

File No. TM08-1463-E
Location Map

La Cañada
Tentative Subdivision Map Extension

 Site

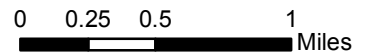
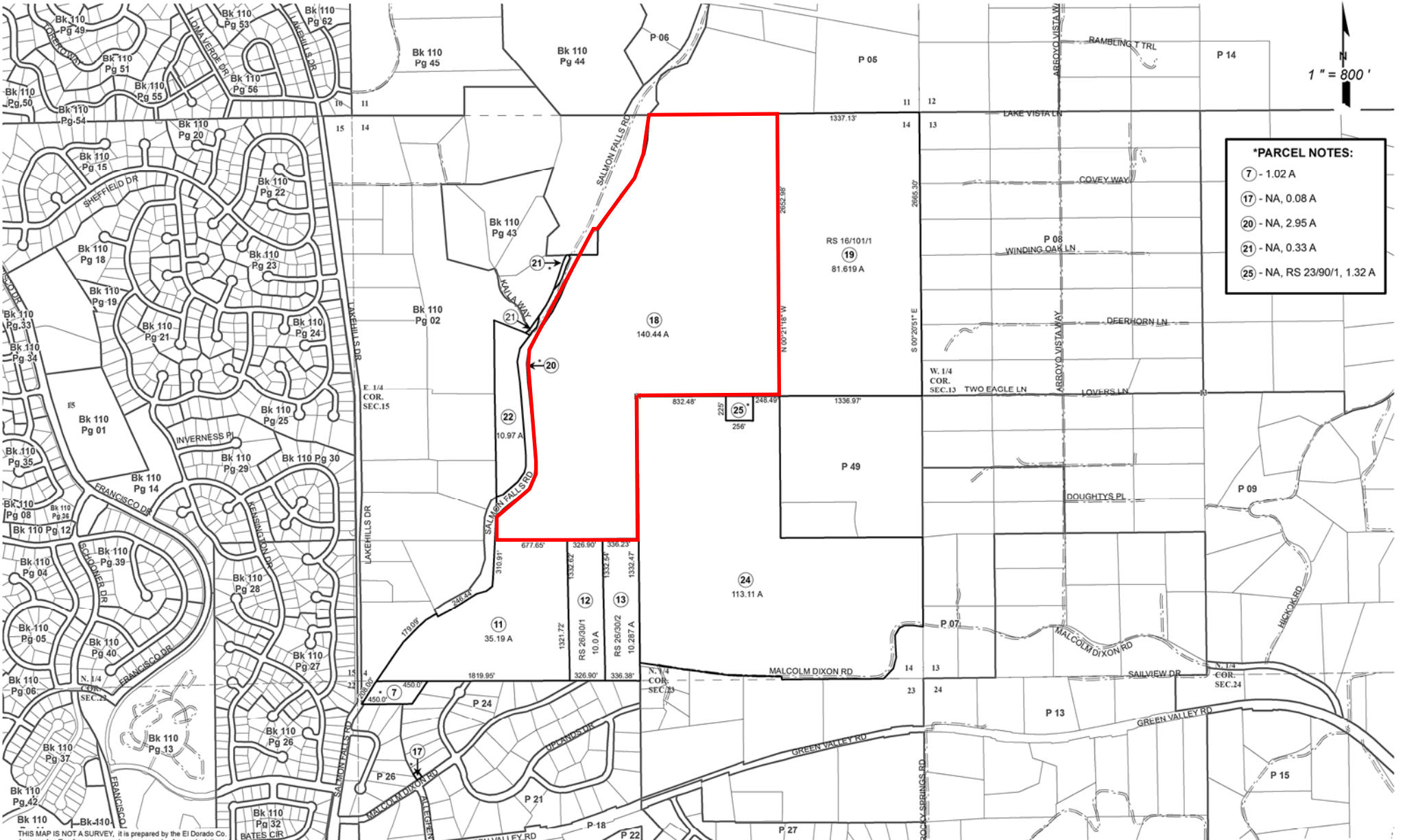
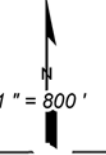


Exhibit A

POR. SECS. 14, 22 & 23, T.10N., R.8E., M.D.M

126:10



- *PARCEL NOTES:**
- ⑦ - 1.02 A
 - ⑰ - NA, 0.08 A
 - ⑳ - NA, 2.95 A
 - ㉑ - NA, 0.33 A
 - ㉕ - NA, RS 23/90/1, 1.32 A

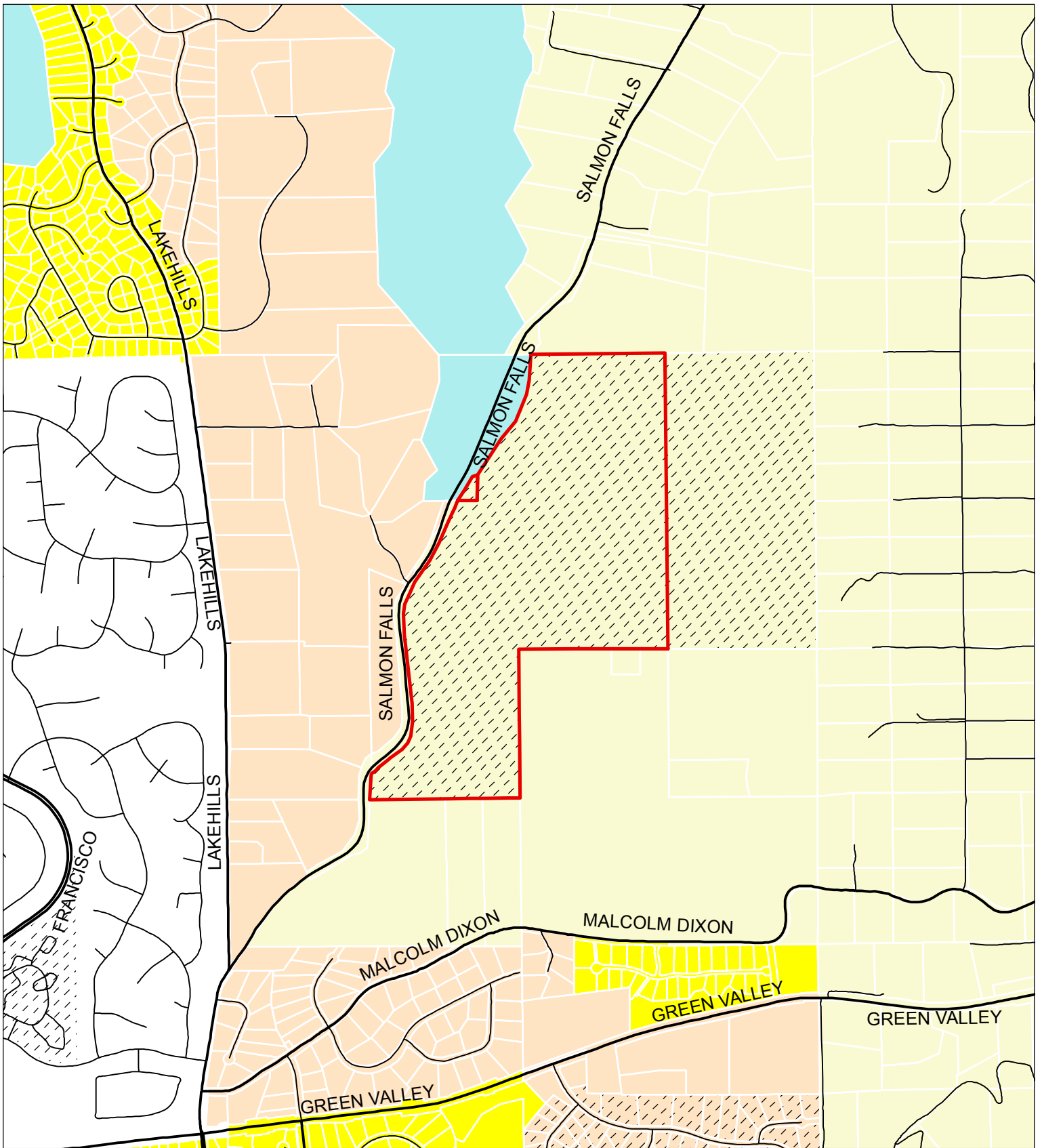
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Rev. Aug 8, 2013




Assessor's Map Bk. 126, Pg. 10
County of El Dorado, CA




Exhibit B



**File No. TM08-1463-E
Land Use Map**

La Cañada
Tentative Subdivision
Map Extension

-  Site
-  Planned Development
-  High Density Residential

-  Low Density Residential
-  Medium Density Residential
-  Open Space

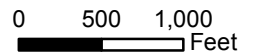
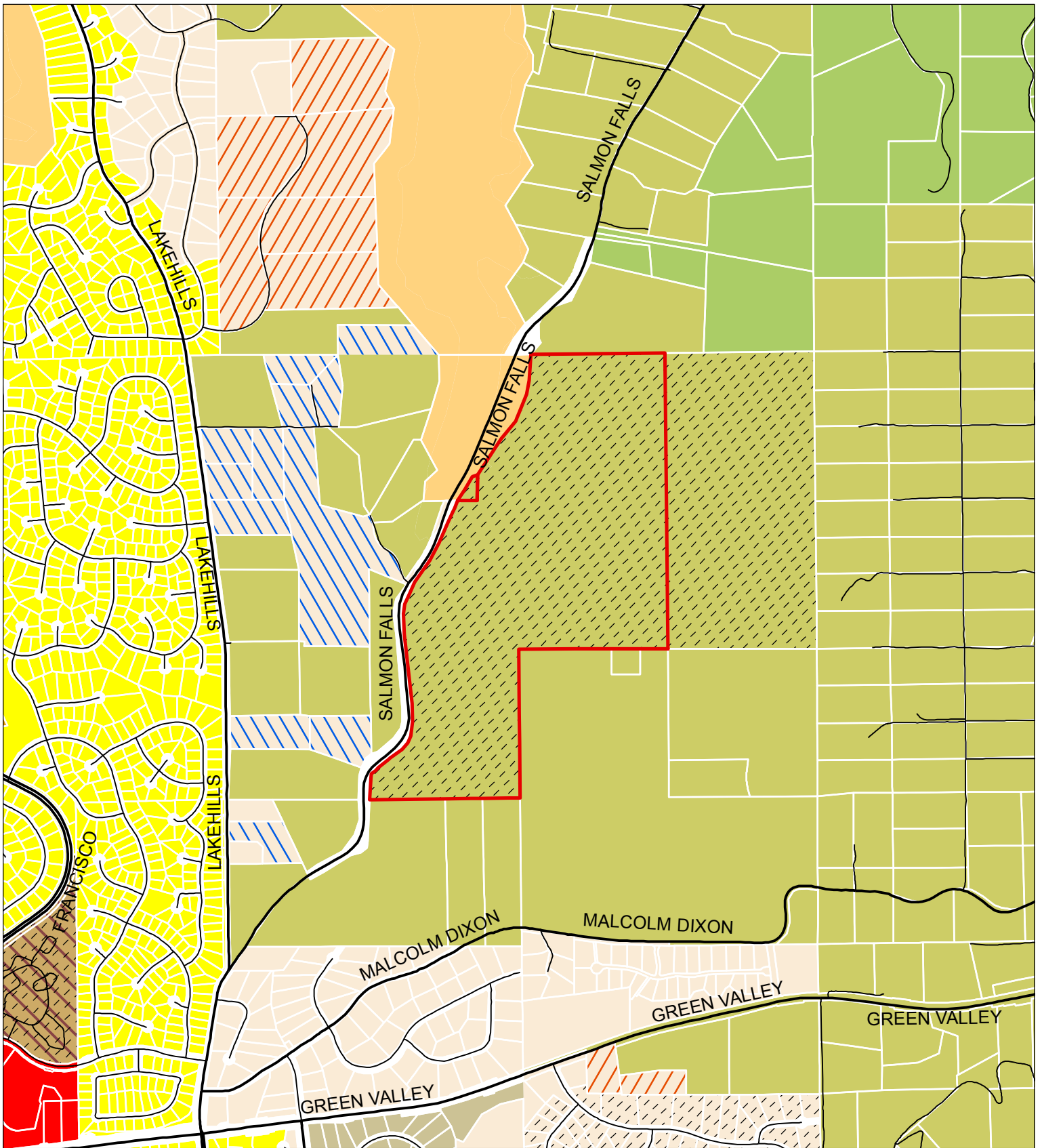


Exhibit C

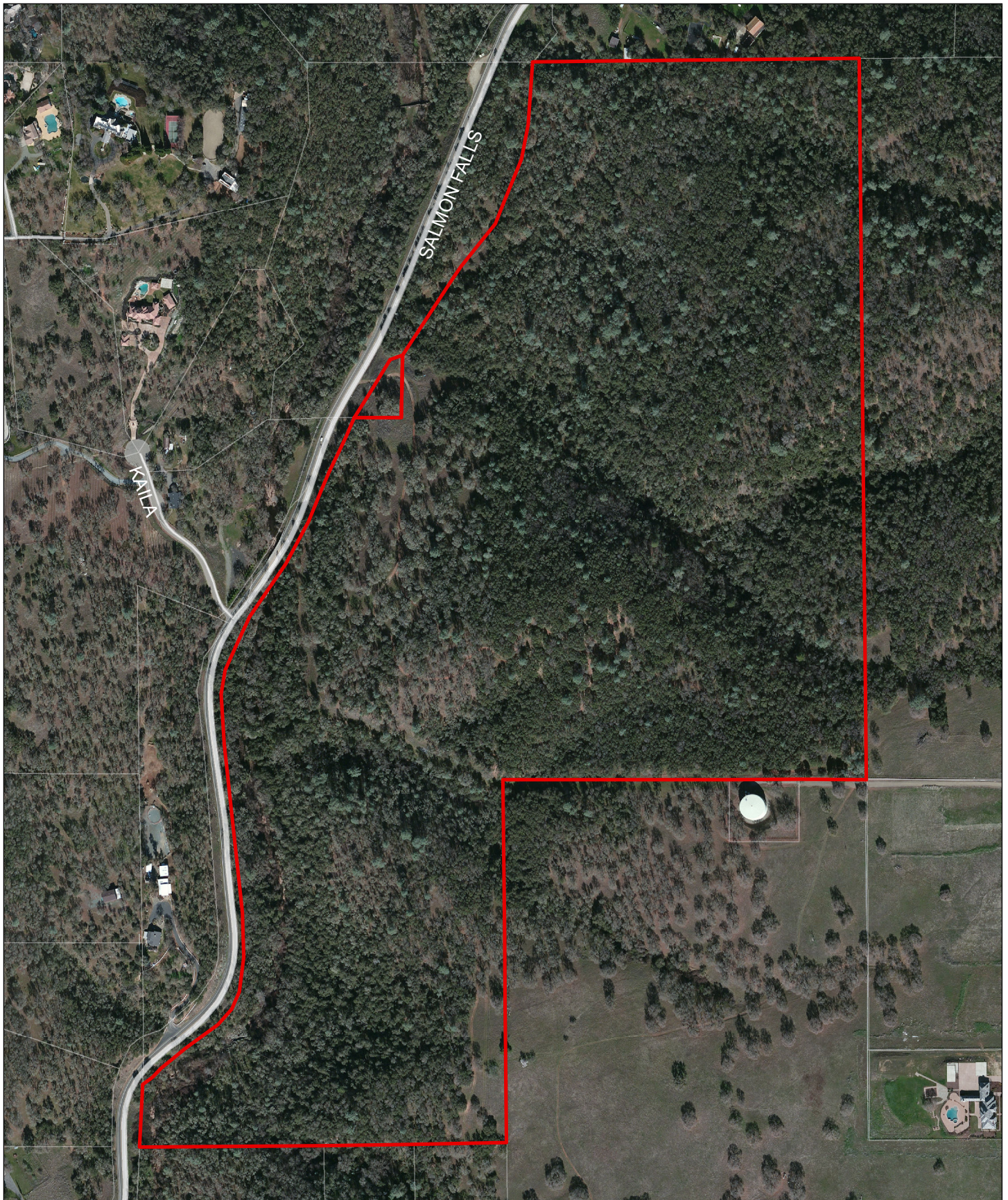


File No. TM08-1463-E
Zoning Map

La Cañada
 Tentative Subdivision
 Map Extension

Exhibit D

- | | | |
|------------------------------|-------------------------------------|---------------------|
| Site | R2A = Residential 2 Acres | 0 500 1,000
Feet |
| Planned Development | R3A = Residential 3 Acres | |
| CC = Commercial Community | RE-5 = Residential Estate 5 Acres | |
| R1 = Residential Single Unit | RE-10 = Residential Estate 10 Acres | |
| RM = Residential Multi-Unit | RF-L = Recreational Facility Low | |
| R20K = Residential 20,000 | RF-H = Recreational Facility High | |
| R1A = Residential 1 Acre | TC = Transportation Corridor | |



File No. TM08-1463-E
Aerial Map

 Site

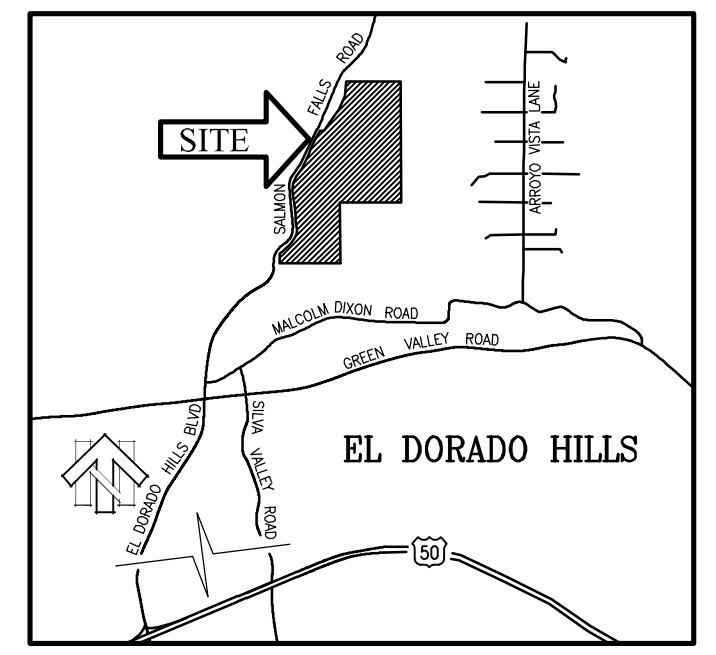
0 125 250 500
Feet

La Cañada
Tentative Subdivision Map Extension

Exhibit E



TENTATIVE MAP
LA CAÑADA
 SECTIONS 14, 22 & 23., T.10N., R.8E., M.D.M.
 RS 16/101/1



VICINITY MAP
 NOT TO SCALE

OWNER OF RECORD

POOLE BETTY & JACKSON MELVIN
 278 CIMMARON CIRCLE
 FOLSOM, CA 95630

APPLICANT

DAN & LAURA PARKES
 2471 LOCH WAY
 EL DORADO HILLS, CA 95762

ENGINEER

CTA Engineering - Surveying
 1233 Mosier Circle
 Rancho Cordova, CA 95670
 (916) 438-2919
 (916) 438-2791 fax

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP and RANGE

SECTIONS 14, 22 & 23., T.10N., R.8E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-100-18, 110-020-12

PROPOSED ZONING

RESIDENTIAL ESTATES 5 ACRES W/PLANNED DEVELOPMENT OVERLAY
 RE5-PD W/ A DENSITY BONUS

TOTAL AREA

143.111 ACRES

TOTAL NO. of LOTS

47 SINGLE FAMILY LOTS (INCLUDING ROADS) 79,258 AC
 4 LETTERED LOTS (OPEN SPACE & LANDSCAPE LOTS) 63,853 AC
 TOTAL AREA 143,111 AC.

MINIMUM LOT AREA

47,323 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT (TO BE ANNEXED)
 SEWER - ON SITE DISPOSAL

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (TO BE ANNEXED)

PHASING PLAN NOTICE

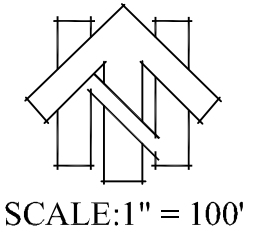
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "LA CAÑADA" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCORELLI P.E. 71204 DATE _____

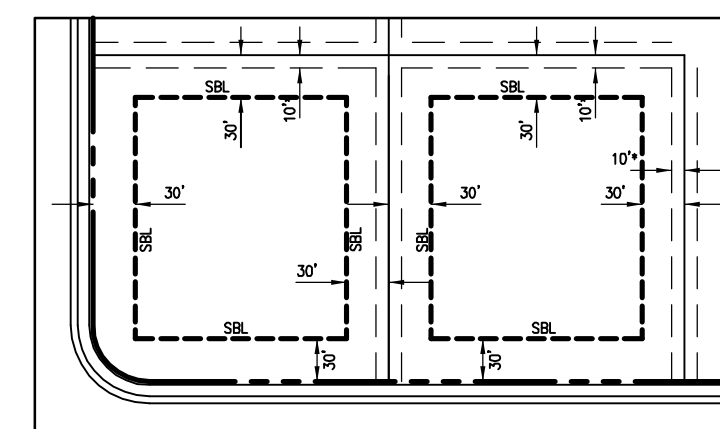
COUNTY OF EL DORADO SEPTEMBER, 2008 STATE OF CALIFORNIA



SCALE: 1" = 100'

GROSS AND NET LOT AREAS

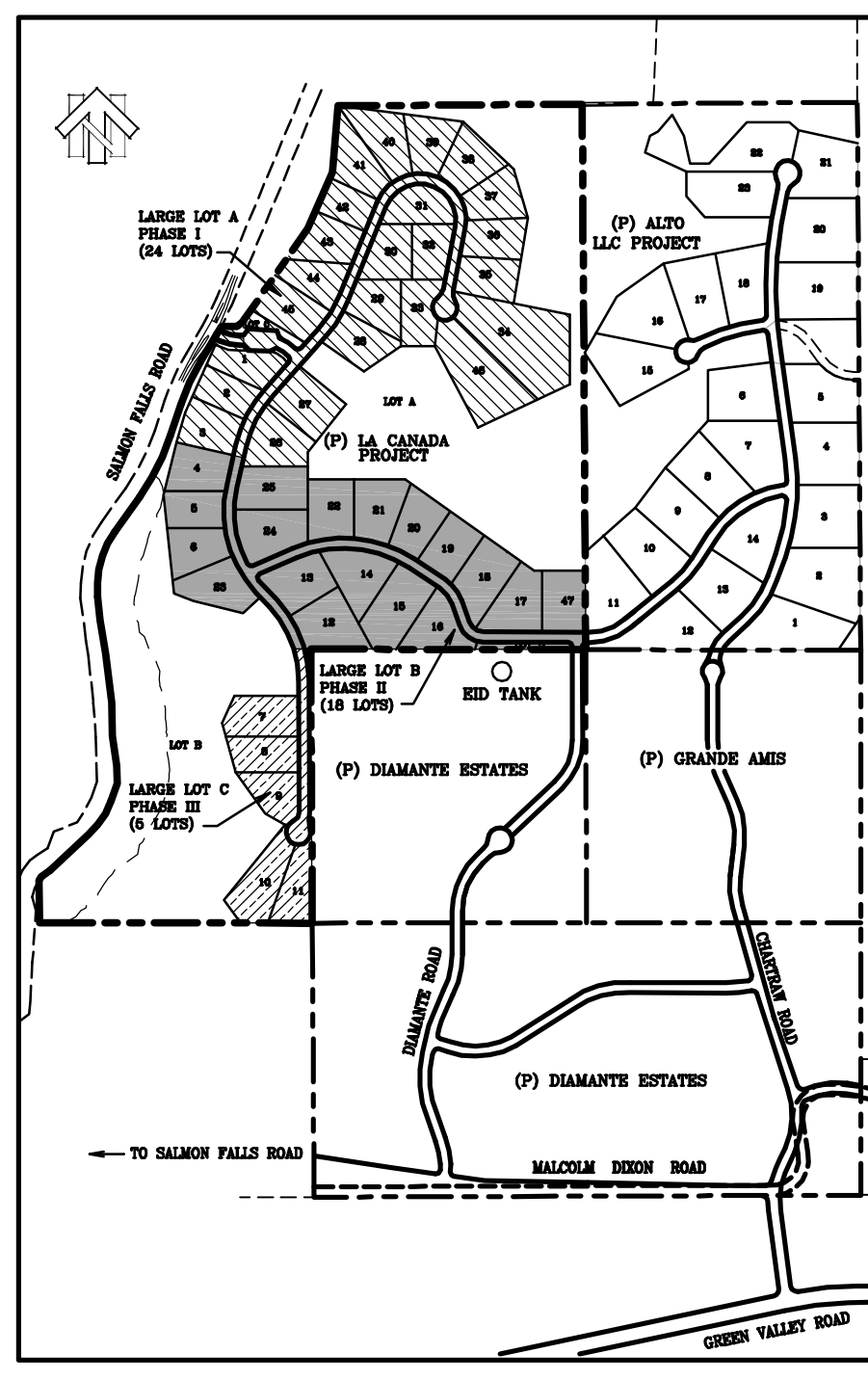
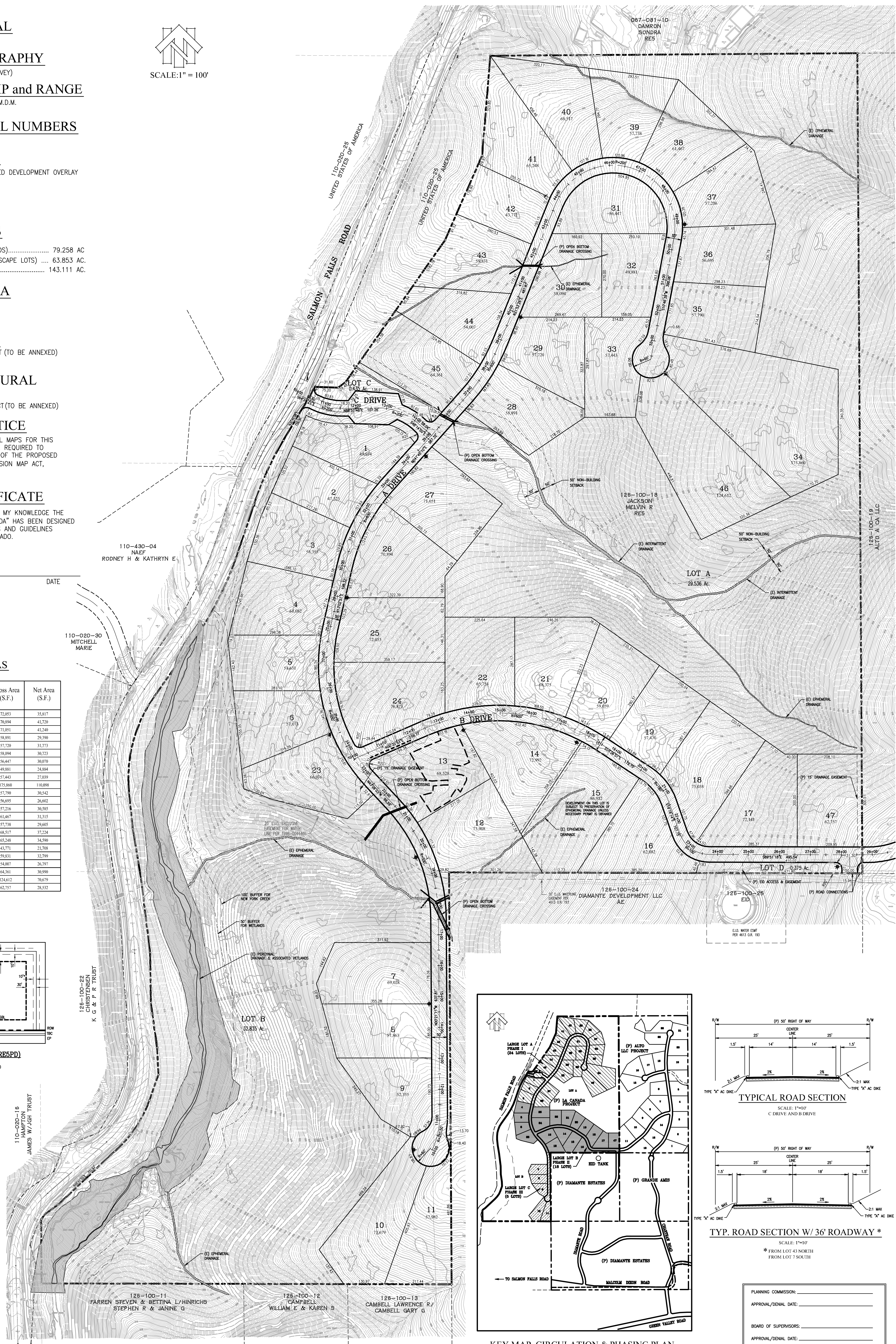
Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	49,974	35,902	23	72,803	35,817
2	47,323	21,977	26	70,894	41,720
3	58,355	32,601	27	71,851	41,240
4	61,882	36,685	28	58,891	29,390
5	51,631	21,268	29	57,230	31,773
6	57,073	30,642	30	58,894	30,723
7	69,029	40,023	31	56,447	30,070
8	57,963	31,800	32	49,981	24,884
9	52,355	26,514	33	57,443	27,039
10	77,679	35,842	34	175,860	110,098
11	57,982	27,888	35	57,790	30,342
12	73,908	40,110	36	56,695	26,602
13	68,528	40,327	37	57,216	30,485
14	72,992	42,118	38	61,647	31,315
15	86,912	47,193	39	57,718	29,605
16	62,083	32,084	40	68,517	37,234
17	72,141	28,217	41	65,238	34,590
18	75,691	43,906	42	45,771	31,708
19	57,470	30,239	43	59,811	32,799
20	59,859	31,235	44	54,807	26,797
21	68,375	37,202	45	64,341	30,990
22	65,754	30,087	46	124,612	70,679
23	66,976	33,752	47	62,757	38,332
24	76,873	40,532			



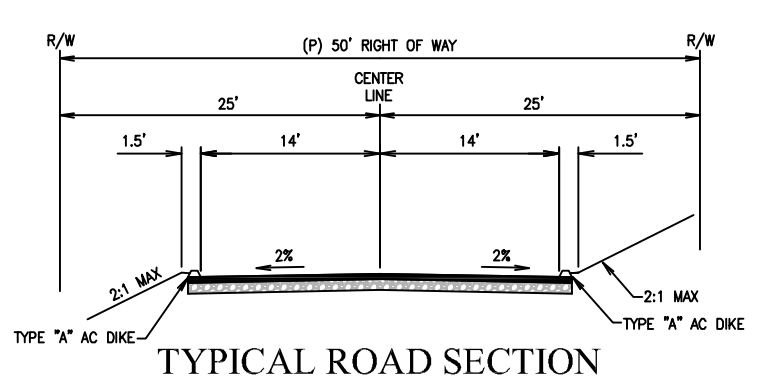
TYP. BUILDING SETBACKS (RESPD)
 NOT TO SCALE
 *10' ON SIDES AND REAR IS RESERVED FOR DRAINAGE EASEMENT

LEGEND:

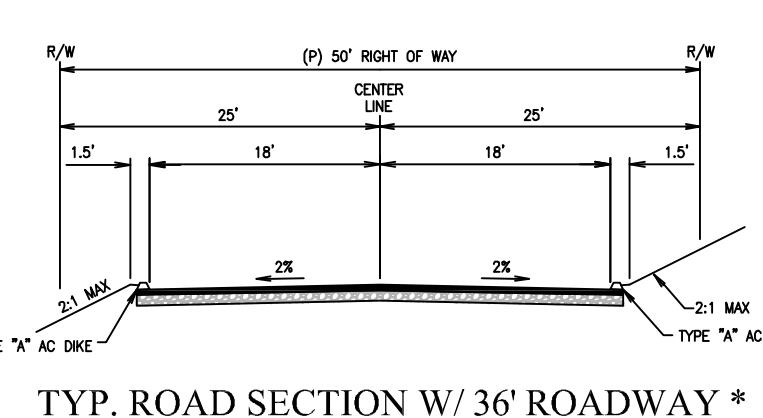
- PROPOSED FIRE HYDRANT
- ◊ EXISTING WETLANDS
- RIGHT OF WAY LINE
- - - DEVELOPMENT ENVELOPE
- LOT LINE
- - - SUBDIVISION BOUNDARY
- - - NON BUILDING SETBACK @ INTERMITTENT DRAINAGE
- - - RETAINING WALL
- - - YEAR 2035 60 dB LINE



KEY MAP, CIRCULATION & PHASING PLAN
 SCALE: 1"=600'



TYPICAL ROAD SECTION
 SCALE: 1"=10'
 C DRIVE AND B DRIVE



TYP. ROAD SECTION W/ 36' ROADWAY *
 SCALE: 1"=10'
 * FROM LOT 43 NORTH FROM LOT 7 SOUTH

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

La Cañada Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	1/19/10	3
		Original Expiration	1/19/13	
		<i>EDC code Sec. 120.74.020.</i>		
2	Automatic	Automatic Time Extension	1/19/13	2
		Revised Expiration	1/19/15	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	1/19/15	2
		Revised Expiration	1/19/17	
		<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	1/19/23	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit G

July 1, 2016

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

RE: LA CANADA TM08-1463

Dear Tiffany:

Pursuant to Article 2 - Tentative Maps 66452.6(e) and on behalf of our Client, Salmon Falls Land and Cattle Co, LLC, CTA Engineering and Surveying is submitting a Tentative Map application to extend TM 08-1463, a 47 lot single family subdivision located in El Dorado Hills, CA (District IV) and requests six one-year extensions. The project was approved by the Board of Supervisors on 01/19/2010 and according to our records would expire on 01/19/2017.

The economic downturn and subsequent collapse of the land and financing market have prevented this project from being feasible. The time extension is needed to facilitate project financing, allow for the local land market to recover, and to build the project according to the conditions of approval (COAs) including off-site public improvements. The off-site public improvements relate to the COA 34, Multi-project Area of Benefit (AOB); other participating projects include the ALTO, the Diamante Estates, and the Malcolm Dixon Road Estates. The AOB provides the overall circulation improvements that benefit the participating projects and that mitigate their traffic impacts. The principals involved have recently entered into an agreement to fund and build the required AOB improvements. Moreover, the La Canada project is completing its Bureau of Reclamation inclusion requirements that will complete the annexation into the EID. This process is assumed to be completed in July of this calendar year. The EID requires the completion of the annexation prior to approving and processing Facility Plan Reports and Improvement Plans. Plans for the first phase are under process with CDA Transportation and CDA Planning. 30% plans for the AOB improvements are to be submitted in July 2016. An extension of time is warranted inasmuch as the processing timelines preclude a timely filing under the current TM expiration dates. No material changes are introduced to this project with this submittal in order to facilitate its timely processing.

As a further warrant, the EDC has recently extended the other Maps that will participate in building the AOB improvements and has entered into a 10-year Development Agreement with the ALTO Map. The La Canada Map is a key component to the overall realization relating to the AOB improvements

Sincerely,

CTA Engineering & Surveying


David R. Crosariol, PE
President

DRC/csp

Enc.

Exhibit H
TM08-1463-E