EL DORADO COUNTY PLANNING DEPARTMENT
APPLICATION FOR Time Extension

ASSESSOR'S PARCEL NO.(s) 115-030-06

PROJECT NAME/REQUEST: (Describe proposed use) Bass Lake Estates (Z06-0029/ PD06-0020/ TM06-1420)

IF SUBDIVISION/PARCEL MAP: Create 16 lots, ranging in size from 2,795 to 5,665 acre(s) //SF
IF ZONE CHANGE: From to IF GENERAL PLAN AMENDMENT: From to
IF TIME EXTENSION, REVISION, CORRECTION: Original approval date 2/12/08 Expiration date 2/12/2017

APPLICANT/AGENT Lebeck Young Engineering, Inc. - Bobbie Lebeck

Mailing Address 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682
Phone (530) 677-4080 FAX (530) 677-4096

PROPERTY OWNER Terra Investments DE LLC - Reza Shera c/o Pacific Group

Mailing Address 261 North Highway, Suite 109, Solana, CA 92075
Phone (858) 401-9090 FAX ( )

LOT ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Young Engineering, Inc. - Bobbie Lebeck

Mailing Address 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682
Phone (530) 677-4080 FAX (530) 677-4096

LOCATION: The property is located on the SE side of Bass Lake Road
street or road
175 Ft feet/miles SW of the intersection with Woodleigh Lane
major street or road
in the Cameron Park area. PROPERTY SIZE 7.45 acreage / square footage

signature of property owner or authorized agent Date 11/11/16

FOR OFFICE USE ONLY

Date 11/04/2014 Fee $1,000.00 Receipt # 30199 Rec'd by Executive Census
Zoning R1 GPD #92 R Supervisor Dist 1 Sec/Twr/Rng

ACTION BY: □ PLANNING COMMISSION □ ZONING ADMINISTRATOR □ PLANNING DIRECTOR

Hearing Date
□ Approved □ Denied (findings and/or conditions attached)

APPEAL: □ Approved □ Denied

Executive Secretary

TM 06-1420-E
REQUIRED SUBMITTAL INFORMATION for
Time Extension for Parcel & Subdivision Maps

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

<table>
<thead>
<tr>
<th>FORMS AND MAPS REQUIRED</th>
<th>Check (✓)</th>
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<tbody>
<tr>
<td>  Applicant County</td>
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<tr>
<td>1) Application Form and Agreement for Payment of Processing Fees, completed and signed.</td>
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<td>2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.</td>
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<td>3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.</td>
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<td>4) Written narrative describing:</td>
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<tr>
<td>a) Reasons why map was not filed within time period prescribed by the County Ordinances (parcel maps - 36 months, tentative subdivision maps - 36 months, vesting maps - 24 months);</td>
<td></td>
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<td>b) General status of the project. Specifically describe those conditions of approval already completed (this can be documented with dates completed, dollars spent, etc.).</td>
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<tr>
<td>5) A copy of official Assessor's map, showing the property outlined in red.</td>
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<tr>
<td>6) An 8 ½ x 11&quot; vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.</td>
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<tr>
<td>7) Provide name, mailing address and phone number of all property owners and their agents. ON MAP</td>
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<td>8) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.</td>
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<tr>
<td>9) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.</td>
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TM 06-1420-E
FORMS AND MAPS REQUIRED

Check (✓) Required Submittal Info

Applicant County

10) Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. All maps MUST be folded to 8 ½" x 11". NO ROLLED DRAWINGS WILL BE ACCEPTED.

a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).

b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.

c) Four (4) copies of preliminary grading and drainage plan.

NOTE: The following is required if not submitted with the original subdivision or parcel map:

11) Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:

a) General identification of the tree canopy, noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.

b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

<table>
<thead>
<tr>
<th>Existing Canopy Cover</th>
<th>Percent of Canopy Cover to be Retained or Replaced</th>
</tr>
</thead>
<tbody>
<tr>
<td>80 - 100 percent</td>
<td>60 percent of existing canopy</td>
</tr>
<tr>
<td>60 - 79 percent</td>
<td>70 percent of existing canopy</td>
</tr>
<tr>
<td>40 - 59 percent</td>
<td>80 percent of existing canopy</td>
</tr>
<tr>
<td>20 - 39 percent</td>
<td>85 percent of existing canopy</td>
</tr>
<tr>
<td>19 percent or less</td>
<td>90 percent of existing canopy</td>
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</tbody>
</table>

c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

ii) In any situation where the tree or its dripline lie within any proposed road, driveway, leach field area, or cut or fill slope area:
FORMS AND MAPS REQUIRED

Check (✓)

1) Applicant County

(1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction.

(2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in the Planning Department), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from the Planning Department are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at the Planning Department.)

Where special status plants and animals are identified on the Important Biological Resources Map located in the Planning Department, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)
FORMS AND MAPS REQUIRED
Check (✓)
Applicant County

✓ 18) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

✓ 19) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

REQUIRED INFORMATION ON TENTATIVE MAP
Check (✓)
Applicant County

✓ 1) North point and scale

✓ 2) Project boundaries with dimensions

✓ 3) The approximate dimensions and area of all lots

✓ 4) Adjacent ownership with book and page number of recorded deeds or parcel map references

✓ 5) Names of adjacent subdivisions

✓ 6) The location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

✓ 7) Purpose, width, and approximate location of all proposed and existing easements (other than roads)

✓ 8) Approximate radii of centerline on all street curves

✓ 9) Grades and width of proposed and existing roads or road easements, with typical improvement cross-section.

✓ 10) All structures, buildings, utility, transmission lines, dirt roads and distances to existing and proposed property lines.

✓ 11) Fire hydrant location, existing and/or proposed

✓ 12) Existing water and sewer line locations

✓ 13) Subdivisions: Contours of not more than five-foot intervals based on aerial photogrammetry or on-site survey (USGS interpolation is not acceptable).

Parcel Maps: Contour lines shown at five-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at ten-foot or twenty-foot intervals on parcels of ten acres or larger (using USGS interpolation of field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
REQUIRED INFORMATION ON TENTATIVE MAP

Check (\(\checkmark\))

Applicant County

14) If phasing is proposed, show boundaries of each phase. Without a phasing plan, the resultant final map submitted for recording must include the total project. (This information may be shown on a separate financing lot map if such is proposed.)

15) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.

16) Identify areas subject to a 100-year flood on perennial streams or creeks and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.

17) Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.

18) The following information is to be listed on the tentative subdivision map in the following consecutive order:

a) Owner of record (name and address)
b) Name of applicant (name and address)
c) Map prepared by (name and address)
d) Scale
e) Contour interval
f) Source of topography
g) Section, Township and Range
h) Assessor's parcel number(s)
i) Present zoning
j) Total area
k) Total number of parcels
l) Minimum parcel area
m) Water supply
n) Sewage disposal
o) Proposed structural fire protection
p) Date of preparation

The Planning Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.
Letter of Authorization

The undersigned owner(s) of Record Title Interest in Assessor's Parcel(s) No. 115-030-06, the description of which is filed as Document No. 2009-0004935 of Official Records of the County of El Dorado, hereby authorize Lebeck Young Engineering, Inc. to prepare and process the necessary documents for: Time Extension for Tentative Parcel Map.

Signed: __________________________ Date: ______________
Print Name: __________________________

Signed: __________________________ Date: ______________
Print Name: __________________________

Owner(s) of Record: Terra Investments DE LLC – Reza Shera
Mailing Address: 261 North Highway, Suite 109, Solana, CA 92075
Phone: (858)401-9090

Applicant(s): Lebeck Young Engineering, Inc. – Bobbie Lebeck
Mailing Address: 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682
Phone: (530) 677-4080
PROJECT NARRATIVE

BASS LAKE ESTATES TIME EXTENSION

TM06-1420; PD06-0020; Z06-0029

The approved Bass Lake Estates Tentative Parcel Map (TM06-1420) project is located on the south east side of Bass Lake Road, approx. 175 feet south west of the intersection with Woodleigh Lane, in Cameron Park, CA and will create 36 parcels, with a minimum parcel area of 0.07 acres, on a 7.45 acre site.

The expiration date of the approved Tentative Map is February 12, 2017. The project will not be completed by that date, so a Time Extension is being requested. We hereby request 6 each 1-year time extensions to allow enough time to complete the project. The reason the project was not originally completed is due to the recent economic recession which has been labeled as “the Great Recession”. The recession began in December 2007 and ended in June 2009 according to the National Bureau of Economic Research; however, many years from the officially end date, the US economy has still not fully recovered. The Great Recession is the most severe economic downturn and longest persisting recession since the Great Depression. After all the money that has been spent to obtain the approval and now more for the time extension, we are requesting the time extension for 6 years which we feel will allow the project enough time to be completed.

The approved Tentative Map remains the same.

Corporation Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is $_0_

( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of
( ) Realty not sold.

For a valuable consideration, receipt of which is hereby acknowledged,
SHERA CROCKETT INC., a California Corporation

hereby GRANT(S) to CARMICHAEL INVESTMENT GROUP, INC., a California Corporation

that property in El Dorado County, State of California, described as:

Mail Tax Statement to Grantee at address above

Date June 5, 1997

STATE OF CALIFORNIA
COUNTY OF

before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and is/are known by me to be the person(s) on whose behalf(s) the instrument was executed.

WITNESS my hand and seal.

(Seal)

(Seal)

Signature of person(s) executing instrument

VERA SHERA, PRESIDENT

STATE ID NO. (if any)

REZA SHERA, PRESIDENT

This act for official notarial use

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TM 06-1420-E
EXHIBIT "A"

The land referred to is situated in the State of California, County of El Dorado, in the unincorporated area, and is described as follows:

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/30/97.
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A
LAWYER.

On 05/27/99 at 10:00 A.M. Poeelle Financial Corporation, as Trustee of the Deed of Trust recorded 06/13/97
as Instrument 028746 book 4932 page 428 in the County of El Dorado California,

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH,
CASHIER'S CHECK OR CERTIFIED CHECK, OR A CHECK DRAWN BY A
CREDIT UNION, SAVINGS AND LOAN ASSOCIATION, A SAVINGS
ASSOCIATION, OR A SAVINGS BANK, AUTHORIZED TO DO BUSINESS
IN THE STATE OF CALIFORNIA, PAYABLE AT THE TIME OF SALE IN
LAWFUL MONEY OF THE UNITED STATES AT:

THE MAIN STREET ENTRANCE TO THE COUNTY COURTHOUSE, 495 MAIN STREET, PLAISANCE, CA

all right, title and interest conveyed to and now held by it under the Deed of Trust in the property described as:

PARCER A, AS DESIGNATED ON THE PARCEL MAP ENTITLED "A PORTION OF THE S 1/2 OF SEC. 29, T. 10 N., R. 9 E., M.D.M.,
FILE D JULY 7, 1975, IN BOOK B OF PARCEL MAPS, PAGE 33, EL DORADO COUNTY RECORDS.

The street address and other common designation, if any, of the real property described above is understood to be:

2701 Bass Lake Road El Dorado Hills CA

The Trustee does not warrant the accuracy of the street address or other common description of the property, if any provided in this
notice.

The property will be sold without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the
unpaid balance of the note(s) secured by the Deed of Trust, plus, as provided in such note(s): advances, if any, under the terms of
the Deed of Trust fees, charges and expenses of the Trustee.

At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the Deed
of Trust and estimated costs, expenses and advances is

$309647.70

PEELE FINANCIAL CORPORATION

Dated: Apr 30, 1999

[Signature]
Foreclosure Officer

1540 River Park Drive Suite 214 * Sacramento, CA 95815 * (916) 929-1595

05/27/99, 1999029032
Recording requested by and when recorded return to:

THE WAAGE LAW FIRM, A.P.C.
9255 Towne Centre Drive, 6th Floor
San Diego, CA 92121

Mail tax statements to:

Reza Shera and Cathleen K. Shera
261 N. Highway 101, Suite 1019
Solana Beach, CA 92075

QUITCLAIM DEED

APN: 103-030-0610

11932

The undersigned declares that the documentary transfer tax is

$_________ (SEE ATTACHED NON-DISCLOSURE FORM) and is

( ) computed on the full value of the interest or property conveyed, or is

( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

(X) unincorporated area of El Dorado County, California

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carmichael Investment Group, Inc.,
a California corporation

hereby REMISES, RELEASES AND QUITCLAIMS to

Reza Shera and Cathleen K. Shera, husband and wife as joint tenants

the following described real property in the Unincorporated Areas of County of El Dorado, State of California, and legally described as:
THE LAND REFERED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, IN THE UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS DESIGNATED ON THE PARCEL MAP ENTITLED "A PORTION OF THE S. 1/2 OF SEC. 29, T. 10 N., R. 9 E., M.D.M.", FILED JULY 2, 1975, IN BOOK 8 OF PARCEL MAPS, PAGE 33, EL DORADO COUNTY RECORDS.

Dated: 11/26/09

Dated: 1/28/09

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  

On January 28, 2009, before me, Linda Jean Mosvick, a Notary Public, personally appeared Reza Shera and Cathleen K. Shera, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Linda Jean Mosvick (Seal)
Recording requested by and when recorded return to:

THE WAAGE LAW FIRM, A.P.C.
9255 Towne Centre Drive, 6th Floor
San Diego, CA 92121

Mail tax statements to:

Terra Investments, LLC
261 N. Highway 101, Suite 1019
Solana Beach, CA 92075

QUITCLAIM DEED

APN: 103-030-0610

11932
The undersigned declares that the documentary transfer tax is $__________ (SEE ATTACHED NON-DISCLOSURE FORM) and is

( ) computed on the full value of the interest or property conveyed, or is

( ) computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

(X) unincorporated area of El Dorado County, California

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Reza Shera and Cathleen K. Shera, husband and wife as joint tenants

hereby REMISES, RELEASES AND QUITCLAIMS to

Terra Investments, LLC, a Delaware limited liability company,

the following described real property in the Unincorporated Areas of County of El Dorado, State of California, legally described as:
THE LAND REFERED TO IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF EL DORADO, IN THE UNINCORPORATED AREA, AND IS DESCRIBED
AS FOLLOWS:

PARCEL A, AS DESIGNATED ON THE PARCEL MAP ENTITLED "A PORTION OF
THE S. 1/2 OF SEC. 29, T. 10 N., R. 9 E., M.D.M.", FILED JULY 2,
1975, IN BOOK 8 OF PARCEL MAPS, PAGE 33, EL DORADO COUNTY
RECORDS.

Dated: 1/28/09

Reza Shera

Cathleen K. Shera

STATE OF CALIFORNIA )
COUNTY OF SAN DIEGO )

On January 28, 2009, before me, Linda Jean Mosvick, a Notary
Public, personally appeared Reza Shera and Cathleen K. Shera, who
proved to me on the basis of satisfactory evidence to be the
persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their
authorized capacities, and that by their signatures on the
instrument the persons, or the entity upon behalf of which the
persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Linda Jean Mosvick (Seal)
TM 06-1420-E