

Indian Creek Ranch Tentative Subdivision Map Time Extension File No. TM08-1472E



Exhibit A- Location Map

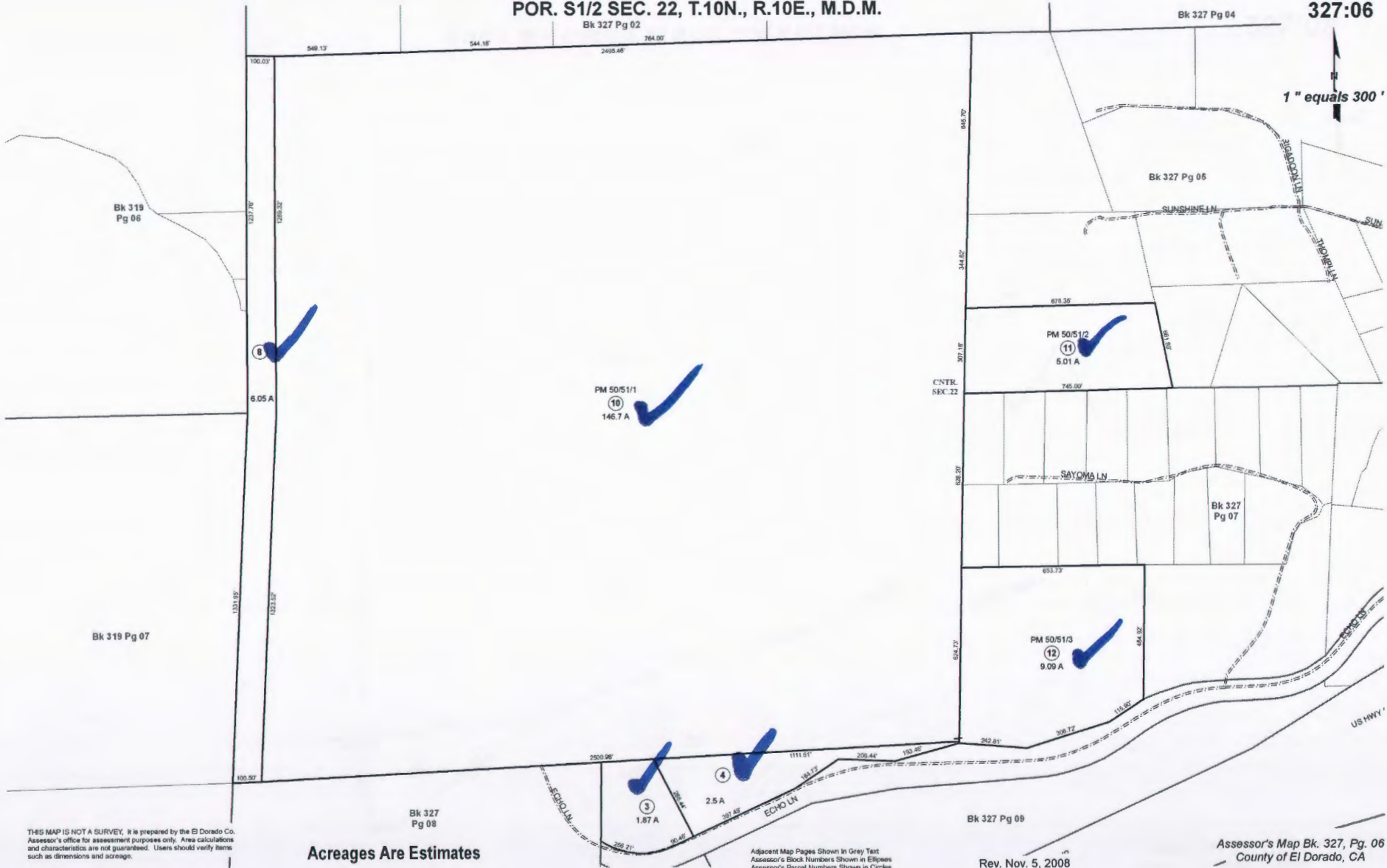
POR. S1/2 SEC. 22, T.10N., R.10E., M.D.M.

Bk 327 Pg 02

Bk 327 Pg 04

327:06

1" equals 300'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. Nov. 5, 2008

Assessor's Map Bk. 327, Pg. 06
County of El Dorado, CA

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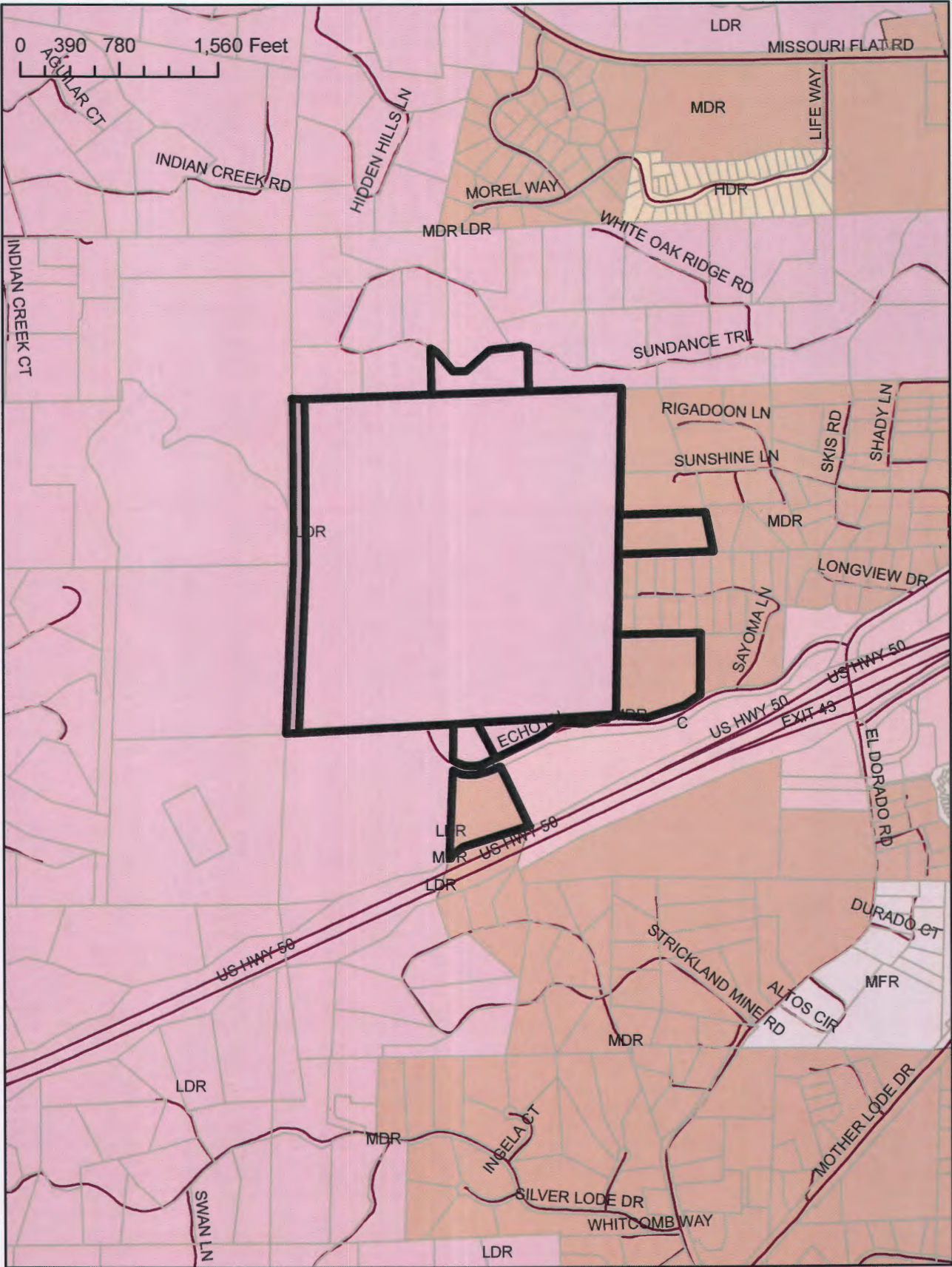


Exhibit C- Land Use Map

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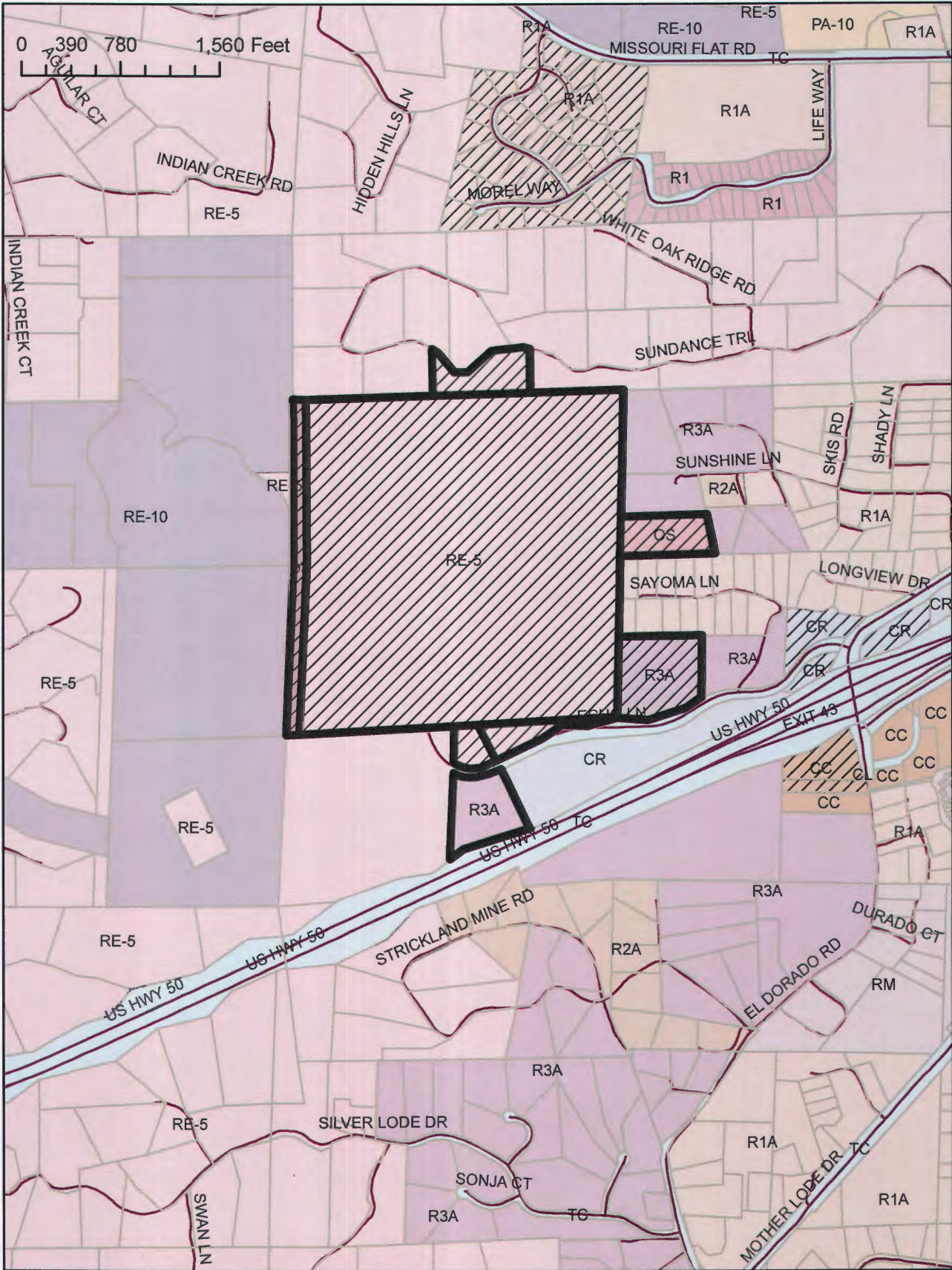


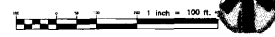
Exhibit D- Zone Map

Tentative Subdivision Map

Indian Creek Road, T-109-05-08
 A PORTION OF SECTION 22,
 T. 19N., R. 19 E., MDJM

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SEPTEMBER, 2008 P=109

SHEET 1 of 1



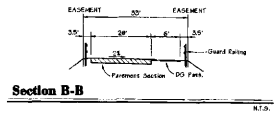
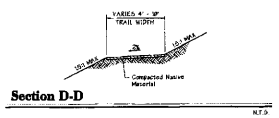
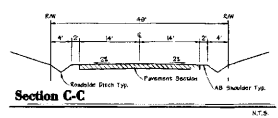
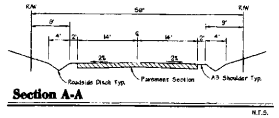
OWNER / APPLICANT: **LONG LAKE INVESTORS, LLC**
 P.O. BOX 458
 EL DORADO, CA 95623
 (530) 622-8819

MAP PREPARED BY: **CARLTON ENGINEERING INC.**
 3045 PROCTOR ROAD
 SPRING SPRINGS, CA 95602
 (530) 871-9938

Legend

- PROPERTY BOUNDARY
- POINT OF BEGINNING
- ELUV LINE
- PROPOSED LOT LINE

SCALE OF MAP: 1" = 100'
 CONTOUR INTERVAL: 2 FOOT (2)
 SOURCE OF TOPOGRAPHY: TERRESTRIAL SURVEYING LOT
 SECTION, TOWNSHIP, RANGE: A PORTION OF SECTION 22, T. 19N., R. 19 E., MDJM
 ASSESSOR'S PARCEL NO. 327-020-02, 327-020-03, 327-020-04, 327-020-05, 327-020-06, 327-020-07, 327-020-08, 327-020-09, 327-020-10, 327-020-11, 327-020-12, 327-020-13, 327-020-14, 327-020-15, 327-020-16, 327-020-17, 327-020-18, 327-020-19, 327-020-20, 327-020-21, 327-020-22, 327-020-23, 327-020-24, 327-020-25, 327-020-26, 327-020-27, 327-020-28, 327-020-29, 327-020-30, 327-020-31, 327-020-32, 327-020-33, 327-020-34, 327-020-35, 327-020-36, 327-020-37, 327-020-38, 327-020-39, 327-020-40, 327-020-41, 327-020-42, 327-020-43, 327-020-44, 327-020-45, 327-020-46, 327-020-47, 327-020-48, 327-020-49, 327-020-50, 327-020-51, 327-020-52, 327-020-53, 327-020-54, 327-020-55, 327-020-56, 327-020-57, 327-020-58, 327-020-59, 327-020-60, 327-020-61, 327-020-62, 327-020-63, 327-020-64, 327-020-65, 327-020-66, 327-020-67, 327-020-68, 327-020-69, 327-020-70, 327-020-71, 327-020-72, 327-020-73, 327-020-74, 327-020-75, 327-020-76, 327-020-77, 327-020-78, 327-020-79, 327-020-80, 327-020-81, 327-020-82, 327-020-83, 327-020-84, 327-020-85, 327-020-86, 327-020-87, 327-020-88, 327-020-89, 327-020-90, 327-020-91, 327-020-92, 327-020-93, 327-020-94, 327-020-95, 327-020-96, 327-020-97, 327-020-98, 327-020-99, 327-020-100

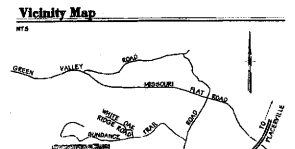


Section B-B



Area and Land Use Tabulation Table

Category	Area (Acres)	Area (Sq. Feet)
74 ONE-ACRE MINIMUM RESIDENTIAL LOTS	74.00	3,200,000
8-ACRE MINIMUM RESIDENTIAL LOT (P)	1.00	43,560
TOTAL OPEN SPACE LOTS	75.00	3,243,560
OPEN SPACE A	3.14	136,000
OPEN SPACE B	3.14	136,000
OPEN SPACE C	3.14	136,000
OPEN SPACE D	3.14	136,000
OPEN SPACE E	3.14	136,000
OPEN SPACE F	3.14	136,000
OPEN SPACE G	3.14	136,000
OPEN SPACE H	3.14	136,000
OPEN SPACE I	3.14	136,000
OPEN SPACE J	3.14	136,000
TOTAL OPEN SPACE	31.36	1,360,000
TOTAL LAND USE	106.36	4,603,560
REMAINING PARCEL	1.64	71,560
TOTAL AREA	108.00	4,675,120



PLANNING COMMISSION: _____
 APPROVAL / DENIAL DATE: _____
 BOARD OF SUPERVISORS: *El Dorado County*
 APPROVAL / DENIAL DATE: *September 3, 2008*

**Indian Creek Ranch (TM08-1472-E)
Tentative Map Timeline and Expiration**

Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original PM Approval Date	02/03/09	3
		Original Expiration	02/03/2012	
		EDC code Sec. 120.74.020.		
2	Automatic	Automatic Time Extension	-	No change
		Revised Expiration	-	
		Note: One-year time extension under 66452.21 (Senate Bill SB 1185, Enacted 07/15/08)		
3	Automatic	Automatic Time Extension	-	No change
		Revised Expiration	-	
		Note: Two-year time extension under 66452.22 (Assembly Bill AB 333, Enacted 07/15/09)		
4	Automatic	Automatic Time Extension	02/03/2012	2
		Revised Expiration	02/03/2014	
		Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)		
5	Automatic	Time Extension	02/03/2014	2
		Revised Expiration	02/03/2016	
		Note: Two-year time extension under SMA 66452.24 (AB 116)		
Current Request				
6	Discretionary/ Legislative	Time Extension	02/03/2016	5
		Revised Expiration if Approved	02/03/2021	
		Note: Request for Five years of time extensions in accordance with SMA 66452.a.		

EXHIBIT F

March 28, 2016

Mr. Rommel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

Re: Indian Creek Ranch – TM 08-1472; PD 08-1472
Application for Extension of Time of Tentative Map and Planned Development

Dear Mr. Pabalinas,

The purpose of this letter is to provide additional information concerning the Indian Creek Ranch project history and status, and the reason for our request for an Extension of Time.

History and Status:

Planning efforts for Indian Creek Ranch began in late 2004, shortly after the County's adoption of the General Plan. Over the next several years, we refined our site plan, and completed a battery of studies and tests, including biological resource assessments, soils and geology reports, traffic studies, acoustical tests, tree surveys and perc tests. We conducted community outreach with surrounding neighbors to identify and resolve issues. We requested a conceptual review of the project before the planning commission, and received a favorable recommendation.

During this initial planning period, we concluded that two additional points of access would be needed, one to enhance the site plan and internal circulation, and the other for fire safety. We acquired three additional parcels to secure necessary access at a cost well over \$1,000,000.

The project application was submitted in May of 2008; the rezone, Tentative Map, and development plan were approved at the Board of Supervisors in February, 2009.

Following approval, we initiated final engineering work, including the Facility Plan Report for submittal to EID. We paid oak mitigation fees for impacts within the onsite road rights of way, and removed trees to allow production of new aerial topography for final

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EchoLaneLLC@AOL.com • (858) 792-1456 • (858) 792-9659 (Fax)

engineering. Altogether more than \$100,000 was spent to move the project forward during this time.

Economic Conditions:

The housing market had been in free-fall since the beginning of the Great Recession in late 2007. Within our market area, both the number of home sales and sales prices had dropped significantly. Sales prices in the third quarter of 2010 averaged about \$103 per square foot – about equal to the direct construction cost to build a new home – without land cost, streets, utilities, fees or financing costs. Basically, you could buy an existing newer home for about 60% of the cost to build a new one.

Nearly 60% of the existing home listings in our market area were foreclosures and short-sales. Although the rate of new foreclosures had slowed, a new concern focused on the “shadow inventory” – foreclosed properties that lenders had been slow to put up for sale for fear that the increased supply of troubled properties would drive prices even lower. These properties would need to be sold and off the books before a housing recovery could begin.

El Dorado County new housing starts in 2010 had dropped below 150 homes per year for the second year in a row, down more than 90% from five years earlier. Construction financing for new projects was virtually non-existent, although lenders continued to make loans on existing projects to current borrowers to avoid forcing those properties into default.

All things considered, we decided the best course of action would be to reduce operating costs, conserve our cash, and wait for a turnaround in the housing market. We believe this was the right decision, as we have survived the downturn and the housing market is now showing signs of recovery. We are committed to moving forward with the project and are eager to complete the extension as soon as possible.

Our Business Plan and Extension Request:

The Subdivision Map Act provides that a tentative map may be extended “for a period or periods not exceeding a total of six years.” The El Dorado County Ordinance Code § 120.74.030 A. states, in part:

“The subdivider may request up to six one-year extensions of the expiration date of the approved or conditionally approved tentative map... The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is

filed, but in no event shall the total time extension requested exceed six years..."
(emphasis added)

The language allowing multiple extension requests at one time was added by County Ordinance in 2011.

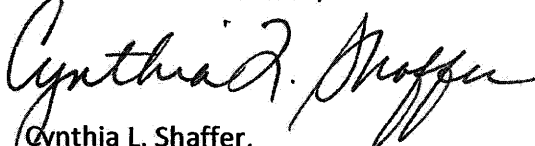
Our business plan for Indian Creek Ranch is to offer improved lots for sale to individuals and custom home builders. We do not anticipate building production homes on the lots, although we might decide to build a few custom homes in the early stages of the development to serve as inspiration and to set the stage for the quality of the homes we envision in the community. We anticipate an absorption rate for the finished lots of about 15 lots per year, or one lot every three to four weeks. At that rate, it will take about five years to complete the sale of lots in the development.

Early phases of the development will be located along the southern property boundary, but improvements such as water lines and secondary access to serve those phases must be built offsite or through future phases to the north. In recent discussions about project financing, there was concern that the time remaining before expiration of the Tentative Map, or a one- or two-year extension of the map, would be insufficient to finalize all of the final maps within the time frames corresponding to our business plan schedule. Lenders want to know that adequate time remains on the map to record future phase final maps so the advance infrastructure investments can be recovered. We have requested five one-year extensions in this application to respond to these concerns.

We appreciate the opportunity to answer these questions. Should you need additional information, please let us know.

Very truly yours;

ECHO LANE INVESTORS, LLC


Cynthia L. Shaffer,
Manager

CLS/kas