

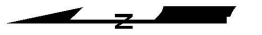
Walrath (Kovach) Extension/P09-0002-E
 Location Map
 Exhibit A

 Walrath(Kovach)



POR. SW 1/4 SEC. 6, T.9N., R.10E., M.D.M.

90:29



1" equals 200'



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

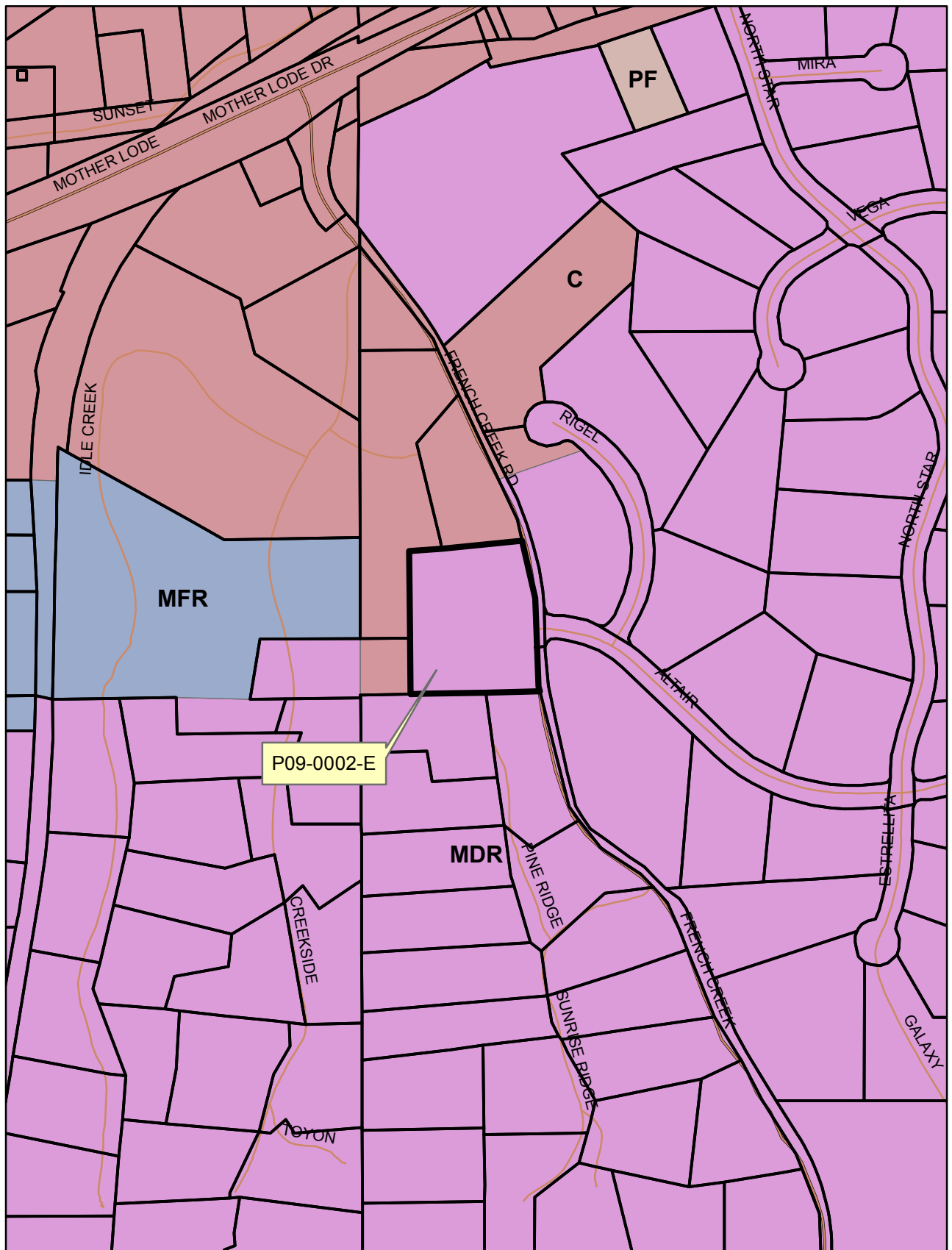
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles






Rev. Jul 16, 2013

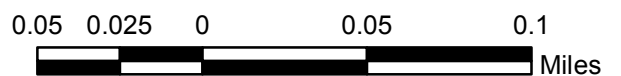
Assessor's Map Bk.090, Pg. 29
County of El Dorado, CA

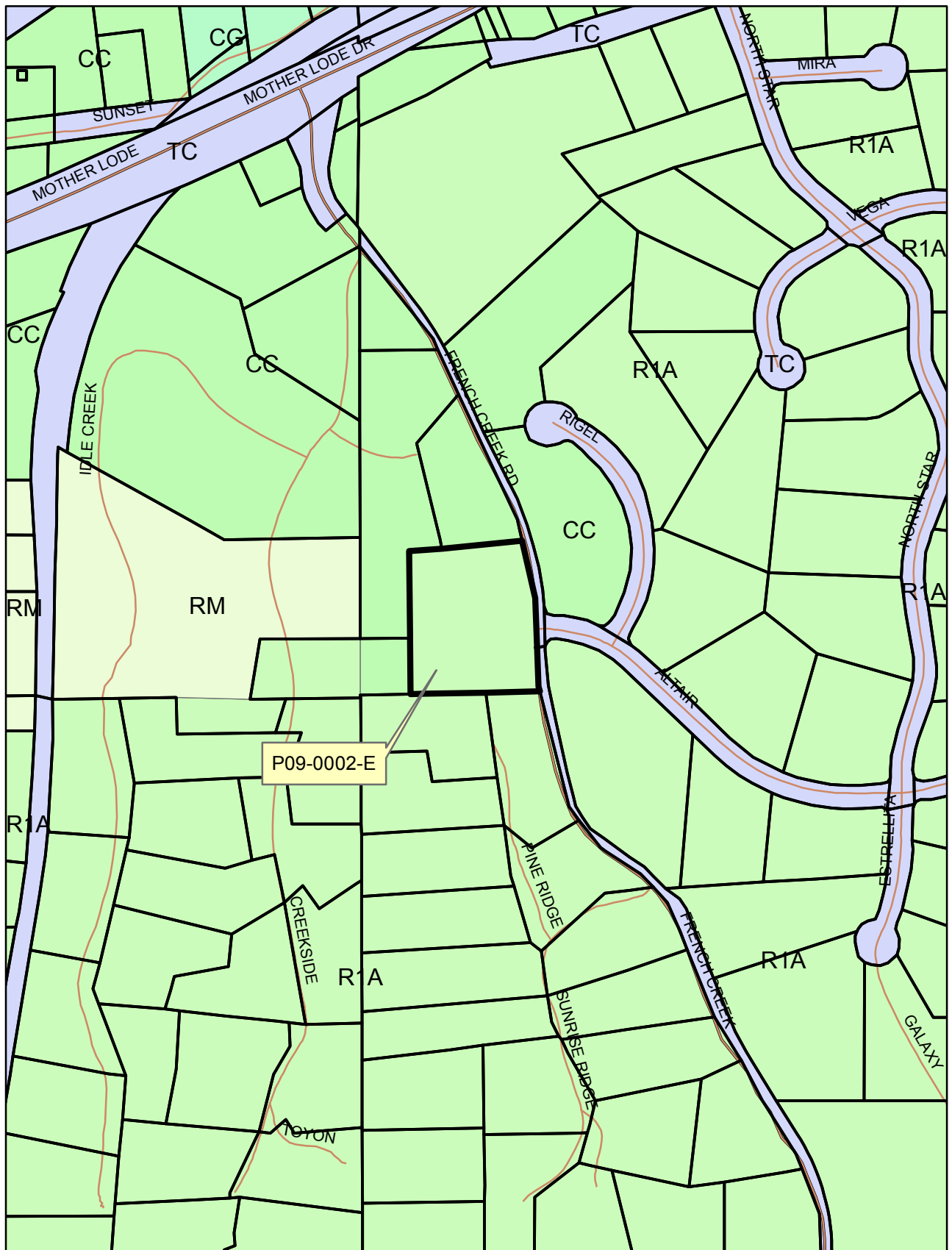
Exhibit B









Walrath (Kovach) Extension/P09-0002-E
 Land Use Map
 Exhibit C

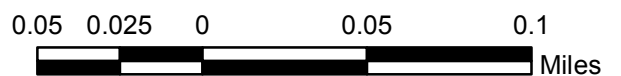
-  Walrath(Kovach)
-  C
-  MDR
-  MFR
-  PF

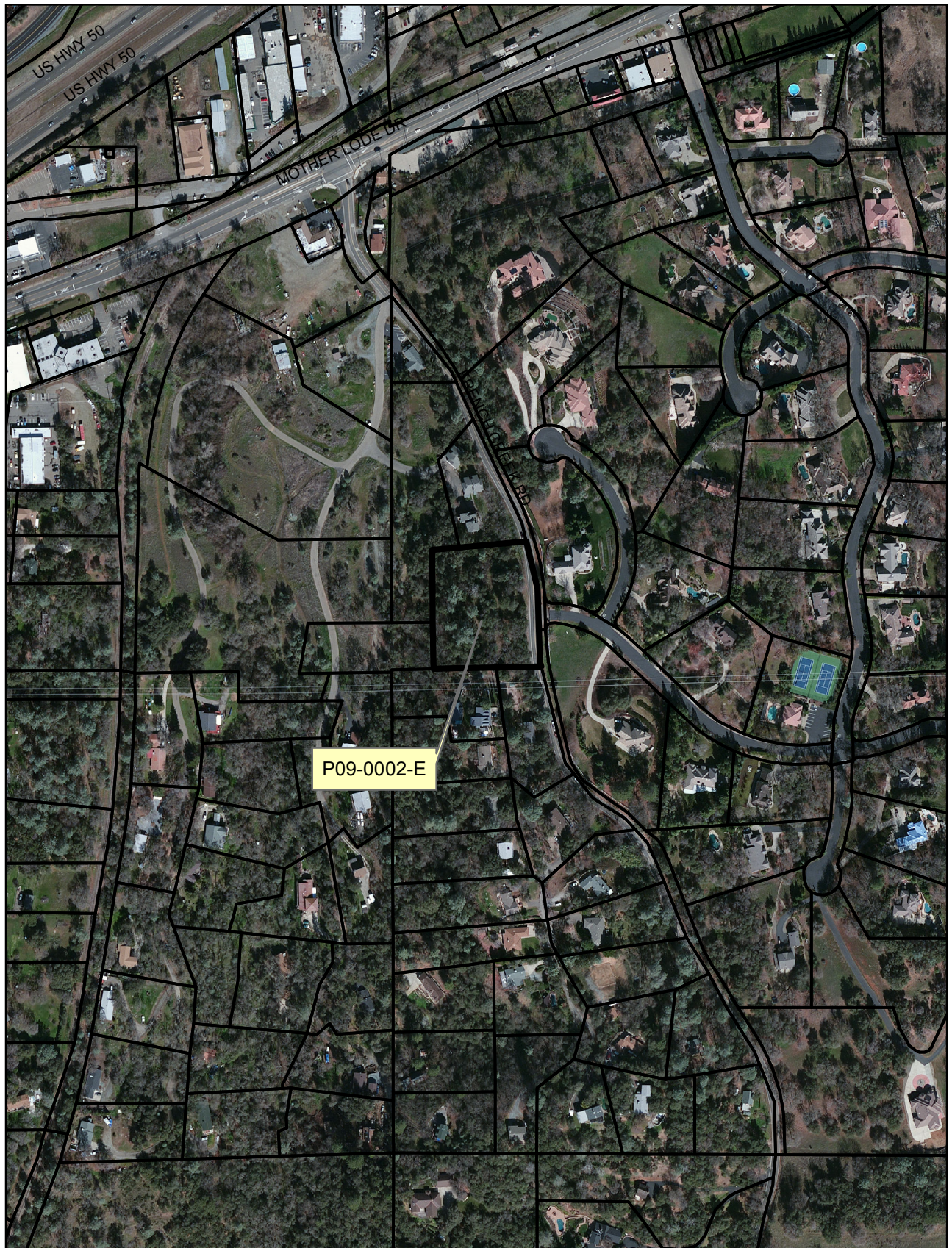




Walrath (Kovach) Extension/P09-0002-E Zoning Map Exhibit D

-  Walrath(Kovach)
-  CC
-  CG
-  R1A
-  RM
-  TC

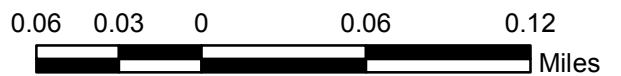




Walrath (Kovach) Extension/P09-0002-E

 Walrath(Kovach)

Aerial Map Exhibit E



TENTATIVE PARCEL MAP

BEING PARCEL B, P.M. 48-144
COUNTY OF EL DORADO, STATE OF CALIFORNIA

PROJECT NOTES

- FRENCH CREEK RD. IS AN EXISTING COUNTY ROAD.
- THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL AND FOR LOCATING A LIMITED NUMBER OF EXISTING SITE FEATURES. THE MAJORITY OF ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL SURVEY, AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
- DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 160010 OF THE LAND DIVISION ORDINANCE TO ALLOW FOR ACCEPTANCE OF THE FOLLOWING:
 - MODIFIED LOP ACCESS ROAD - 20' WIDE.
 - SHOULDERS WITH NO CURBS, GUTTERS OR SIDEWALKS WITHIN A 35-FOOT RIGHT OF WAY.
- AN EXEMPTION IS REQUESTED FROM GENERAL PLAN POLICY TG-41 SUCH THAT PEDESTRIAN / BIKE PATHS WILL NOT BE REQUIRED.

OWNER OF RECORD:
CRAIG D. FRANKLIN & WALTER H. TRUSTEES
WALTER H. FAMILY TRUST
4160 PINE RIDGE CT
SHINGLE SPRINGS, CA 95862

NAME OF APPLICANT:
CRAIG WALKRATH
4160 PINE RIDGE CT
SHINGLE SPRINGS, CA 95862
530-677-7704
FRAN_WALKRATH@QUESTSYS.COM

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
1080 PLAZA BOLDORADO CIRCLE
CAMERON PARK, CA 95821

SCALE OF MAP:
1" = 20'

CONTOUR INTERVAL:
5 (FIVE) FEET

SOURCE OF TOPOGRAPHY:
AERIAL - TRI STATE SURVEYING LTD. 2-4-2008

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 6, T. 9 N., R. 12E, NDM.

ASSESSOR'S PARCEL NO.:
092-190-46

ZONING:
PRESENT - R1A

TOTAL PARCEL AREA:
2.2 ACRES

MINIMUM PARCEL AREA:
1.0 ACRES

TOTAL NUMBER OF PARCELS:
TWO (2)

WATER SUPPLY:
EID.

SEWAGE DISPOSAL:
EID.

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO COUNTY FIRE PROTECTION DISTRICT

DATE:

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

LEGEND
ABBREVIATIONS:
CL CENTERLINE (C) CONCEPTUAL
EG EXISTING GROUND (E) EXISTING
FG FINISHED GROUND (F) PROPOSED
PP POWER POLE (P) PROPOSED

LINETYPES:
PRUFLINE
FENCE
FLOWLINE
RIGHT-OF-WAY
TREE CANOPY
OVERHEAD LINES

SYMBOLS:
COMPUTATION POINT
CULVERT INLET/OUTLET
GUYWIRE
POWER POLE

WATER AND FIRE:
FIRE HYDRANT
EXISTING
PROPOSED
GATE VALVE
EXISTING
PROPOSED

WATER LINE:
EXISTING
PROPOSED

SEWER LINE:
EXISTING
PROPOSED

SEWER MANHOLE:
EXISTING
PROPOSED

SLOPES:
> 30% SLOPE

OAK CANOPY:
EXISTING

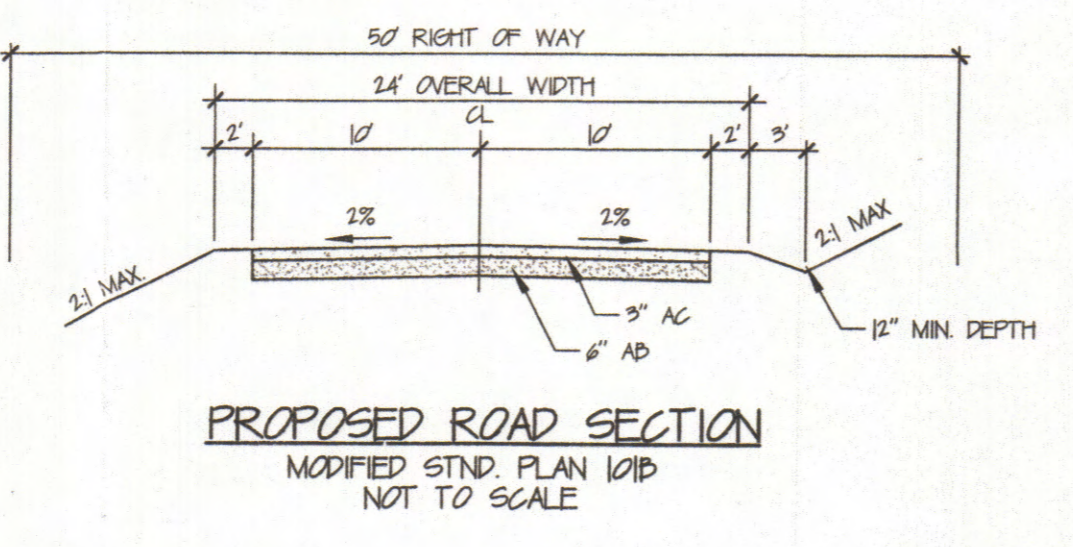
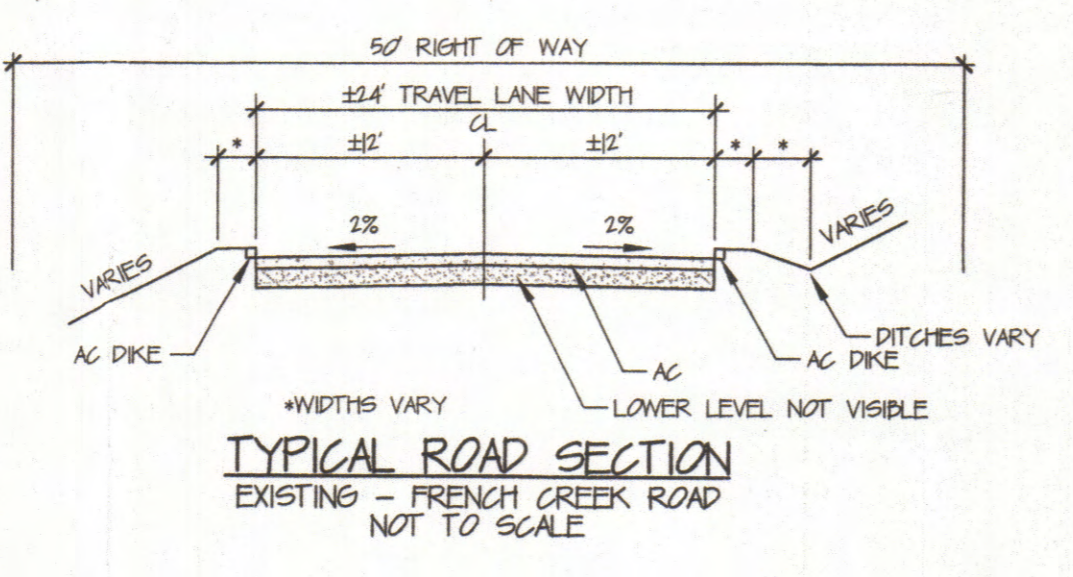
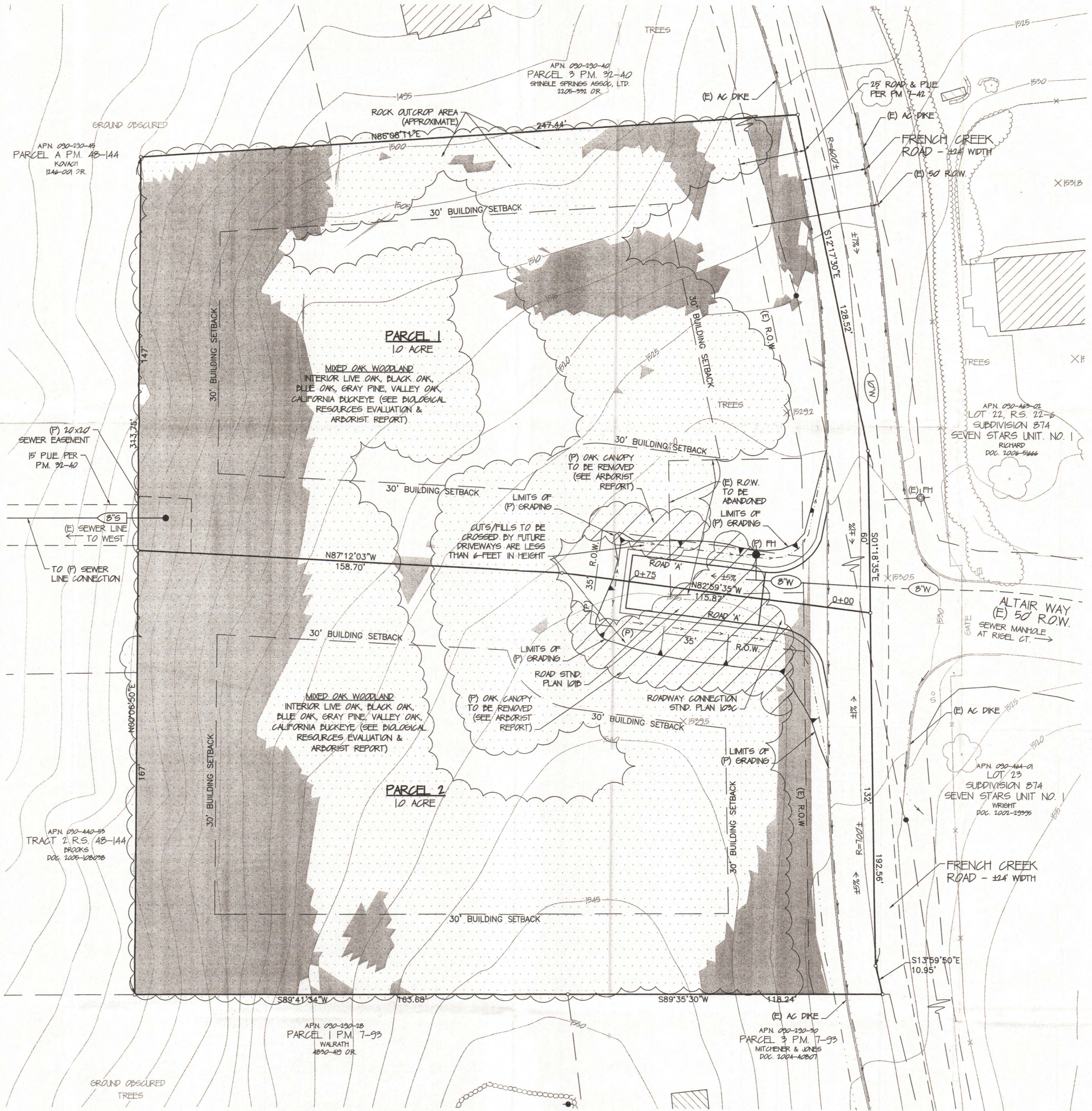
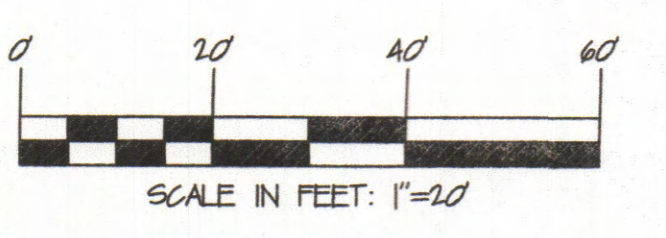
TO BE REMOVED

(LEGEND SYMBOLS MAY BE SMALLER OR LARGER THAN DRAWING SYMBOLS)

GRADING (PROPOSED):
SLOPES

CUT / 2:1

FILL / 2:1



- PROJECT GRADING & DRAINAGE NOTES**
- LIMITS OF GRADING: PROPOSED GRADING FOR THE COMPLETION OF THIS PARCEL MAP IS LIMITED TO THE PROPOSED ACCESS ROAD FROM FRENCH CREEK ROAD TO A POINT APPROXIMATELY 75 FEET INTO THE SITE INTERIOR. DESIGN WAIVERS HAVE BEEN REQUESTED TO ALLOW MODIFICATION TO STANDARD RIGHT OF WAY AND ROADWAY GEOMETRY.
 - DEPTHS OF CUTS AND FILLS: PROPOSED ACCESS ROAD: CUTS < 6'; FILLS < 2'
 - DRIVEWAY GRADING: TO BE COMPLETED WITH FUTURE BUILDING PERMITS. NO SIX FOOT OR HIGHER EXISTING EMBANKMENTS OR EXCAVATIONS ARE PRESENT WHERE DRIVEWAYS MAY TIE INTO EXISTING OR PROPOSED ROADWAYS. SEE MAP.
 - EXISTING DRAINAGE CHANNELS: ALONG FRENCH CREEK ROAD (SEE MAP)
 - PROPOSED MODIFICATIONS TO EXISTING DRAINAGE: OVERALL EXISTING DRAINAGE PATTERNS WILL NOT BE MODIFIED.
 - IMPACTS TO DOWNSTREAM DRAINAGE: PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE CONDITIONS WILL NOT CHANGE. NO DRAINAGE STUDY REPORT HAS BEEN PREPARED.
 - EARTHWORK CUT & FILL VOLUMES: PROPOSED ACCESS ROAD - CUT= 246 CY FILL= 9 CY
 - SLOPE AND DRAINAGE EASEMENTS: DRAINAGE EASEMENTS WILL BE PROVIDED AS NEEDED.

- GENERAL GRADING NOTES**
- MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT WILL BE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS.
 - CLEARING AND GRUBBING WILL CONFORM TO THE PROVISIONS OF SECTION 16. "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER PELLETERIOUS SUBSTANCES WILL BE DISPOSED OF LAWFULLY OFF-SITE.
 - ALL WORK WILL BE ACCOMPLISHED TO THE SATISFACTION OF THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION.
 - RIGHTS TO ENTER AND CONSTRUCT WILL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THE APPROVED PLANS.
 - PROVISIONS FOR PROTECTION AND PRESERVATION OF OAK TREES AND WETLANDS WILL BE PROVIDED IN ACCORDANCE WITH COUNTY OF EL DORADO RESOLUTION NO. 199-91. ONLY DESIGNATED TREES WILL BE REMOVED. PROTECTIVE FENCING WILL BE INSTALLED AT THE DRIP LINE OF ALL OTHER TREES WITHIN 50' OF ANY GRADING.
 - DURING CONSTRUCTION, DUST WILL BE CONTROLLED BASED ON AN APPROVED FUGITIVE DUST CONTROL PLAN.
 - IF UNUSUAL AMOUNTS OF STONE OR BONE OR ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WILL BE STOPPED WITHIN 100' OF THE FIND UNTIL APPROPRIATE STUDIES ARE MADE AND APPROVED MITIGATION MEASURES ARE FULLY IMPLEMENTED.
 - EROSION CONTROL WILL BE PROVIDED FOR IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

Exhibit F

P 09-0002-E

TENTATIVE PARCEL MAP

Walrath (Kovach) Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	12/10/2009	3
		Original Expiration	12/10/2012	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	12/10/2012	2
		Revised Expiration	12/10/2014	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	12/10/2014	2
		Revised Expiration	12/10/2016	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	12/10/2016	3
		Revised Expiration if Approved	12/10/2019	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit G

4

Craig and Fran Walrath
4160 Pine Ridge Ct
Shingle Springs, CA 95682
530-677-7704

16 DEC -9 AM 11: 38
RECEIVED
PLANNING DEPARTMENT

**PROJECT NARRATIVE
WALRATH (Formerly Kovach)
PARCEL MAP TIME EXTENSION ON
APPROVED TENTATIVE PARCEL MAP, P09-002**

The approved Kovach Tentative Parcel Map (P09-0002) project is located on the west side of French Creek Road, approx. 1,300 feet south of the intersection of French Creek Road with Mother Lode Drive, in Shingle Springs, CA. The project, as approved, would create two parcels, one acre in size, on a two acre site. The project will utilize one point of contact from French Creek Road, a County Maintained road, as the primary access for both parcels.

The expiration date of the Approved Tentative Map is December 10, 2016. The project will not be completed by that date, so a Time Extension is being requested. We hereby request six (6) each, one (1) year time extensions to allow enough time for us to complete the project. The reason the project was not originally completed is due to the recent economic recession which the local real estate economy is just recovering from. In addition we recently purchased this property and need the extra time to complete the access improvements, utility extensions, prepare the Parcel Map, and address all of the Conditions of Approval.

The Tentative Map Extension retains the original approved layout, and design waivers. We are not requesting any revisions to the map.

Respectfully submitted

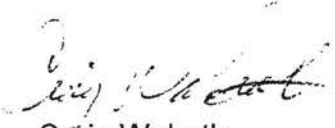

Craig Walrath

Exhibit H

P 09-0002-E