

Exhibit A: Location Map
Cameron Hills Tentative Subdivision Map
Time Extension (File No. TM08-1473-E)

POR. SECS. 32 & 33, T.10N., R.9E., M.D.M.

116:01



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.

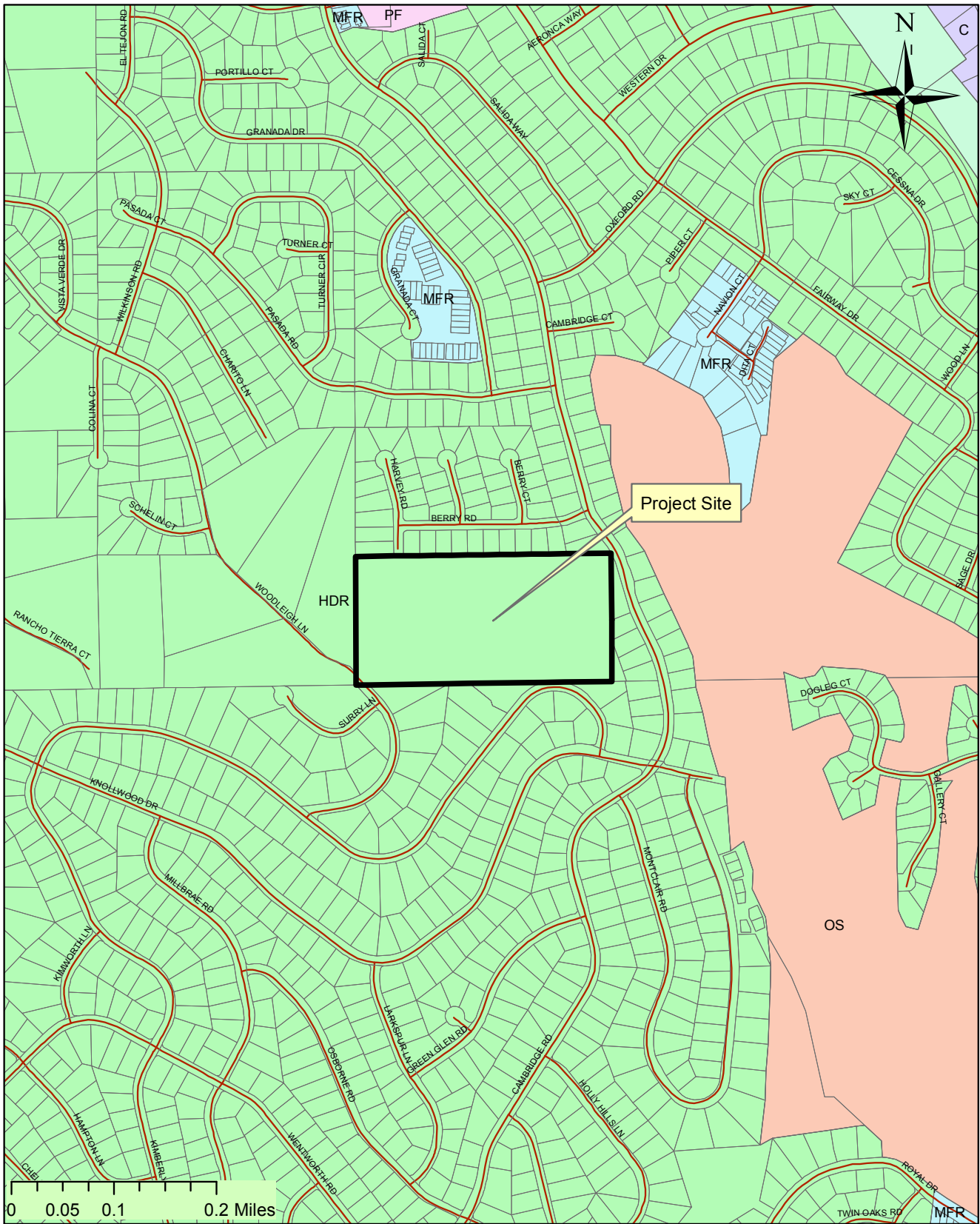
Acreages Are Estimates

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

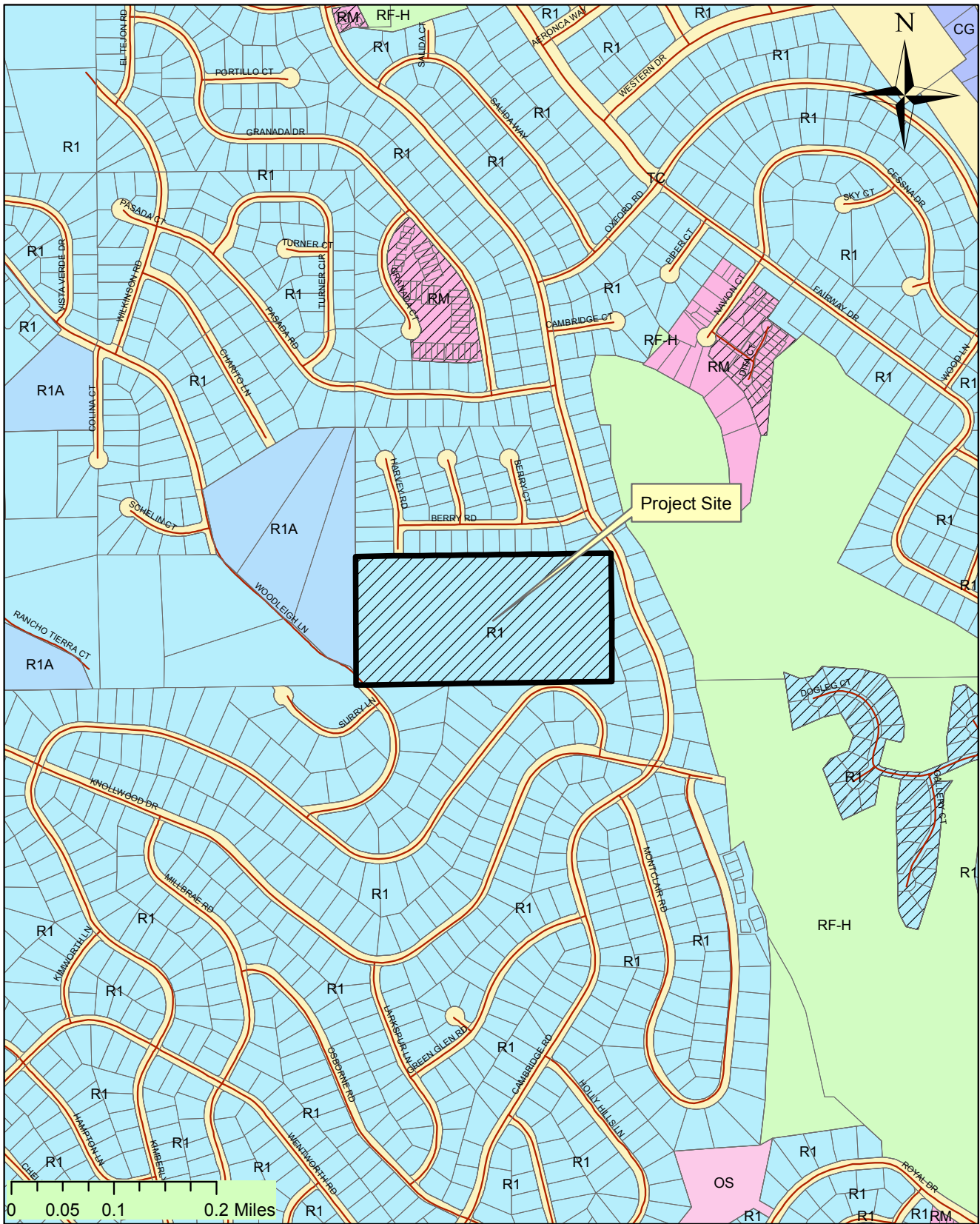
Rev. JAN 14, 2015

Assessor's Map Bk. 116, Pg. 01
 County of El Dorado, CA

EXHIBIT B



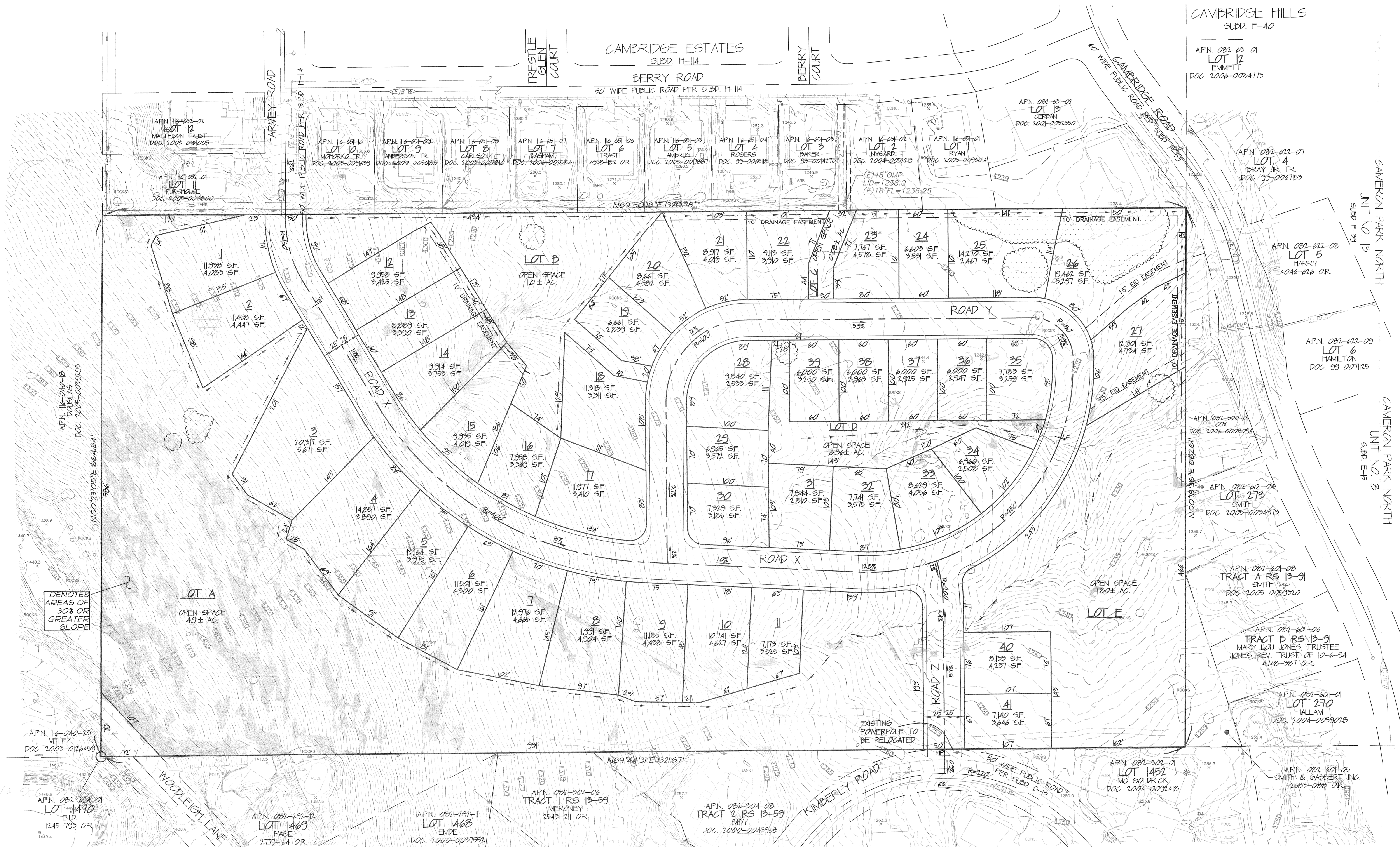
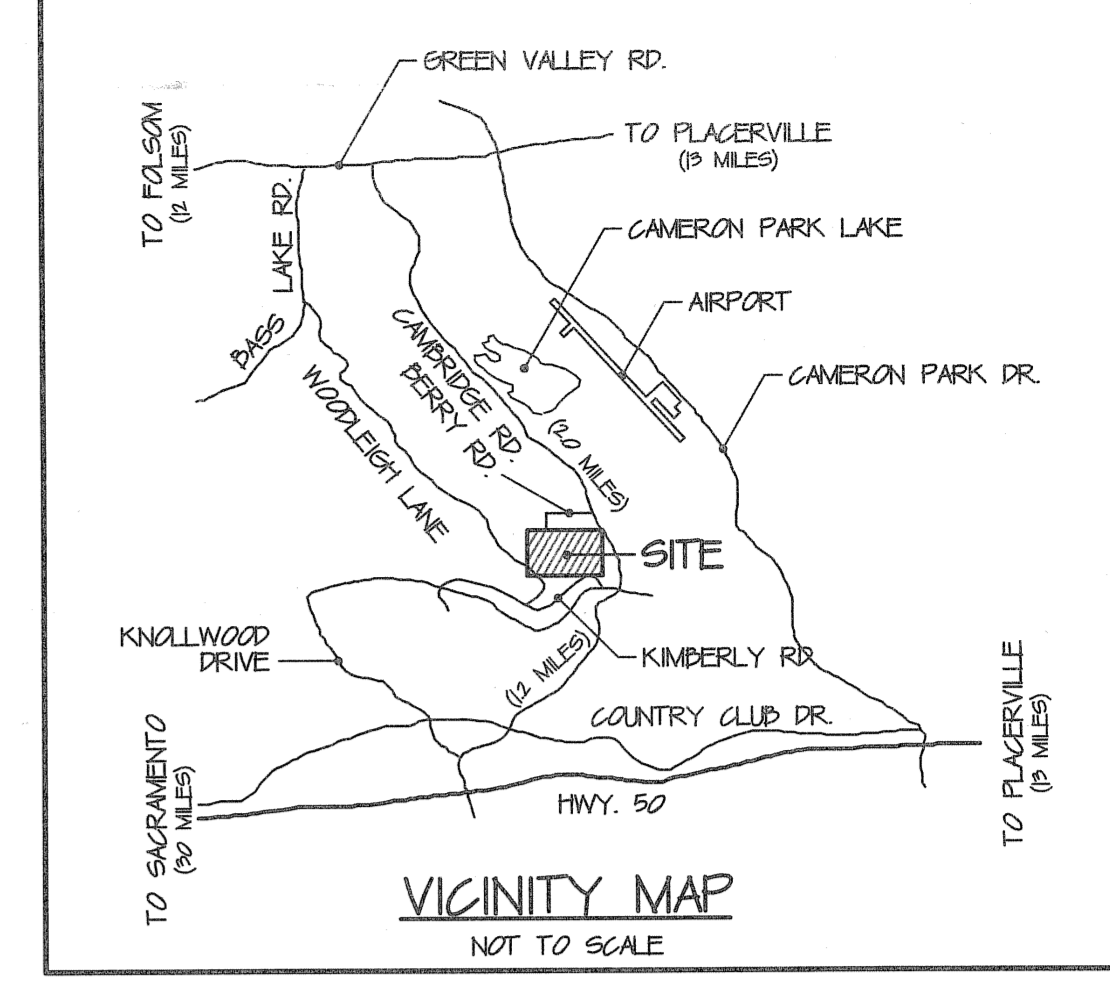
**Exhibit C: General Plan Land Use Map
Cameron Hills Tentative Subdivision Map
Time Extension (File No. TM08-1473-E)**



**Exhibit D: Zoning Map
Cameron Hills Tentative Subdivision Map
Time Extension (File No. TM08-1473-E)**

TENTATIVE MAP & DEVELOPMENT PLAN CAMERON HILLS

COUNTY OF EL DORADO, CALIFORNIA



OWNER OF RECORD:
HANGLUK ENTERPRISES
DOBELAS M. HANGLUK
490 ANTHONY COURT #A
ROCKLIN, CA 95771
CONTACT: CLIFFORD STOKES
TEL: 916-660-1801 FAX: 916-660-1812

NAME OF APPLICANT:
DOBELAS M. HANGLUK
490 ANTHONY COURT #A
ROCKLIN, CA 95771
TEL: 916-660-1801 FAX: 916-660-1812

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4000 PLAZA GOLDEN GATE
CAMERON PARK, CA 95989
TEL: 530-671-7474 FAX: 530-671-8105
EMAIL: p1anning@thornecivil.com

SCALE:
1" = 50'

CONTour INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
RADMAN AERIAL SURVEYS

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 33, T. 10 N., R. 9 E., MPM.

ASSESSOR'S PARCEL NUMBER:
16-00-04

PRESENT/PROPOSED ZONING:
R1/R1P

TOTAL AREA:
1019 ACRES

TOTAL NUMBER OF PARCELS:
FORTY-TWO (42) RESIDENTIAL LOTS
FIVE (5) OPEN SPACE LOTS

MINIMUM PARCEL AREA:
6,000 SF/0.136 ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

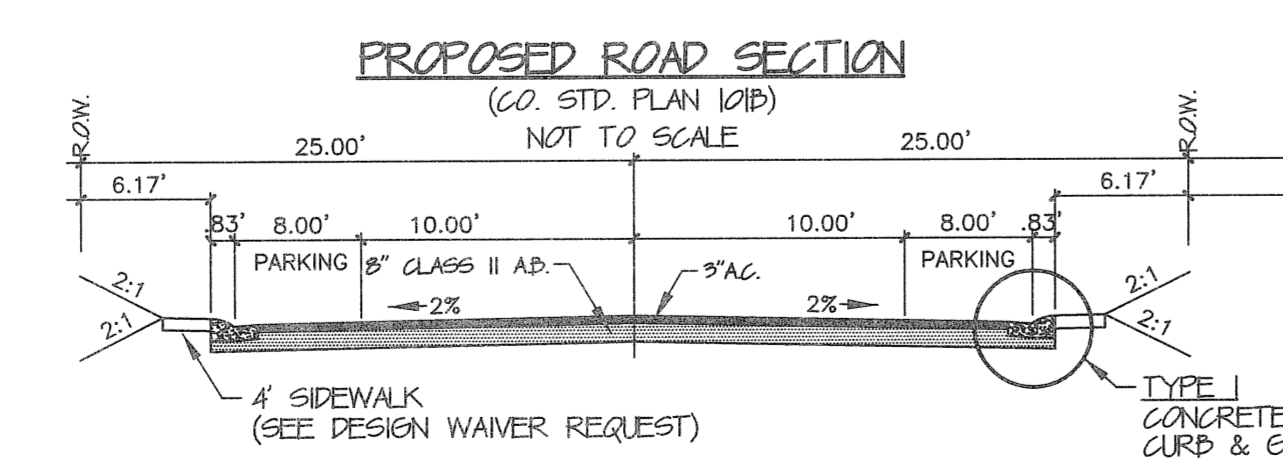
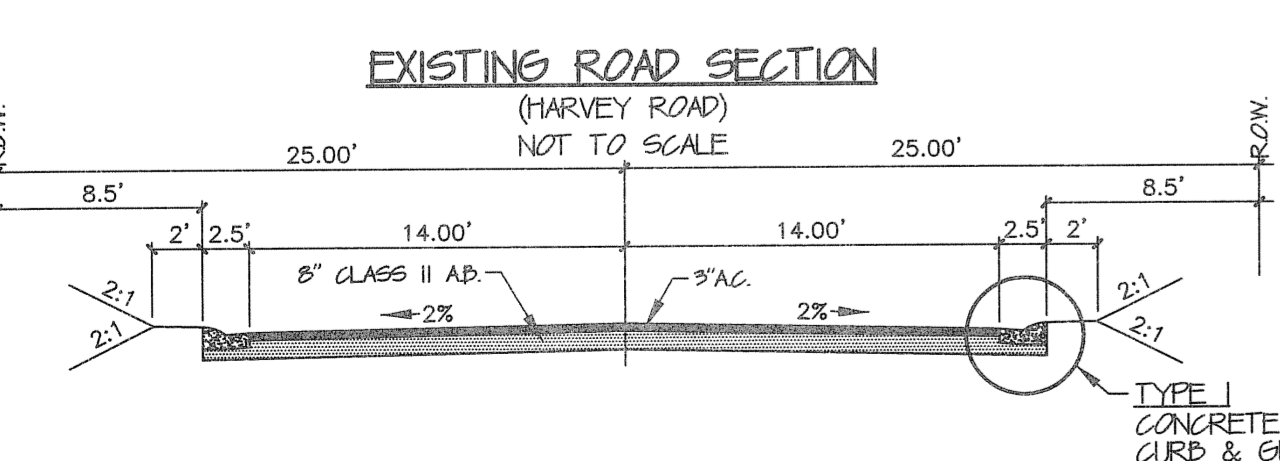
SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
UNASSIGNED

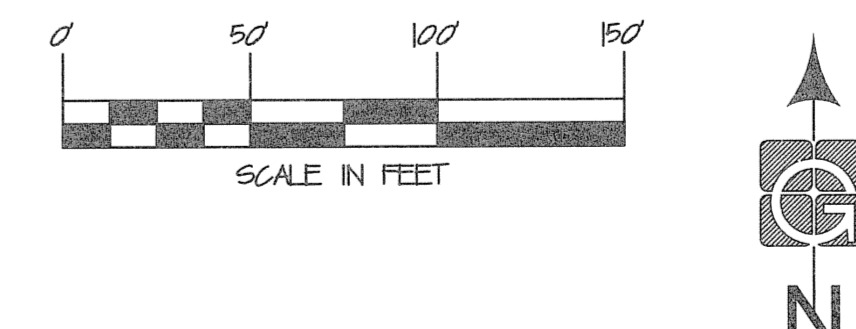
DATE:
JUNE 1, 2008 - REVISED DECEMBER 11, 2008

NOTES:

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES, A DISTANCE OF 50' FROM THE FRONT CORNER.
B. THE FRONT 10' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.
C. THE 5' CONTIGUOUS TO ALL STREETS OR 2' BEYOND THE TOP OF CUT OR TOE OF FILL AS SLOPE EASEMENTS.
D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
E. DRAINAGE EASEMENTS AS SHOWN.
F. ALL OPEN SPACES AS DRAINAGE EASEMENTS.
- 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 SECTIONS, 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 REINFORCED OR ARMED LINED.
D. EXTENDED EID WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.
- AN EXISTING ROAD AND UTILITIES EASEMENT WAS RECORDED APRIL 15, 1986, IN BOOK 184, PAGE 179, OFFICIAL RECORDS AND IS INFINITE AS TO EXACT LOCATION.



DESIGN WAIVER REQUEST:
A DESIGN WAIVER HAS BEEN REQUESTED PURSUANT TO SECTION 16-09-210 OF THE MAJOR LAND DIVISION ORDINANCE TO REDUCE THE SIDEWALK FROM 6 FEET TO 4 FEET.



ENGINEER'S STATEMENT:
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CAMERON HILLS HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 10482
REG. EXP. DATE: 01/30/10

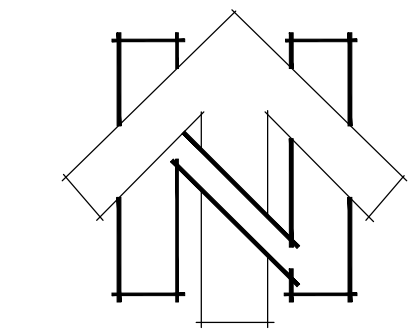
SIGNATURES:
PLANNING COMMISSION: *El Dorado County*
APPROVAL/DENIAL DATE: February 12, 2009
BOARD OF SUPERVISORS: *El Dorado County*
APPROVAL/DENIAL DATE: July 21, 2009

EXHIBIT E: Approved Cameron Hills Tentative Subdivision Map

CAMERON HILLS

SUBSTANTIAL CONFORMANCE EXHIBIT

CAMERON PARK, CALIFORNIA
SCALE: 1" = 50' JUNE, 2013



0 25' 50' 100'
SCALE: 1" = 50'



EXHIBIT F: Approved Substantial Conformance Revised Cameron Hills Tentative Subdivision Map

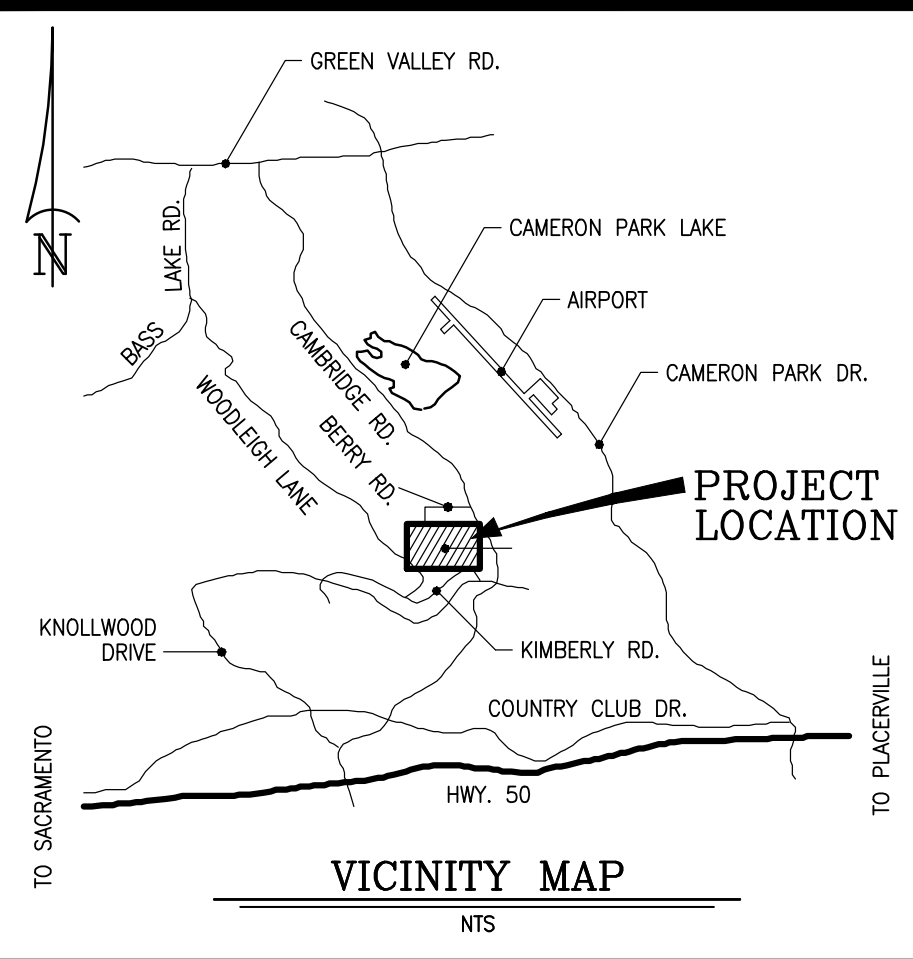
cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaeng.com

REZONE EXHIBIT CAMERON HILLS

COUNTY OF EL DORADO

AUGUST, 2013

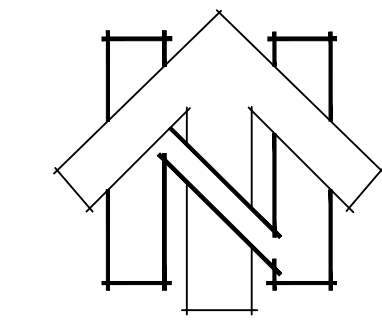
STATE OF CALIFORNIA



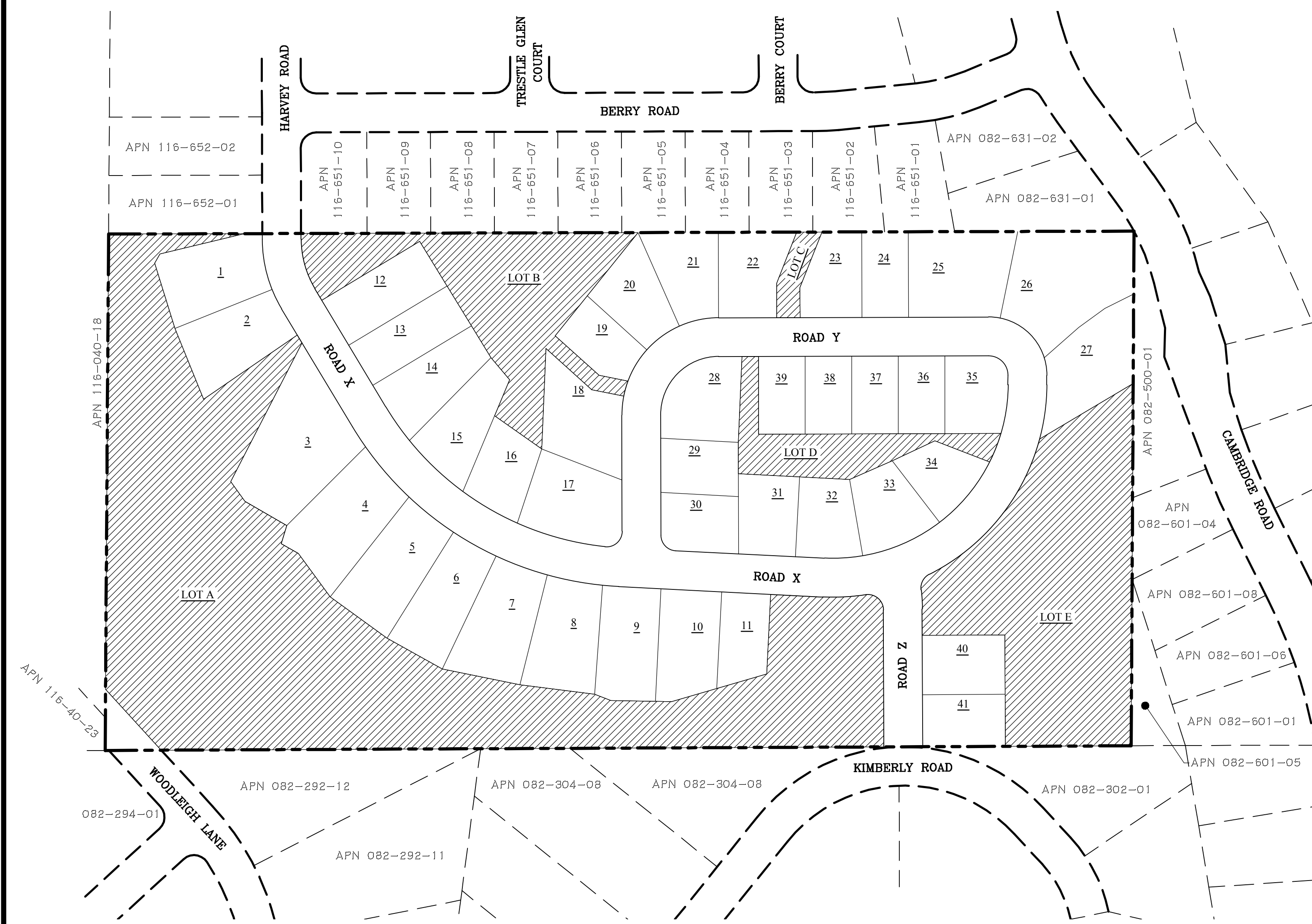
LEGEND

- OS-PD-AA
- R1-PD-AA

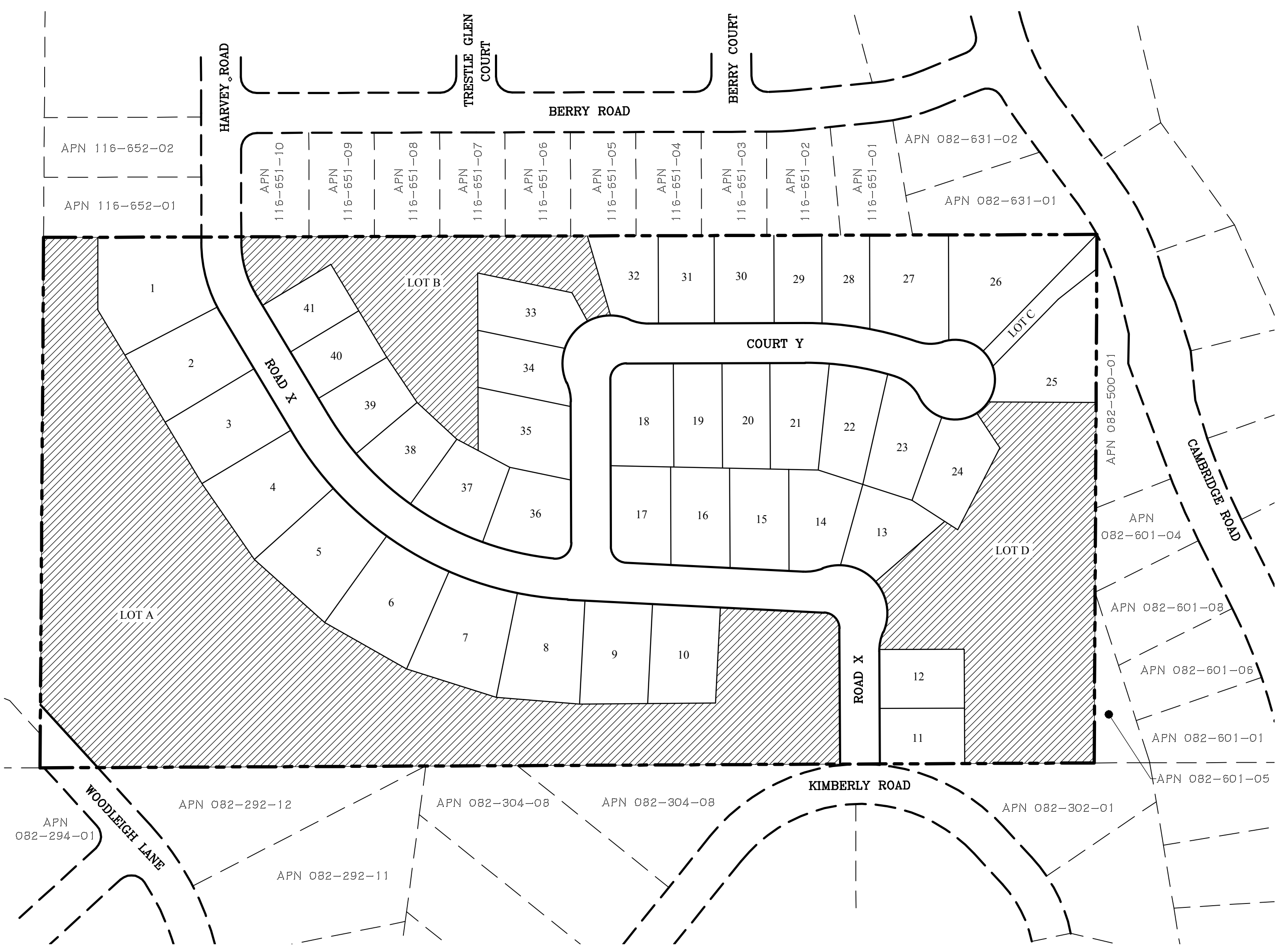
NOTE: FINAL LOT LINE AND ZONE LOCATIONS TO BE SET AT FINAL MAP RECORDATION



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



EXISTING ZONING



PROPOSED ZONING

March 24, 2016

16 MAR 25 PM 3:28

RECEIVED
PLANNING DEPARTMENT

Ms. Tiffany Schmid
El Dorado County
Community Development Agency
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: CAMERON HILLS TM EXTENSION TM08-1473

Dear Ms. Schmid:

On behalf of our Client, MCP Properties, LLC, CTA Engineering and Surveying is submitting a Tentative Map application to extend TM08-1473, a 41 lot single family subdivision located in Cameron Park, CA, remove condition of approval to install 4-way stop at Cambridge / Hwy 50 intersection and requests five one-year extensions to allow time to complete the COA and file Final Map.

The project was approved by the Board of Supervisors on 2/24/2009. At the time of approval, the project was conditioned with several very challenging conditions of approval. Two most notable are rare plants offsite mitigation and the offsite installation of a 4-way stop at the Cambridge Road/Hwy 50 intersection.

The rare plant mitigation plan for graded land within the project at 1.5:1 mitigation ratio required several state and federal permits and resulted in over 20 acres of mitigation. The 4-way stop would require a CalTrans encroachment permit that CalTrans will not issue the permit, until this intersection meets warrant for this improvement. It is projected to happen in 2025 and if all foreseeable projects within Cameron Park area are built (including approved Marble Valley project). As conditioned, the project was not economically feasible and has stalled. The 2008 economic downturn and collapse of the housing market nationwide has prevented this project from moving forward. The project went for sale and was sold in 2012.

Under new ownership, the project was redesigned to a more efficient land plan to reduce necessary grading on the site and resulting mitigation requirements. Due to previous PD zoning overlay per the original site plan, the applicant had to do another rezone to conform for the new OS-PD overlay boundary in order to make very minor improvements to the design.

To date, the project has obtained EL Dorado LAFCO conditional approval for its annexation to Cameron Park CSD and Fire Department, prepared set of improvement plans, submitted state and federal environmental permit applications, and is currently looking for a suitable land that can accommodate 19 acres of a preserve. The requested time extension will allow us to construct the project and complete associated conditions of approval.

Based on the above stated reasons and El Dorado County Ordinance Code § 120.74.030 A passed in 2011 that states, in part:

"The subdivider may request up to six one-year extensions of the expiration date of the approved or conditionally approved tentative map... The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years..." (emphasis added), we request that all extensions allowed by law are granted.

We are looking forward to your determination. Please do not hesitate to contact me if you have any questions or need more information.

Sincerely,

CTA Engineering & Surveying



Olga Sciorelli, PE

OS/os