

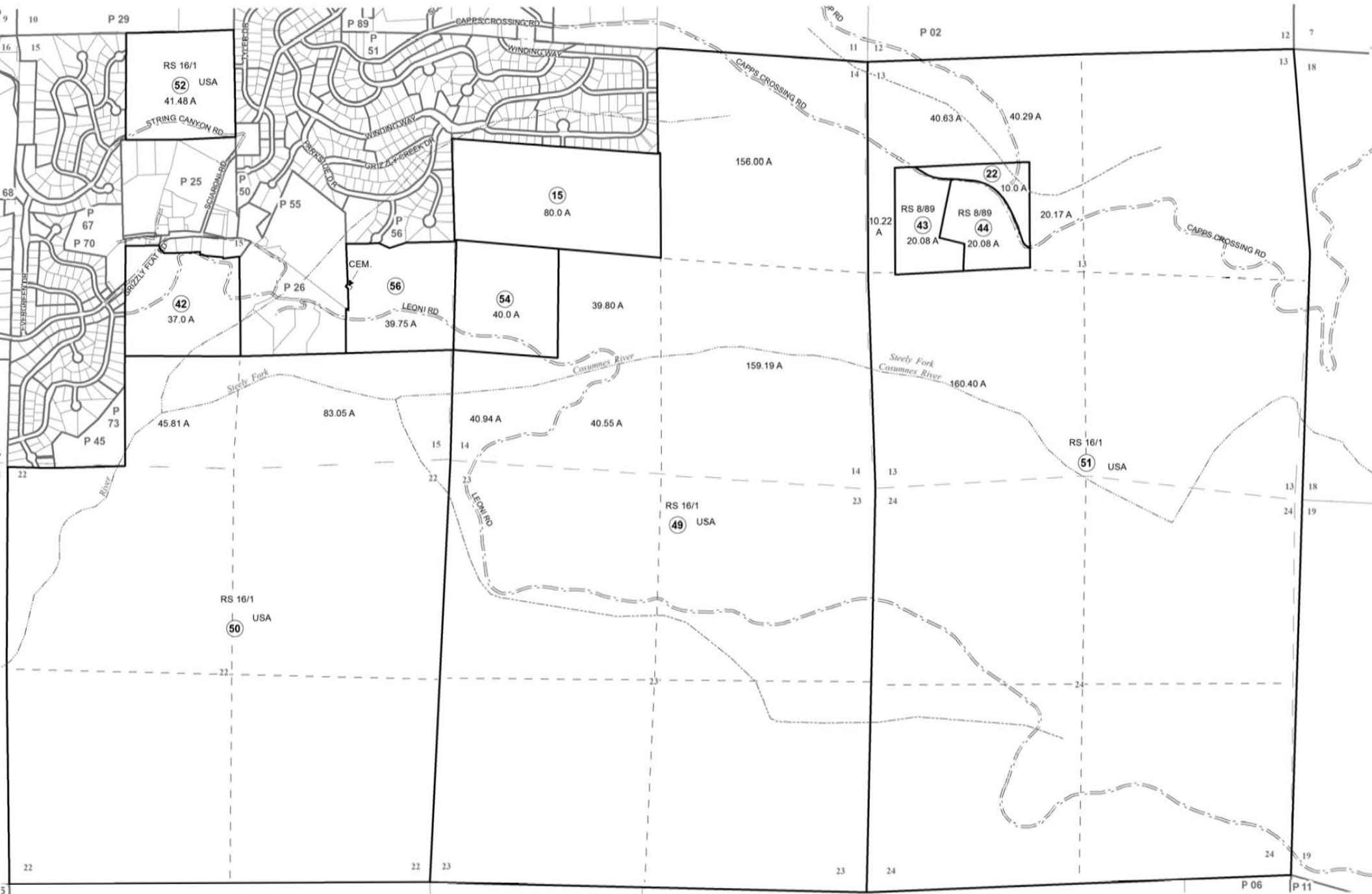
Exhibit A: Location Map



Exhibit B: Assessor's Parcel Map

SECS. 13, 14, 15, 22, 23 & 24, T.9N., R.13E., M.D.M.

Map Prepared by Isaac Wolf



NEY. It is prepared by the El Dorado Co. for assessment purposes only. Area calculations are estimates. Users should verify items shown on this map.

Acreages Are Estimates

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

March 21, 2018
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Assessor's Map
County of El Dorado

Exhibit C: General Plan Map

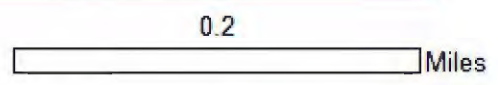
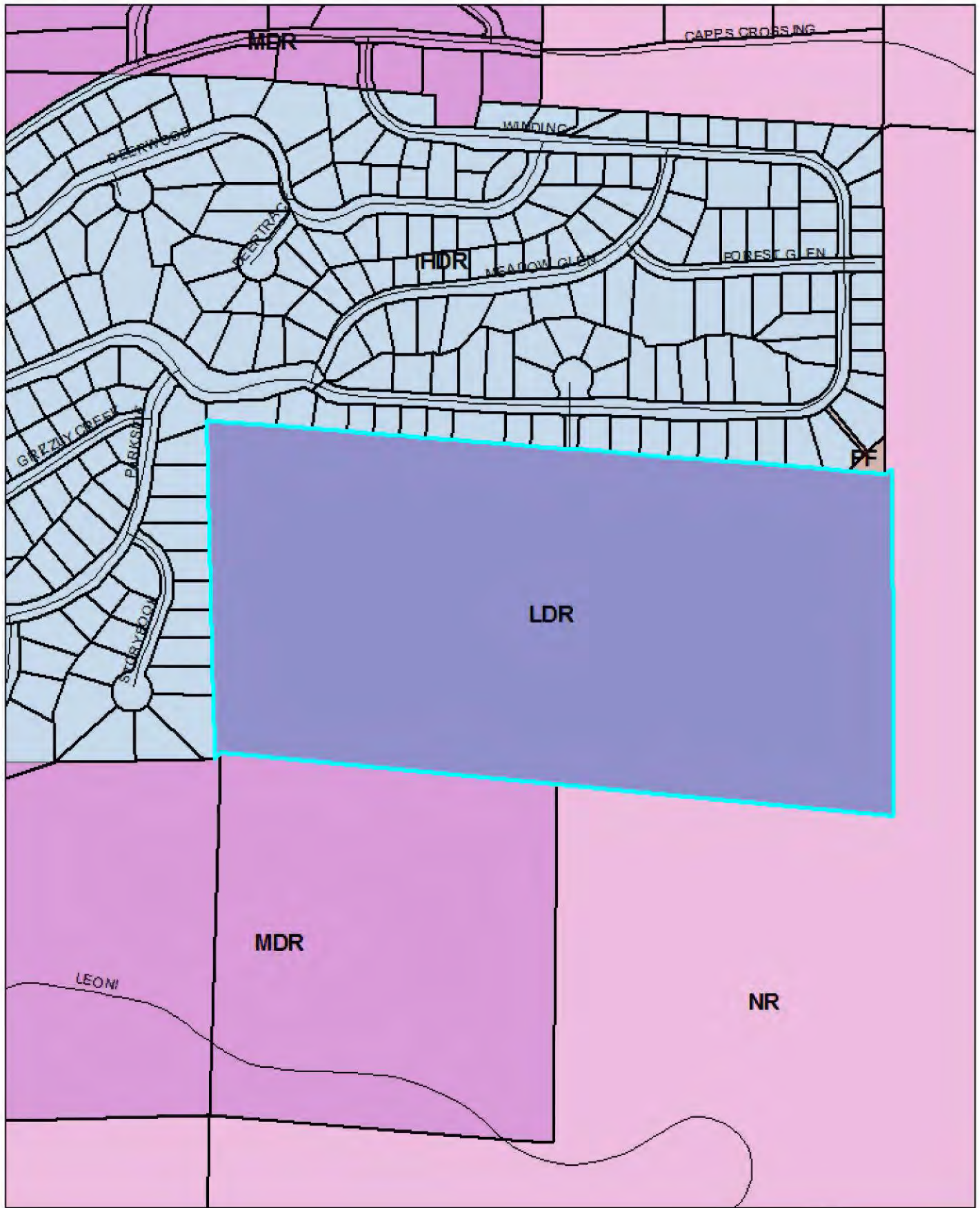
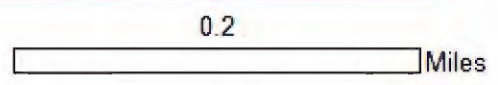
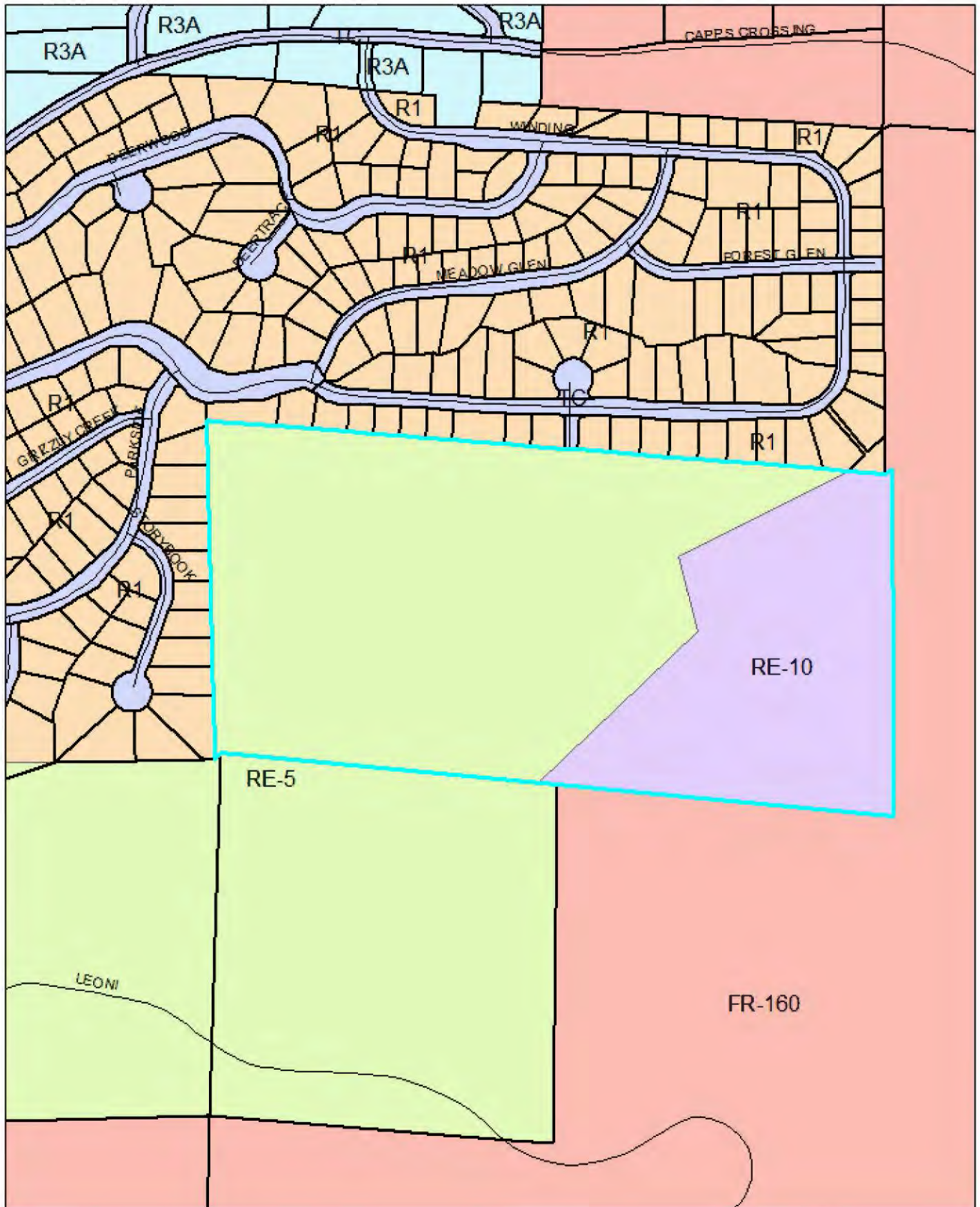
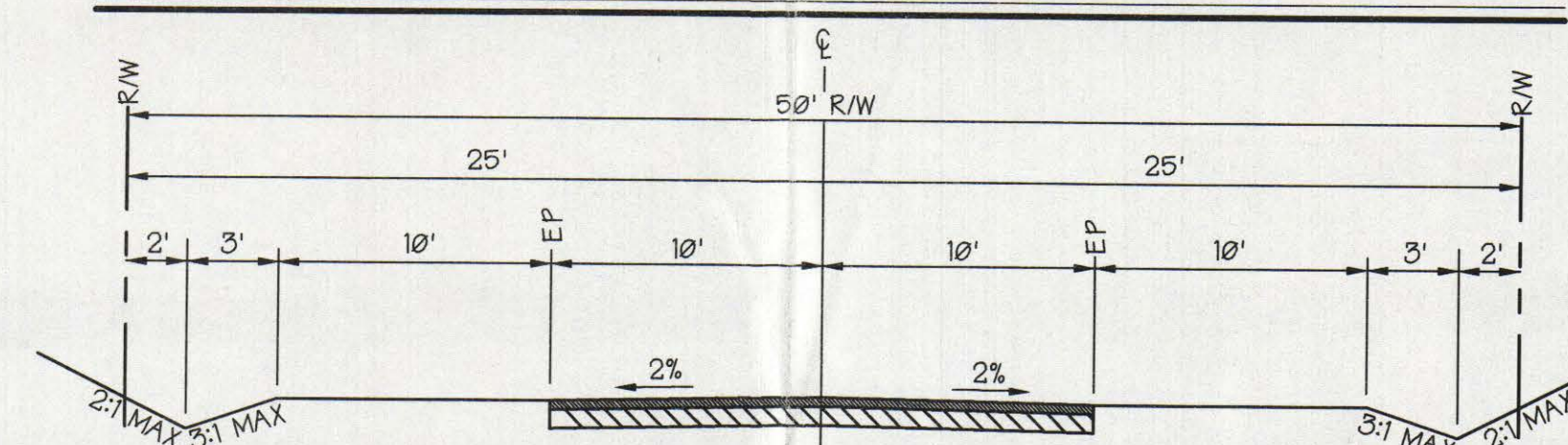


Exhibit D: Zoning Map



Section A-A



Road "A"
Road "B"

Road A Centerline Tabulation

No	STATIONING	CHORD DIRECTION & DIST	Δ DIST	RADIUS	DELTA
1	10+48.00	10+51.50 S 0°07'47" W 51.50	51.50	51.50	
2	10+51.50	12+47.49 S 29°12'14" W 102.25	195.99	200.00	56°08'54"
3	12+47.49	13+61.60 S 44°11'35" W 113.20	14.19	250.00	26°10'12"
4	13+61.60	16+70.71 S 37°06'29" W 309.03	309.03		
5	16+70.71	19+00.00 S 53°02'25" W 224.11	229.67	300.00	43°51'53"
6	19+00.00	24+13.44 S 74°59'22" W 519.06	519.06		

Road B Centerline Tabulation

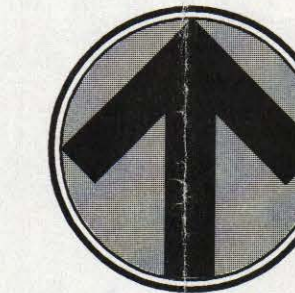
No	STATIONING	CHORD DIRECTION & DIST	Δ DIST	RADIUS	DELTA
1	10+00.00	12+31.62 S 58°53'31" E 231.62	231.62		
2	12+31.62	15+69.04 N 08°40'36" E 320.59	320.59	300.00	64°35'46"
3	15+69.04	18+03.00 N 56°30'43" E 233.24	233.24		
4	18+03.00	24+25.20 N 65°44'32" E 320.21	322.20	1000.00	18°27'39"

Legend

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- (E) LOT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- SLOPE AREAS > 30%
- EXISTING PAVEMENT (APPROXIMATE LOCATION AND WIDTH)
- PROPOSED PAVEMENT

Setbacks

- FRONT 30 FEET
- REAR 30 FEET
- SIDE 30 FEET
- NATURAL RESOURCES 200 FEET



Tentative Subdivision Map

Breeden Estates - Leoni Road - Brown Subdivision Job# 6194-01-07

BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 14 T. 9. N., R. 13 E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA

APRIL 2009 1"=100'

SHEET 1 of 1



OWNER / APPLICANT: CHRISTINE BROWN
2750 32ND STREET
SPRINGFIELD, OR 97477

MAP PREPARED BY: CARLTON ENGINEERING INC.
3803 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95602
(530) 677-5515

SCALE OF MAP: 1"=100'
CONTOUR INTERVAL: 2 FOOT (2')
SOURCE OF TOPOGRAPHY: AERIAL SURVEY
SECTION, TOWNSHIP, RANGE: BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 14 T. 9. N., R. 13 E., M.D.M.
ASSESSOR'S PARCEL NO.: 041-040-15
PRESENT ZONING: RA-40
PROPOSED ZONING: RE-5
TOTAL PARCEL AREA: 75.7 ACRES
TOTAL NUMBER OF PARCELS: 12
MINIMUM PARCEL AREA: 5.0 ACRES
WATER SUPPLY: WELL
SEWAGE DISPOSAL: SEPTIC
STRUCTURAL FIRE PROTECTION: PIONEER FIRE PROTECTION DISTRICT
DATE OF PREPARATION: APRIL 2009

Vicinity Map NOT TO SCALE

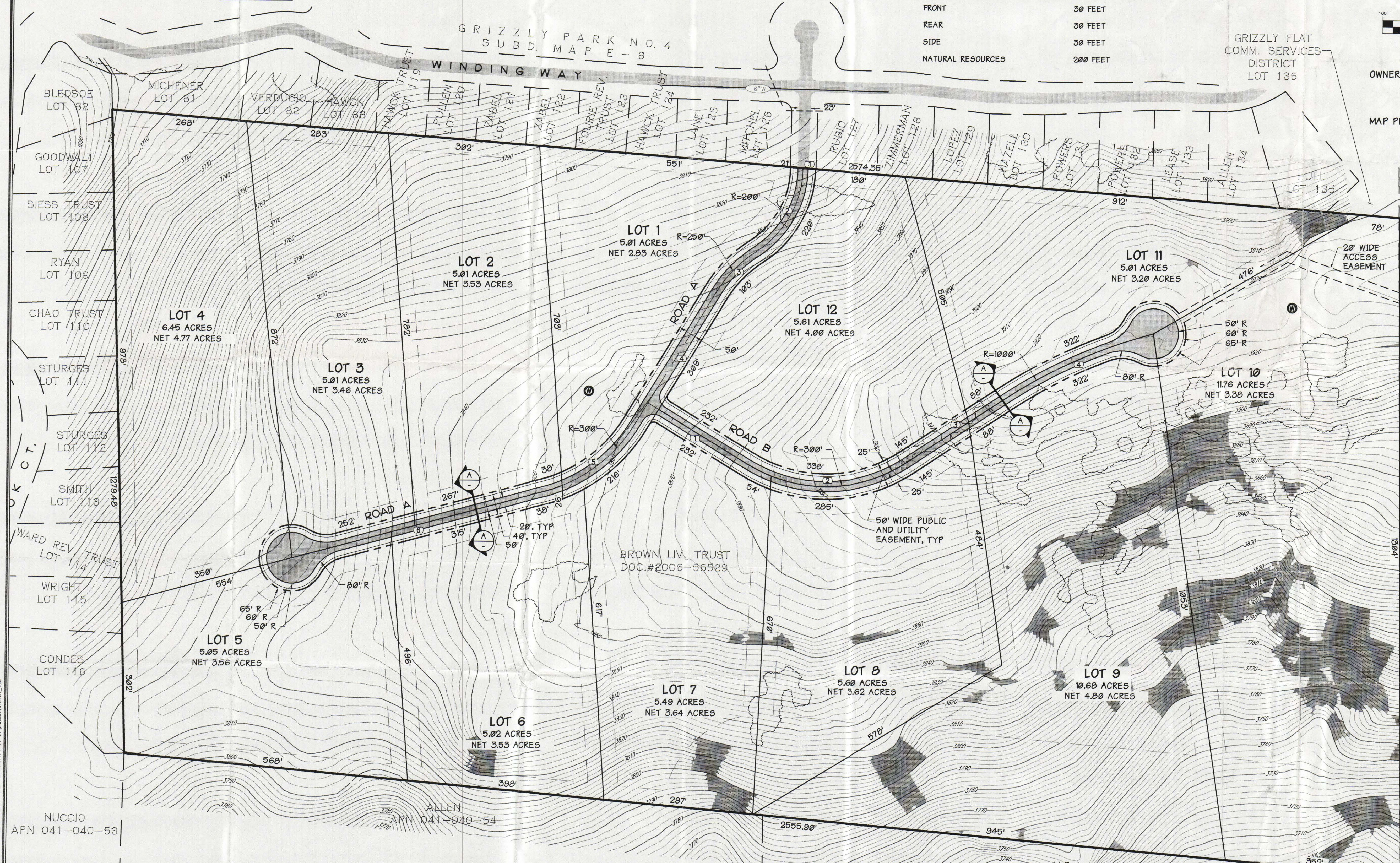
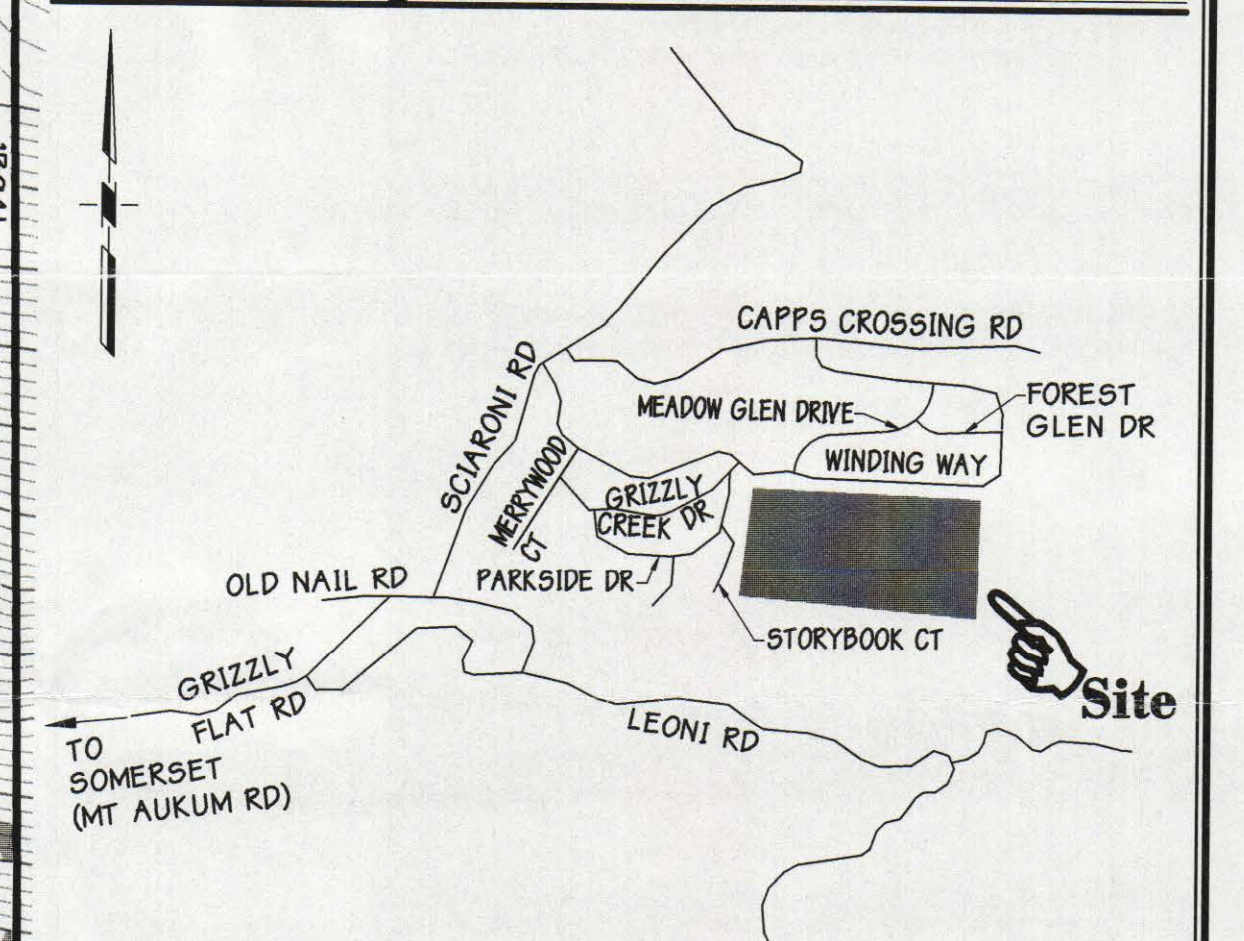


Exhibit E Approved Tentative Subdivision Map

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

1/24/2009 11:38am p:\mckenna\1\Leoni Road - Brown\6194-01-07\Map54(F1840)_TSM

Breeden Estates Tentative Map Timeline and Expiration

Original Approval and Current Expiration:

The tentative subdivision map (TM09-1488) was approved by the Planning Commission on July 8, 2010 along with a rezone (Z09-0003). The approved subdivision consisted of 12 residential lots ranging in size from 5.01 acres to 11.76 acres (Exhibit E). The Board of Supervisors approved the tentative subdivision map on September 14, 2010, with an adoption date of October 14, 2010.

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 October 14, 2017, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (SB1185), 66452.22 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (See next page). The applicant filed this time extension request on July 10, 2017.

Rationale: The applicant is requesting six one-year time extensions and appropriate processing fees were submitted July 10, 2017, prior to the expiration date of the tentative subdivision map of October 14, 2017. 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 TM09-1488-E/Breeden Estates 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

Breeden Estates Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	10/14/2010	3
		Original Expiration	10/14/2013	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
2	Automatic	Automatic Time Extension	10/14/2013	2
		Revised Expiration	10/14/2015	
		<i>Note : Two-year time extension under 66452.22 (AB 208)</i>		
3	Automatic	Automatic Time Extension	10/14/2015	2
		Revised Expiration	10/14/2017	
		<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	10/14/2023	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		