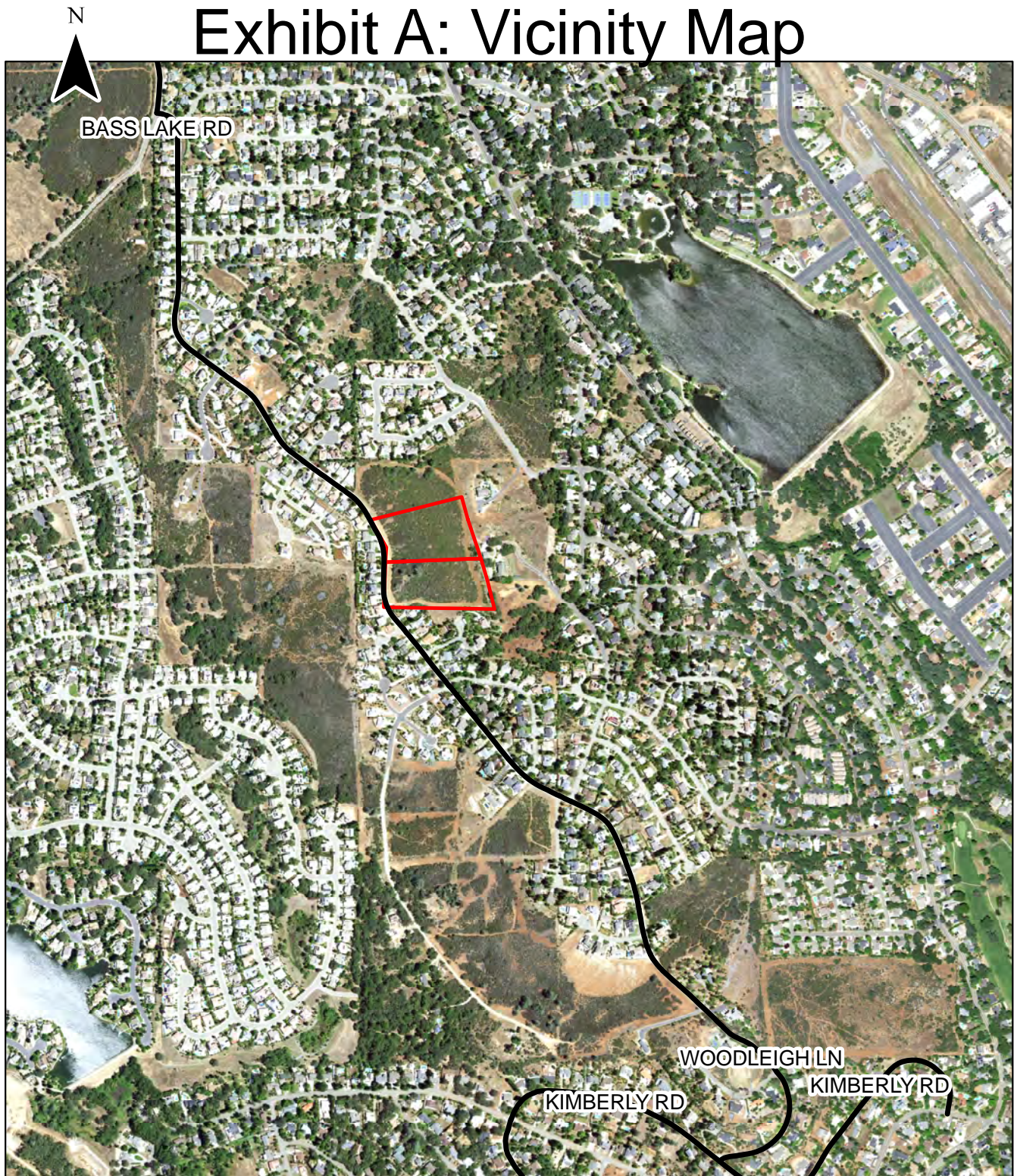
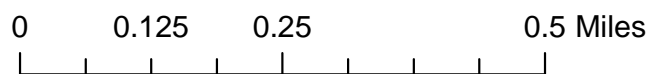


Exhibit A: Vicinity Map



1 in = 833 ft



Project TM-E22-0004

Sierra Sunrise Tentative Subdivision Map Time Extension

116-030-028 & 116-030-030

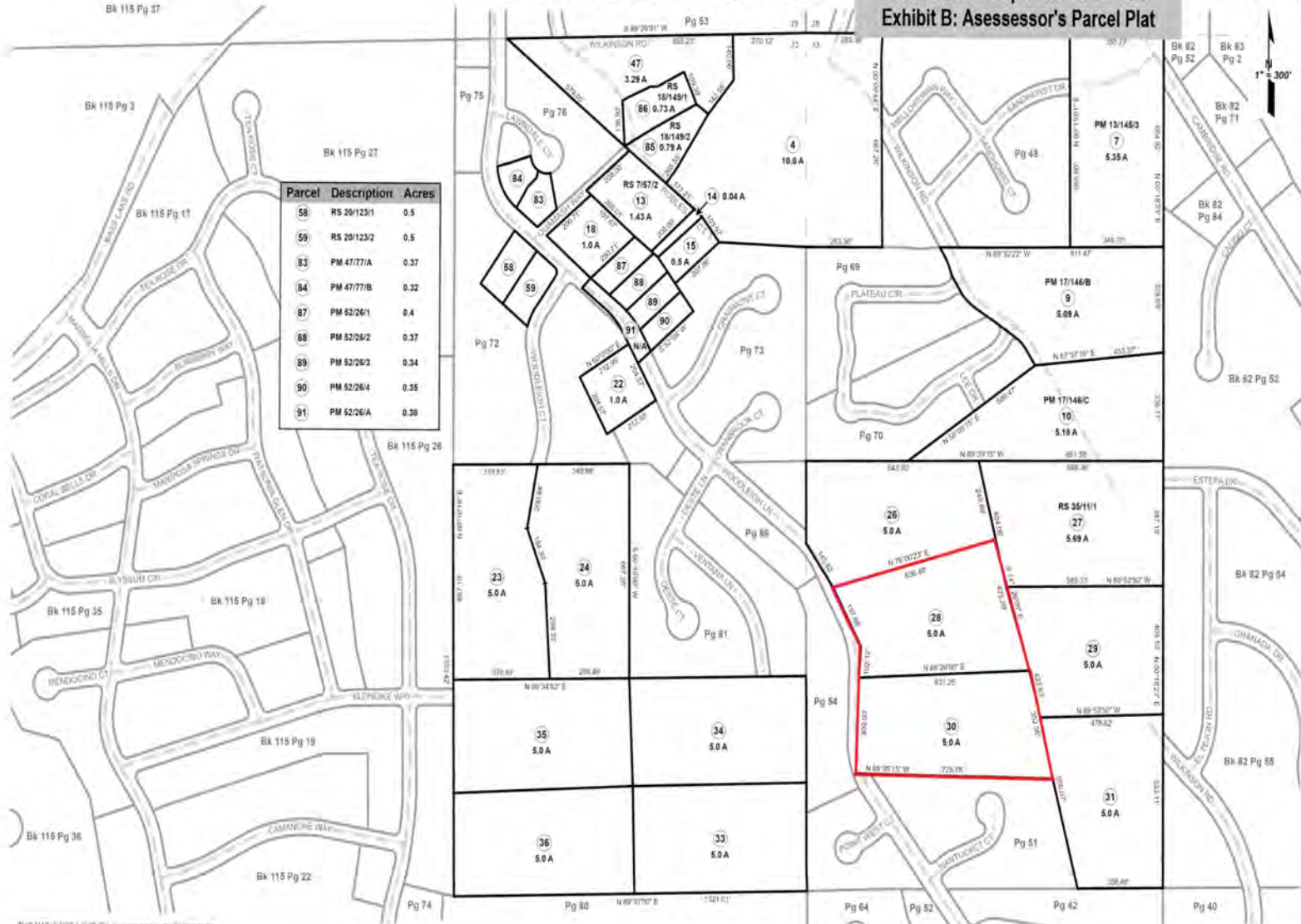
Prepared by Jon Philip Mijat

October 04, 2022

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

**TM-E22-0004 Sierra Sunrise Tentative
Subdivision Map Time Extension
Exhibit B: Assessor's Parcel Plat**

116:03



Parcel	Description	Acres
58	RS 20/123/1	0.5
59	RS 20/123/2	0.5
83	PM 47/77/A	0.37
84	PM 47/77/B	0.32
87	PM 52/26/1	0.4
88	PM 52/26/2	0.37
89	PM 52/26/3	0.34
90	PM 52/26/4	0.35
91	PM 52/26/A	0.38

Acres are Estimates

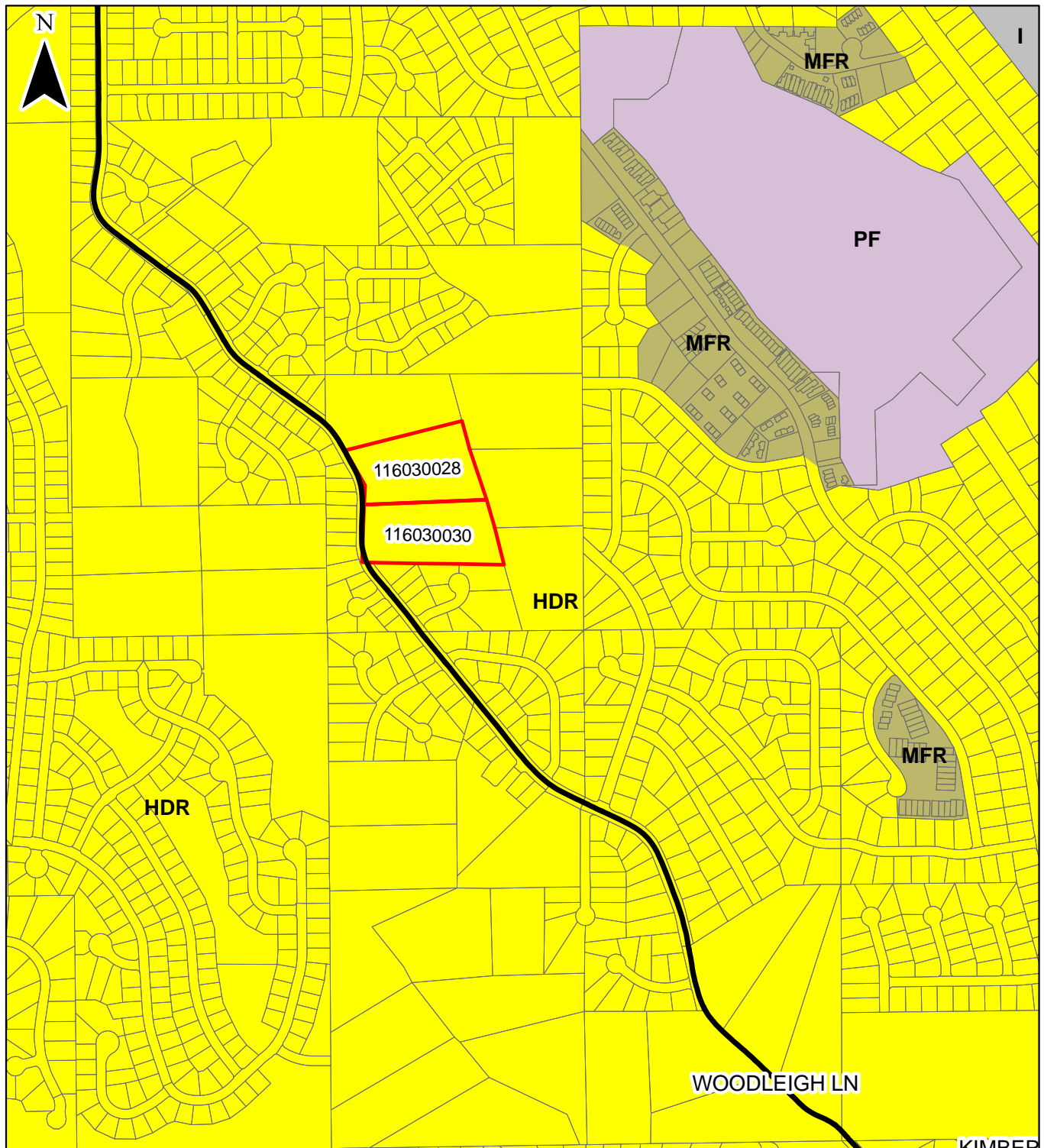
Adjusted Map Pages Shown in Circle
Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

Rev. August 28, 2019

Assessor's Map Bk. 116, Pg. 03
County of El Dorado, CA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office by geospatial methods only. Area calculations are computerized and not guaranteed. Users should verify items such as dimensions and acreage. Map: Drafted 4/19/22.

Exhibit C: General Plan Land Use Designation Map

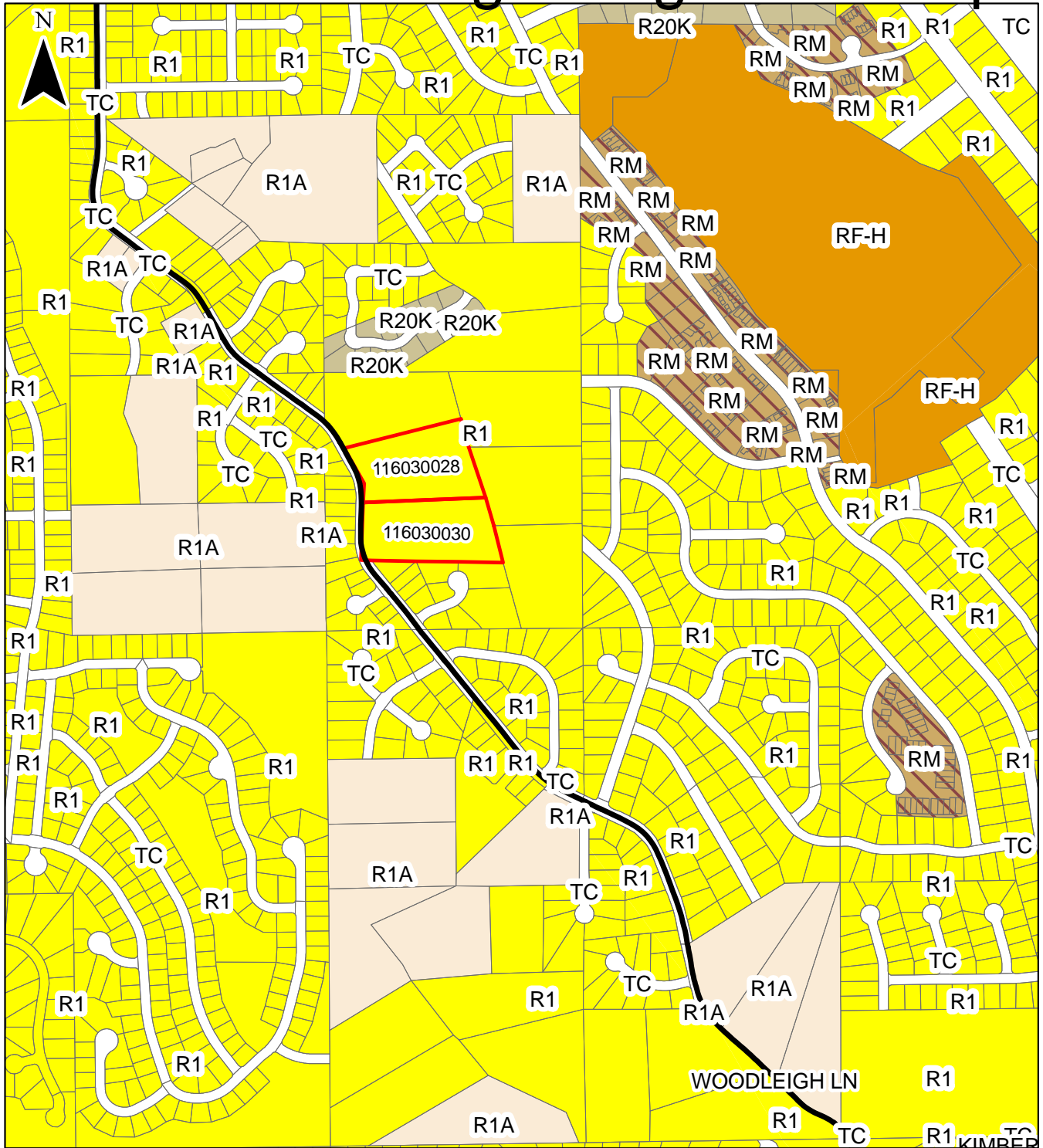


1 in = 667 ft

0 0.1 0.2 0.4 Miles

Project TM-E22-0004
Sierra Sunrise Tentative Subdivision Map Time Extension
116-030-028 & 116-030-030
Prepared by Jon Philip Mijat
October 05, 2022

Exhibit D: Zoning Designation Map



Project TM-E22-0004

Sierra Sunrise Tentative Subdivision Map Time Extension

116-030-028 & 116-030-030

Prepared by Jon Philip Mijat

October 05, 2022

1 in = 667 ft

0 0.1 0.2 0.4 Miles



TENTATIVE MAP SIERRA SUNRISE

COUNTY OF EL DORADO MAY, 2017 STATE OF CALIFORNIA

2017 05 22 AM 9:28
 44-11-001-001-0000

OWNERS OF RECORD

PACIFIC STATES DEVELOPMENT
 991 GOVERNOR DRIVE, SUITE 106
 EL DORADO HILLS, CA 95762

APPLICANT

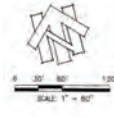
PACIFIC STATES DEVELOPMENT
 991 GOVERNOR DRIVE, SUITE 106
 EL DORADO HILLS, CA 95762

ENGINEER

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 200 Market Street, Riverside, California, CA 92501
 Telephone: 951-514-0200 • Fax: 951-514-0201

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- (C) EASEMENT
- PROPOSED EASEMENT
- (C) LOT LINES
- (C) RW
- (C) TRAIL
- (C) FIRE HYDRANT
- TREE



MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 32, T. 10 N., R. 9 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

116-030-028

116-030-030

PROPOSED ZONING

R1

PRESENT ZONING

R1

TOTAL AREA

10.00 ACRES

TOTAL NUMBER OF PARCELS

8 - RESIDENTIAL LOTS

1 - ROADWAY LOT

9 - LOTS TOTAL

MINIMUM LOT AREA

17,329 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

CANYON PARK CSD (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2017

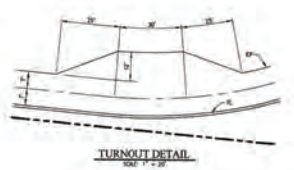
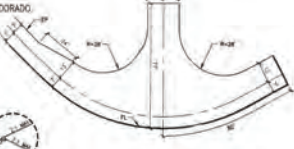
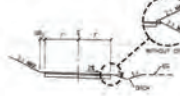
PHASING PLAN NOTICE

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

ENGINEER'S NAME: R.C.E. 3420 DATE: 5-16-17



(E) WOODLEIGH LANE
SCALE: 1" = 10'

NOTE:
 NO IMPROVEMENTS FOR THIS PROJECT NOT WITHSTANDING NECESSARY REPAIRS IN ACCORDANCE WITH EDC STANDARDS.

FILE COPY
 APPROVED BY EL DORADO COUNTY PLANNING COMMISSION
 MAY 25, 2017
 TM-E22-0004
 PLANNING COMMISSION: _____
 APPROVAL/BOOKING DATE: _____

TM-E22-0004

Exhibit E - Approved Tentative Subdivision Map

Sierra Sunrise Tentative Subdivision Map TM17-1532 Timeline and Expiration

Original Approval and Current Expiration:

The tentative subdivision map (TM17-1532) was approved by the Planning Commission on July 25, 2019. The approved subdivision consisted of the creation of eight (8) residential lots ranging in size from approximately 17,329 square feet to 261,280 square feet and one (1) roadway lettered lot. Access shall be provided via direct access from Woodleigh Lane (public road) for the seven (7) smaller lots and access for the one (1) larger lot will be provided by a “flag” configuration of the lot, with an extended “estate” style driveway. The project shall connect to public water and sewer facilities provided by El Dorado Irrigation District (EID). This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed.

Reason(s) Why Map Was Not Filed:

Maps can expire per Section 120.74.020.A if no action is taken to implement conditions of approval or the applicant has not filed or recorded a subdivision map. Map approvals can potentially be extended per 120.74.020.B provided the applicant submits a complete map extension application which includes the reason(s) why the applicant has not filed or recorded a subdivision map.

Rationale: The applicant requested six 1-year time extensions and submitted processing fees June 07, 2022, prior to expiration date of the tentative subdivision map of July 25, 2022. The six 1-year time extension request complies with Section 120.74.020.B. and 120.74.030. A.

The applicant’s request identifies economic downturn and a weak custom lot market as reasons for the extension. Additionally, the applicant states that the properties were purchased in early March 2021 and that they intend to move the project forward with respect to improvement installation in the 2023/2024 timeframe, stating that the market has improved as of late, but a time extension is needed to allow time for engineering and final map preparation and processing.

Requested Extension:

Section 120.74.030.B. requires that the Development Services Division review the map extension request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Planning and Building Division has reviewed the time extension request for Tentative Subdivision Map TM-E22-0004/Sierra Sunrise Tentative Subdivision Map, along with all submitted materials, and has submitted this staff report with

TM-E22-0004

Exhibit F - Tentative Subdivision Map Timeline and Expiration

recommendations for approval based on the Findings provided in compliance with Section 120.74.

TM-E22-0004
Exhibit F - Tentative Subdivision Map Timeline and Expiration

Sierra Sunrise Tentative Subdivision Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Time (Years Unless Noted)
1	Discretionary	Original TM Approval Date	07/25/2019	3
		Original Expiration	07/25/2022	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
Current Request				
2	Discretionary	Time Extension Submittal	06/07/2022	6
		Revised Expiration if Approved	07/25/2028	
		<i>Note: Request for six, one-year time extensions in accordance with California Government Code 66452.6(e).</i>		

TM-E22-0004
Exhibit F - Tentative Subdivision Map Timeline and Expiration

June 1, 2022

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: Sierra Sunrise - TM17-1532

To Whom It May Concern:

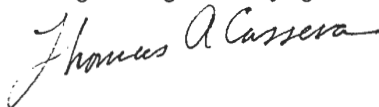
Pursuant to Article 2 - Tentative Maps 66452.6(e) and on behalf of our Clients, Saturn Investments, LLC and Insight Pacific, LLC; CTA Engineering and Surveying is submitting a Tentative Map extension request to extend TM17-1532, an 8 lot single family subdivision located in the Cameron Park Community Region, (District II) and requests six one-year extensions. The project was approved by the Board of Supervisors on 07/25/2019 and will expire on 07/22/2022.

Prior to the approval of the TM in July 2019, the economic downturn and subsequent breakdown of the land and financing market prevented this project from being practicable. This has been particularly evident in the Cameron Park area; permit fees are higher than adjacent areas. The original developer revised the TM thereby reducing the lot count from 18 to 8. However, the market for custom lots conspicuously lagged the overall real estate market. This project being a custom lot subdivision has been no exception.

The original developer marketed this project since TM approval in July 2019. Our client recently acquired the property and now intends to move the project forward with respect to improvement installation in the 2023/2024 time frame. The market has improved as of late, but a time extension is needed to allow time for engineering and final map preparation and processing.

Sincerely,

CTA Engineering & Surveying



Thomas A. Cassera, PE

TAC/csp

enc.

cc: Saturn Investments, LLC
Insight Pacific, LLC

TM-E22-0004

Exhibit G - Project Narrative for Expiration

TM-E22-0004