

TM06-1420-E/Bass Lake Estates
 Location Map
 Exhibit A

- Cameron_Park_Airport
- Bass_Lake
- Bass_Lake_Estates



0 0.25 0.5 1.0 1.5 Miles

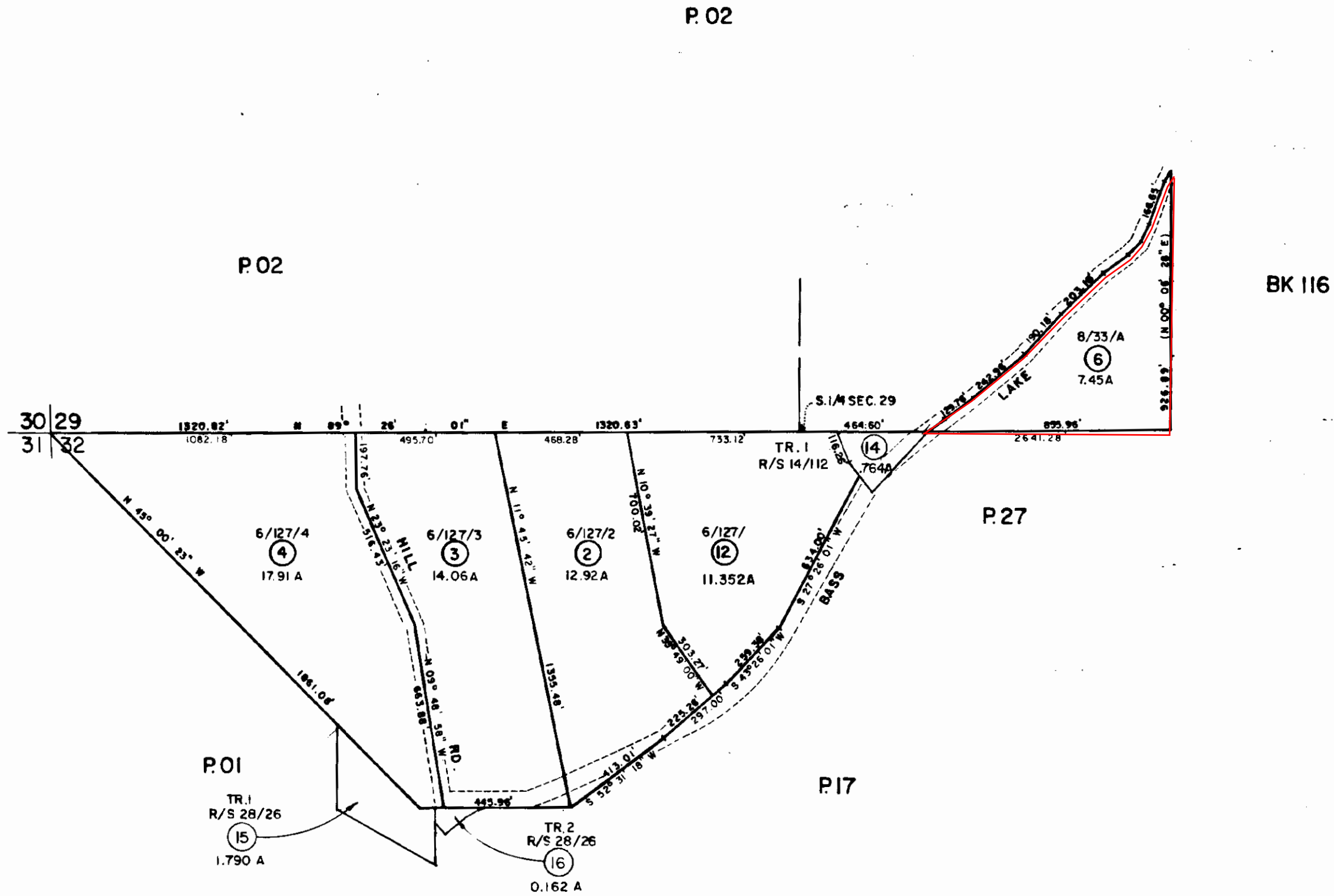
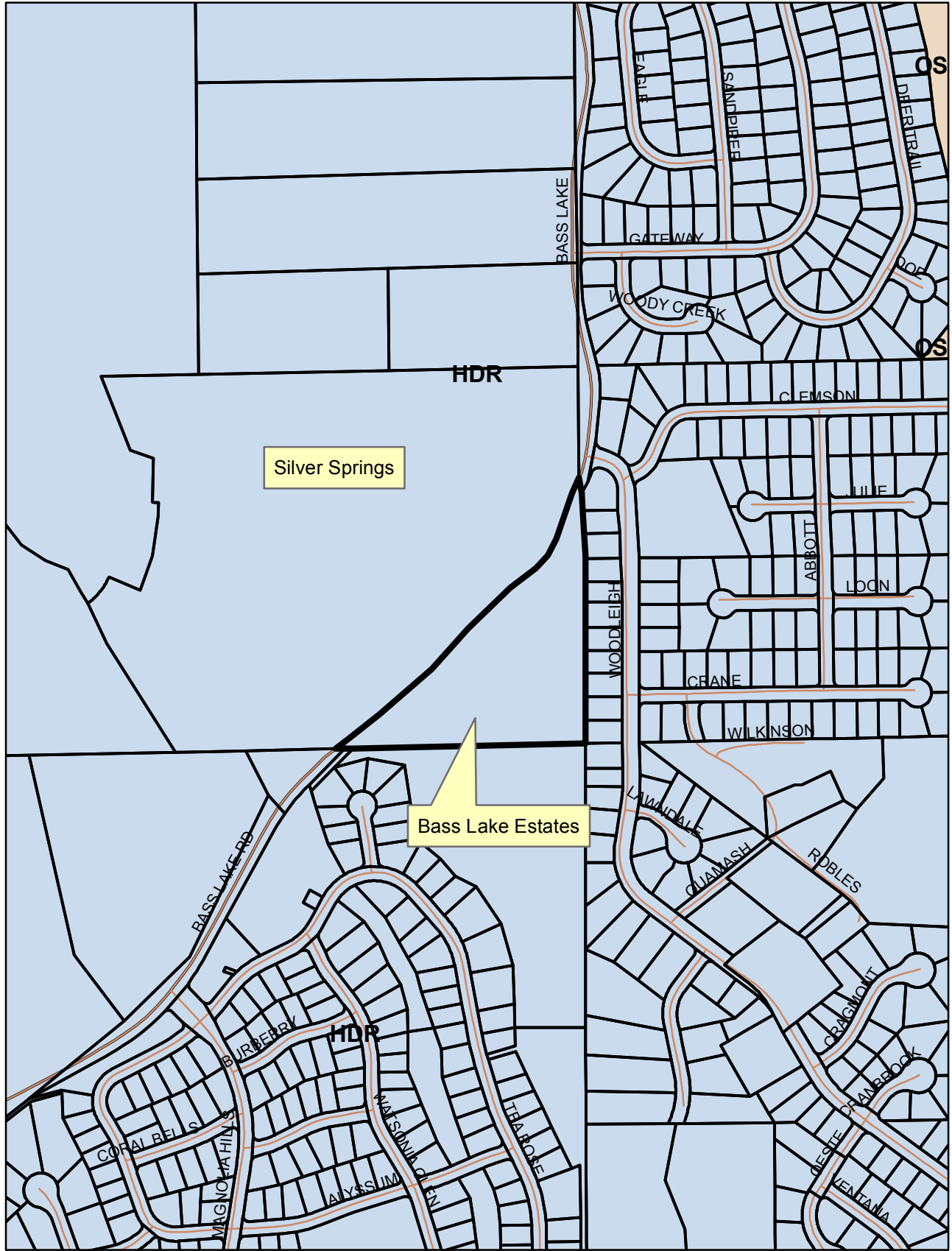





Exhibit B

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



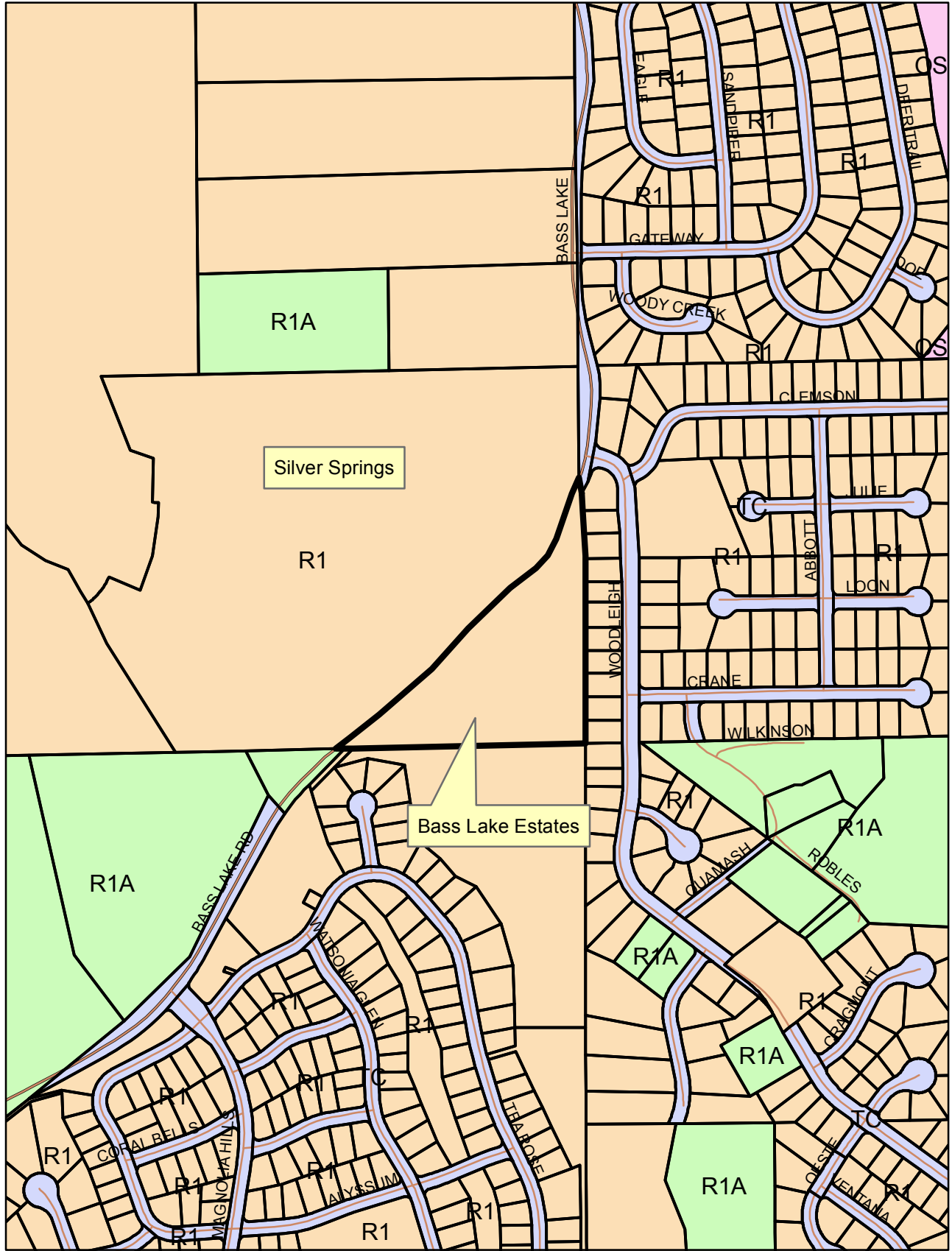
TM06-1420-E/Bass Lake Estates
 Land Use Map
 Exhibit C








-  Bass_Lake_Estates
-  HDR
-  OS

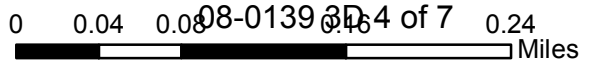
0 0.04 0.08 0.12 0.16 0.20 0.24 Miles

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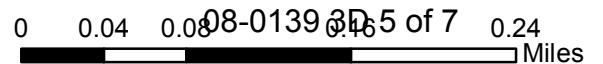
TM06-1420-E/Bass Lake Estates
 Zoning Map
 Exhibit D


-  Bass_Lake_Estates
-  OS
-  R1
-  R1A
-  TC





TM06-1420-E/Bass Lake Estates
Aerial Map
Exhibit E



 Bass_Lake_Estates

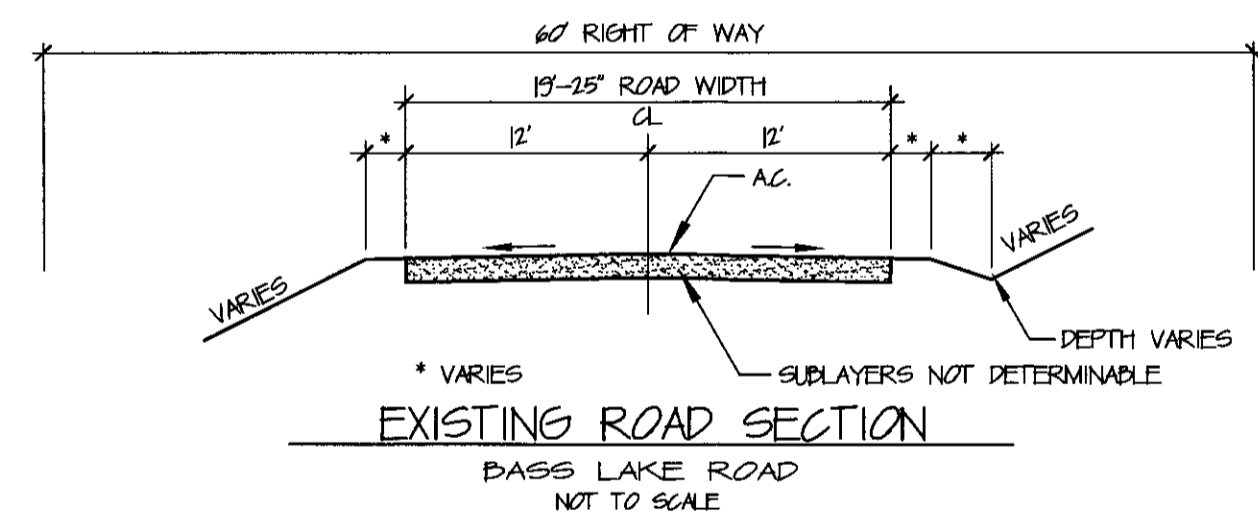
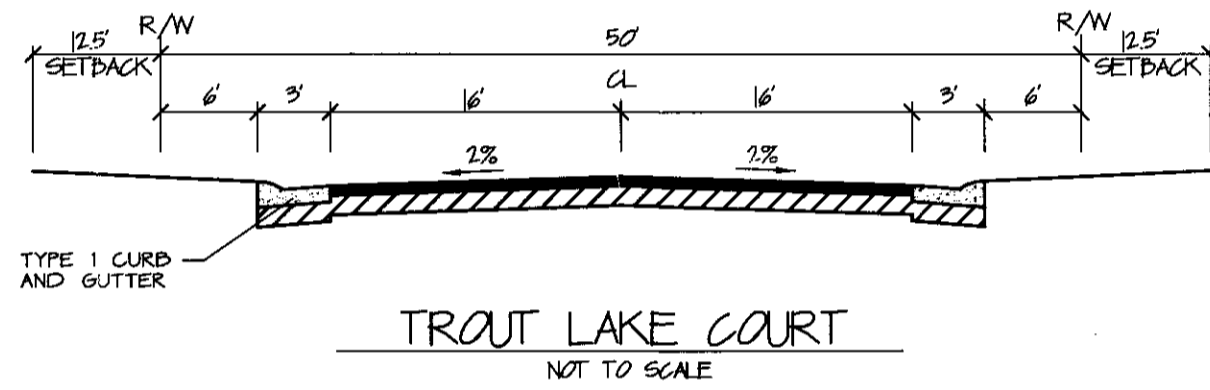
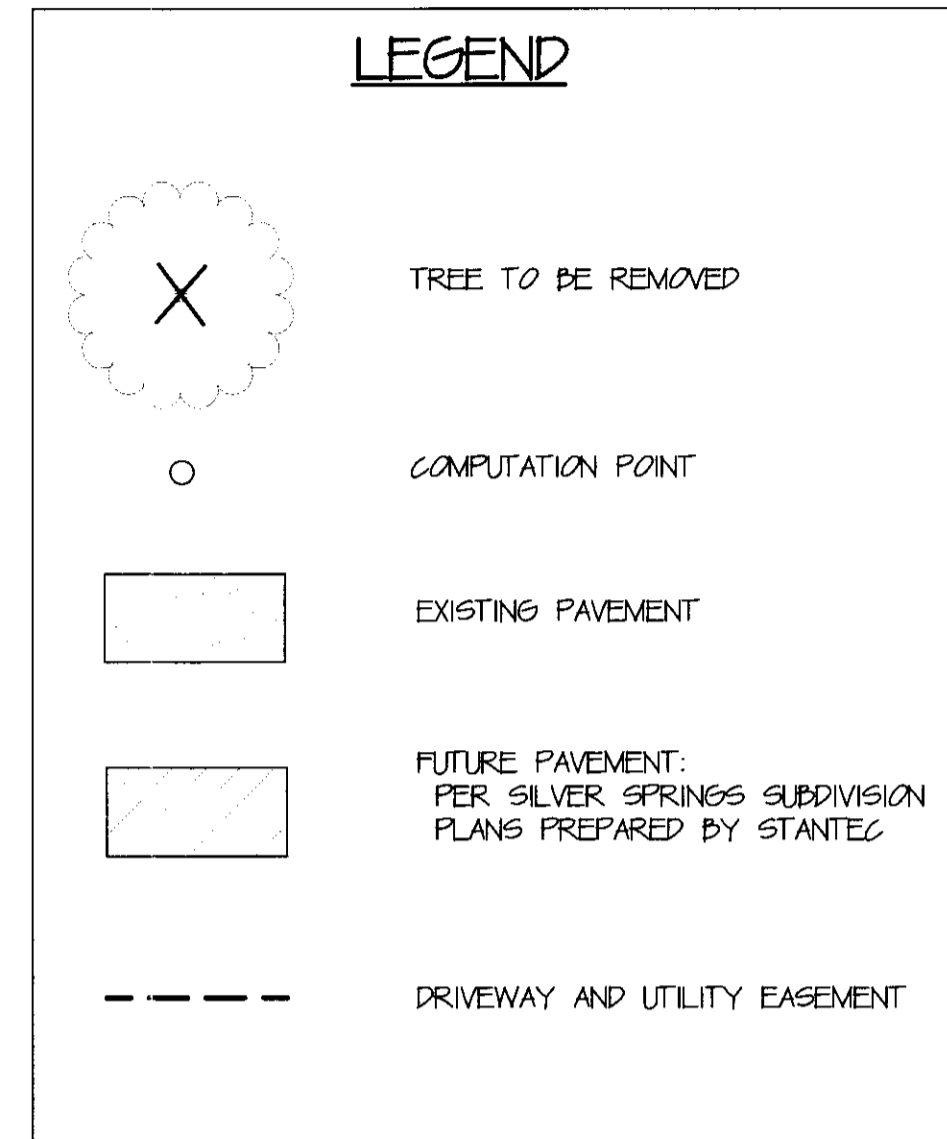
08-0139 3D 5 of 7

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.

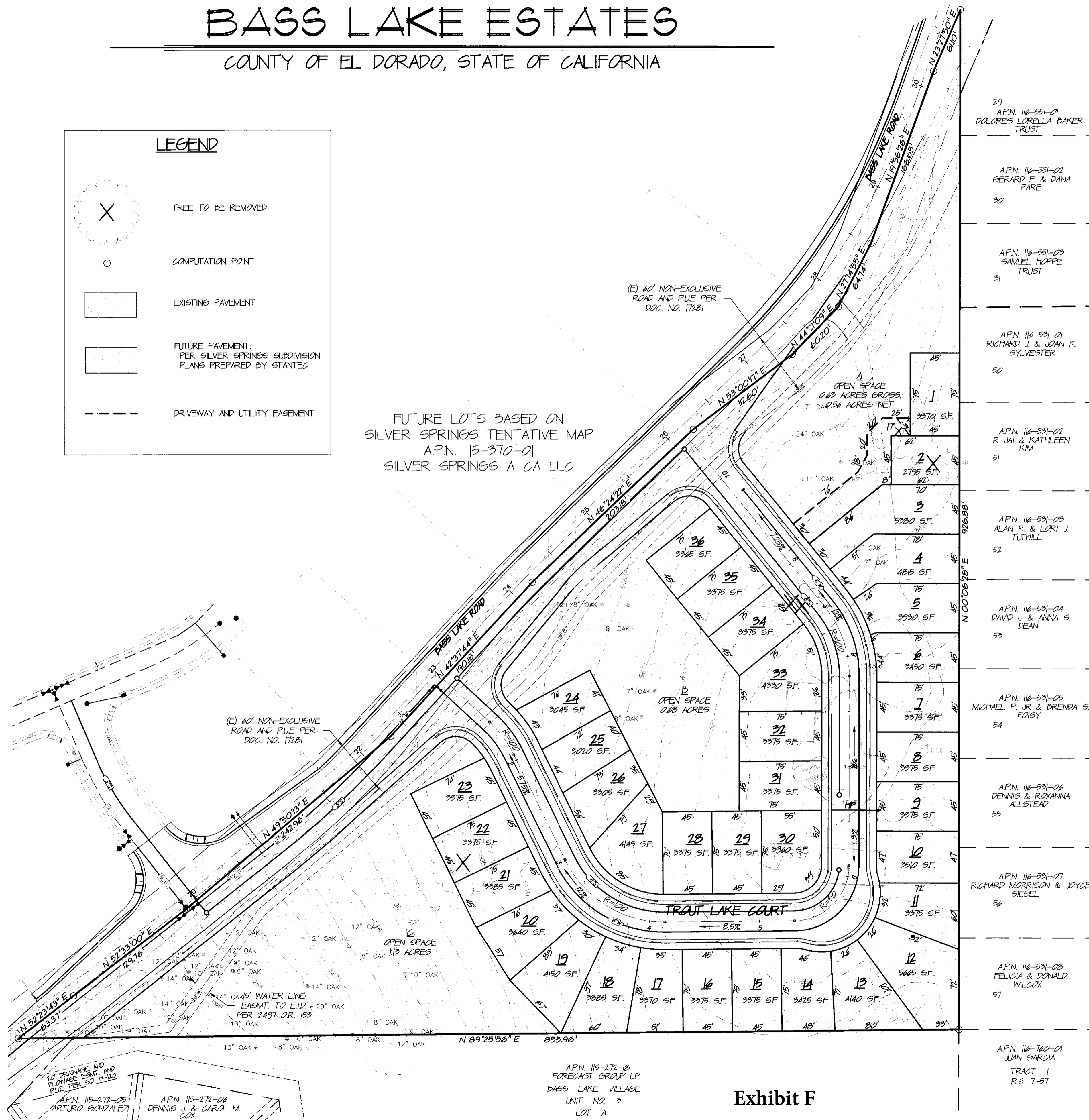


ENGINEER'S STATEMENT

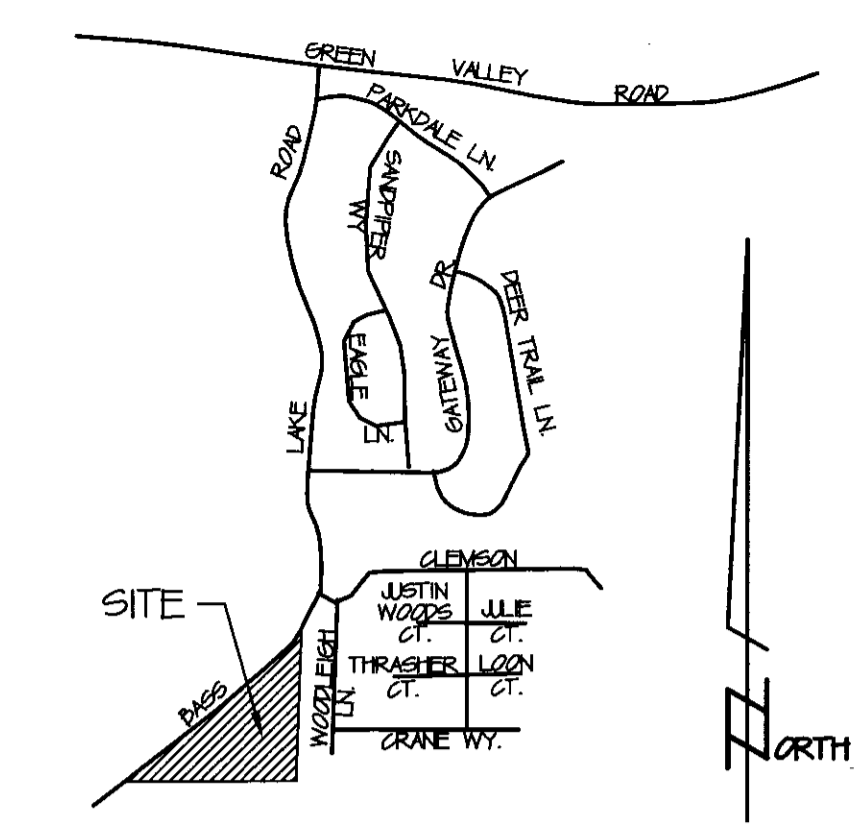
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20462
REG. EXP. DATE: 03/30/17

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



29	APN 116-591-01 DOLORES LORELLA BAKER TRUST	ESTATES NO. 15
30	APN 116-591-02 GERARD F. & DANA FARE	ESTATES NO. 15
31	APN 116-591-03 SAMUEL HOFFE TRUST	ESTATES NO. 15
50	APN 116-591-01 RICHARD J. & JOAN K. SYLVESTER	ESTATES NO. 16
51	APN 116-591-02 R. JAI & KATHLEEN KIM	ESTATES NO. 16
52	APN 116-591-03 ALAN R. & LORI J. TUTHILL	ESTATES NO. 16
53	APN 116-591-04 DAVID J. & ANNA S. DEAN	ESTATES NO. 16
54	APN 116-591-05 MICHAEL P. JR. & BRENDA S. FOISY	ESTATES NO. 16
55	APN 116-591-06 DENNIS & ROXANNA ALLSTEAD	ESTATES NO. 16
56	APN 116-591-07 RICHARD MORRISON & JOYCE SIEGEL	ESTATES NO. 16
57	APN 116-591-08 FELICIA & DONALD WLGOK	ESTATES NO. 16
	APN 116-760-01 JUAN GARCIA TRACT 1 R.S. 7-57	ESTATES NO. 16



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 GOLDENADO CIRCLE
CAMERON PARK, CA 92682
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. 3 E. MDM.

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

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
14.51 ACRES

MINIMUM PARCEL AREA:
3,010 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

Exhibit F

Bass Lake Estates Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	02/12/2008	3
		Original Expiration	02/12/2011	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	02/12/2011	2
		Revised Expiration	02/12/2013	
		<i>Note : Two-year time extension under 66452.22 (AB 333)</i>		
2	Automatic	Automatic Time Extension	02/12/2013	2
		Revised Expiration	02/12/2015	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	02/12/2015	2
		Revised Expiration	02/12/2017	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	6	6
		Revised Expiration if Approved	02/12/2023	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit G