



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: July 17, 2023

To: Agencies and Interested Parties

From: Corinne Resha, Senior Planner, El Dorado County Planning and Building Department

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Town & Country Village El Dorado Project [Application Nos. General Plan Amendment (GPA22-0003), Specific Plan Revision (SP-R21-0002), Planned Development Permit (PD21-0005), Rezone (Z21-0013), and Tentative Map (TM22-0005), and Conditional Use Permit (CUP23-0008)]**

Review Period: July 18, 2023 to August 17, 2023

El Dorado County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Town & Country Village El Dorado Project (project or proposed project) in El Dorado County. This Notice of Preparation (NOP) initiates the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21080.4) and CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures and alternatives that should be considered in the EIR (CEQA Guidelines 14 CCR Section 15082[b]). The project description and location are described below.

### Public Scoping Meetings and Comment Submittal

Two scoping meetings – both open to agencies, organizations, and individuals – will be held to receive public comments and suggestions on the scope of environmental issues to be studied in the EIR. The scoping meetings will be held as follows:

An in-person scoping meeting will be held:

**Date:** Tuesday, August 8, 2023  
**Time:** 6:00 PM  
**Location:** El Dorado Hills Fire Department Community Room  
1050 Wilson Boulevard  
El Dorado Hills, CA 95762

A virtual scoping meeting will be held:

**Date:** Wednesday, August 9, 2023  
**Time:** 11:00 AM  
**Link:** <https://us06web.zoom.us/j/86521211649>  
**Call In Phone #'s:** 530-621-7603 or 530-621-7610  
**Webinar ID:** 865 2121 1649

El Dorado County is also soliciting written comments from public agencies, organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by state law, **comments should be provided no later than 5:00 PM on August 17, 2023**. Please send all written comments to:

Corinne Resha, Senior Planner  
County of El Dorado Planning and Building Department  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
Or via email: [TownAndCountryElDorado@edcgov.us](mailto:TownAndCountryElDorado@edcgov.us)

Comments provided by email should include "Town & Country Village Project NOP Comment" in the subject line, and the name and physical address of the commenter in the body of the email. Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment.

### **Project Location**

The project site is located in El Dorado County, California, approximately 500 feet north of U.S. Highway 50 (US 50), east of Bass Lake Road in the El Dorado Hills area (see Figure 1). The approximately 60.5-acre site is identified by Assessor's Parcel Numbers (APNs) 119-080-012, -021 and -023.

The project site is located in the southern central portion of the Bass Lake Hills Specific Plan (BLHSP). The northern portion of the project site is located within the El Dorado Hills Community Region of the El Dorado County General Plan, and the southern portion of the site is located within the Rural Region.

The General Plan Land Use Designation for the project site is Adopted Plan (AP). The BLHSP designates the project site as Low Density Residential Planned Development and the project site is zoned Residential Estate-10 acres (RE-10).

### **Site Characteristics**

The project site is currently undeveloped and consists of seasonal grasses and scattered oak trees; there is an intermittent drainage on the site, north of Country Club Drive. Two wells are located near the center of the property. Country Club Drive bisects the northern parcel, and an unimproved dirt road bisects the southern parcels from west to east.

### **Surrounding Land Uses**

Surrounding land uses include undeveloped land and rural residences within the BLHSP to the north; rural residences to the west; the El Dorado Hills Fire Department Station 86 to the northwest; undeveloped land and rural residences to the south, across US 50; and undeveloped land to the east, with the Holy Trinity Parish and School located farther east (see Figure 1). It should be noted that in recent years, multiple Tentative Subdivision Maps have been approved for properties within the BLHSP, north of the project site, some of which are currently undergoing development.

### **Project Description**

The project site would consist of two areas: the Project Development Area and the Program Study Area (see Figure 2). The Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which may require a conditional use permit. The Program Study Area consists of the central and easternmost 30.2 acres of the project site, and may include further development in the future such as additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts.

For environmental analysis purposes, the buildout of the Project Development Area of the project site will be evaluated at a project level. Buildout of the Program Study Area will be evaluated at a program level based on the potential allowable uses, building areas, and required parking described in the BLHSP Amendment document. The proposed project would require approval of a General Plan Amendment, BLHSP Amendment (Specific Plan Revision), Rezone, Planned Development Permit, Tentative Subdivision Map, and Conditional Use Permit, as well as other responsible agency approvals. In addition, depending upon the type and extent of signage proposed, the project may require entitlement(s) related to signage. The majority of aforementioned project components are discussed in further detail below.

### General Plan Amendment

The General Plan Land Use Designation for the project site is Adopted Plan (AP). The General Plan designates the portion of the project site north of Country Club Drive as within the El Dorado Hills Community Region, and the area south of Country Club Drive as within the Rural Region. The proposed General Plan Amendment would modify the Community Region boundary to include the entire project site within the El Dorado Hills Community Region.

### BLHSP Amendment

The existing BLHSP land use designations for the project site are L.7-PD and L.2-PD. The BLHSP designates the portion of the project site north of Country Club Drive as L.7-PD [maximum allowable density of 0.7 dwelling units per acre (du/ac)], and the portion south of Country Club Drive is designated L.2-PD (maximum allowable density of 0.2 du/ac). The requested BLHSP Amendment would establish three new land use designations for the specific plan: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). Application of these proposed new land use designations would be limited to the project site. These land use designations would be allocated to the project site as follows: 26.2 acres of C, 23.0 acres of MFR, and 7.6 acres of OS. In addition to changing the land use designations of the project site, the BLHSP Amendment would include content revisions to the BLHSP itself to accommodate the proposed project.

As part of the BLHSP Amendment, a Fiscal Impact Analysis and update to the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP) would be completed. The PFFP sets forth a strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.

### Rezone

The current zoning designation for the entire project site is RE-10. The proposed project would require the approval of a Rezone from RE-10 to the following El Dorado County zoning districts: Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS). Additionally, as required by the BLHSP, the Planned Development Combining District (-PD) suffix would be added to all the zoning district designations listed above.

### Site Plan

Buildout of the Project Development Area of the project site would include two 150-room hotels, 112 residential cottages, retail uses, restaurants, an event center/museum, recreational amenities, and parking lots (see Figure 3). A summary of the proposed land uses is included below in Table 1. Additionally, the Project Development Area would be developed with internal roadways and a new Class I Bicycle Path. The proposed development is discussed in further detail below. As previously discussed, development within the Program Study Area of the project site is not currently proposed to occur concurrently with development of the Project Development Area; however, a maximum buildout scenario is included for program level analysis in the EIR.

**Table 1  
Proposed Land Use Summary**

<b>Land Use Designation</b>	<b>Gross Area (acres)</b>	<b>Hotel Units</b>	<b>Building Area (square feet)</b>	<b>Residential Dwelling Units</b>	<b>Density Range (du/ac)</b>	<b>Floor-to-Area Ratio<sup>3</sup></b>
<b>Project Development Area</b>						
Multi-Family Residential	7.9	-	-	112	12-24	-
Commercial <sup>3</sup>	14.3	300	181,000	-	-	0.38
Open Space <sup>2</sup>	4.4	-	-	-	-	-
Major Circulation <sup>1</sup>	3.7	-	-	-	-	-
<b>Subtotal</b>	<b>30.3</b>	<b>300</b>	<b>181,000</b>	<b>112</b>	<b>-</b>	<b>-</b>
<b>Program Study Area</b>						
Multi-Family Residential	15.1	-	-	352	12-24	-
Commercial <sup>3,4</sup>	11.9	-	90,000	350	22-30	0.04 and 0.28
Open Space	3.2	-	-	-	-	-
<b>Subtotal</b>	<b>30.2</b>	<b>-</b>	<b>90,000</b>	<b>702</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>60.5</b>	<b>300</b>	<b>271,000</b>	<b>814</b>	<b>-</b>	<b>-</b>

Notes:  
1. New Country Club Drive I.O.D. right-of-way area included in total project area.  
2. Consisting of 38 percent of the Project Development Area north of Country Club Drive.  
3. Refer to Table 130.22.030 – Commercial Zones Development Standards of the El Dorado County Code.  
4. Six acres of commercial land use reserved for a senior housing development of 150 units and 10,000 sf of commercial development. 9.3 acres of commercial land use reserved for a development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units.

**Hotels**

The hotel component of the proposed project would consist of two, five-story structures totaling 160,000 square feet (sf). Both hotels would share centralized facilities in the Event Center, including two restaurants; however, each hotel would be owned and operated separately. The building height of the proposed hotels may exceed up to 10 feet of the maximum allowable height set by El Dorado County Code for the Community Commercial zone.

The ground floor of each hotel would include retail uses and personal services that would operate seven days a week from 8:00 AM to 8:00 PM. The second floor of each hotel would include guest rooms, as well as large outdoor balconies with space for tables and seating, and access to a shared swimming pool. The remaining floors of each hotel would be comprised of guest rooms. Each hotel would contain 150 guest rooms, for a total of 300 guest rooms.

**Event Center/Museum**

The Event Center/Museum would be a three-story structure consisting of 21,000 sf. The building height of the Event Center/Museum may exceed up to 10 feet of the maximum allowable height set by El Dorado County Code for the Community Commercial zone. The first floor of the Event Center/Museum would consist of two restaurants. The restaurants would operate from 7:00 AM to 10:00 PM, with a maximum capacity of 120 patrons at each restaurant. The second floor would be a venue for weddings, receptions, conferences, and family gatherings. The event center would operate between one and two days per week from 8:00 AM to midnight with a variable capacity of between 50 and 300 persons. The third floor would include a museum focusing on the gold rush era, with an emphasis on the culture and history of the early settlers. The museum would be open for visitors one to two days per week from 10:00 AM to 5:00 PM, with 50 to 100 anticipated visitors per day.

### *Residential Cottages*

The northernmost 7.9-acre portion of the project site, located north of Country Club Drive, would be developed with a total of 112 residential cottage units; 56 units would be deed restricted for hotel employee housing, and the remaining 56 units would be available for rent on a daily or extended stay basis, which would require a Conditional Use Permit (CUP23-0008). Each cottage unit would be comprised of two stories, including a separate bedroom, bathroom, full kitchen facilities, and an outdoor deck.

### *Circulation and Parking*

The proposed project would include three access points. Primary access to the proposed cottages would be provided from Country Club Drive, with an emergency vehicle access (EVA) connection to Bass Lake Road. As proposed, Country Club Drive would also provide a secondary hotel entry to the southerly Project Development Area. Bass Lake Road would provide primary access to the Project Development Area south of Country Club Drive, containing the proposed hotels, Event Center/Museum, and restaurants. The project proposes to take secondary access from Old Country Club Drive.

As part of the proposed project, the existing Class 1 bike path located on Old Country Club Road south of the project site, is proposed to be abandoned and moved to the historic Clarksville Toll Road alignment that crosses the project site (see Figure 4). A future Class 1 bike path bridge crossing of Bass Lake Road is proposed by the project at the primary access and would connect to the Park-and-Ride facility west of Bass Lake Road. The proposed bike bridge support structure and extension of the Class I bike path to the Park-and-Ride facility are proposed to be constructed on the west side of Bass Lake Road in existing right-of-way and/or in existing landscaping and slope easement areas. The bike path bridge has not yet been designed, and, thus, will be evaluated at a program-level in the EIR. Further, development of the bridge is dependent on Federal, State and local funding assistance.

An estimated 466 off-street parking spaces would be included for the hotel/event center portion of the proposed project, and 121 off-street parking spaces would be included for the residential cottages. When special events create additional parking demand, the hotels would provide low emission vehicles, such as shuttle vans and buses, to transport guests to weddings and other events to and/or from parking facilities at local schools and churches.

### Utilities

The project would include necessary water, sewer, and drainage infrastructure to serve the proposed project.

### *Water*

The proposed project would require annexation into the El Dorado Irrigation District (EID) service area, which is subject to El Dorado Local Agency Formation Commission (LAFCo) approval. El Dorado LAFCo will serve as a responsible agency for the project, and the EIR will include the information and analysis needed for El Dorado LAFCo to rely upon in order to make their approvals regarding the proposed project. Because EID draws water from Folsom Lake, the annexation of the project site into the EID service area would also require approval from the U.S. Department of the Interior, Bureau of Reclamation.

The nearest existing water line is a 24-inch water main located in Bass Lake Road, approximately 2,000 feet north of the project site (see Figure 5). Approximately 3,900 linear feet of new 12-inch water line is proposed to connect to the existing 24-inch line and extend south along the east side of Bass Lake Road to the project site.

## *Sewer*

Both a public and private sewer system are being considered for providing wastewater service to the project site. The public system would require the construction of an approximately 10,510-foot gravity trunk sewer main connecting the project site to the existing 18-inch South Uplands Trunk Sewer-Gravity Main located in Russi Ranch Drive, approximately 1.6 miles to the west (see Figure 6). Two alignment options for this public sewer connection will be evaluated in the EIR, as shown in Figure 6, and generally described below:

**Option 1 (Preferred):** This off-site public sewer option would begin at the intersection of Bass Lake Road and Country Club Drive, where the pipe alignment would extend south, along the west side of Bass Lake Road, to the U.S. Highway 50/Bass Lake Road interchange, where the alignment would run west within a new easement parallel to U.S. Highway 50 along the southern boundary of APN 119-100-67. As the alignment continues west it would merge with Old Lincoln Highway and follow the route identified in Figure 5-2 of the adopted 1995 BLHSP.

**Option 2:** This off-site public sewer option consists of the sewer alignment shown in Figure 5-2 of the adopted BLHSP. Generally, this alignment heads west along future Country Club Drive, west of the intersection of Bass Lake Road and Country Club Drive, to a point of connection with Old Lincoln Highway. From there, the alignment continues across a creek, into the Serrano community, to connect to the existing sewer pipe in Russi Ranch Drive.

In order to receive public sewer service from EID, the project site would need to be annexed into the EID service area, subject to El Dorado LAFCo approval.

The private system would include a septic sewer system as an interim solution to serve the Project Development Area of the project site. The Program Study Area of the project site is the most likely suitable area for construction of a septic system leach field.

The EIR will evaluate the impacts of both the public and private sewer system. If the interim septic sewer system is constructed, development would not be allowed to occur in the Program Study Area until the new gravity trunk sewer main is constructed.

## *Drainage*

A Stormwater Drainage Master Plan (SDMP) will be prepared for the proposed project and approved by the County. The SDMP will comply with the requirements of the County's Phase II National Pollutant Discharge Elimination System (NPDES) permit and hydromodification standards in place at the time grading and/or building permits are sought for construction of the project site. To avoid downslope impacts, runoff controls would be designed so that post-development runoff does not exceed pre-development runoff rates, durations, and volumes.

## Program Study Area

Development of the Program Study Area consists of 30.3 acres, and may consist of uses such as hotels, senior housing units, medical facilities, townhomes, retail shops, cottages, and other uses allowed by the zoning district. As discussed previously, the proposed BLHSP Amendment would change the current Program Study Area land uses from L.2-PD to 15.1 acres of Multi-Family Residential, 11.9 acres of Commercial, and 3.2 acres of Open Space.

Six acres of the Commercial land use would be reserved for a senior housing development of 150 units and 10,000 sf of commercial development.

A total of 9.3 acres of the Commercial land use would be reserved for a development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units. In addition, the proposed Rezone would change the Program Study Area's existing RE-10 zoning designation to CC-PD, RM-PD, and OS-PD.

## Requested Entitlements

As the lead agency under CEQA, the County is responsible for considering and determining the adequacy of the EIR and determining if the proposed project should be approved. The El Dorado County Board of Supervisors is responsible for certifying the CEQA document and approving the following discretionary actions:

- General Plan Amendment to modify the existing Community Region Boundary (GPA22-0003);
- Amendment to the BLHSP including new land use designations for Commercial, Multi-Family Residential, and Open Space (SP-R21-0002);
- Amendment to the BLHSP Public Facilities Financing Plan;
- Rezone from RE-10 to CC-PD, RM-PD, and OS-PD (Z21-0013);
- A Planned Development Permit (PD21-0005);
- Tentative Subdivision Map to subdivide the project site into 16 lots (TM22-0005); and
- Conditional Use Permit for 56 residential units to be used as lodging facilities (i.e., available for short-term rent on a daily or extended stay basis) (CUP23-0008).

In addition, the following responsible agency approval would be required in order to implement the proposed project:

- El Dorado LAFCo and United States Department of the Interior Bureau of Reclamation: Annexation into EID's service area.

## Environmental Effects and Scope of the EIR

The EIR will evaluate the direct and indirect significant environmental impacts of the proposed project. The EIR will also evaluate the project's incremental contribution to cumulative impacts when considered in conjunction with other related reasonably foreseeable future projects. The County has determined that the EIR shall evaluate the following CEQA topic areas in accordance with Appendix G of the CEQA Guidelines:

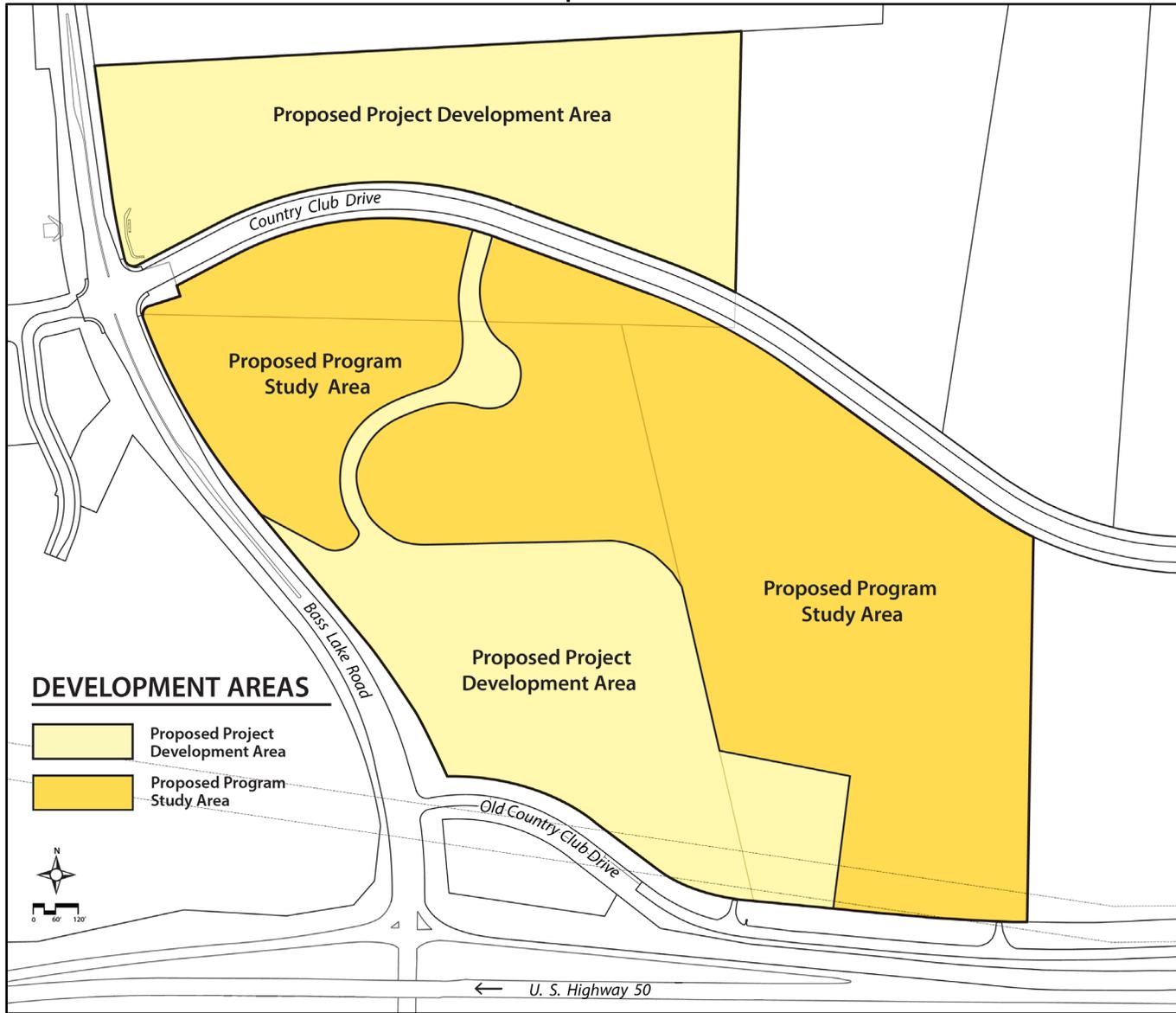
- Aesthetics;
- Air Quality and Greenhouse Gas Emissions (including Energy);
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning/Population and Housing;
- Noise;
- Public Services and Recreation;
- Transportation;
- Utilities and Service Systems; and
- Wildfire.

In addition, project alternatives, cumulative impacts, and other statutorily required sections identified in CEQA Guidelines Section 15126 will be analyzed in the EIR. It is anticipated that all other CEQA topics (e.g., Agriculture and Forest Resources, Mineral Resources) can be addressed within the Effects Not Found to be Significant chapter of the EIR.

Figure 1  
Project Vicinity



**Figure 2  
Development Areas**



# TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN  
 EL DORADO COUNTY, CALIFORNIA  
 SCALE: 1"=100'  
 MAY, 2023

## APPLICANT

JOSH PANE  
 1123 J STREET, 3RD FLOOR  
 SACRAMENTO, CA 95814

## OWNER

MOHAMMAD MOHANNA  
 CAP FUNDING  
 1025 9th STREET, SUITE 205  
 SACRAMENTO, CA 95814

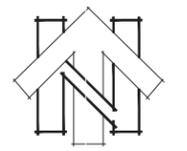
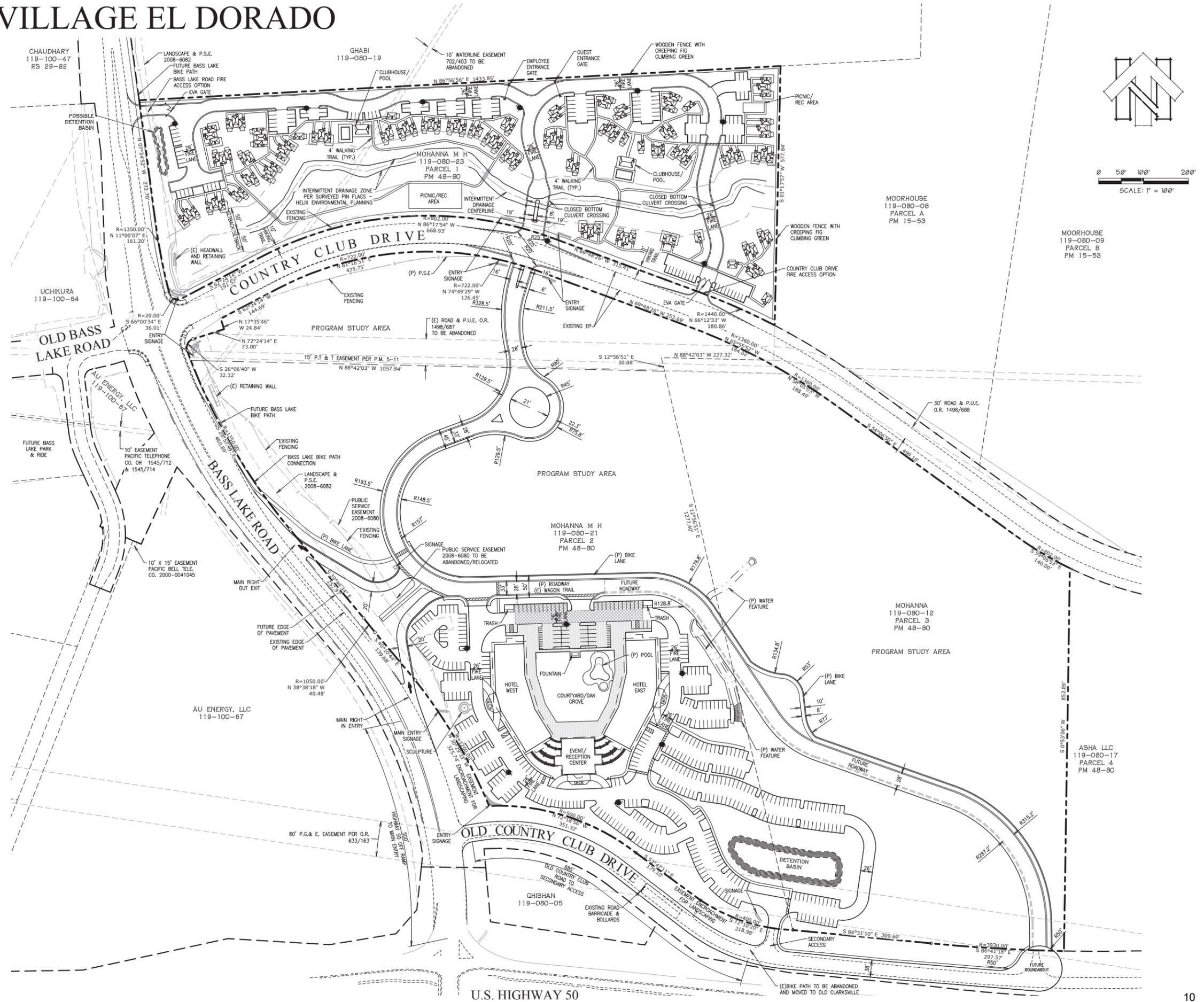
## ENGINEER

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

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

### LEGEND

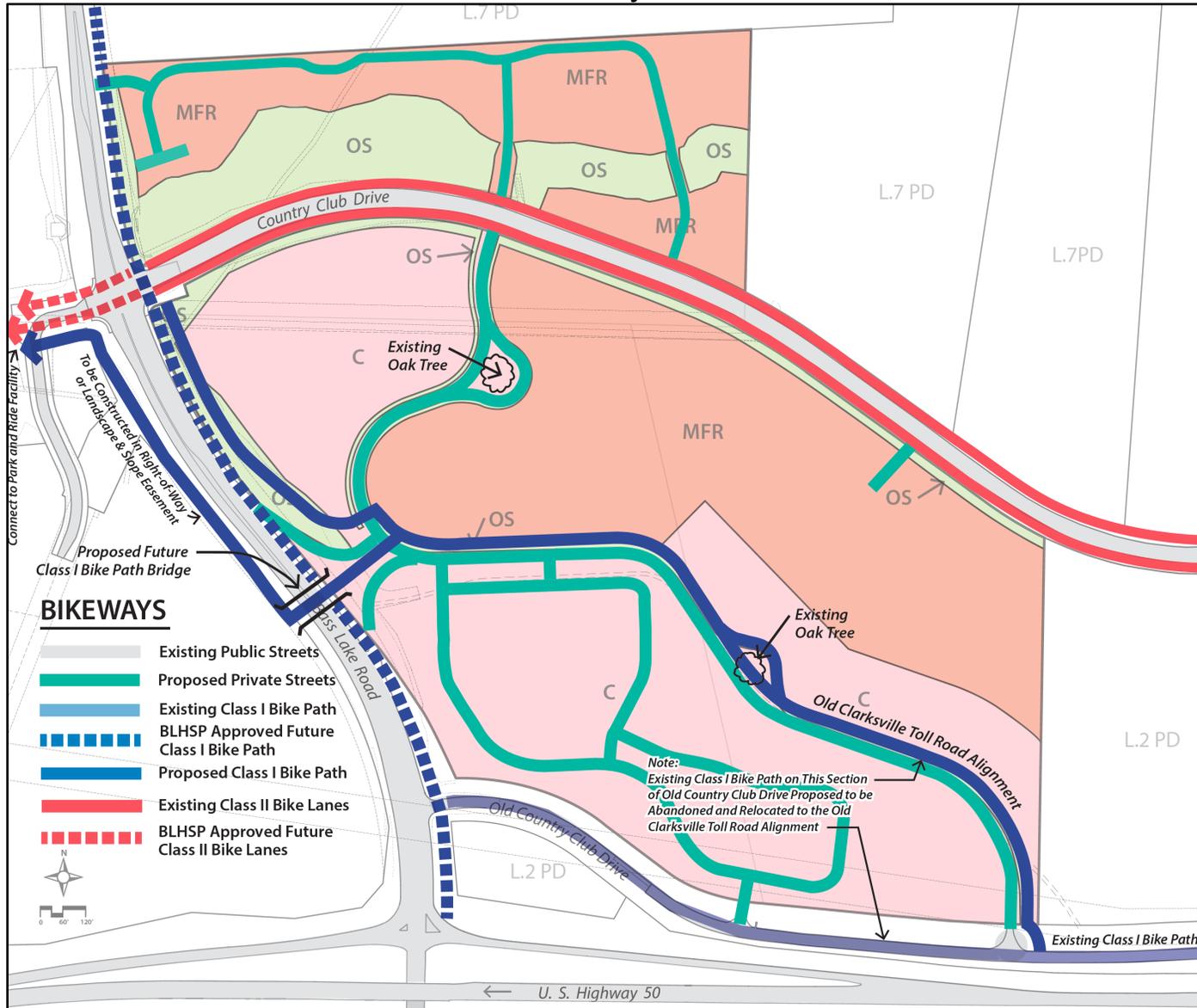
- PROJECT BOUNDARY
- (E) LOT BOUNDARY
- (E) RIGHT OF WAY
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- (E) FENCE
- GRASS PAVERS
- LANDSCAPE PAVERS
- FIRE DEPARTMENT PATH OF TRAVEL TURNING RADII  
 INSIDE RADIUS=35'  
 OUTSIDE RADIUS=55'
- FIRE HYDRANT



0 50' 100' 200'  
 SCALE: 1" = 100'

Figure 3

**Figure 4  
Bikeways**

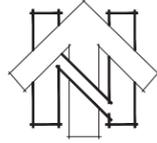


# TOWN & COUNTRY VILLAGE EL DORADO

## BLHSP WATER PLAN

EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=200'      MAY, 2023

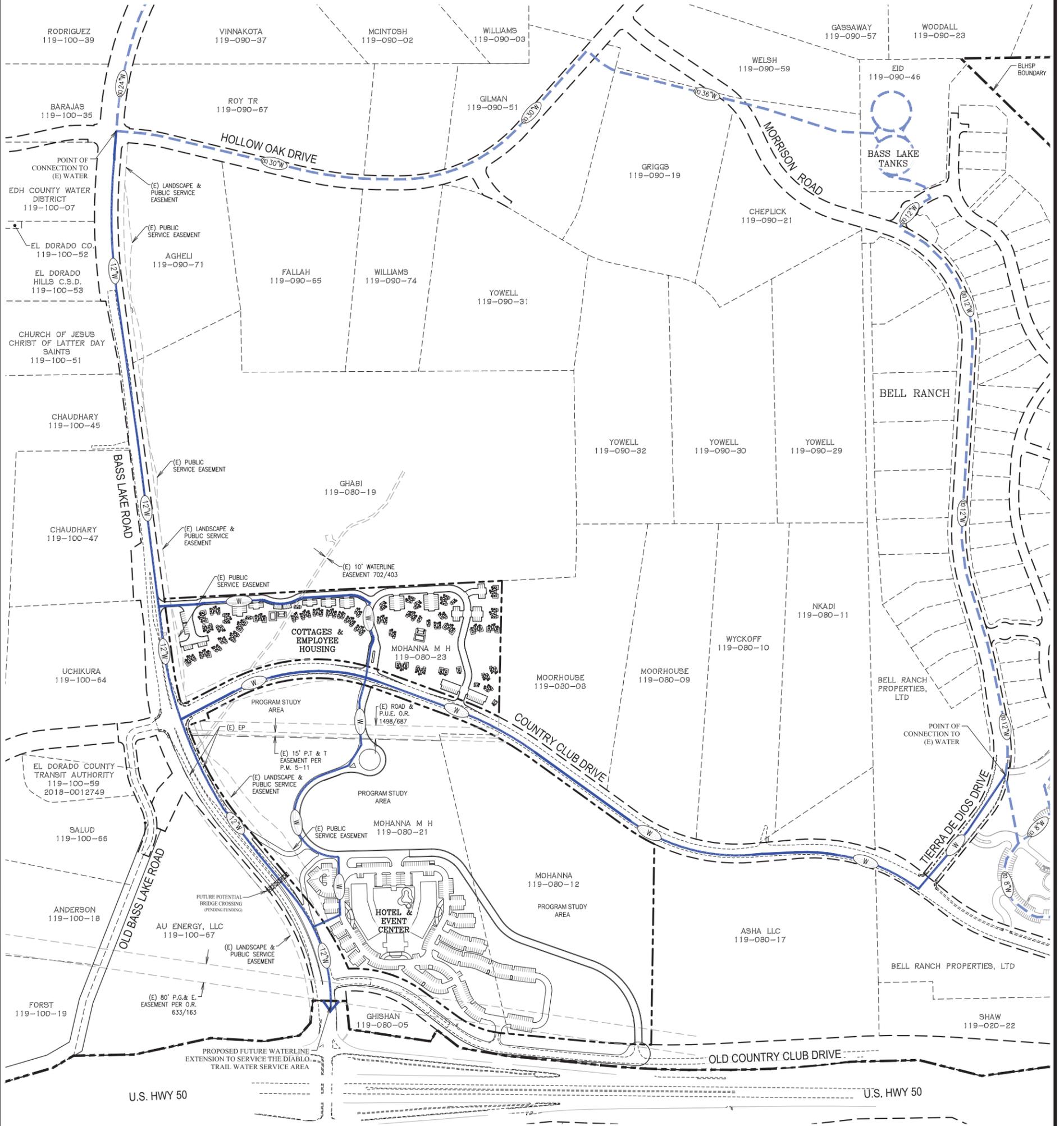


0 100' 200' 400'

SCALE: 1" = 200'

### LEGEND

PROPOSED WATER MAIN - 6,645 LF		TOWN & COUNTRY VILLAGE EL DORADO BOUNDARY	
EXISTING WATER MAIN		EXISTING LOT LINES	
EXISTING EASEMENT		EXISTING RIGHT OF WAY	
BLHSP BOUNDARY			



**Figure 5**

# TOWN & COUNTRY VILLAGE EL DORADO

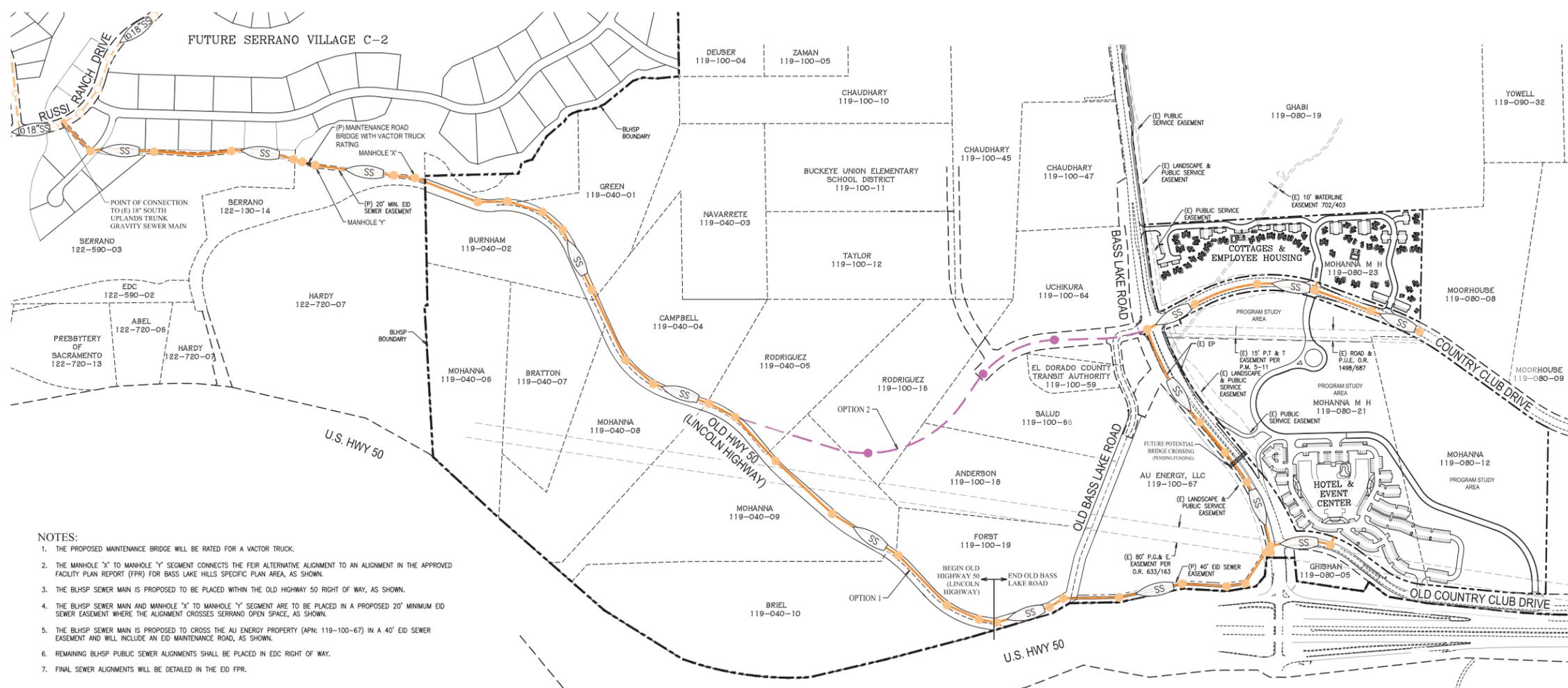
BLHSP SEWER PLAN  
EL DORADO COUNTY, CALIFORNIA  
SCALE: 1"=200' MAY, 2023

LEGEND			
PROPOSED BLHSP SEWER MAIN (OPTION 1) - 10,510 LF		TOWN & COUNTRY VILLAGE EL DORADO BOUNDARY	
* PROPOSED PUBLIC SEWER MANHOLE		EXISTING LOT LINES	
EXISTING SEWER LINE		EXISTING & FUTURE SERRANO LOT LINES	
EXISTING SEWER MANHOLE		EXISTING RIGHT OF WAY	
* PROPOSED BLHSP SEWER MAIN (OPTION 2) (BASS LAKE HILLS SPECIFIC PLAN ALIGNMENT)		EXISTING EASEMENT	
PROPOSED SEWER EASEMENT		BLHSP BOUNDARY	
		OLD HIGHWAY 50 ROW (LINCOLN HIGHWAY)	



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

\*ACTUAL MANHOLE LOCATIONS WILL BE DETERMINED AT FACILITIES PLAN REPORT STAGE.



- NOTES:**
1. THE PROPOSED MAINTENANCE BRIDGE WILL BE RATED FOR A VACTOR TRUCK.
  2. THE MANHOLE "X" TO MANHOLE "Y" SEGMENT CONNECTS THE FEIR ALTERNATIVE ALIGNMENT TO AN ALIGNMENT IN THE APPROVED FACILITY PLAN REPORT (FPR) FOR BASS LAKE HILLS SPECIFIC PLAN AREA, AS SHOWN.
  3. THE BLHSP SEWER MAIN IS PROPOSED TO BE PLACED WITHIN THE OLD HIGHWAY 50 RIGHT OF WAY, AS SHOWN.
  4. THE BLHSP SEWER MAIN AND MANHOLE "X" TO MANHOLE "Y" SEGMENT ARE TO BE PLACED IN A PROPOSED 20' MINIMUM EID SEWER EASEMENT WHERE THE ALIGNMENT CROSSES SERRANO OPEN SPACE, AS SHOWN.
  5. THE BLHSP SEWER MAIN IS PROPOSED TO CROSS THE AU ENERGY PROPERTY (APN: 119-100-67) IN A 40' EID SEWER EASEMENT AND WILL INCLUDE AN EID MAINTENANCE ROAD, AS SHOWN.
  6. REMAINING BLHSP PUBLIC SEWER ALIGNMENTS SHALL BE PLACED IN EDC RIGHT OF WAY.
  7. FINAL SEWER ALIGNMENTS WILL BE DETAILED IN THE EID FPR.

- REFERENCES**
1. BASS LAKE ROAD STUDY AREA FEIR SCH#90020375 PG 62-65
  2. BASS LAKE ROAD STUDY AREA FEIR SCH#90020375 APPENDIX E: ARCHAEOLOGICAL RECONNAISSANCE OF BASS LAKE ROAD STUDY AREA SEWER LINE ALTERNATIVES
  3. BASS LAKE HILLS SPECIFIC PLAN POLICY 5.7.1 NOTE 2.
  4. BASS LAKE HILLS SPECIFIC PLAN POLICY 4.9
  5. EID FL 050203-048
  6. BASS LAKE ROAD RECONSTRUCTION AND COUNTRY CLUB DRIVE EXTENSION: CIP PROJECT#71360
  7. MASTER FACILITY PLAN REPORT FOR BASS LAKE HILLS SPECIFIC PLAN AREA

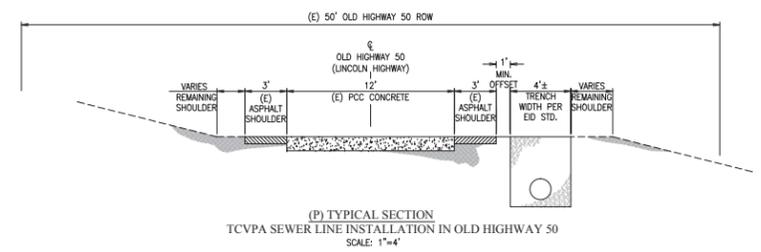


Figure 6