

**EL DORADO COUNTY PLANNING DEPARTMENT**

**APPLICATION FOR Time Extension**

ASSESSOR'S PARCEL NO.(s) 110-450-07

PROJECT NAME/REQUEST: (Describe proposed use) Southpointe Meadows / TM16-1529

Proposal to split existing 8.04 acres into 7 residential lots.

IF SUBDIVISION/PARCEL MAP: Create 7 lots, ranging in size from 1.0 to 1.3 acre(s) / SF

IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_ IF GENERAL PLAN AMENDMENT: From \_\_\_\_\_ to \_\_\_\_\_

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date 10/26/2017 Expiration date 10/26/2020

APPLICANT/AGENT Hamdi Kanaan

Mailing Address 2304 Ursula Way, Roseville, CA 95661

Phone ( 727 ) 743 3226 FAX ( \_\_\_\_\_ )

PROPERTY OWNER Hamdi Kanaan and Zaina Almasri

Mailing Address 2304 Ursula Way, Roseville, CA 95661

Phone ( 727 ) 743 3226 FAX ( \_\_\_\_\_ )

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT CNA Engineering

Mailing Address 2575 Valley Road

Phone ( 916 ) 485-3746 FAX ( \_\_\_\_\_ )

LOCATION: The property is located on the East side of Castec Way  
N/E/W/S street or road

1200 feet/miles East of the intersection with Lakehills Drive  
N/E/W/S major street or road

in the North El Dorado Hills area. PROPERTY SIZE 8.04 ac  
acreage / square footage

X [Signature] Date 10/7/2020  
signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date 10/7/20 Fee \$ 1,000 Receipt # 1500 225964 Rec'd by GH Census \_\_\_\_\_

Zoning RIA GPD MOR Supervisor Dist \_\_\_\_\_ Sec/Twn/Rng \_\_\_\_\_

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR  
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS  
Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_  
 Approved  Denied (findings and/or conditions attached)

Approved  Denied (findings and/or conditions attached)  
APPEAL:  Approved  Denied

Executive Secretary \_\_\_\_\_

Executive Secretary \_\_\_\_\_

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2020 OCT -7 AM 10:38

Hamdi Kanaan and Zaina Almasri

2304 Ursula Way

Roseville, CA 95661

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10/7/2020

The El Dorado County Planning Department

2850 Fairlane Court

Placerville, CA 95667

Subject: Time Extension of Tentative Map (TM16-1529)

Dear Sir/Madame

Enclosed please find our application to extend the Tentative Map time. The main reasons for the delay in the project are the following:

- 1) Financial and economic concerns delayed decision to proceed with the project, especially since the beginning of the Pandemic.
- 2) A main water line exists in the Lot and the construction of the road there demanded the replacement of part or all of the water pipe because of required cut in ground. EID requirements and discussions to reach the best possible solution to minimize water cut off time took a long time and each proposal required a new plan submittal. Actually, we just submitted a revised road profile plan with minimum pipe to be replaced.
- 3) The Pandemic affected the time needed to do revisions on plans.

On 9/23/2020 the latest suggested road profile was approved by El Dorado County and new plans were submitted to EID and El Dorado Fire Department. And most of the required work is already completed with the El Dorado Surveyor.

Hopefully, the economy improves in the near future giving us more confidence to go ahead with the project, but unfortunately, it looks it will be taking some time. So, we please request an extension of three years.

Best Regards



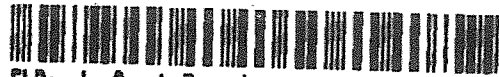
Hamdi Kanaan

**TM-E20-0005**

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-121717-LS  
Branch: 101

AND WHEN RECORDED MAIL TO  
Hamdi B. Kanaan and Zaina N. Almasri  
C/O Mo Kanaan  
2072 Frascati Drive  
El Dorado Hills, CA 95762



El Dorado, County Recorder  
William Schultz Co Recorder Office

DOC- 2016-0000097-00

Acc: 6-PLACER TITLE CO

Monday, JAN 04, 2016 14:30:32

Ttl Pd \$582.00 Nbr-0001736168  
MMF / 01 / 1-3

A.P.N.: 110-450-07-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$561.00 City Transfer Tax: \$0.00  
 Unincorporated Area  City of El Dorado Hills  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.

PCOS  
FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Duane D. Enzminger and Kathleen Enzminger, Co-Trustees of The Enzminger Family Trust U/A Dated December 20, 1993, as to an undivided 60% interest and Bobbie D. Morlock, a married man as his sole and separate property who acquired title as a married man, as to an undivided 40% interest

Hereby GRANT(S) to Hamdi B. Kanaan and Zaina N. Almasri, husband and wife, as joint tenants

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

Parcel 1, as shown on the Parcel Map entitled "A portion of the West 1/2 of Section 11, T. 10 N., R. 8 E., M.D.M.", filed in the Office of the County Recorder of El Dorado County, State of California, on June 27, 1989, in Book 40 of Parcel Maps, Page 128.

A.P.N.: 110-450-07-100

THIS DOCUMENT IS BEING SIGNED IN COUNTER-PART AND EACH PART IS DEEMED AN ORIGINAL

Dated: December 4, 2015

2016 OCT -7 AM 10:39  
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MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

TM-E20-0005



The Enzminger Family Trust U/A  
Dated December 20, 1993

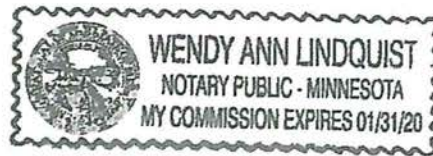
By: \_\_\_\_\_  
Duane D. Enzminger, Co-Trustee

By: \_\_\_\_\_  
Kathleen Enzminger, Co-Trustee

Bobbie D. Morlock  
Bobbie D. Morlock

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Minnesota )  
County of Wright ) ss.

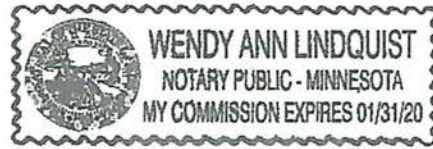


On 12/15/2015 before me, Wendy Ann Lindquist  
Notary Public personally appeared Bobbie D. Morlock

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of MN that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Wendy Ann Lindquist



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SAME AS ABOVE

Name \_\_\_\_\_ Street Address \_\_\_\_\_ City & State \_\_\_\_\_

The Enzminger Family Trust U/A  
Dated December 20, 1993

By: Duane D Enzminger  
Duane D. Enzminger, Co-Trustee

By: Kathleen Enzminger  
Kathleen Enzminger, Co-Trustee

\_\_\_\_\_  
Bobbie D. Morlock

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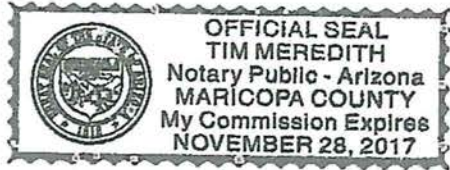
State of Arizona )  
County of Maricopa ) ss.

On 12-15-15 before me, Tim Meredith  
Notary Public personally appeared Duane D. Enzminger and Kathleen Enzminger

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of AZ that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE [Signature]



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SAME AS ABOVE

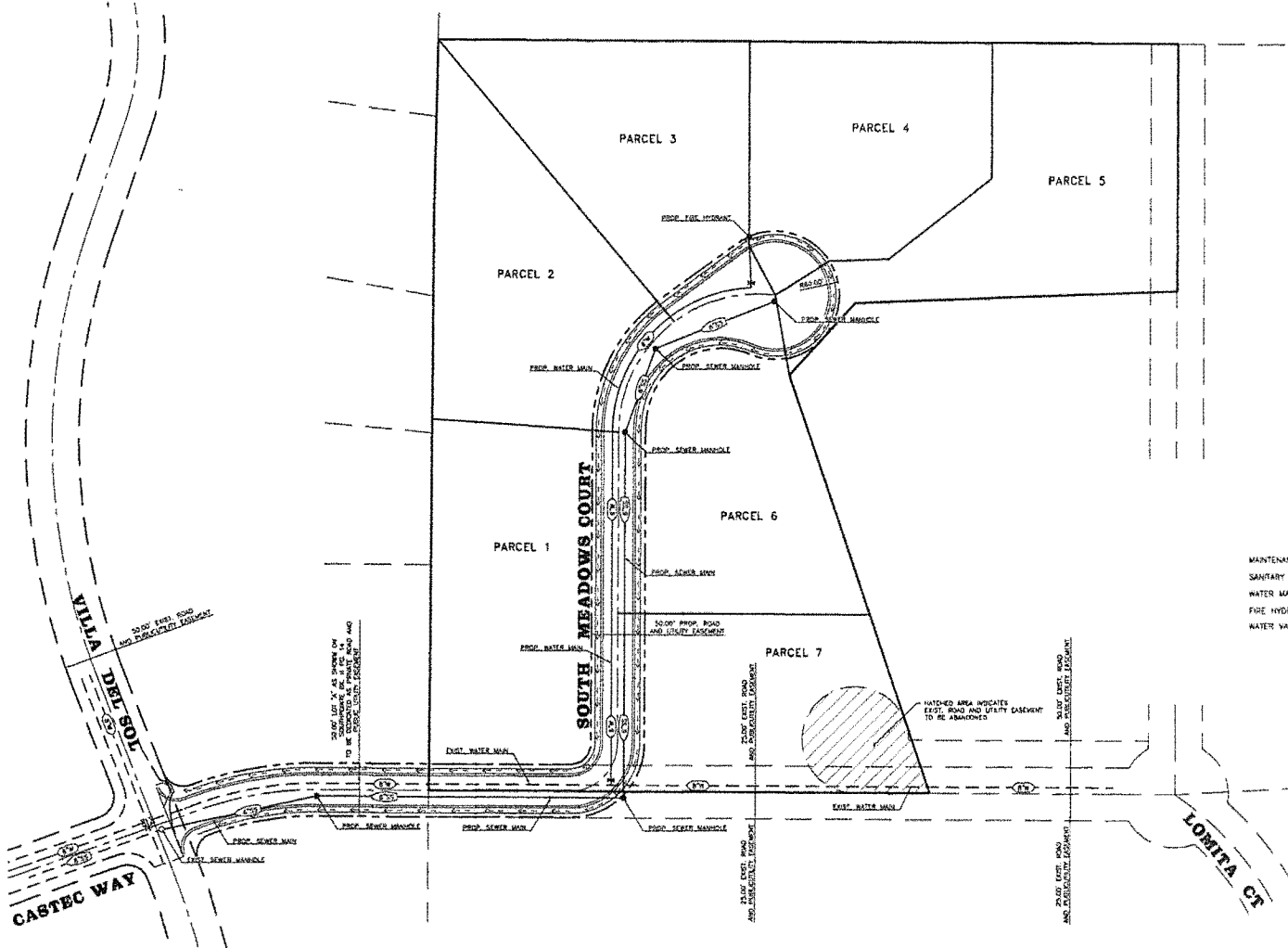
Name Street Address City & State

01/04/2016,20160000097

# UTILITY PLAN FOR: SOUTHPOINTE MEADOWS

A.P.N.: 110-450-07

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**LEGEND**

EXISTING      PROPOSED

MAINTENANCE HOLE      ○      ○

SANITARY SEWER      - - -      - - -

WATER MAIN      —      —

FIRE HYDRANT      — FH —      — FH —

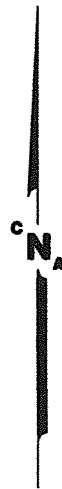
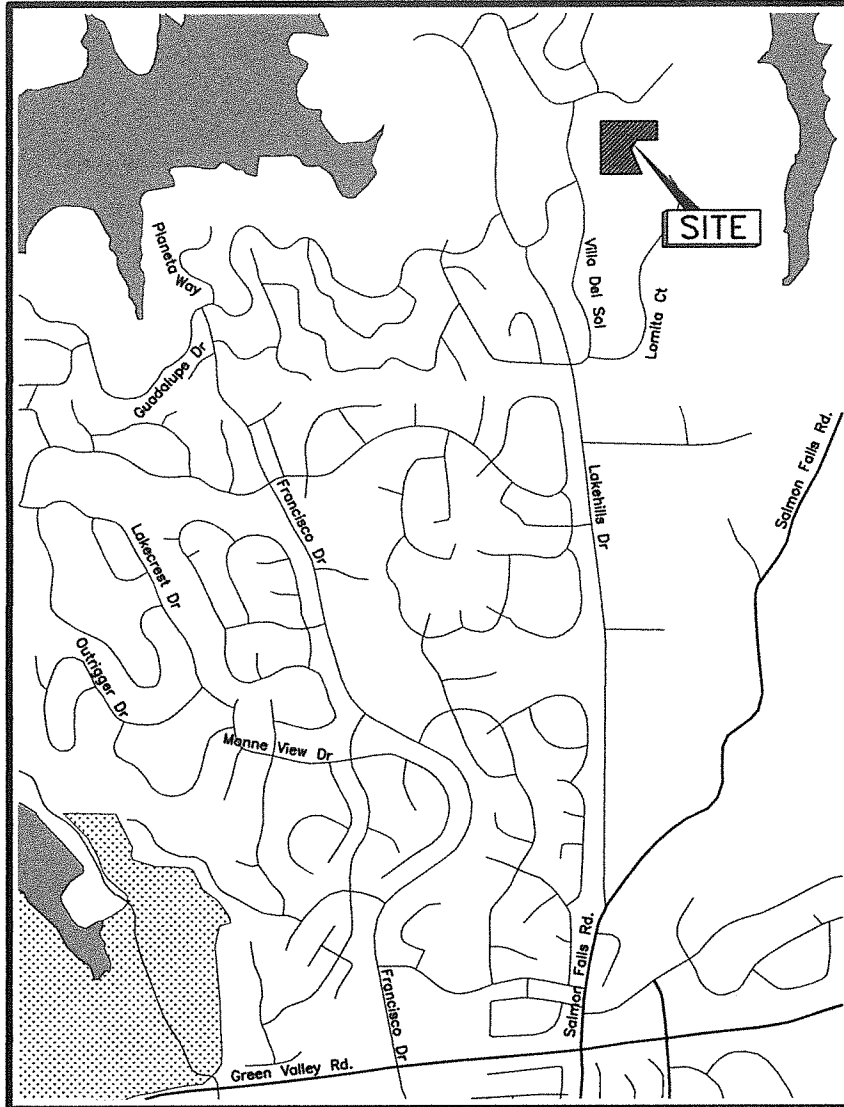
WATER VALVE      — V —      — V —

NO	DESCRIPTION	APPROVED BY (DATE)	
<b>CNA ENGINEERING INC.</b> CIVIL, ENGINEERING, LAND SURVEYING, PLANNING, STRUCTURAL, GEOTECH			
PROJECT NO.: 2019-001 PROJECT NAME: SOUTHPOINTE MEADOWS		PHONE: (916) 482-3746 2275 VALLEY ROAD, SACRAMENTO, CA 95821 www.cnaengineering.com	
PREPARED BY: DAVID P. WILSON CHECKED BY: CHRIS O.	DESIGNED BY: STEVE K. DATE: 11/17/2019	SCALE: HORIZ. 1" = 50' VERT. 1" = 4'	ACCESSOR'S PARCEL NO.: 110-450-07
<b>UTILITY PLAN FOR: SOUTHPOINTE MEADOWS</b> A.P.N.: 020-020-034 COUNTY OF EL DORADO      STATE OF CALIFORNIA			
DATE: 11/17/2019 FILE: 16010_2.DWG		SHEET: 1 OF 1 SHEETS: 1 OF 1	



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0 1000 2000  
SCALE 1"=2000'

**TM-E20-0005**



**CNA ENGINEERING INC.**  
CIVIL ENGINEERING: LAND SURVEYING  
PLANNING: STRUCTURAL DESIGN  
PHONE: (916) 485-3746  
2575 VALLEY ROAD, SACRAMENTO, CA 95821  
vf.cnaeng@sbcglobal.net

**1301 LOMITA CT  
VICINITY MAP**

SCALE: 1"=2000'  
DATE: 02/16/2016  
FILE: 16010.DWG

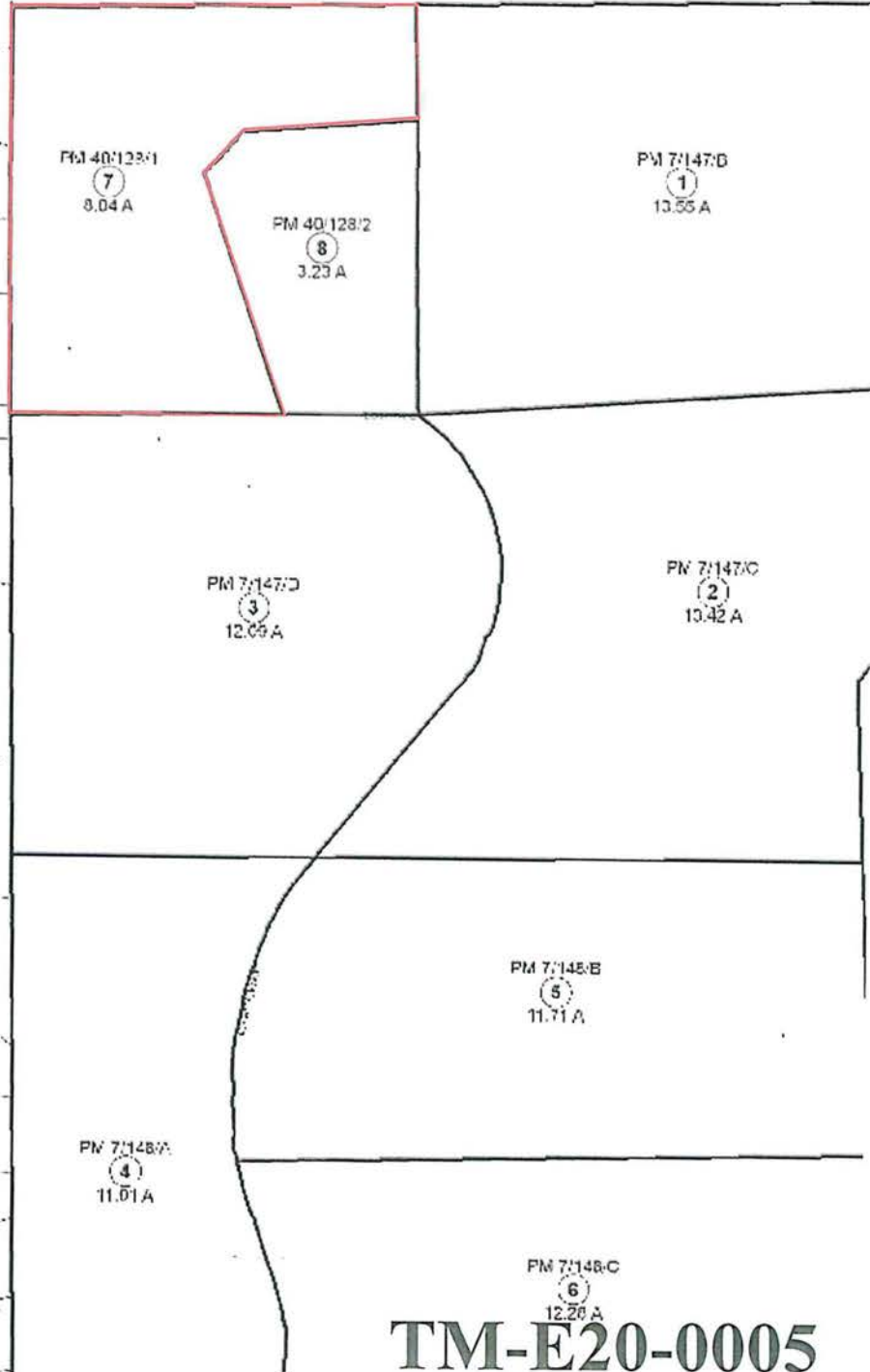


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POR. SEC. 11, T.10N., R.8E., M.D.M.



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