



February 13, 2008

Mr. Bruce Malm
1101 Cobalt Court
Rescue, CA, 95672

Re: Summer Brook Subdivision

Dear Mr. Malm,

Thank you again for hosting both neighborhood meetings at your home for the question and answer sessions regarding the proposed Summer Brook Subdivision.

At the first meeting in July, following a presentation of the project, we established a list of questions and requests for further information from our neighbors. At the second meeting in January, we presented the results of the geotechnical and biological research that was conducted, as requested at the early meeting.

We also attempted to address the listed concerns by providing potential solutions to those concerns. It is my understanding that the neighbors have requested that as many of those responses and answers that seemed acceptable be put into writing, and that is the purpose of this letter.

Issue No. 1. Do we plan to preserve the Coyote den(s) on the property?
Probably not, in that several of the neighbors wished to have the Coyote's leave.

Issue No. 2. How will the new residents' children be kept out of the neighbor's rural properties? We propose to construct a metal fence that will not only be difficult for children to climb, but also be sensitive to the livestock that reside on the neighbor's properties. We anticipate that the fence will be composed of a heavy wire mesh (approximately 2-inch squares), and seven feet in height with a strand of barbed wire at the top. **Because of the existing PG&E easement we may require PG&E consent on the design and location of the fence in their easement.** We hope to have a proposed design ready to show the neighbors as a part of the improvement plans.

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Submitted by Bruce Malm
at Board Hearing of 3/17/08
#28

Issue No. 3. Can we save the existing rock walls? Yes, the rock walls are to remain except for where they cross proposed roads, drainage improvements, and similar improvements. The remaining rock walls (whether in the open space areas or on private parcels) will be protected by specific language within the CC&R's and enforced by the related Homeowners Association.

Issue No. 4. Who will pick up any trash or garbage that ends up in the open space areas? The CC&R's will prohibit the residents and their guests from placing trash in the open space areas. Additionally, the Homeowners Association will set aside funds to pay for trash removal whether done by residents, guests or trespassers.

Issue No. 5. How much light pollution will occur? We plan to require that all outdoor lighting be shielded downward, and to be reviewed and approved by the Architectural Control Committee of the Homeowners Association, which will also have the authority to enforce the shielding requirement.

Issue No. 6. How will the building sizes be controlled? The CC&R's will specify minimum square footages and limit height to two stories for all proposed homes near the north and west property lines, and the Architectural Control Committee will be required to review and approve or deny all structures.

Issue No. 7. How will grading on the lots be limited to just structures and driveways. The project has identified limited "buildable areas" where residences, driveways and other structures are permitted. The CC&R's will enforce the County-approved "buildable areas" and again the HOA will have the authority and obligation to enforce the CC&R's.

Issue No. 8. How will the vernal pools be preserved? We had Foothill Associates, an environmental analysis firm go back out on the site and re-survey for vernal pools. They found no vernal pools on the site.

Issue No. 9. How will we protect the neighbors "target range?" The "buildable areas" on the proposed adjacent parcels are greater than 500 feet away from the target range. Additionally, we propose to have a disclosure for each lot adjacent to the target range identifying that a private target range exists and is to be provided to the purchasers. Should the target range be removed, the disclosure would no longer be required. Finally, a copy of the disclosures will be provided to each of the owners of the target range.

Issue No. 10. Neighbor's wells need to be protected from septic and chemical intrusion. The project's geotechnical engineer was consulted and provided his opinion that the neighbor's wells were located more than adequately distant from the planned leach fields of the project's parcels and that the leach fields would not affect those wells.

Additionally, CTA Engineers plotted the locations of the neighbors' wells and showed (using County Environmental standards) they are more than adequately distant from the proposed leach fields, and the common property line as well. It was also determined that all the existing adjacent leach fields are closer to each neighbor's well than would be the Summer Brook leach fields.

Issue No.11. The neighbors to the north expressed concern that drainage from Summer Brook would place too much water, or too little water in the neighbors' adjacent pond. We agreed to provide the neighbors with a presentation on the final detailed drainage study that is part of the Improvement Plans to show them how their pond remain.

Issue No. 12. The neighbors would like to have some of the Oak Tree Mitigation be located near the north property line to provide visual screening. We will work with the adjacent neighbors, SMUD, and the County to establish Oak tree plantings where feasible near that property line.

Issue No.13. The neighbors would prefer that the site remain horse grazing or 10 area lots, or 5-acre lots at a minimum. We agreed to disagree on that particular issue.

I hope this provides you and our neighbors with additional information on the plans for the Summer Brook subdivision.

Very truly yours,

Brian Holloway, representing
Summer Brook Subdivision

Issue # 11. Addendum per Brian Holloway, March 10, 2008 1:49 PM by phone conversation.

In addition, developer will provide all services needed to mitigate any anticipated problems from increased rain run off to private roads, ponds, etc., due to the construction of the Summer Brook Subdivision.