



LEBECK • YOUNG
ENGINEERING, INC.

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 official 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.¹ 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.

Further, this project was also dependent upon the adjacent approved project of Silver Springs (located across Bass Lake Road). Silver Springs was to construct the water and sewer mains that the Bass Lake Estates project was going to tie into. The existing Conditions of Approval for Bass Lake Estates also required the project to construct all the Bass Lake Road improvements for the Silver Springs Subdivision including curb, gutter, and sidewalk along both sides of the street. These improvements are simply too cost prohibitive for a small project like Bass Lake Estates to complete without Silver Springs moving forward. It should be noted that subsequent to this Time Extension Request, the developers of Bass Lake Estates will be processing a Revised Tentative Map in order to revise the project’s conditions of approval to be for this project only (i.e. not dependent upon Silver Springs Subdivision).

For purposes of this Time Extension Request, the approved Tentative Map remains the same.

1. - http://www.huffingtonpost.com/andrew-fieldhouse/five-years-after-the-grea_b_5530597.html