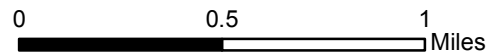


File No. TM07-1458-E
Location Map

 Site



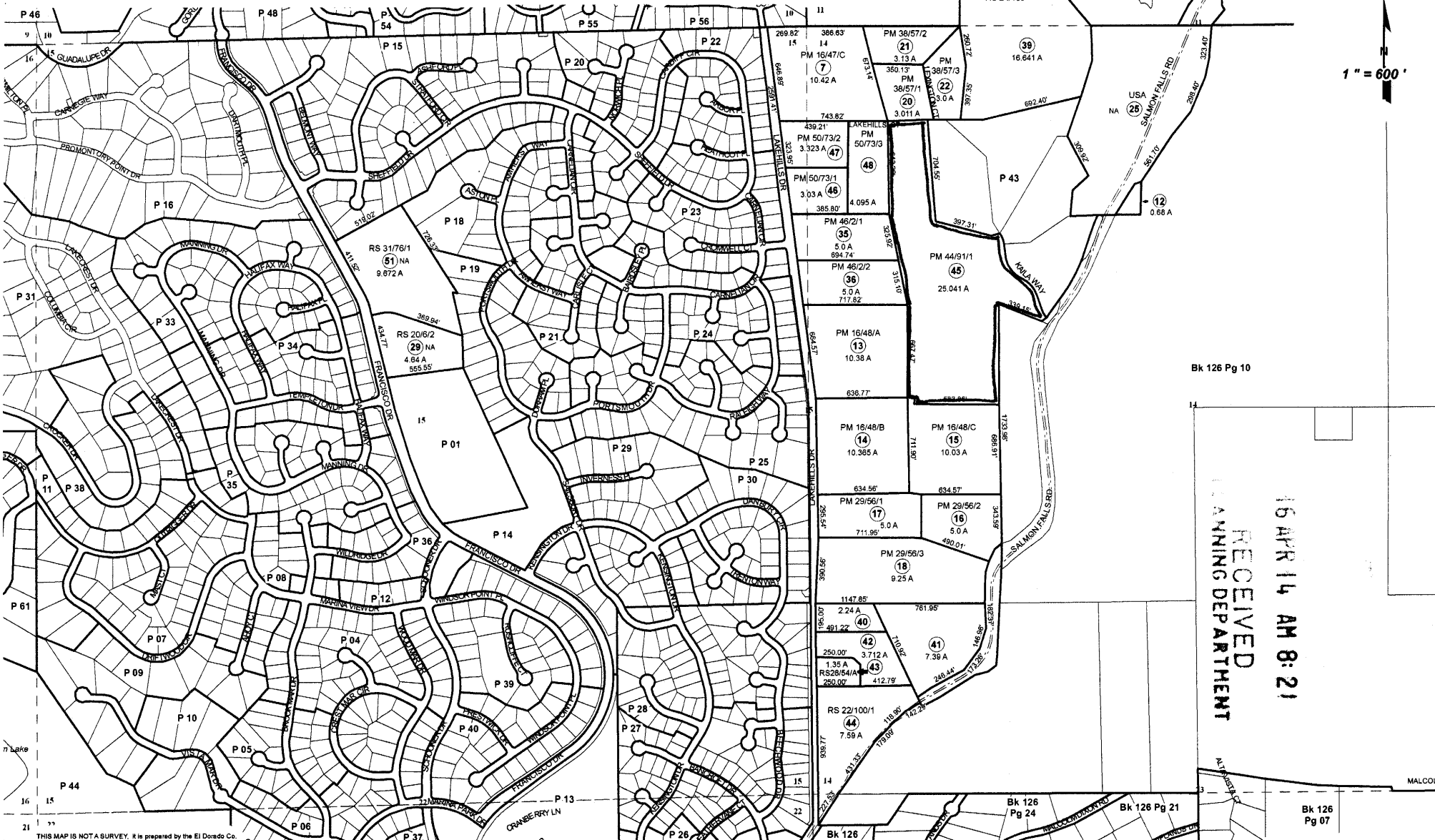
Migianella
Tentative Subdivision Map Extension



Exhibit A

POR. SECS. 14, 15, 22 & 23, T.10N., R.8E., M.D.M.

110:02



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

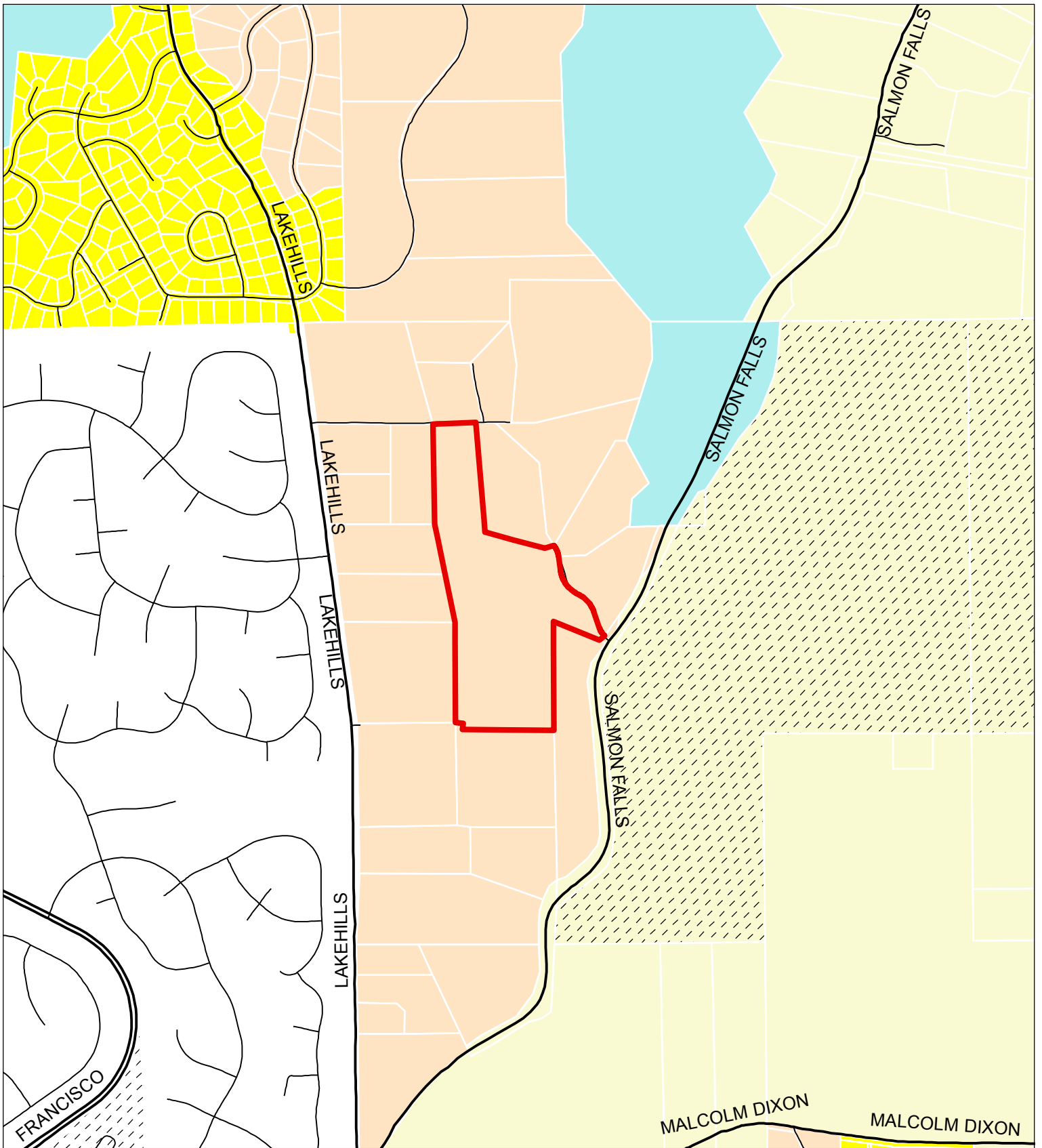
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Apr. 20, 2012

Assessor's Map Bk. 110, Pg. 02
County of El Dorado, CA




Exhibit B




TM 07-1458-E



File No. TM07-1458-E
Land Use Map

Migianella
 Tentative Subdivision
 Map Extension

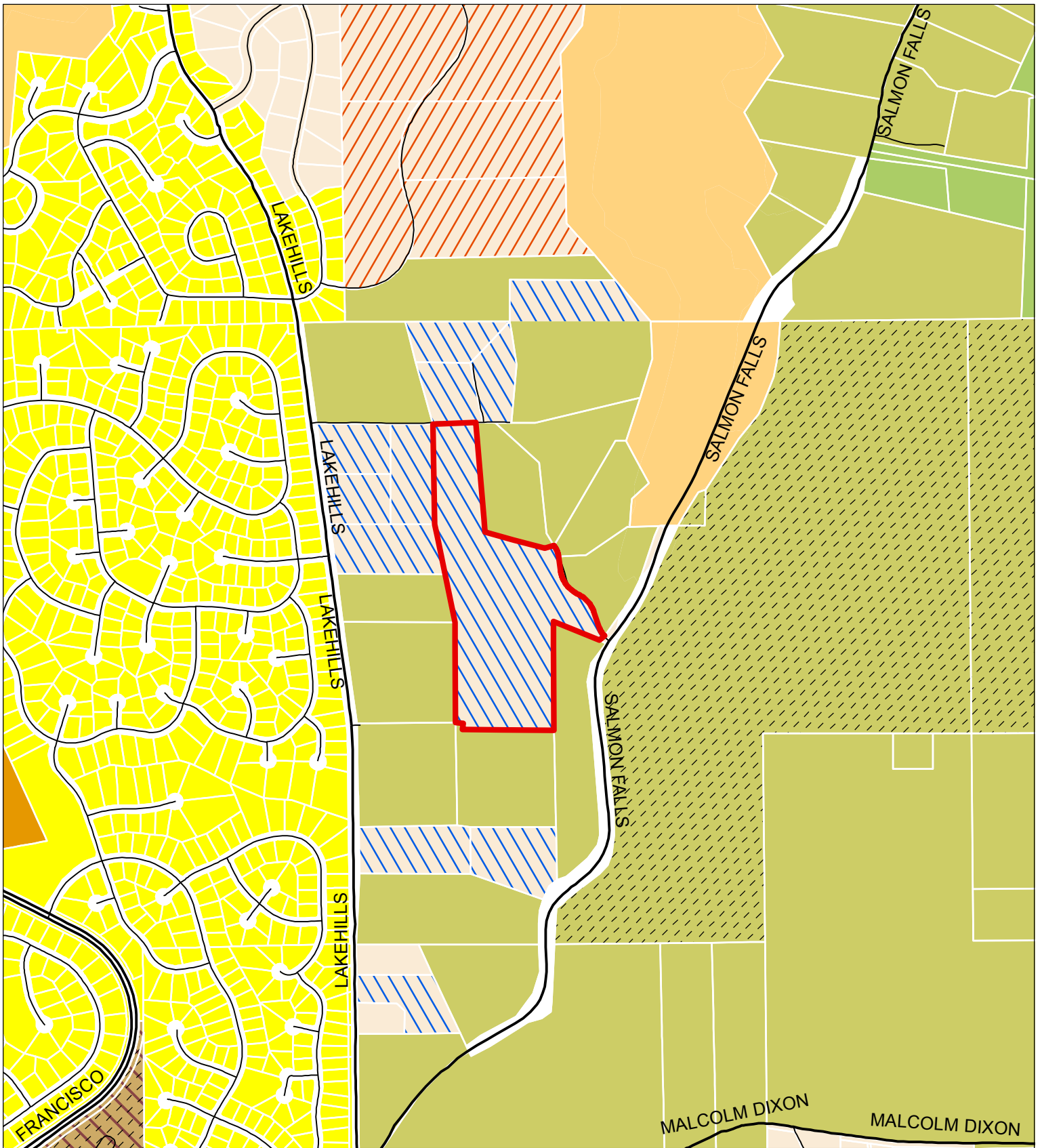
-  Site
-  Planned Development
-  High Density Residential

-  Low Density Residential
-  Medium Density Residential
-  Open Space

0 250 500
 Feet



Exhibit C



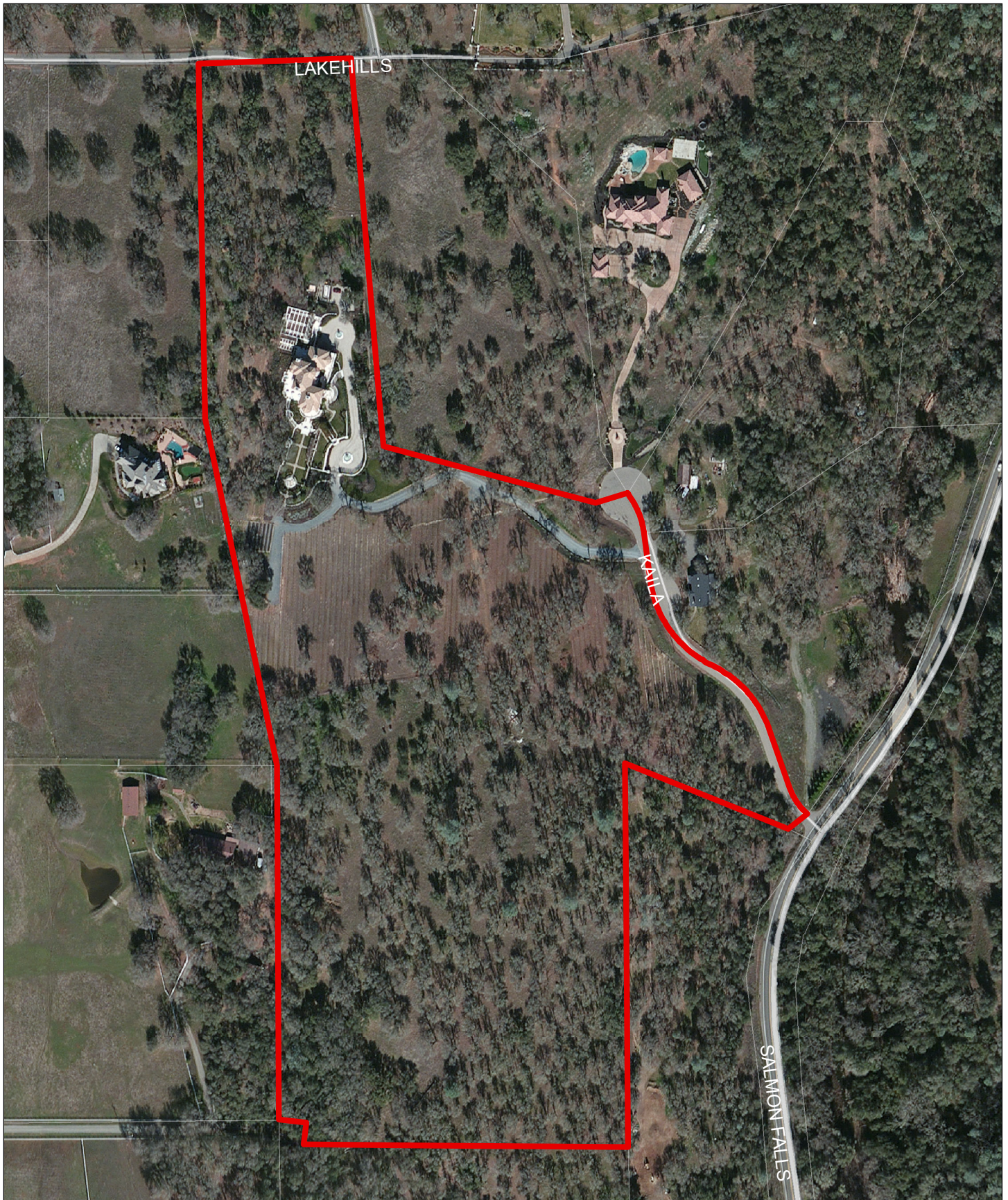
**File No. TM07-1458-E
Zoning Map**

Migianella
Tentative Subdivision
Map Extension

- Site
- Planned Development
- R1 = Residential Single Unit
- RM = Residential Multi-Unit
- R1A = Residential 1 Acre
- R2A = Residential 2 Acres
- R3A = Residential 3 Acres
- RE-5 = Residential Estate 5 Acres
- RE-10 = Residential Estate 10 Acres
- RF-L = Recreational Facility Low
- RF-H = Recreational Facility High
- TC = Transportation Corridor

0 250 500
Feet





File No. TM07-1458-E
Aerial Map

Migianella
Tentative Subdivision Map Extension

 Site

0 112.5 225 450
Feet



Exhibit E

14-0176 3A 5 of 8

19 JUL 81 AM 9:12
RECEIVED
PLANNING DEPARTMENT

TENTATIVE SUBDIVISION MAP

TM 07-1458 MIGIANELLA

PROPOSED TM REVISIONS & PHASING

OWNERS OF RECORD

MARIE MITCHELL
1000 MASON STREET, #205
SAN FRANCISCO, CA 94108

APPLICANT

MARIE MITCHELL & SHAN NEJATIAN
2020 KAILA WAY
EL DORADO HILLS, CA 95767
(916) 847-9178

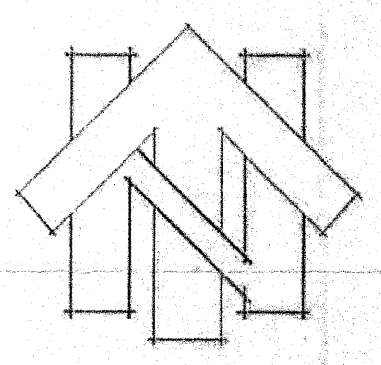
ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 688-8919 • F (916) 688-2679 • www.cta.com

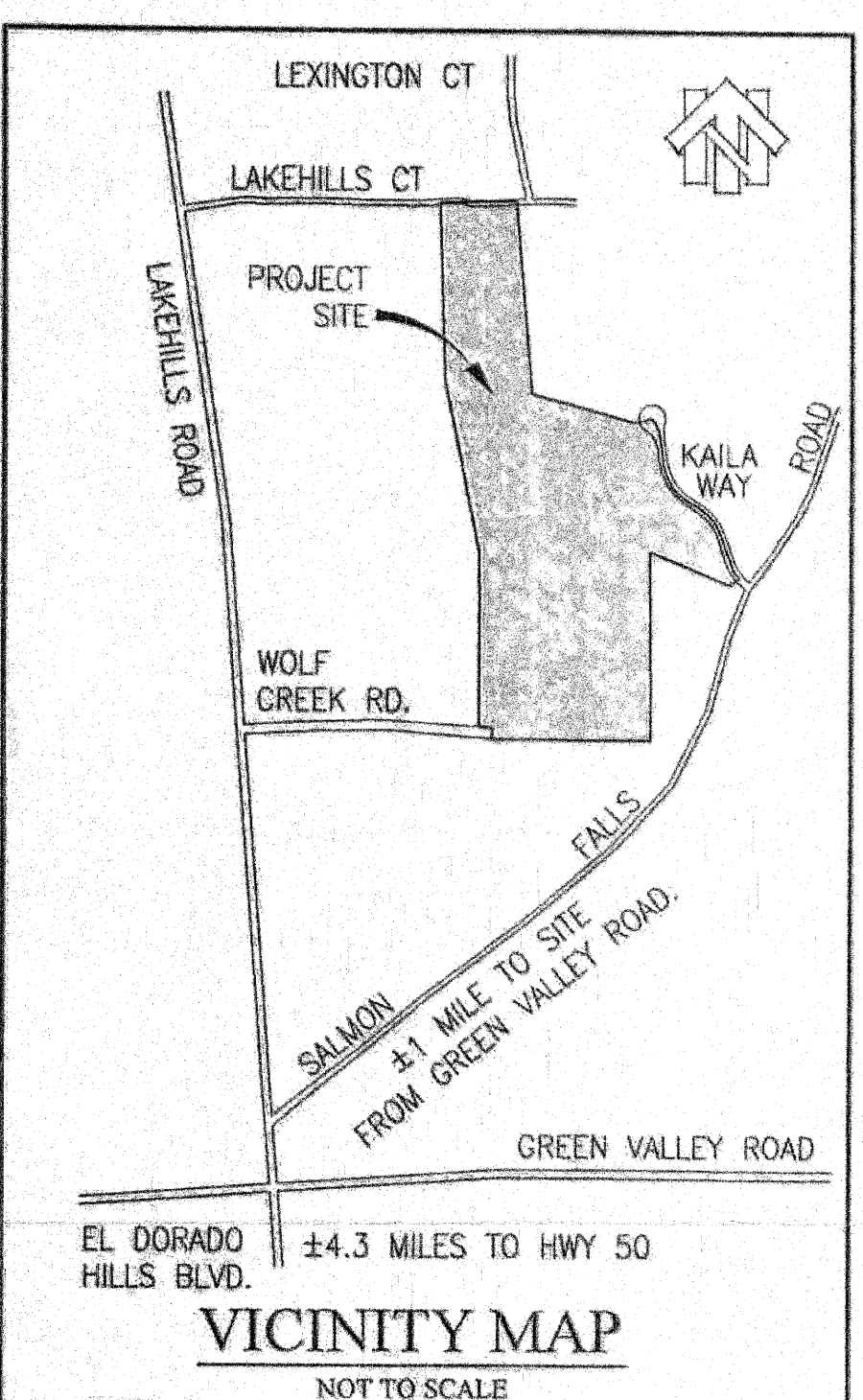
COUNTY OF EL DORADO

JULY, 2013

STATE OF CALIFORNIA



SCALE: 1"=100'



MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 10, T.10 (N.), R.8 (E), M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 110-020-45 / PM 44/91/1
A.P.N. 110-430-01 (BLA)

PROPOSED ZONING

R.3A

PRESENT ZONING

R.3A

TOTAL AREA

26.05 ACRES

TOTAL NUMBER OF PARCELS

8 - RESIDENTIAL LOTS

MINIMUM LOT AREA

3 AC

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT (E.I.D.)
SEWER - PRIVATE SEPTIC SYSTEM

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

JULY, 2013

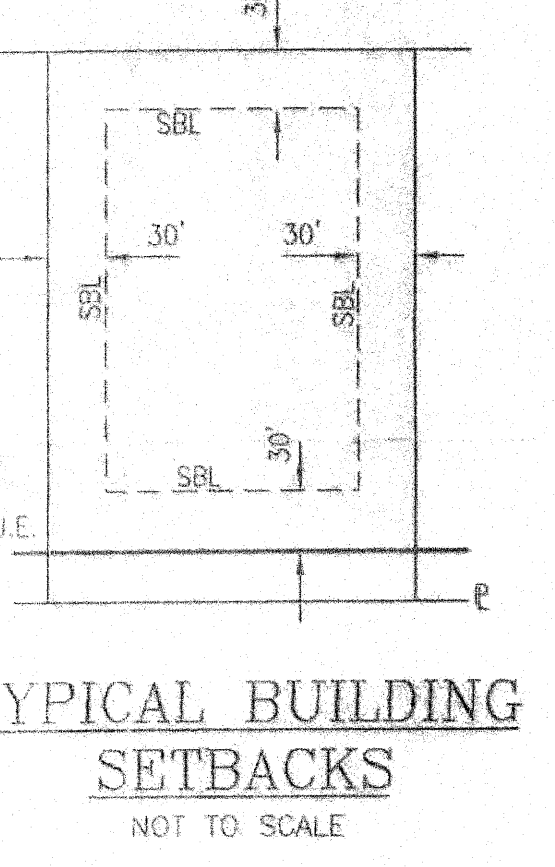
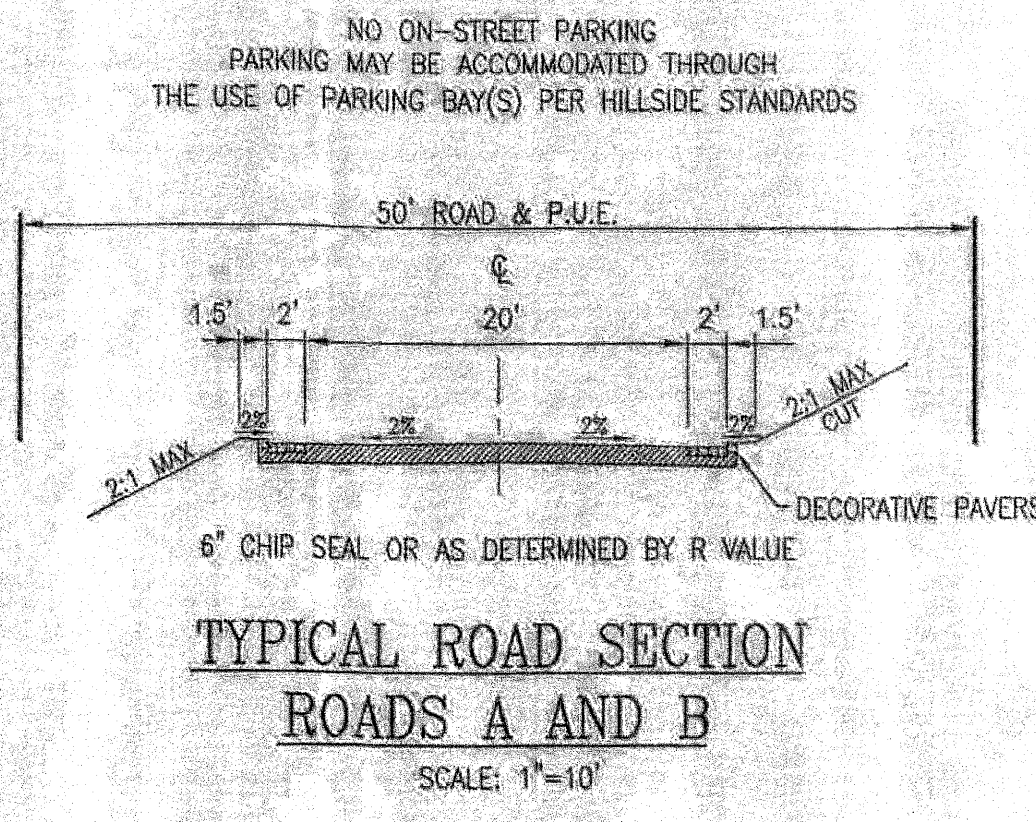
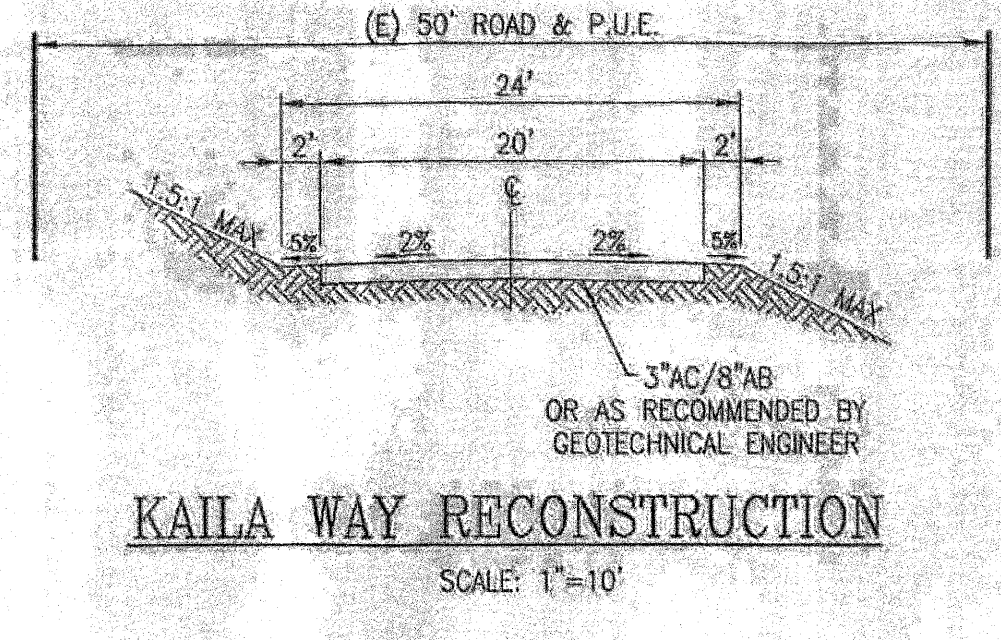
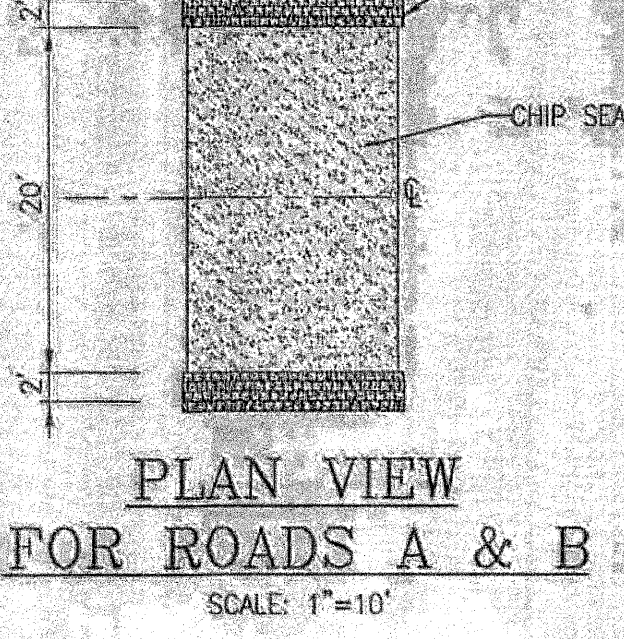
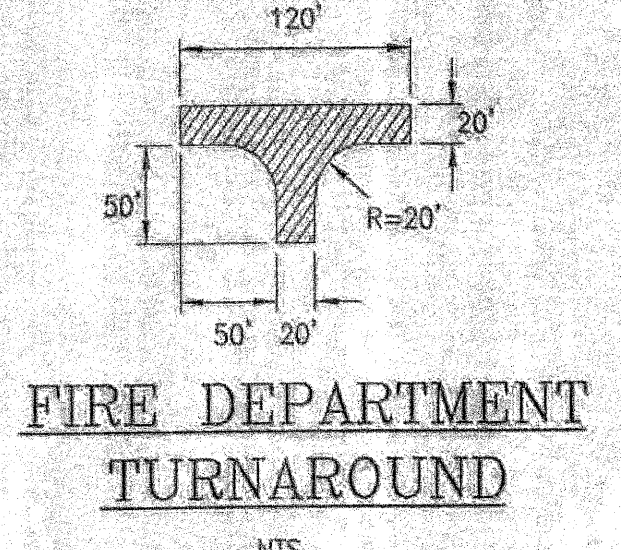
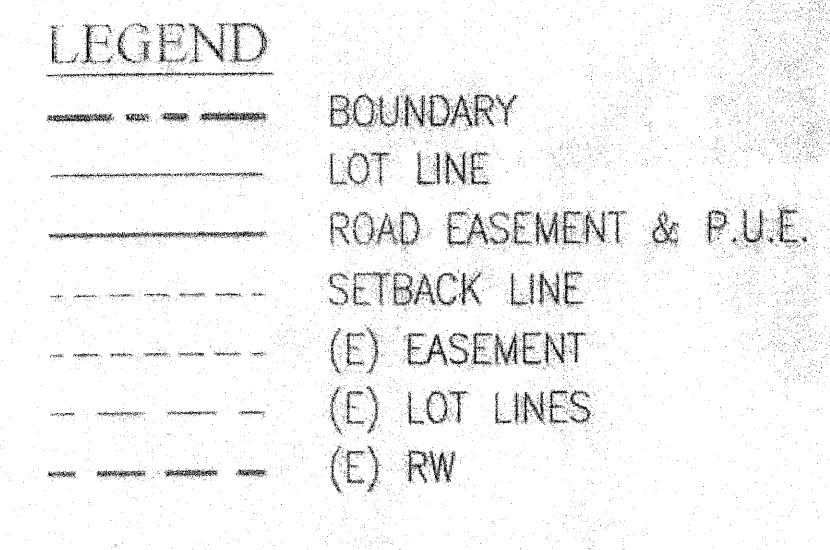
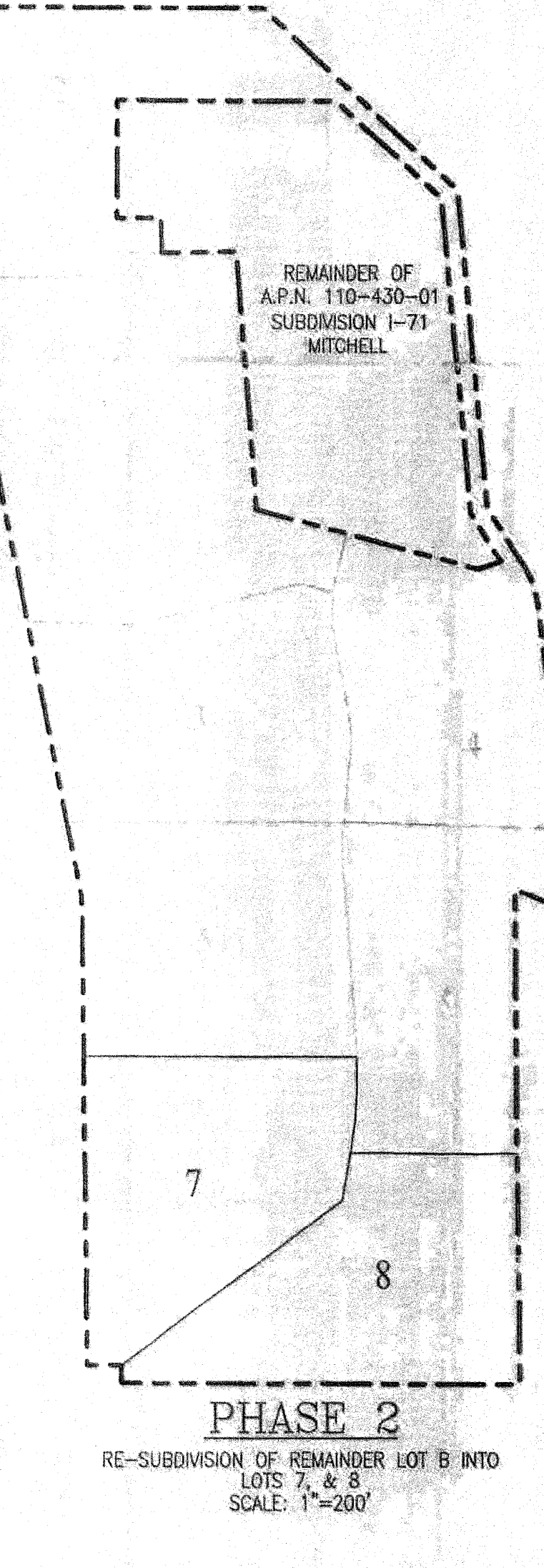
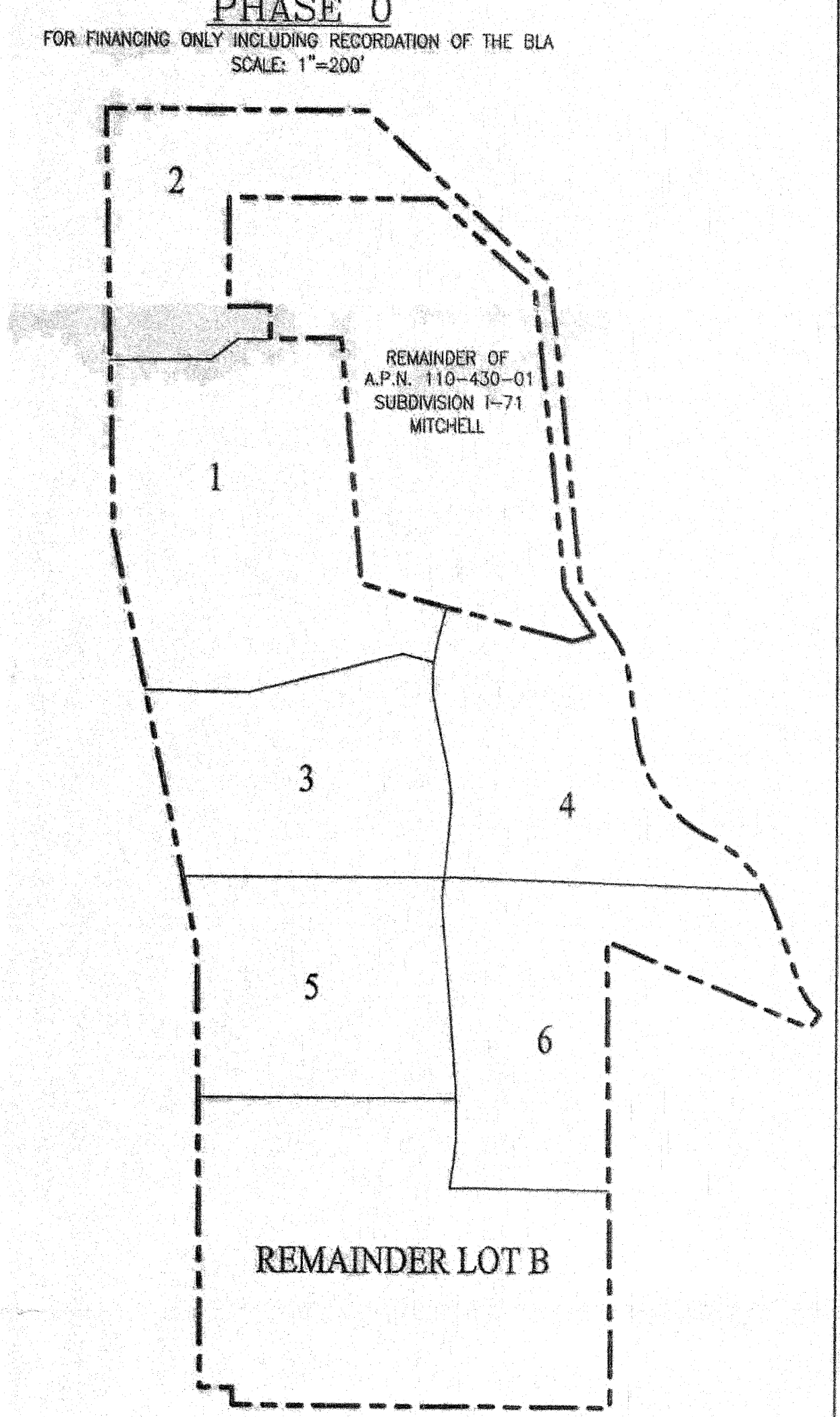
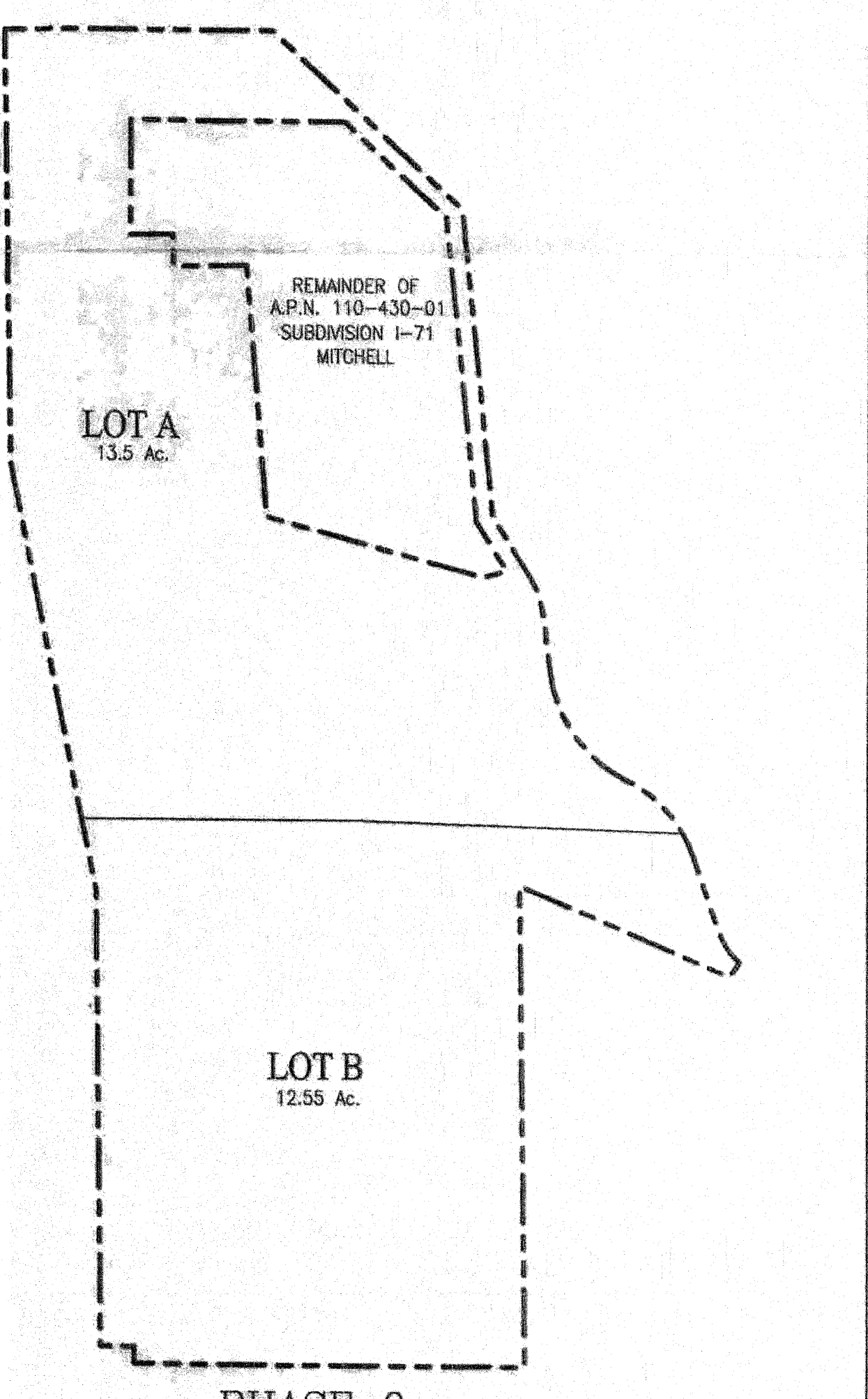
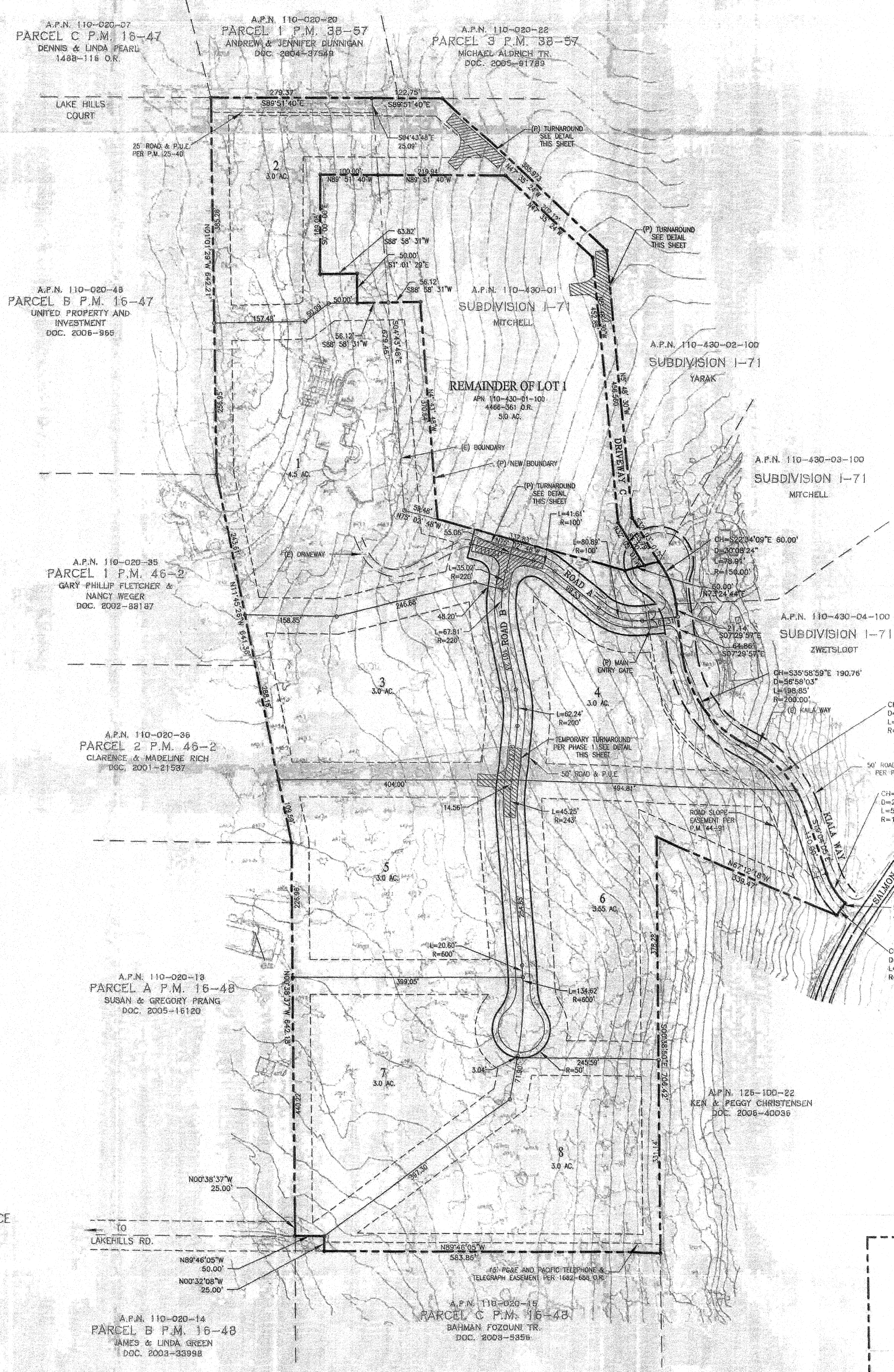
PHASING PLAN NOTICE

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 "MIGIANELLA" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Olga Sciorelli
OLGA SCIORELLI R.C.E. 71204
DATE: 7/30/2013



GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	196,020	126,760
2	136,680	69,548
3	130,680	83,200
4	130,680	48,787
5	130,680	83,200
6	154,638	64,033
7	130,680	85,813
8	130,680	84,586

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: February 27, 2014
BY: *Roger Lee*
REGISTRAR

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

Migianella Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	5/12/09	3
		Original Expiration	5/12/12	
		<i>EDC code Sec. 120.74.020.</i>		
2	Automatic	Automatic Time Extension	5/12/12	2
		Revised Expiration	5/12/14	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	5/12/14	2
		Revised Expiration	5/12/16	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	5	5
		Revised Expiration if Approved	5/12/21	
		<i>Note: Request for five year time extension in accordance with SMA 66452.a.</i>		

April 12, 2016

16 APR 14 AM 8: 21

RECEIVED
PLANNING DEPARTMENT

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

RE: MIGIANELLA TM EXTENSION TM07-14758R

Dear Ms. Schmid:

On behalf of our Client, Marie Mitchell, CTA Engineering and Surveying is submitting a Tentative Map application to extend TM007-1458, a 8 lot single-family subdivision located in El Dorado Hills, CA and requests five one-year extensions to allow time to complete the COA and file the Final Map.

The project was approved by the Board of Supervisors on 5/12/2009. At the time of approval, the project was conditioned with a few challenging conditions of approval. The most notable was the offsite improvements for the secondary emergency vehicle access and obtaining the legal rights to do so. The 2008 economic downturn and collapse of the housing and residential lot market nationwide has prevented this project from moving forward and made it infeasible.

In 2012, CTA helped the applicant to revise the project and eliminate the offsite EVA through extensive work with the local fire department and the surrounding neighbors. The revised TM was approved in January 2014.

Currently, the project applicant is working on securing necessary funding for the completion of the project. The requested time extension will allow applicant to secure necessary funding by satisfying conditions of the landing institution, 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

TM 07-1458-E