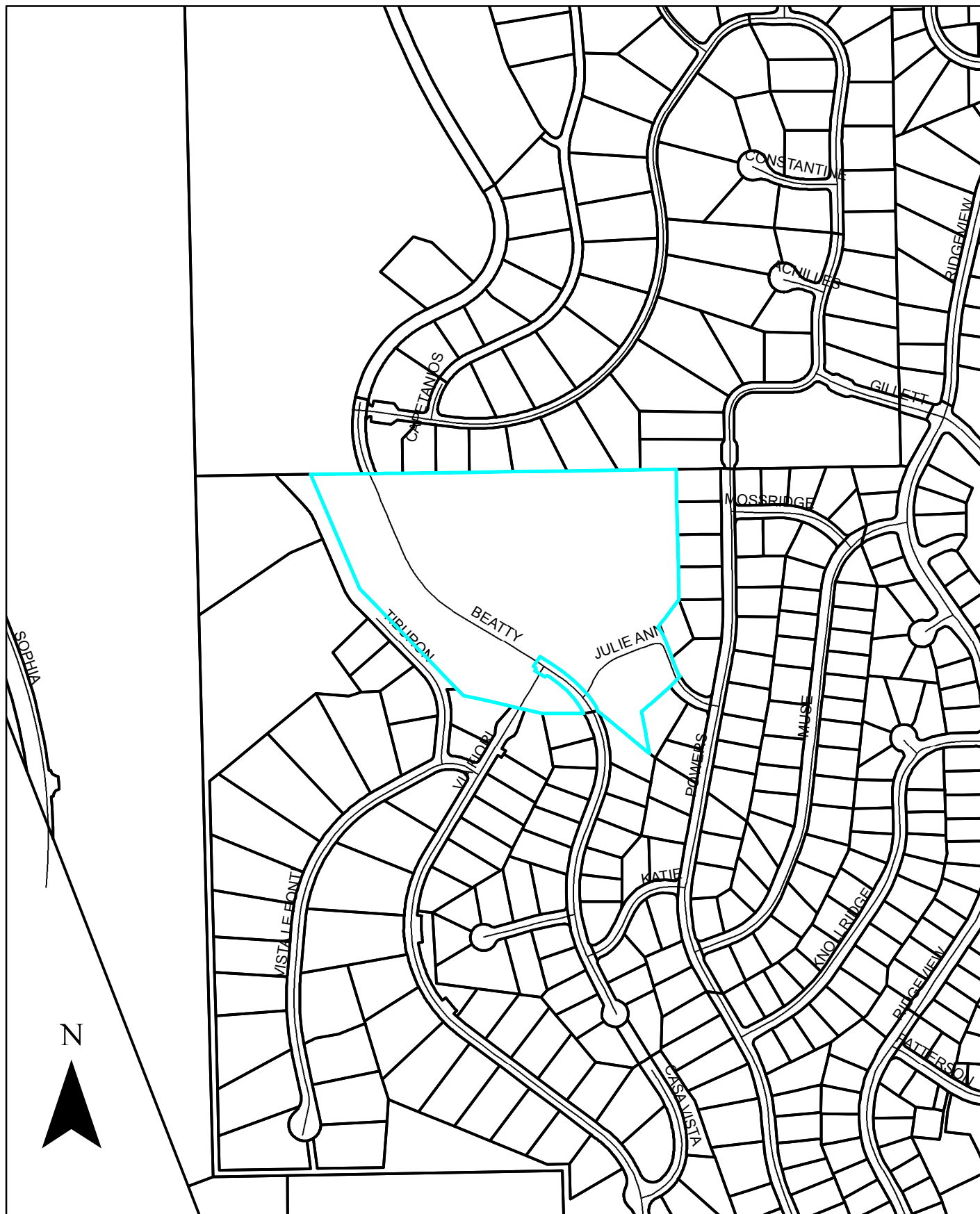


Exhibit A: Location Map



0.15

Miles

Exhibit B: Assessor's Parcel Map

POR. SEC. 34, T.10N., R.8E., M.D.M.

Map Prepared by Isaac Wolf

Bk 124 Pg 11

Bk 124 Pg 23

CAPETANIOS

POWERS DR

Bk 124 Pg 13

Bk 124 Pg 05

1" eq



This map is prepared by the El Dorado County Assessor's Office for informational purposes only. Area calculations are estimates. Users should verify items on the map.

Acreages Are Estimates

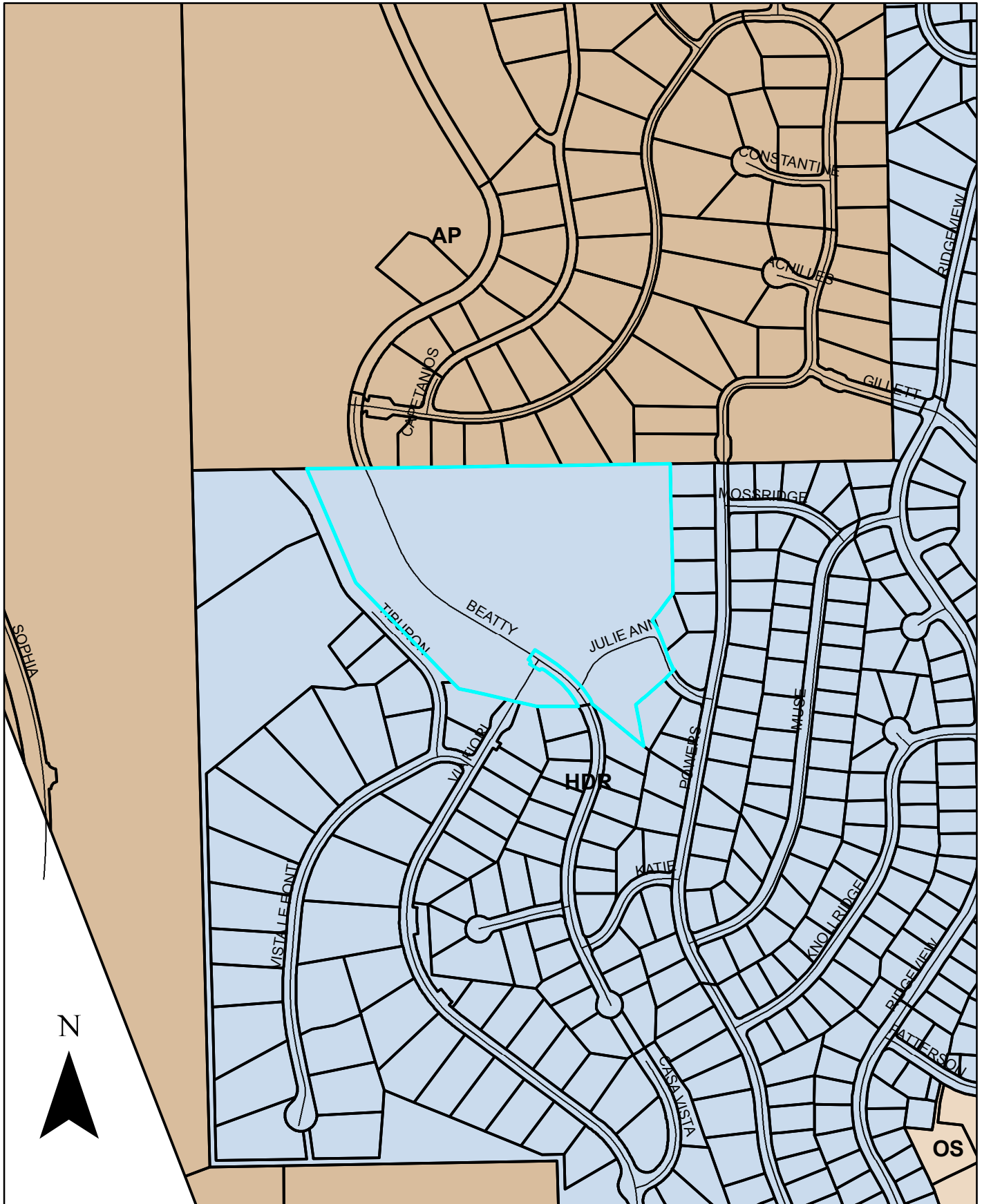
Rev. July 12, 2006

April 10, 2018

Assessor's Map BK 120
County of El Dorado

18-0853 D 2 of 8

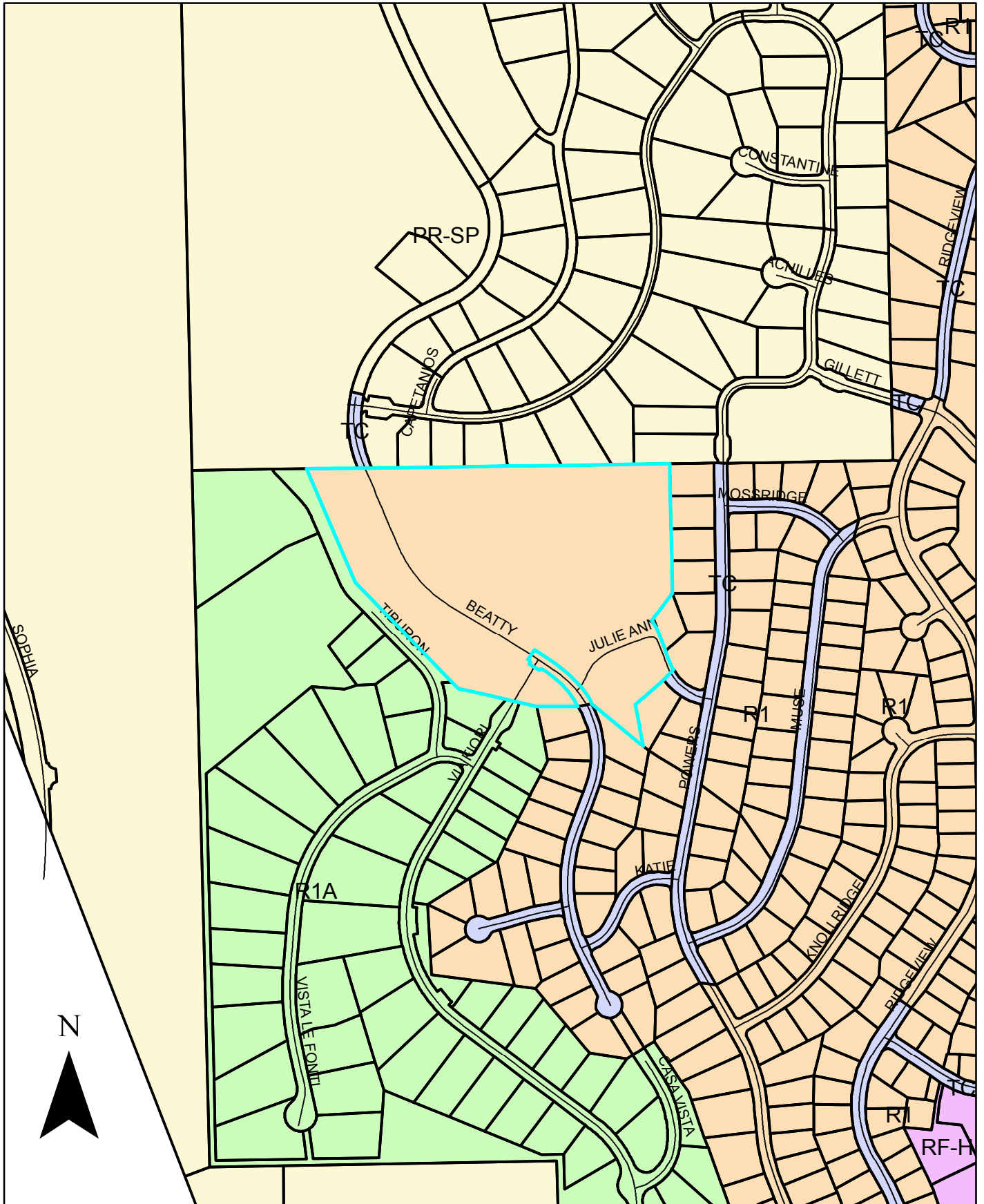
Exhibit C: General Plan Map



0.15

Miles

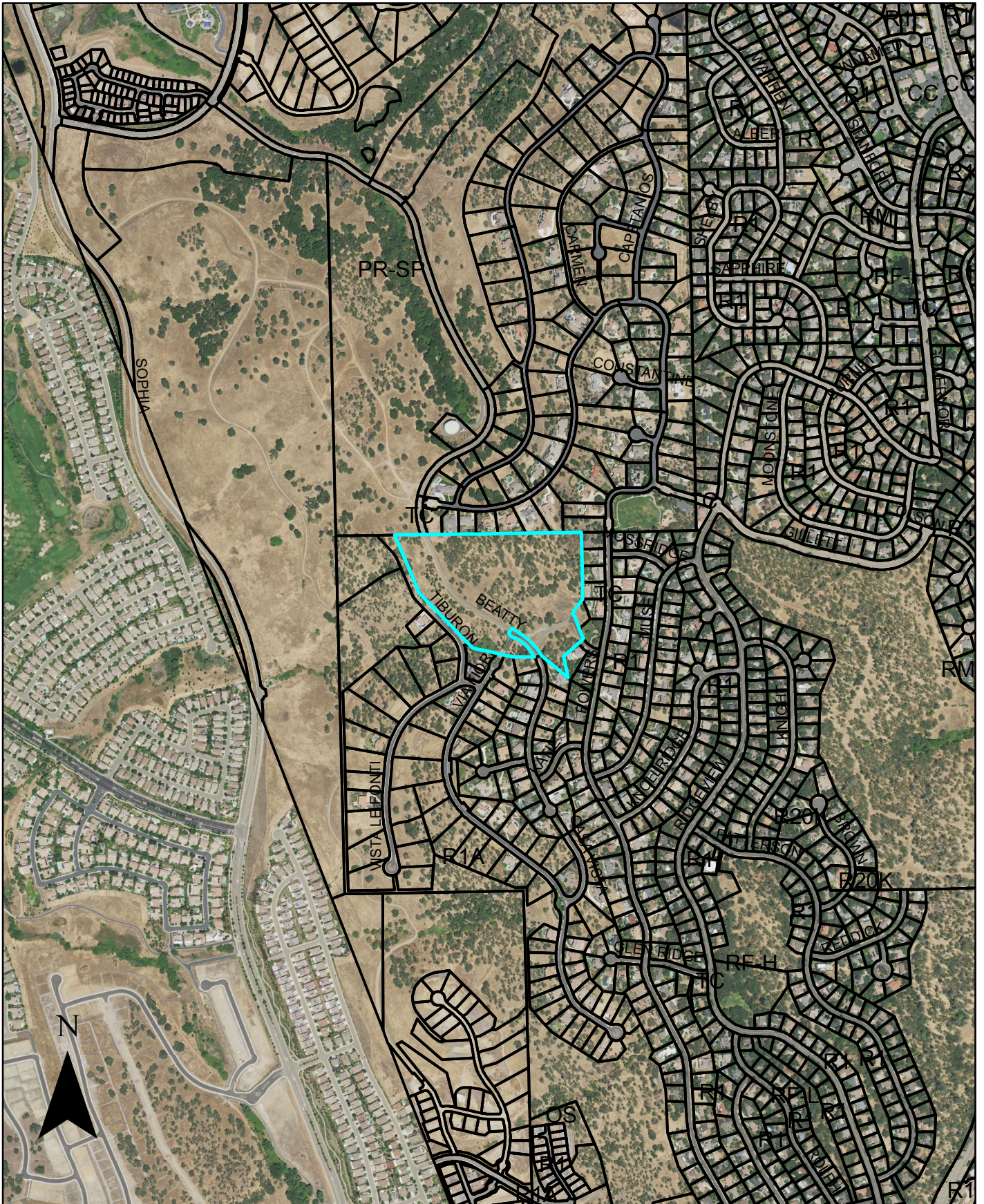
Exhibit D: Zoning Map



0.15

Miles

Exhibit E: Aerial Map



0.35

Miles

Scale: 1:6000

18-0853 D 5 of 8

Exhibit F: Ridgeview Village Unit 9 Tentative Map Timeline and Expiration

Original Approval and Current Expiration:

The tentative subdivision map (TM08-1477) was approved by the Planning Commission on July 11, 2013. The approved subdivision consisted of 44 residential lots ranging in size from 12,889 sf to 51,257 sf (Exhibit G).

Reasons Why Map Not Filed:

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of July 11, 2018, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.24 (Assembly Bill AB 116) (See next page). The applicant filed this time extension request on August 10, 2017.

Rationale: The applicant is requesting six one-year time extensions and appropriate processing fees were submitted August 10, 2017, prior to the expiration date of the tentative subdivision map of July 11, 2018. The six one-year time extension request complies with Section 120.74.020.B.

The applicant states that the delay in filing and recording the final map is a result of lack of interest by the homebuilding industry, the economic recession of 2008 and difficulty in completing the conditions of approval. Once there is market demand the applicant will commence the improvement plan stage, take action on the Conditions of Approval and prepare the final map for recording. The six one-year extensions should allow the applicant the time needed to record the subdivision map.

Requested Extension:

Section 120.74.020.B. requires that the Development Services Division review the 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 Department has reviewed the time extension request for Tentative Subdivision Map TM08-1477-E/ Ridgeview No. 9 Subdivision Map, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.020.B

Ridgeview Estates No. 9 Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	7/11/2013	3
		Original Expiration	7/11/2016	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	7/11/2016	2
		Revised Expiration	7/11/2018	
		<i>Note :Two-year time extension under 66452.23 (AB 116)</i>		
Current Request				
3	Discretionary/ Legislative	Time Extension	6 Years	6
		Revised Expiration if Approved	7/11/2024	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

TENTATIVE MAP

Exhibit G

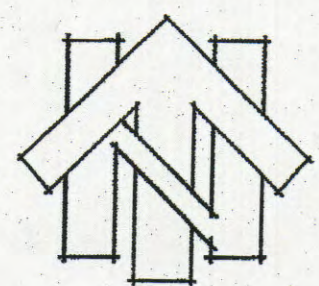
RIDGEVIEW VILLAGE UNIT 9

SECTION 34, T.10 N., R.8 E., M.D.M.

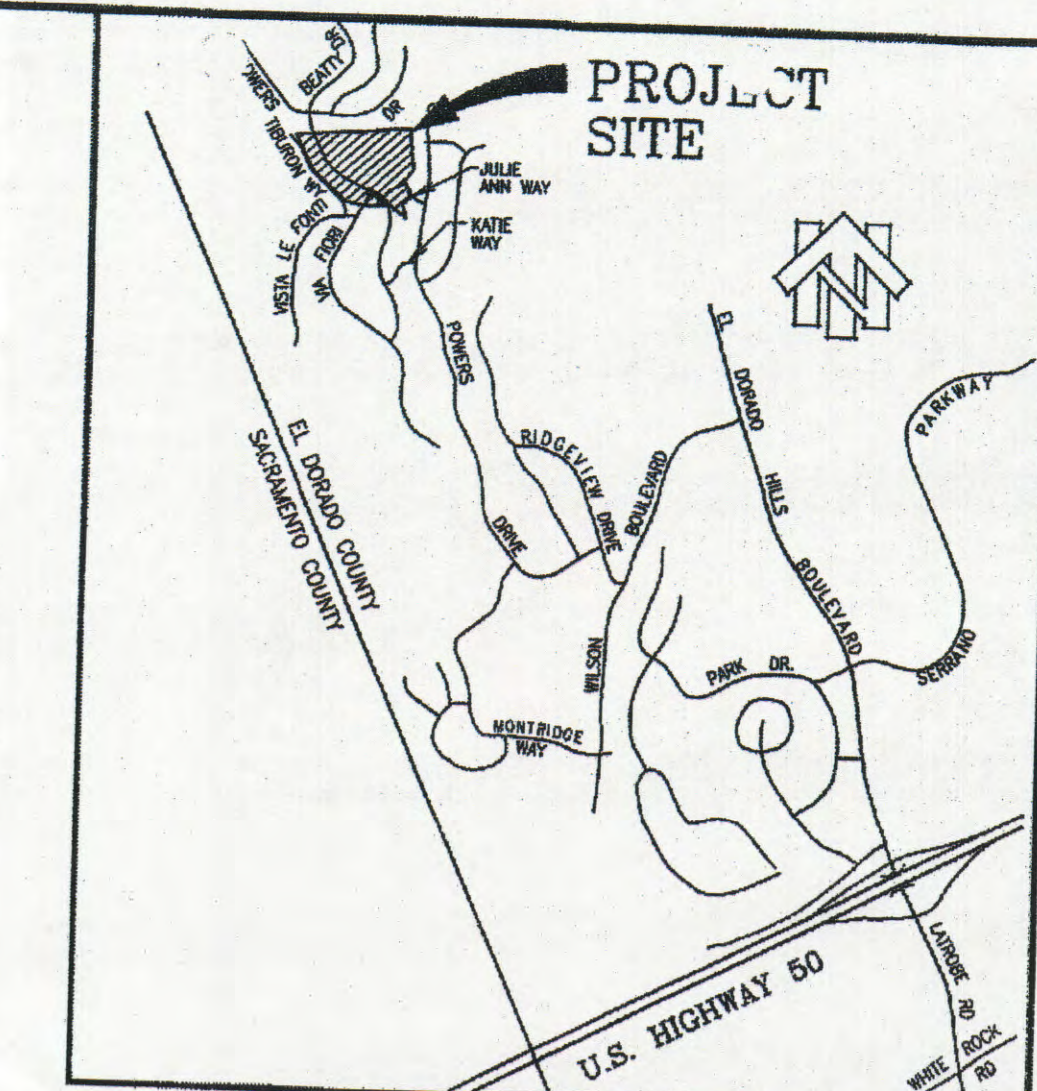
COUNTY OF EL DORADO

JULY, 2013

STATE OF CALIFORNIA



SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD

PACIFIC STATES DEVELOPMENT
991 GOVERNOR DRIVE, STE. 103
EL DORADO HILLS CA 95762

APPLICANT

PACIFIC STATES DEVELOPMENT
991 GOVERNOR DRIVE, STE. 103
EL DORADO HILLS CA 95762

ENGINEER

CTA Engineering - Surveying
3223 Mendocino
Folsom, CA 95758
(916) 938-3479 Fax

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

(AERIAL PHOTOGRAPHY/TOPOGRAPHIC SURVEY)

SECTION, TOWNSHIP & RANGE

SECTIONS 34, T.10N., R.8E., M.D.M.

ASSESSOR'S PARCEL NUMBER

A.P.N. 120-010-01

PROPOSED ZONING

R1

TOTAL AREA

22.4 ACRES

TOTAL NO. of LOTS

44 SINGLE FAMILY LOTS

MINIMUM LOT AREA

12,889 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT
SEWER - EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

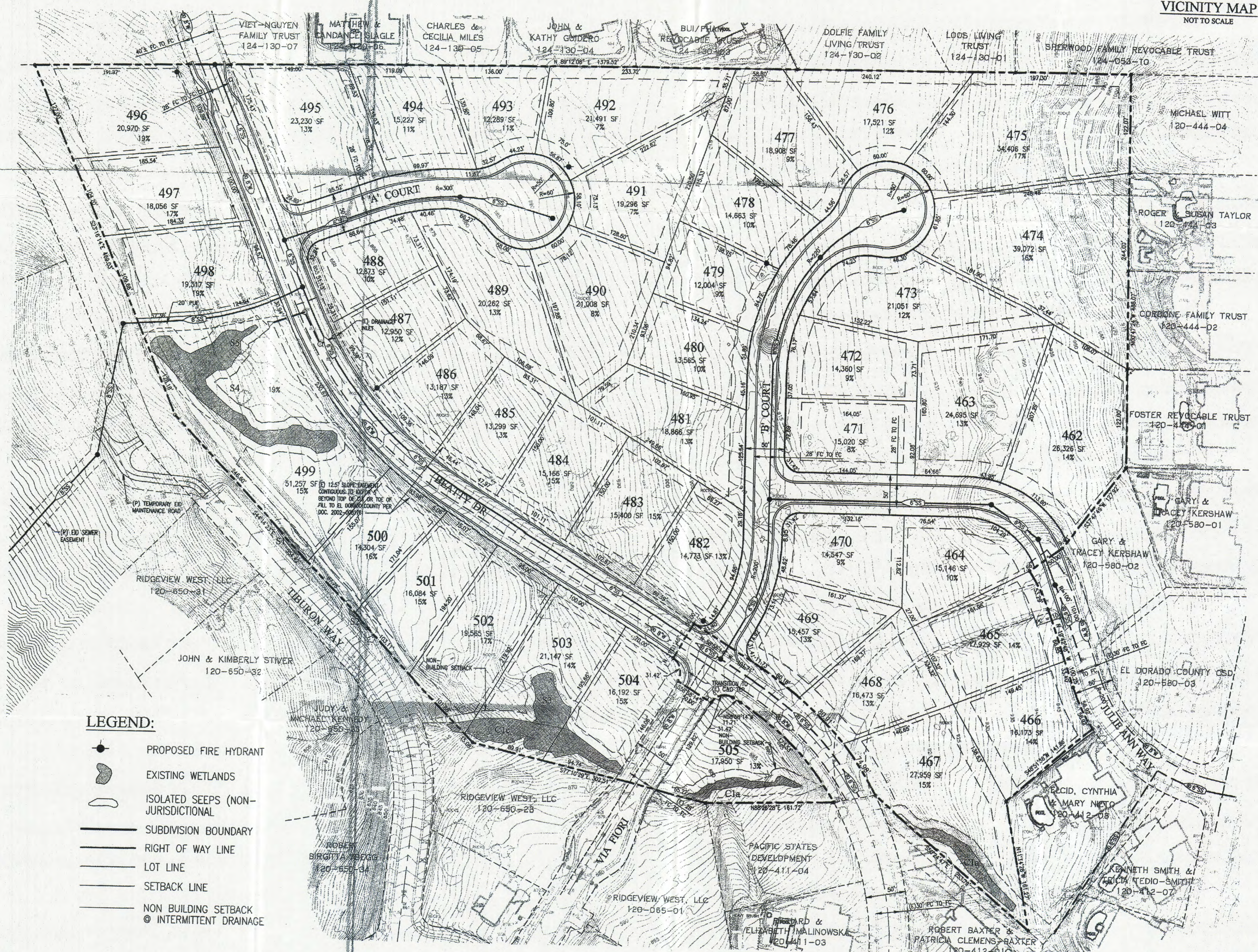
PHASING PLAN NOTICE

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)

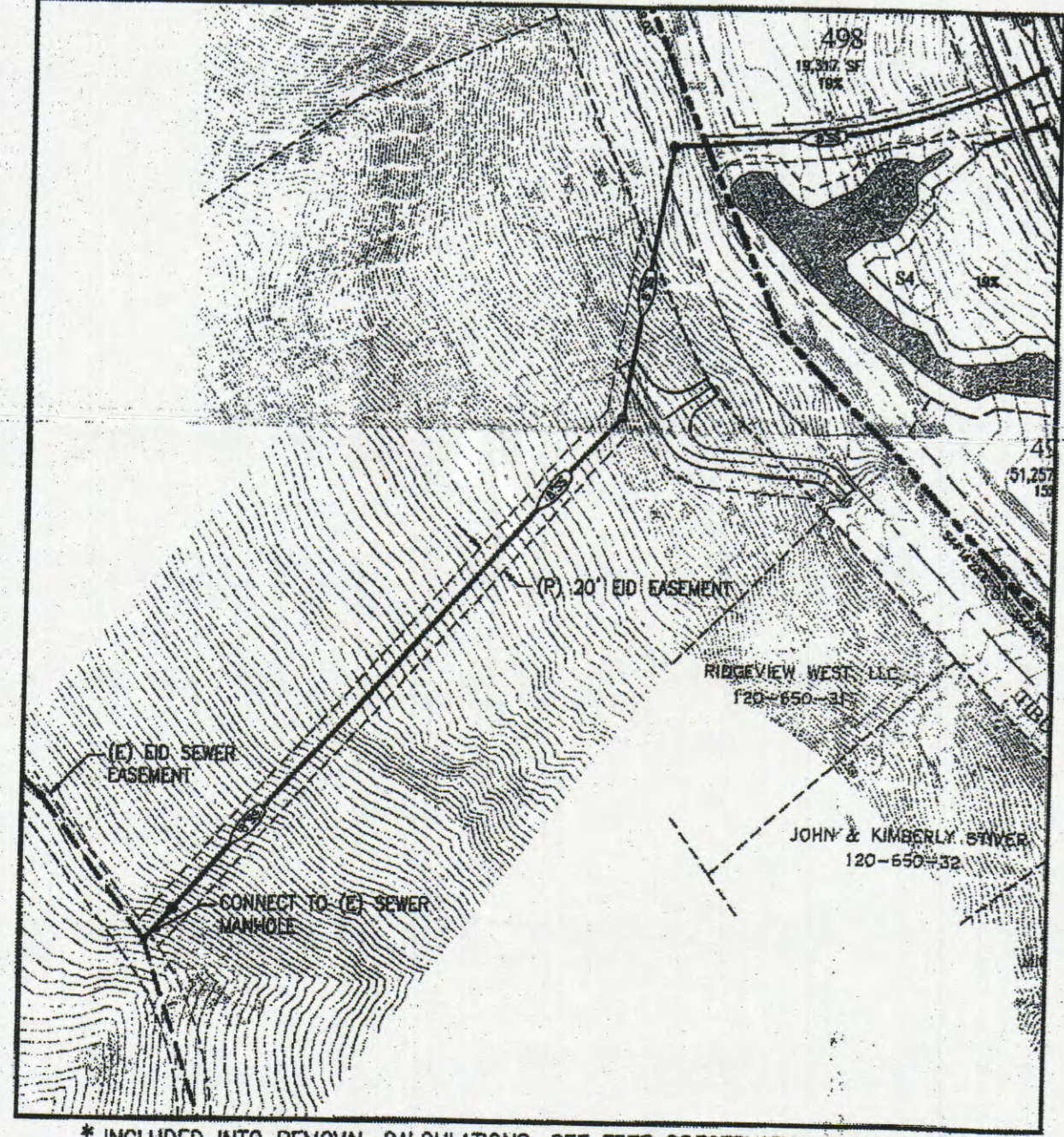
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "RIDGEVIEW VILLAGE UNIT 9" HAS BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

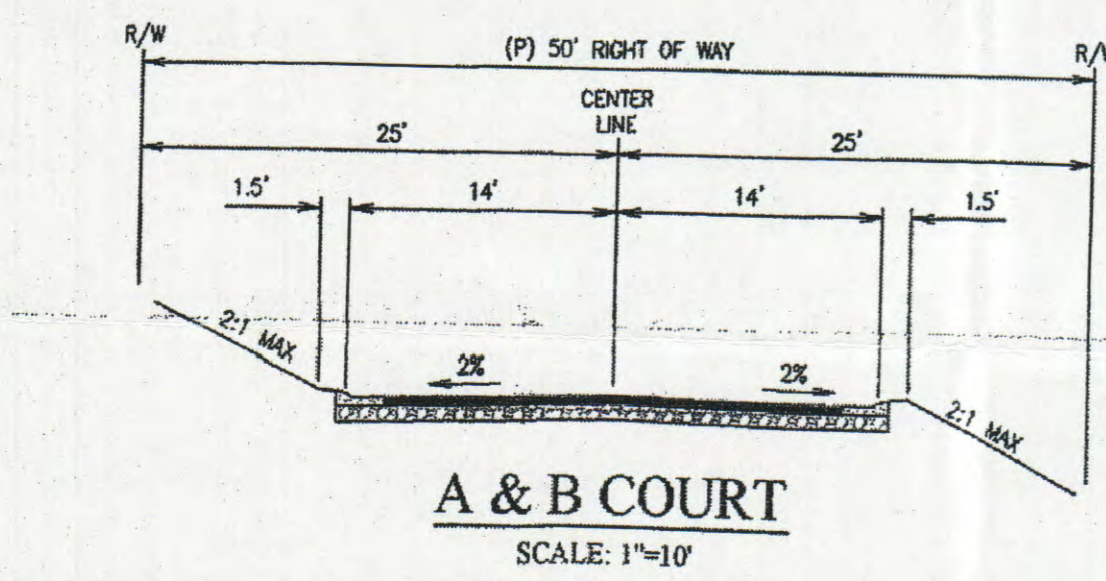
Olga Sciorelli
71204
EPA 70-107 7/13/13
OLGA SCIORELLI P.E. 71204
DATE



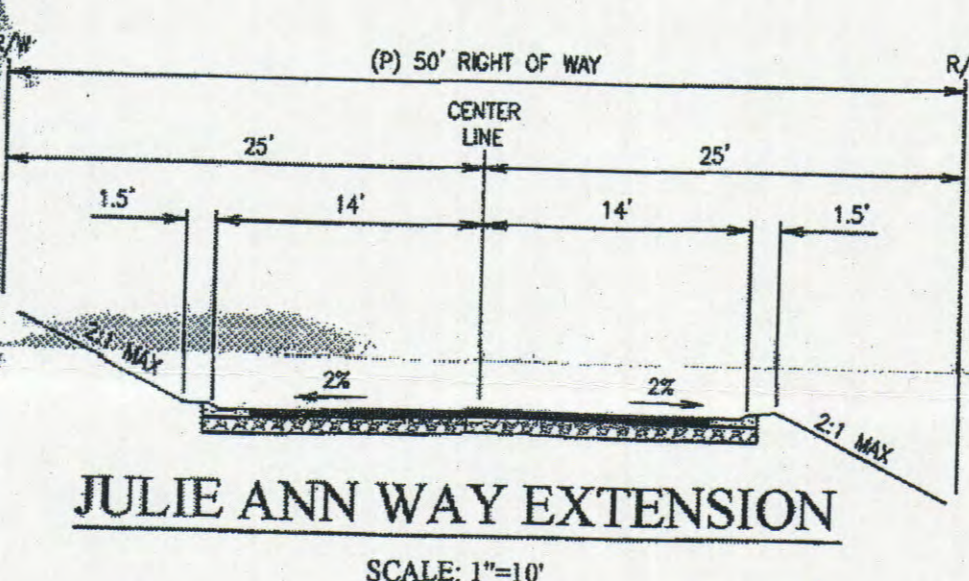
- LEGEND:**
- PROPOSED FIRE HYDRANT
 - EXISTING WETLANDS
 - ISOLATED SEEPS (NON-JURISDICTIONAL)
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - LOT LINE
 - SETBACK LINE
 - NON BUILDING SETBACK
 - INTERMITTENT DRAINAGE



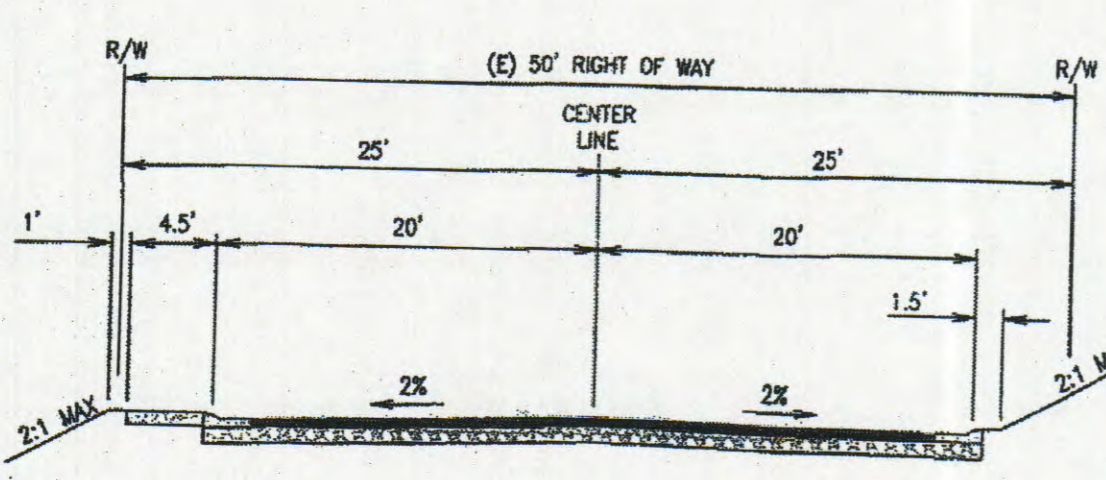
OFFSITE SEWER EXHIBIT
SCALE: 1"=100'



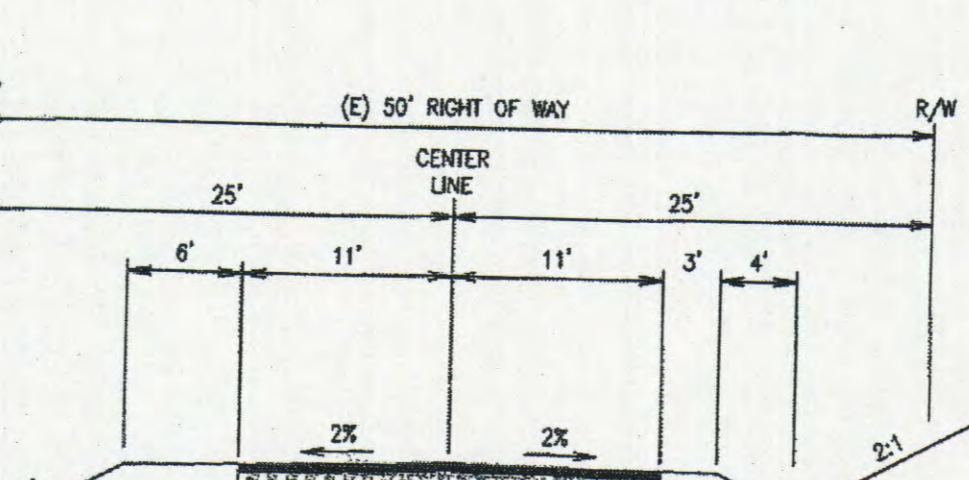
A & B COURT
SCALE: 1"=10'



JULIE ANN WAY EXTENSION
SCALE: 1"=10'



BEATTY DRIVE IMPROVEMENTS
SCALE: 1"=10'

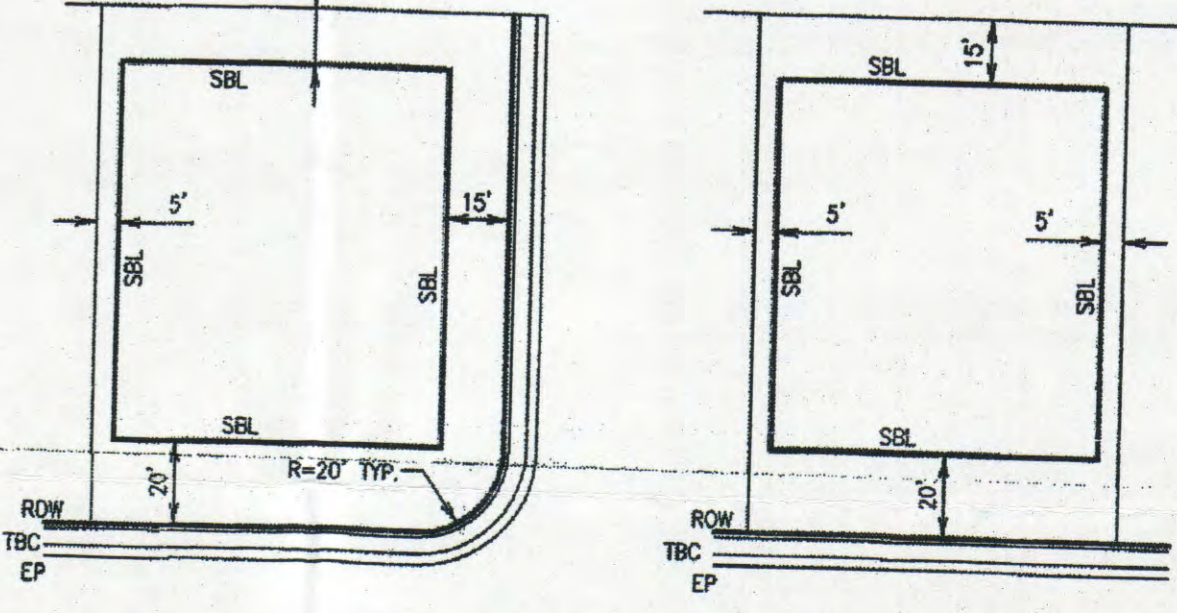


(E) BEATTY DRIVE
SCALE: 1"=10'

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.)
505	17,950	6,580	482	14,773	9,023
504	16,192	8,202	481	18,866	13,521
503	21,147	9,269	480	13,565	9,114
502	19,565	14,449	479	12,004	7,872
501	16,084	11,549	478	14,663	10,134
500	14,304	9,911	477	18,908	13,775
499	51,257	19,875	476	17,521	11,529
498	19,317	12,703	475	34,406	14,101
497	18,056	13,474	474	39,072	18,305
496	20,970	16,491	473	21,051	14,195
495	23,230	15,177	472	14,360	12,460
494	15,227	10,156	471	15,020	9,202
493	12,289	7,804	470	14,547	9,397
492	21,491	16,844	469	15,457	8,611
491	19,296	13,605	468	16,473	12,565
490	21,008	15,259	467	27,959	15,562
489	20,262	13,593	466	16,173	9,948
488	12,873	7,579	465	17,929	11,378
487	12,950	8,736	464	15,146	12,341
486	13,187	8,544	463	24,695	21,762
485	13,299	9,602	462	26,326	19,886
484	15,166	9,902			
483	15,400	10,657			

* NET AREA OF THE LOT EXCLUDES NON-BUILDABLE AREAS SUCH AS BUILDING SETBACKS, EASEMENTS, AND SLOPES ABOVE 30%.



TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL (R1)

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: July 11, 2013
By: *Roger J. ...*
EXECUTIVE SECRETARY

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

TM 08-1477-E

7/13/13 10:28 AM
RECEIVED
PLANNING DEPARTMENT