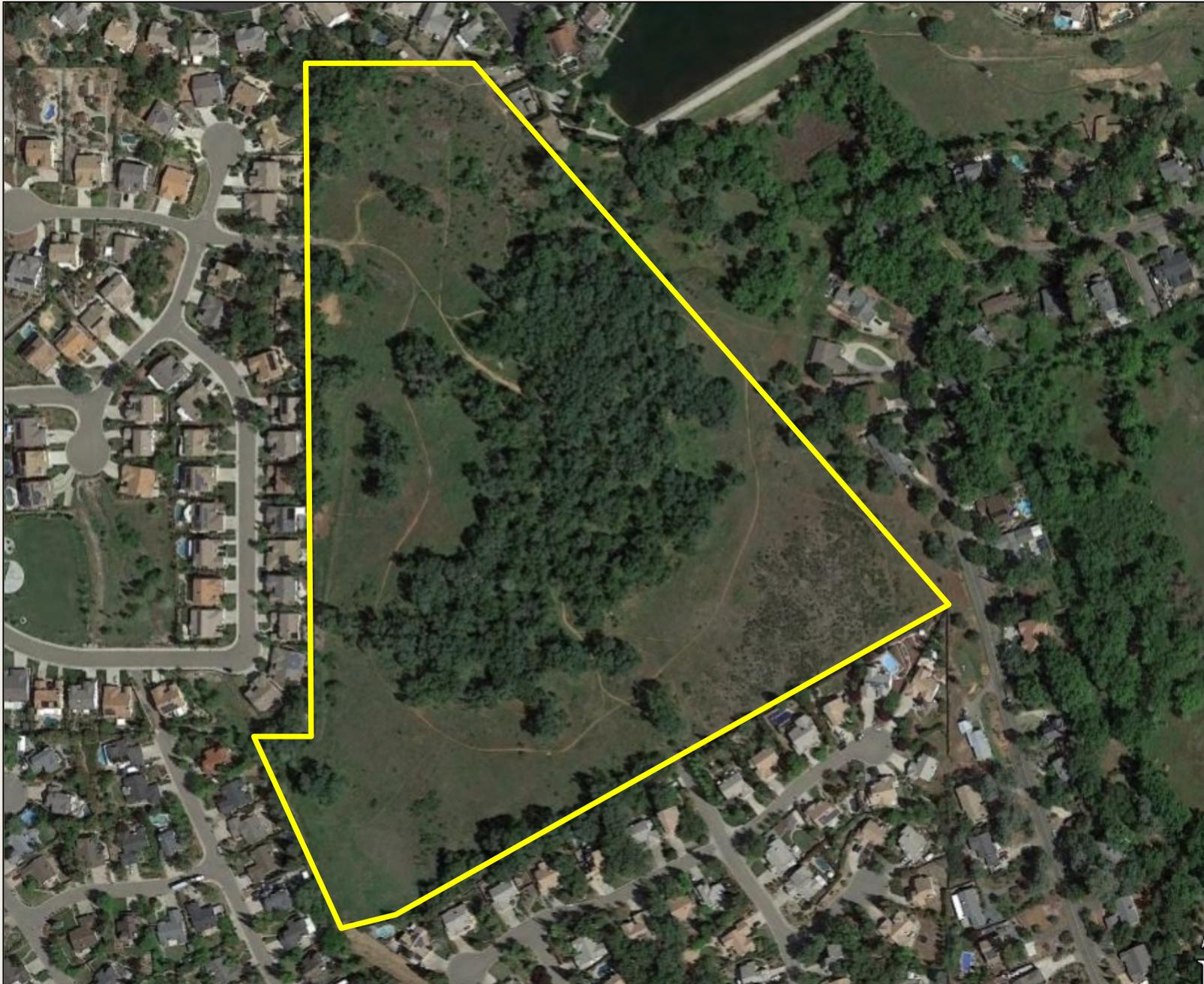
Exhibit J



## Bell Ranch – 113 Lots

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





## 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.



# 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.





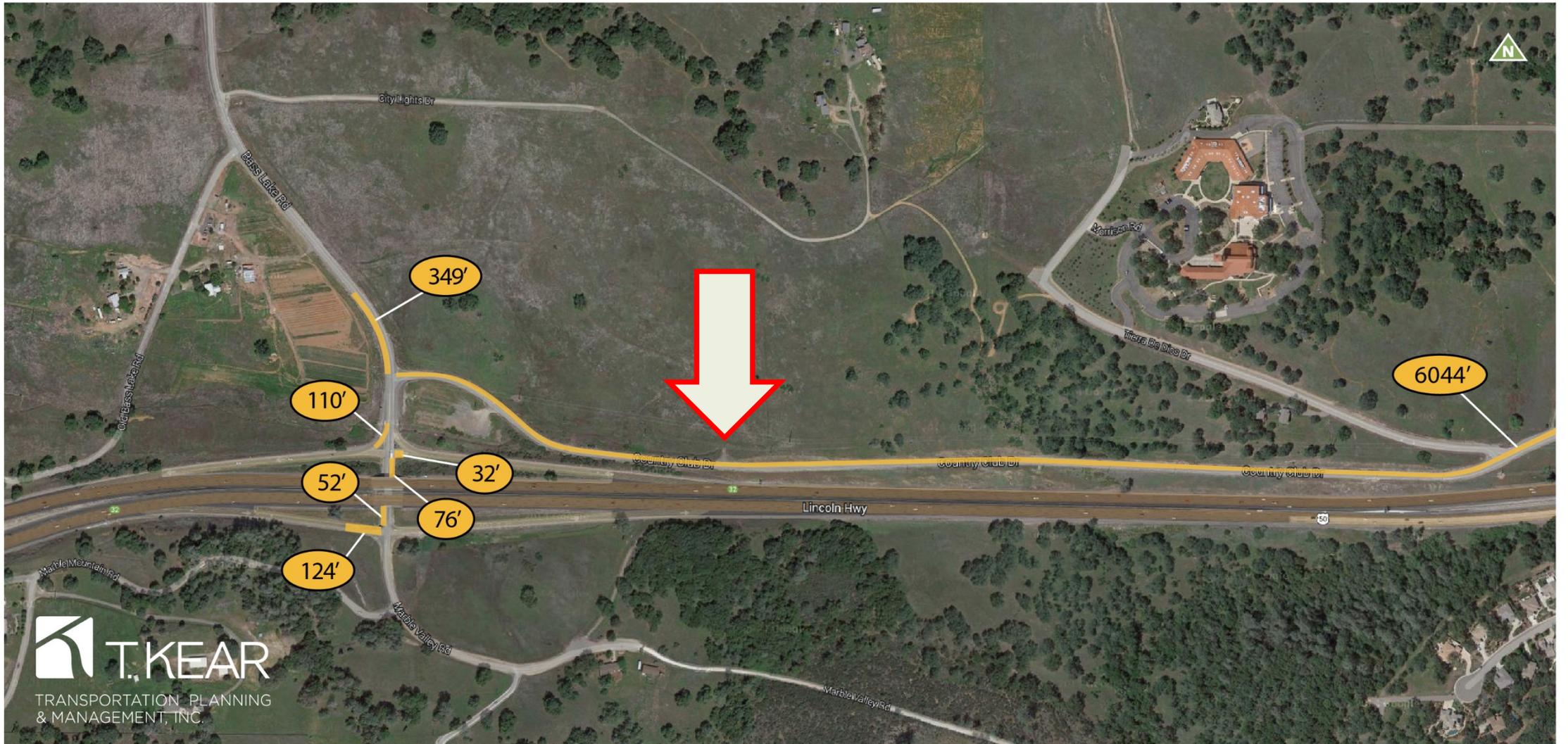
Vertical curve

One- way stop  
Control

Peak period  
traffic

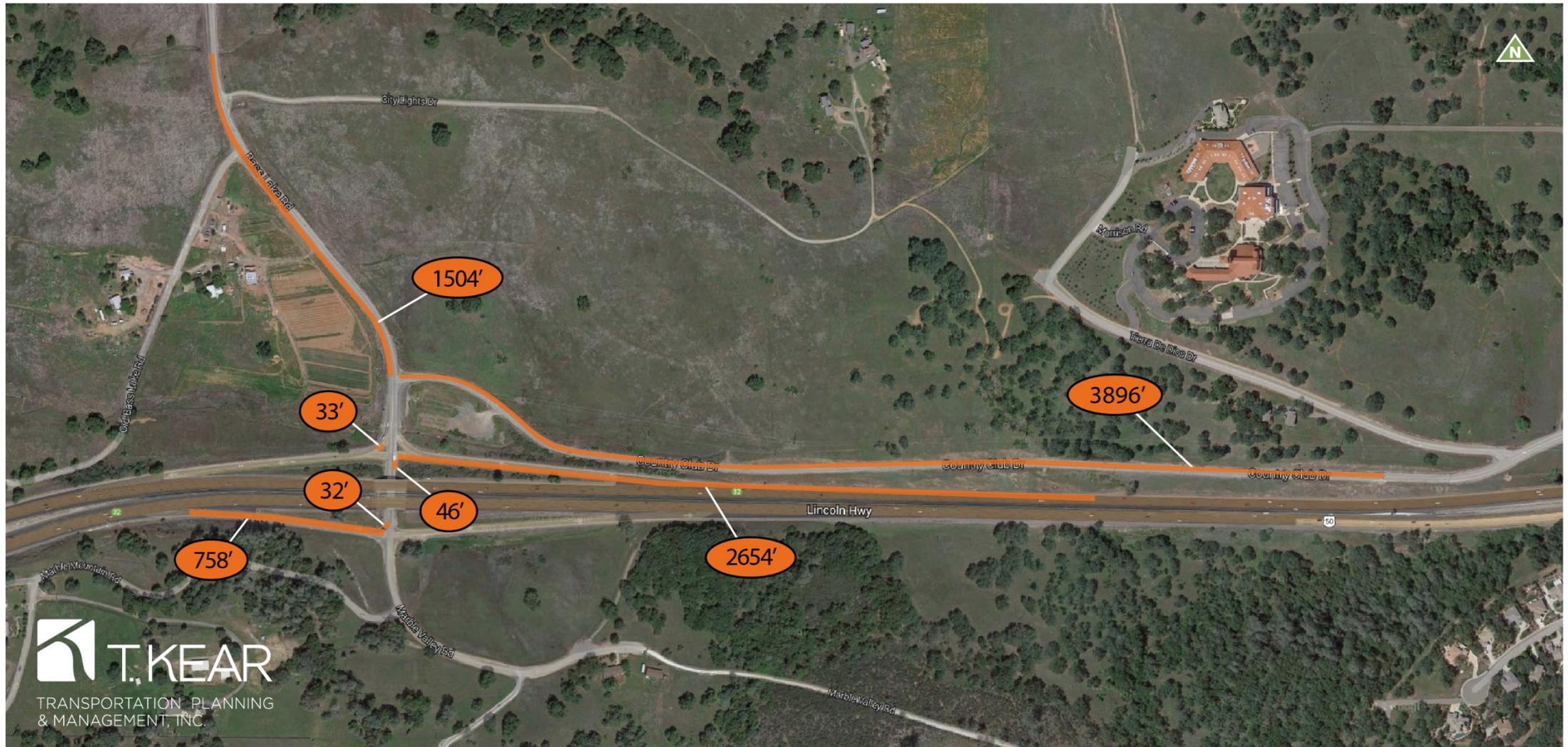
# Bass Lake Road Interchange

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

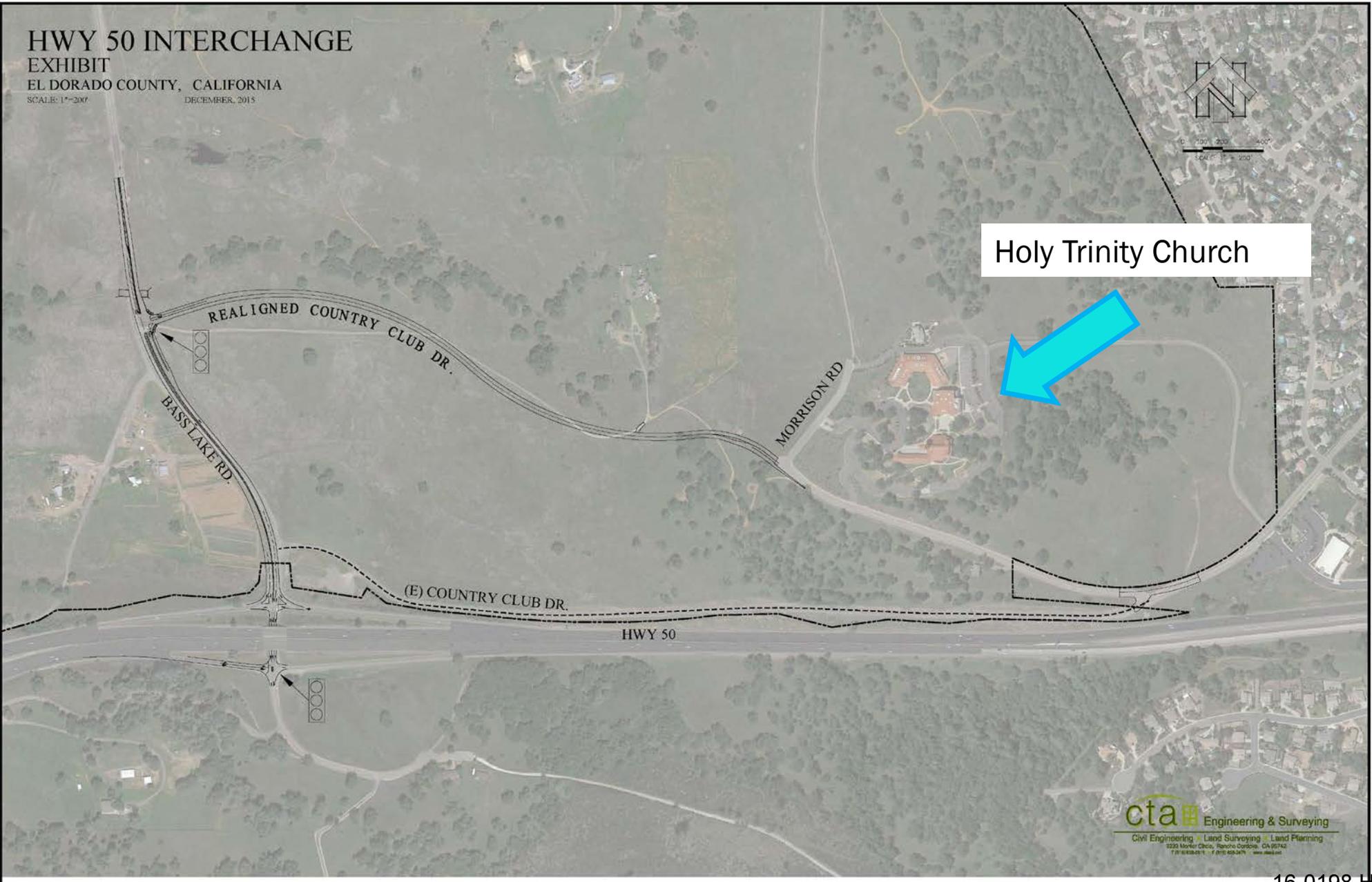
## EXHIBIT

EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200' DECEMBER, 2015



Holy Trinity Church



**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
2225 North Circle, Redondo Beach, CA 90740  
TEL: 310.261.1111 FAX: 310.261.1112 www.cta.com

# View Video

# HWY 50 INTERCHANGE

EXHIBIT

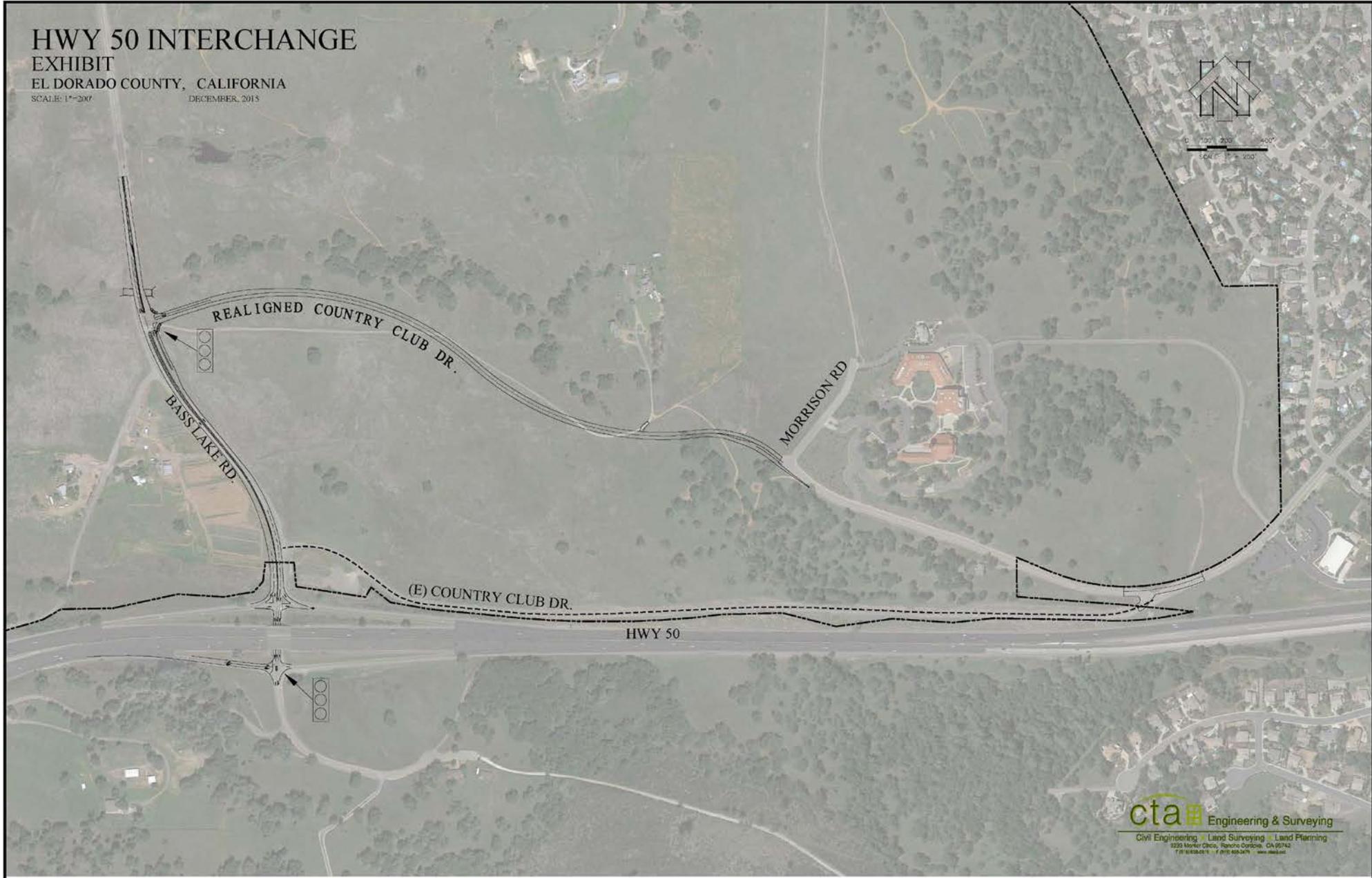
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

DECEMBER, 2015



0 100 200 300  
SCALE: 1" = 200'



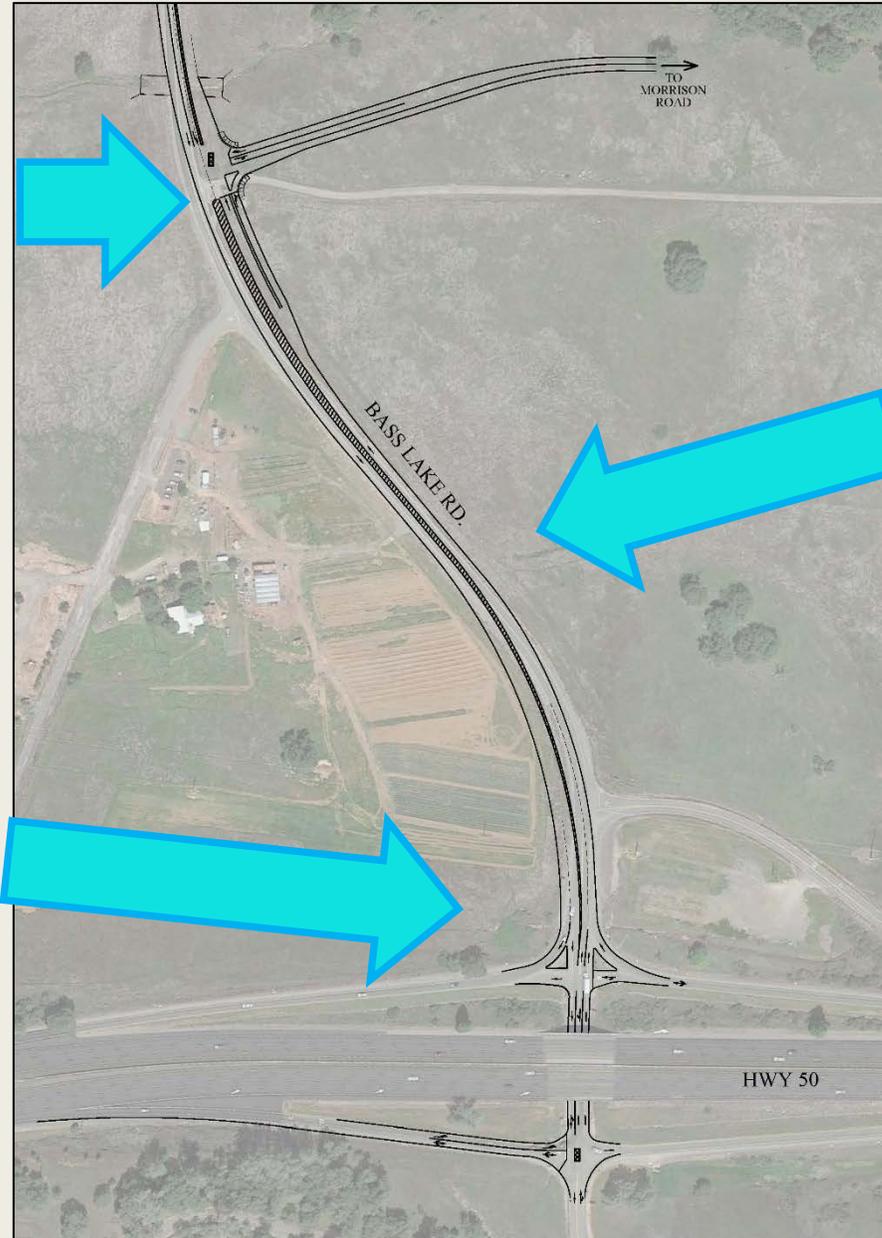
**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
2223 Markle Chico, Rancho Cordova, CA 95742  
TEL: 916.842.1111 FAX: 916.842.1112 www.cta.com

### 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

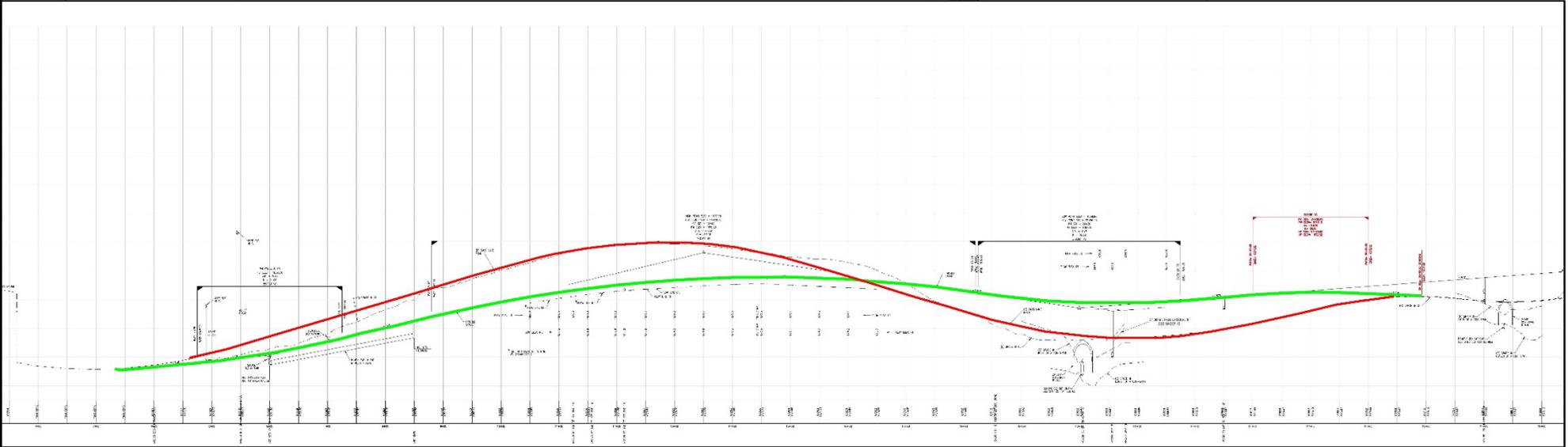
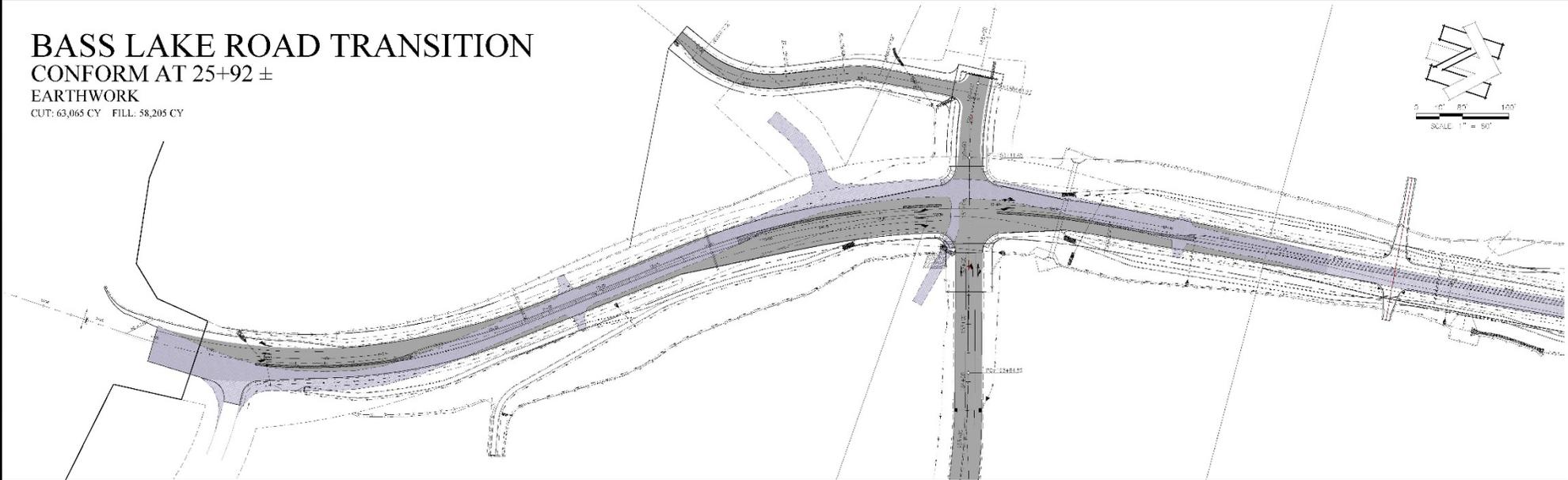
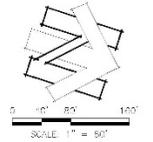
- Re-aligned divided 2-lane road
- Grading for future 4-lane road
- Eliminate dangerous vertical curve
- Eliminate dangerous intersection with Country Club Drive

# BASS LAKE ROAD TRANSITION

CONFORM AT 25+92 ±

EARTHWORK

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



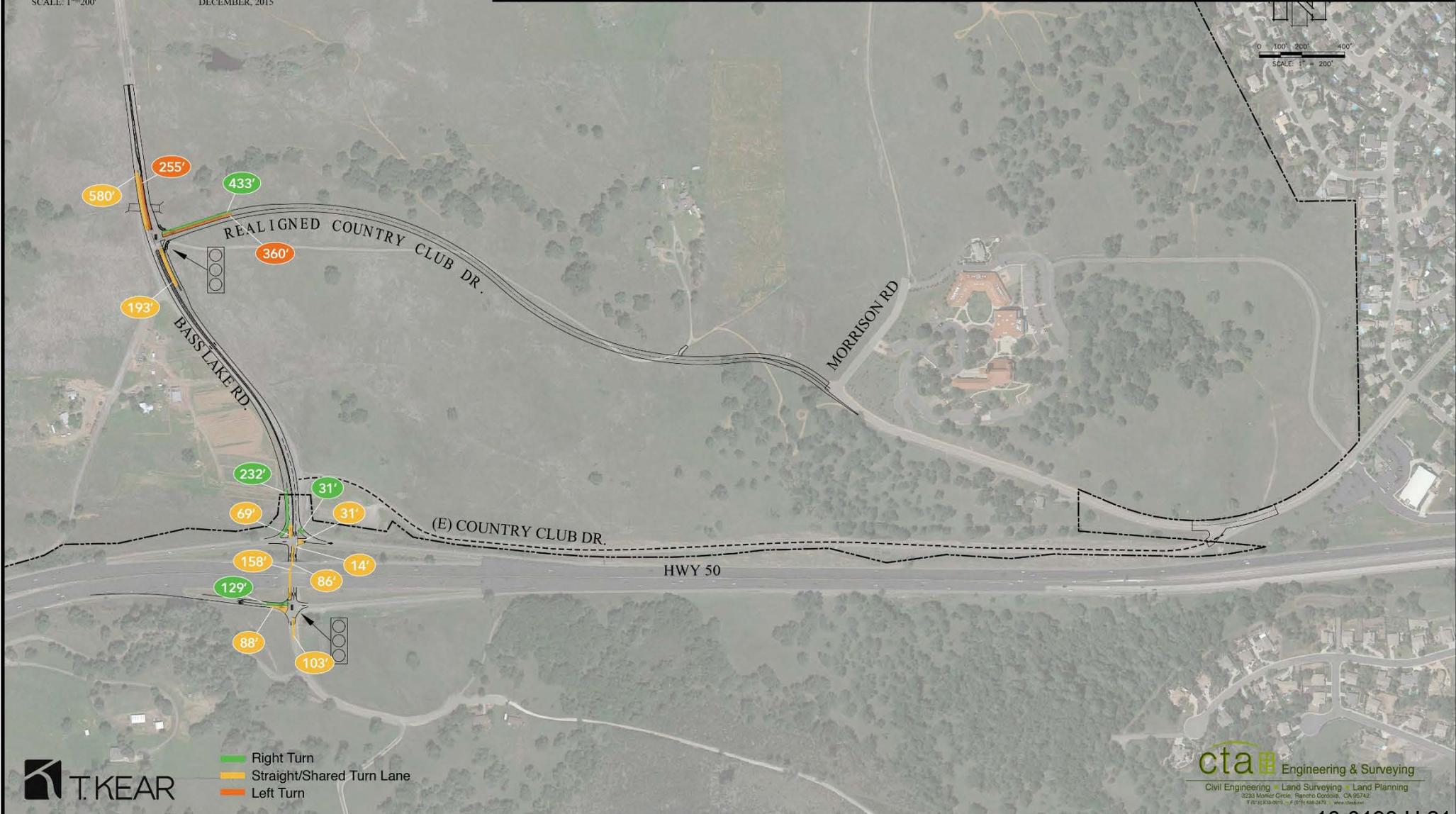
# HWY 50 INTERCHANGE EXHIBIT

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



T. KEAR

- Right Turn
- Straight/Shared Turn Lane
- Left Turn

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# HWY 50 INTERCHANGE

EXHIBIT  
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'

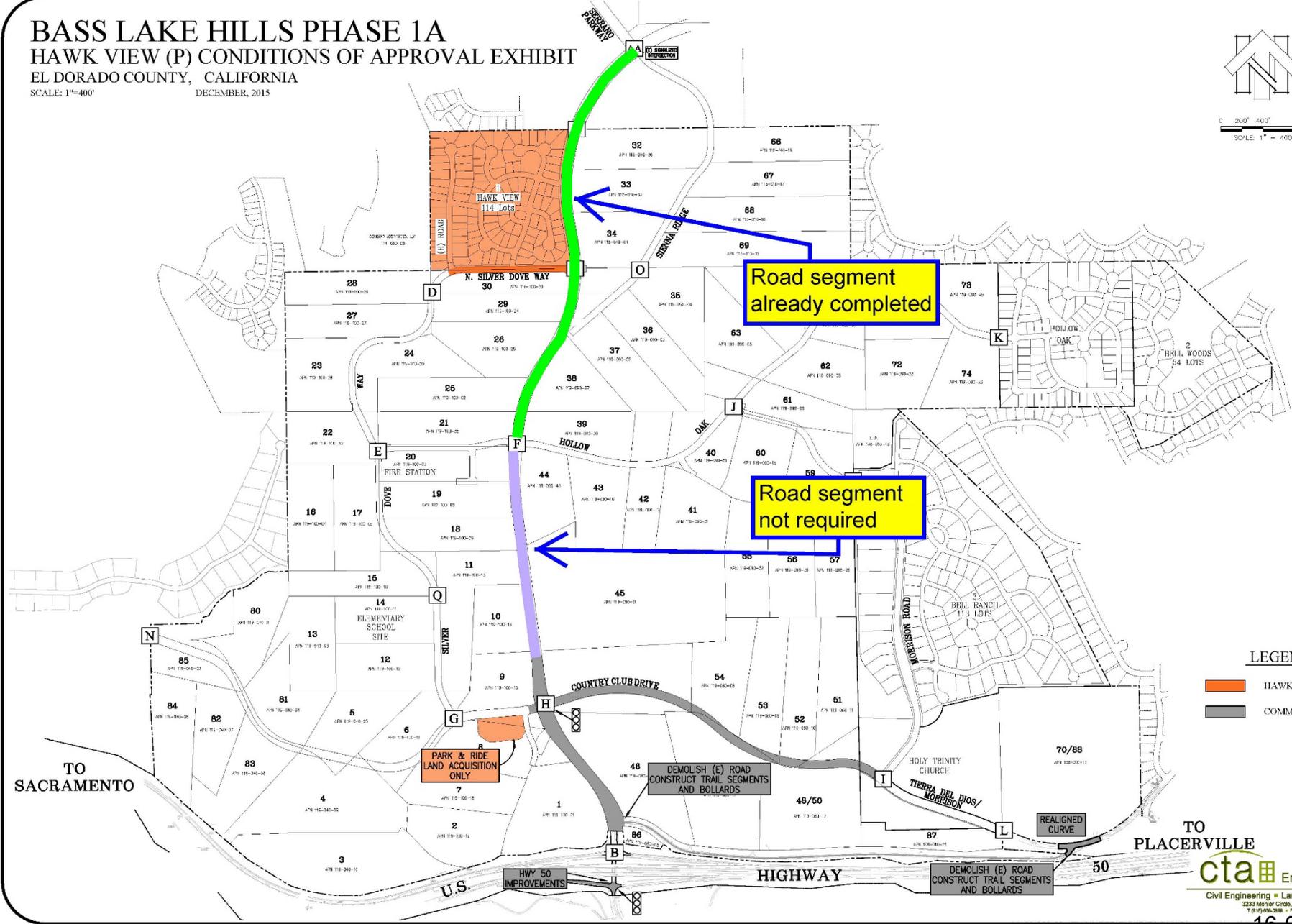
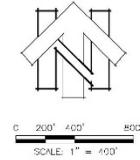
DECEMBER, 2015

## 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

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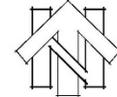


# Other Condition Amendments – Off Site

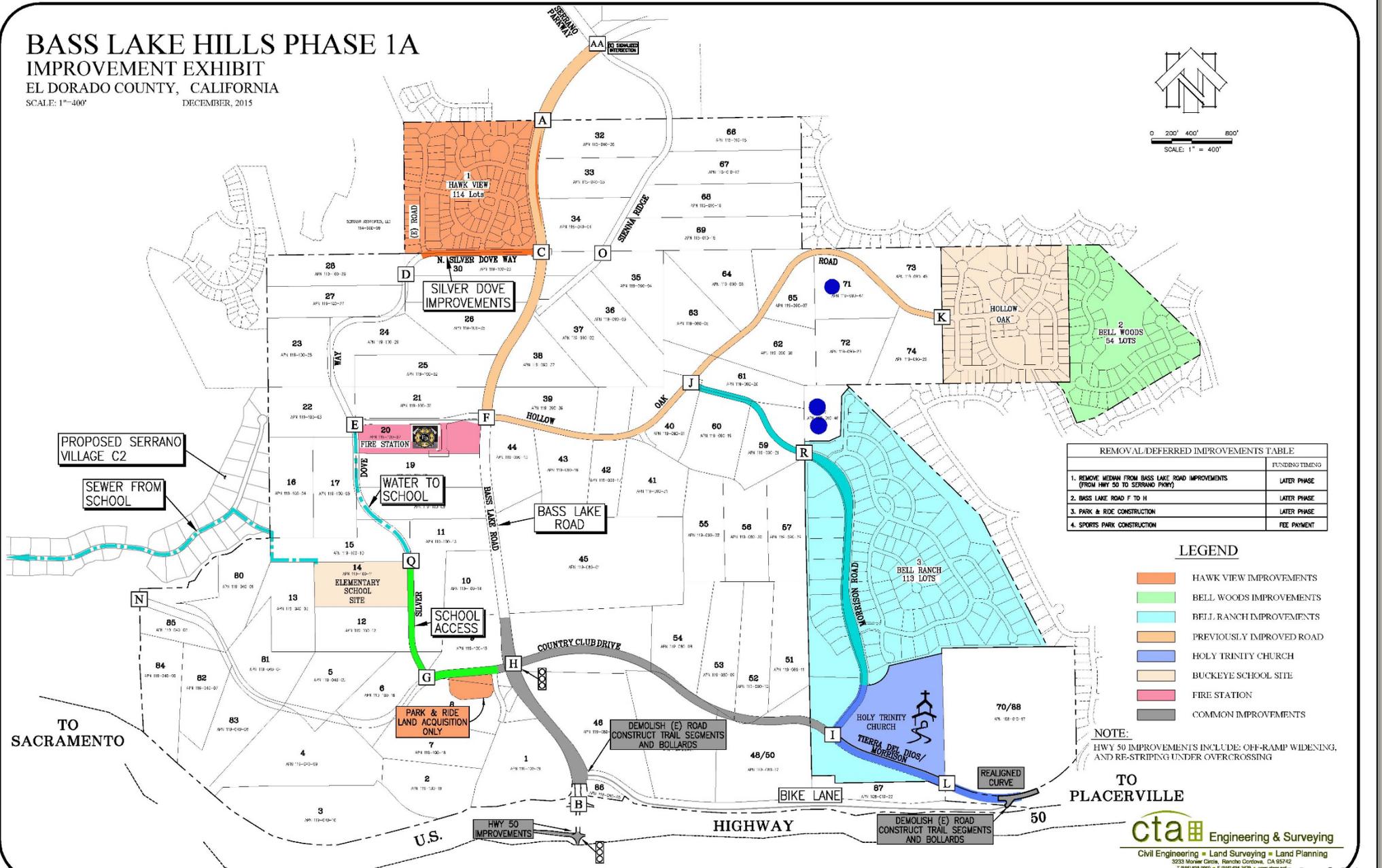
- PARK SITE – Already Acquired by El Dorado Hills CSD
- PARK AND RIDE LOT – to be Acquired by Hawk View Project and Constructed by 600<sup>th</sup> Unit in Plan Area
- SCHOOL SITE INFRASTRUCTURE – Not Supported by EID – Acquiring Right-of-Way and Preparing Improvement Plans
- SCHOOL SITE ACCESS – Acquiring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

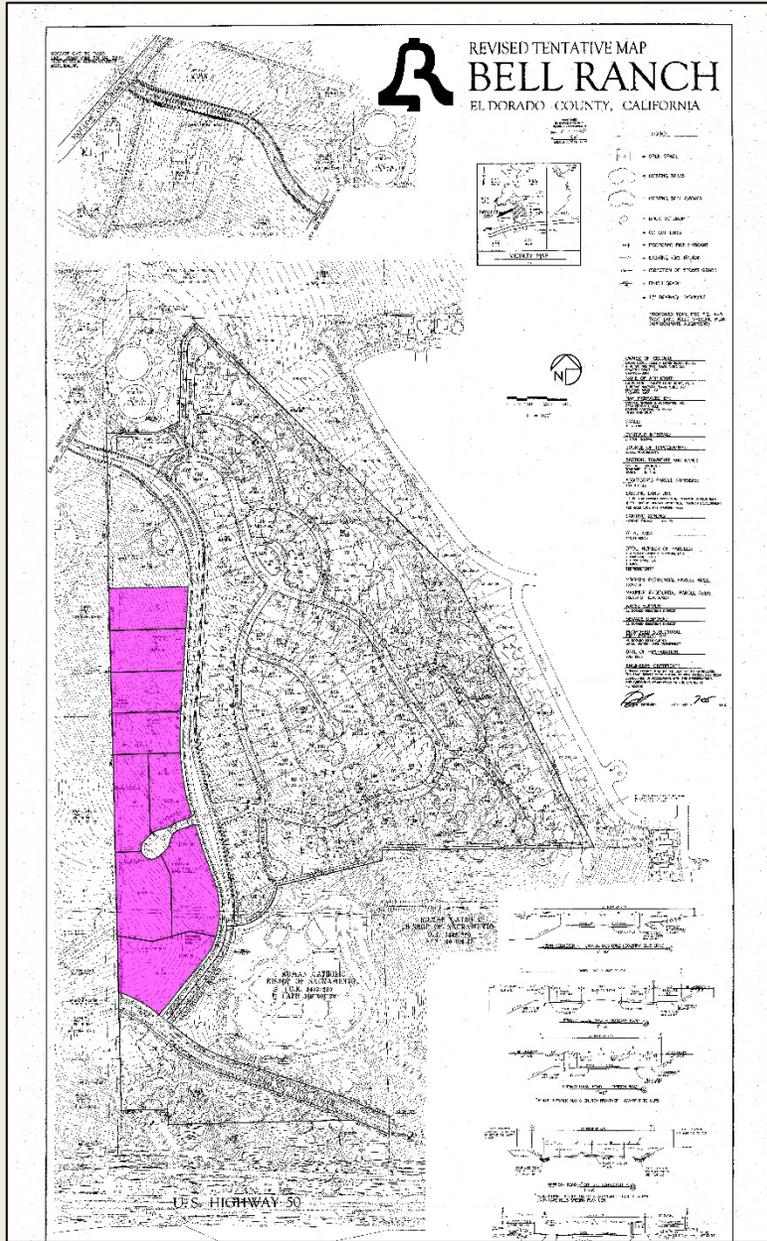
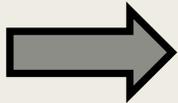
NOTE:  
HWY 50 IMPROVEMENTS INCLUDE: OFF-RAMP WIDENING,  
AND RE-STRIPING UNDER OVERCROSSING

TO SACRAMENTO  
TO PLACERVILLE

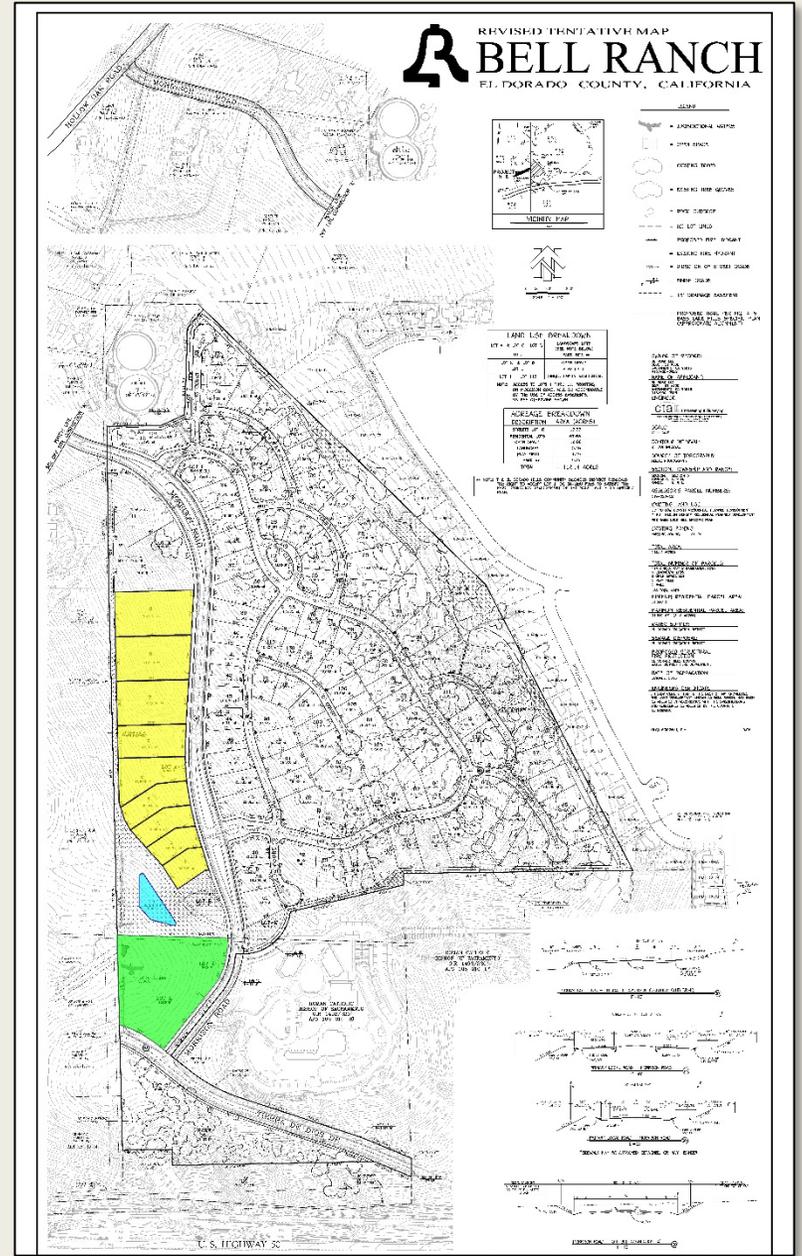
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Civil Engineering • Land Surveying • Land Planning  
3533 Moraga Circle, Rancho Cordova, CA 95742  
916.437.9999

# Other Condition Amendments – Bell Ranch

APPROVED

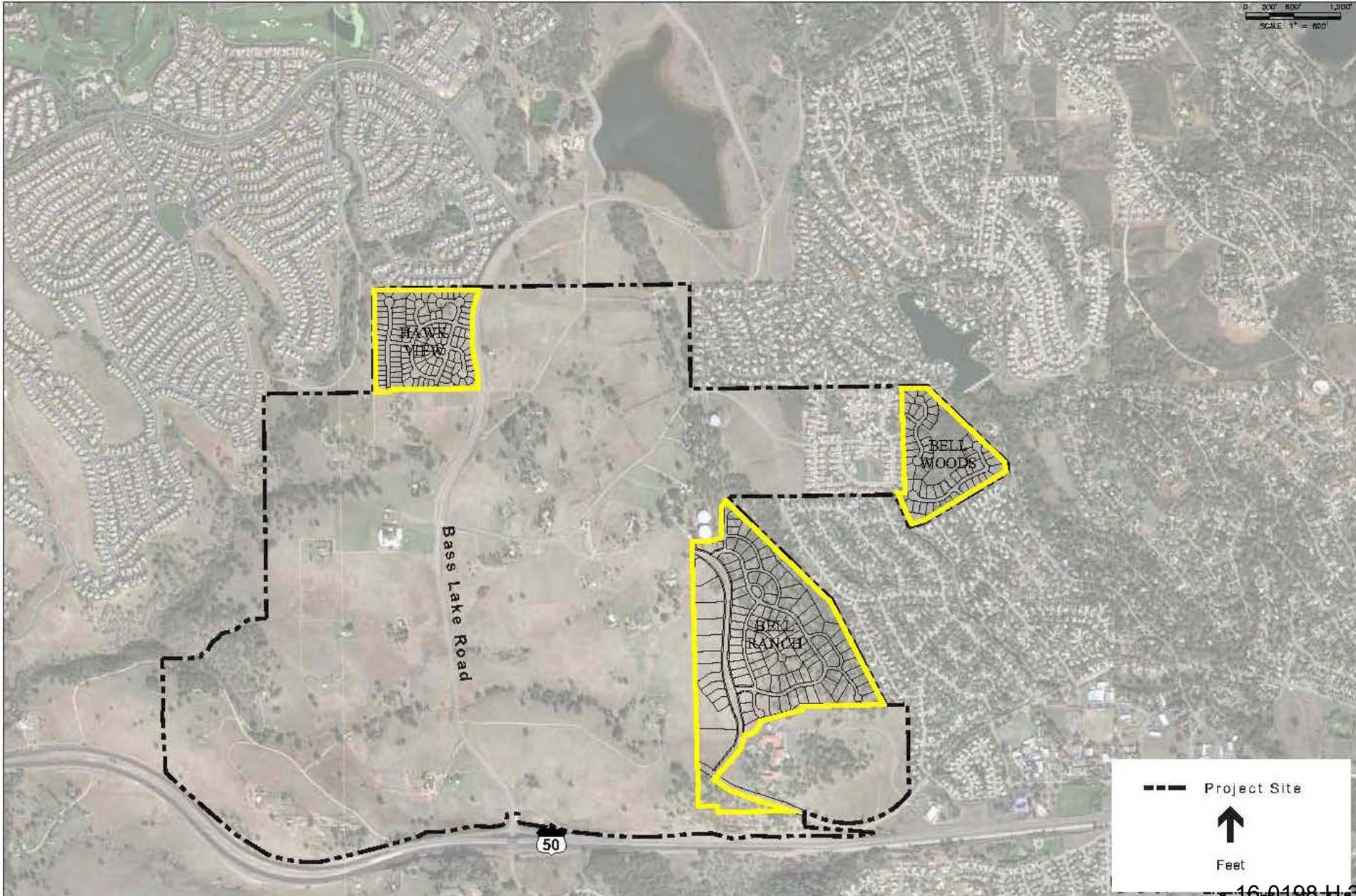


REVISED

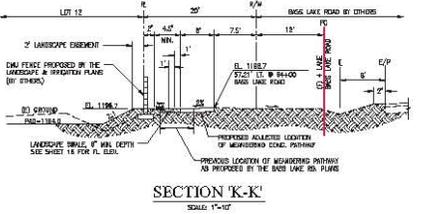
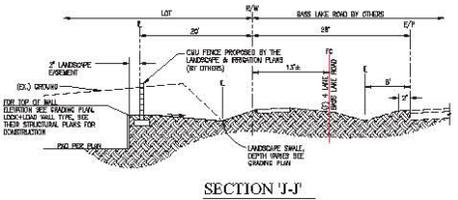
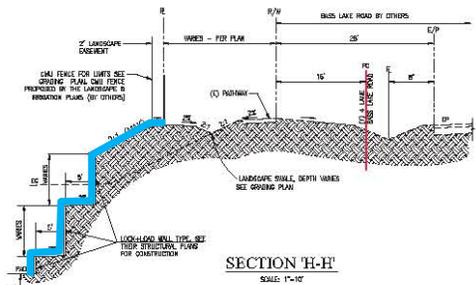
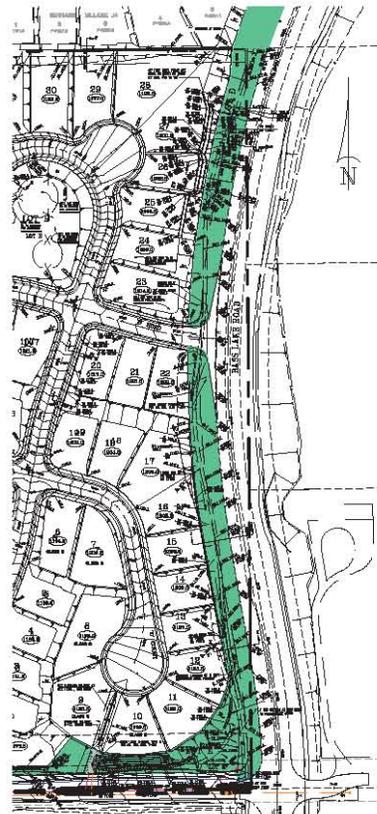


# Conclusion

- Approve Condition Amendments
- Approved Tentative Map Extensions

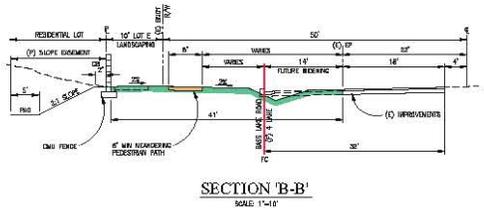
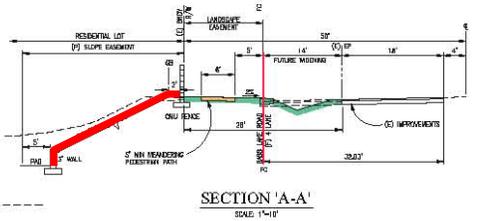


**HAWK VIEW TM 00-1371**  
**IMPROVEMENT PLANS & LANDSCAPE EASEMENT**  
 CITY OR COUNTY, CALIFORNIA  
 SCALE: 1"=100'



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

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 3223 Monticello Circle, Newcastle, CA 94567  
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M:\04-077-000\Engineering\EXHIBIT\HAWK VIEW\BASS LAKE LANDSCAPE LOT EXHIBIT.dwg, 2/18/2015 11:42:40 AM, rcc/raill