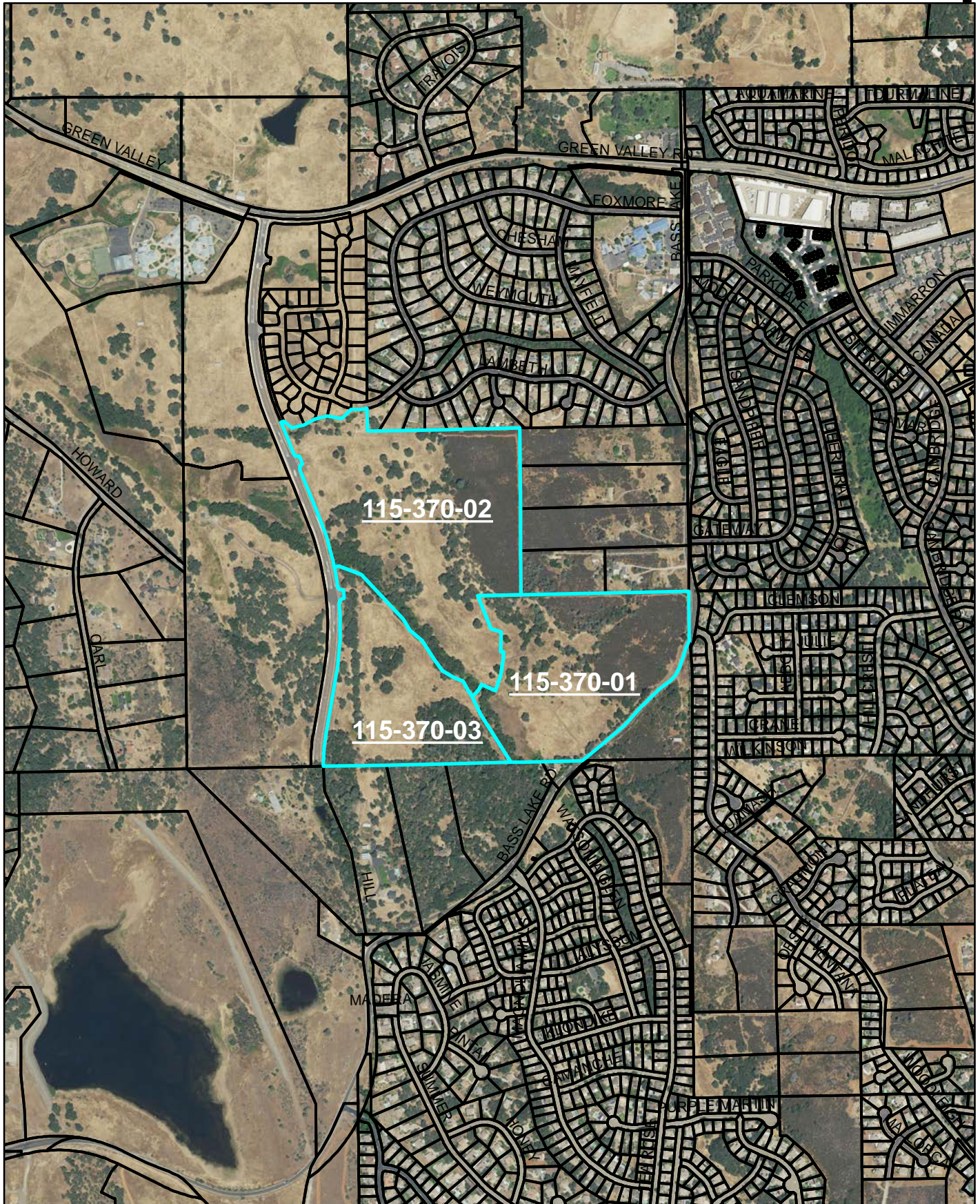


Exhibit A: Location Map



N

0 0.05 0.1 0.2 0.3 0.4
Miles

Scale: 1: 12,500

Project No: TM97-1330-E-2
Silver Springs Tentative Map Extension
APNs: 115-370-01, 115-370-02 and 115-370-03

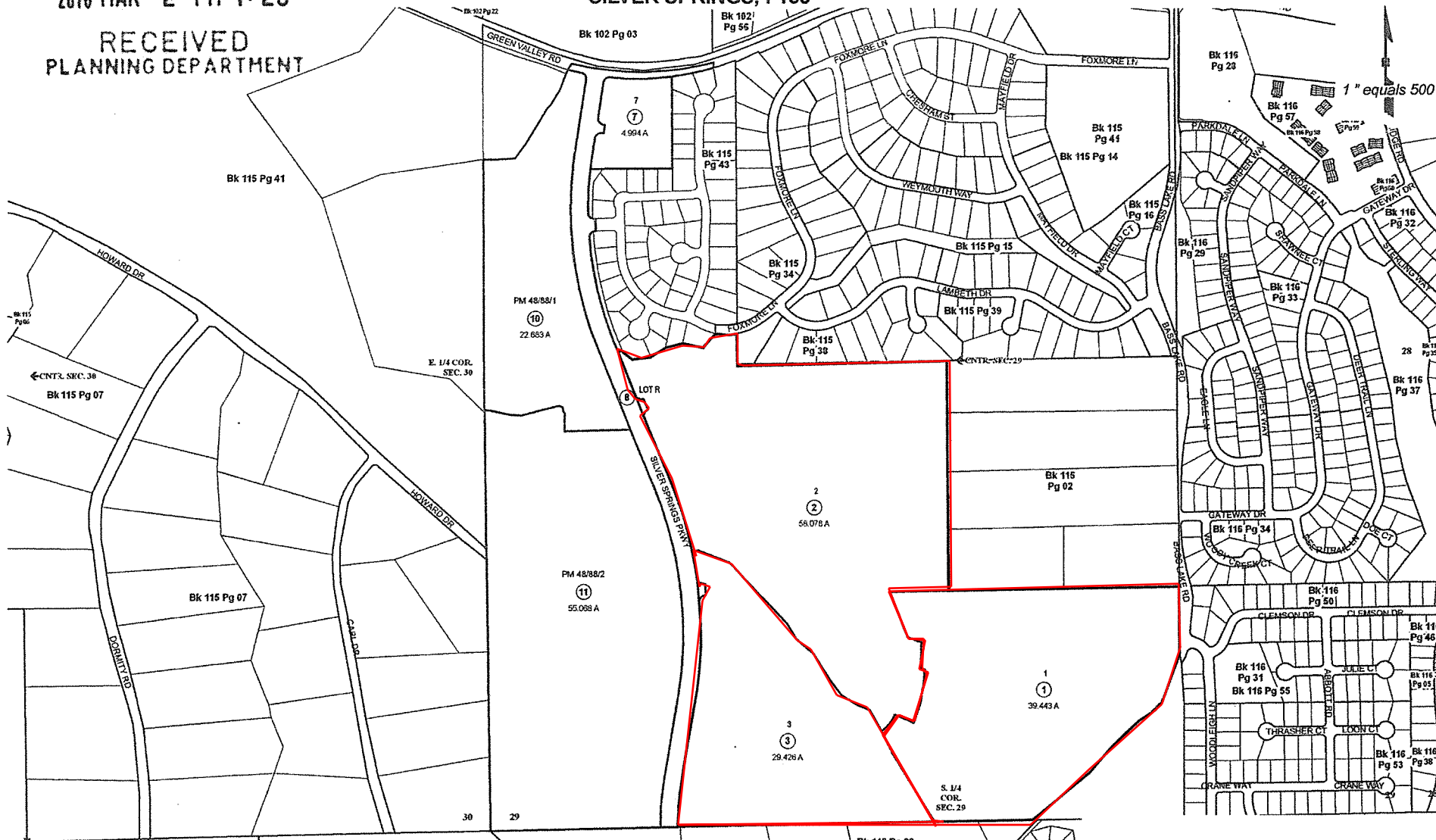
Prepared by:
Isaac Wolf
Planning Services Department
18-0920 D 1 of 8 May 3, 2018

2018 MAR -2 PM 1:25

RECEIVED
PLANNING DEPARTMENT

POR. SEC. 29 T.10N., R.9E., M.D.M.
SILVER SPRINGS, I-133

115:37



1" equals 500'

Bk 102 Pg 22
Bk 115 Pg 06
CENTL SEC. 38
Bk 115 Pg 07
Bk 115 Pg 07
DORRILL RD
COR. 18B
COR. 18C
Bk 123 Pg 41
Bk 116 Pg 40
31
32

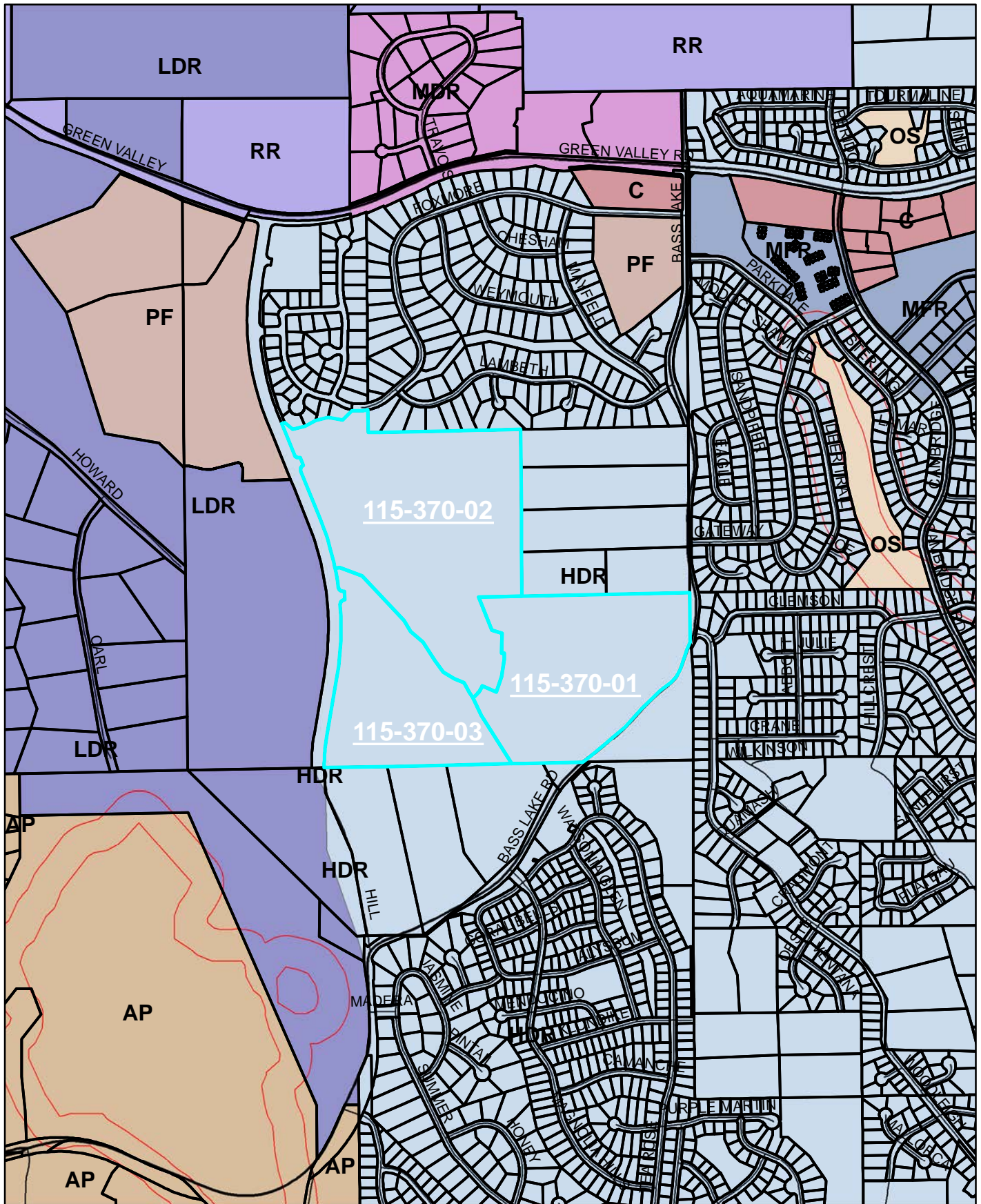
Acreages Are Estimates

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

Rev. Sept. 28, 2006

Assessor's Map Bk 115, Pg. 37
County of El Dorado, CA

Exhibit C: General Plan Map



N

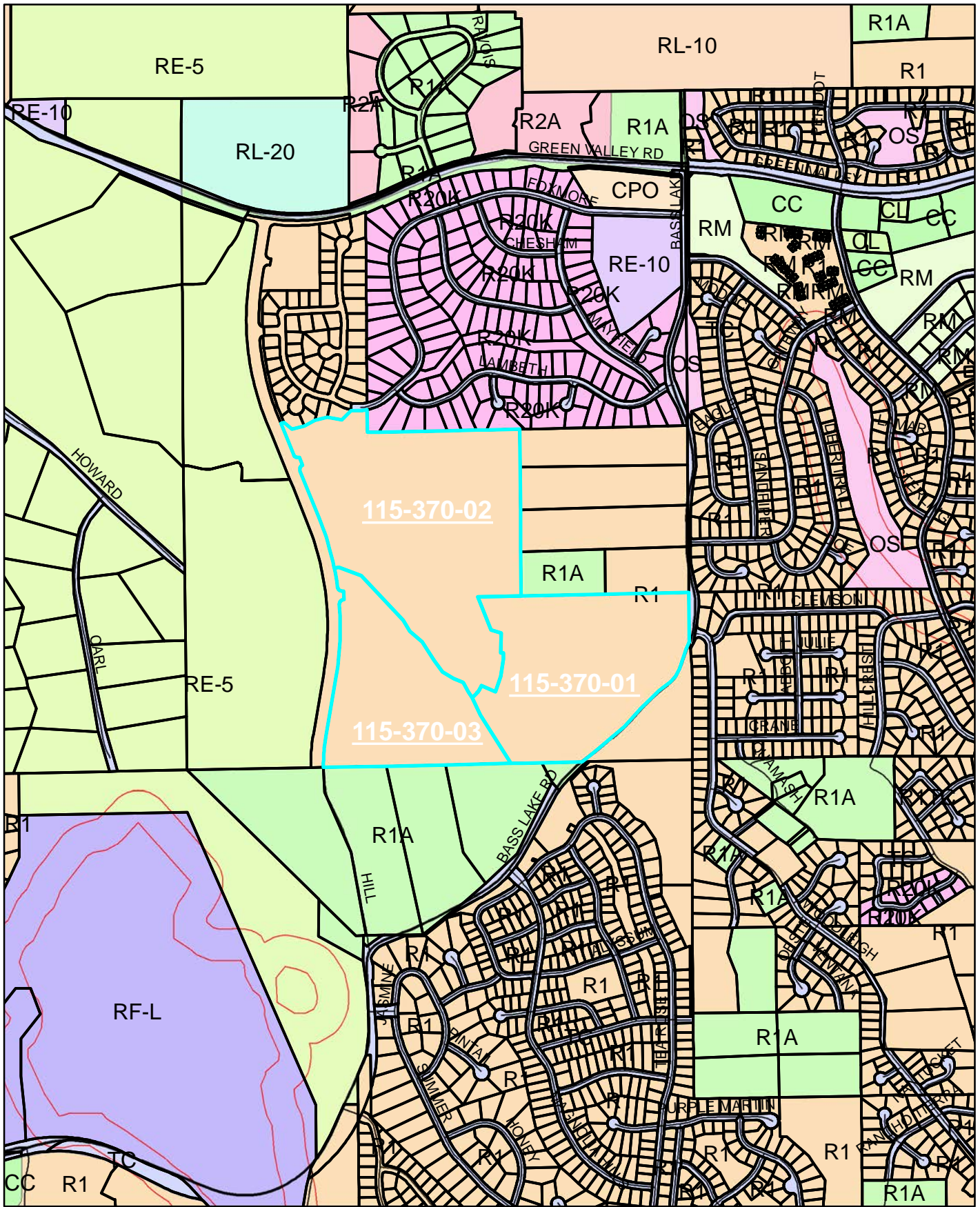
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Scale: 1: 12,500

Project No: TM97-1330-E-2
Silver Springs Tentative Map Extension
APNs: 115-370-01, 115-370-02 and 115-370-03

Prepared by:
Isaac Wolf
Planning Services Department
18-0920 D 3 of 8 May 3, 2018

Exhibit D: Zoning Map

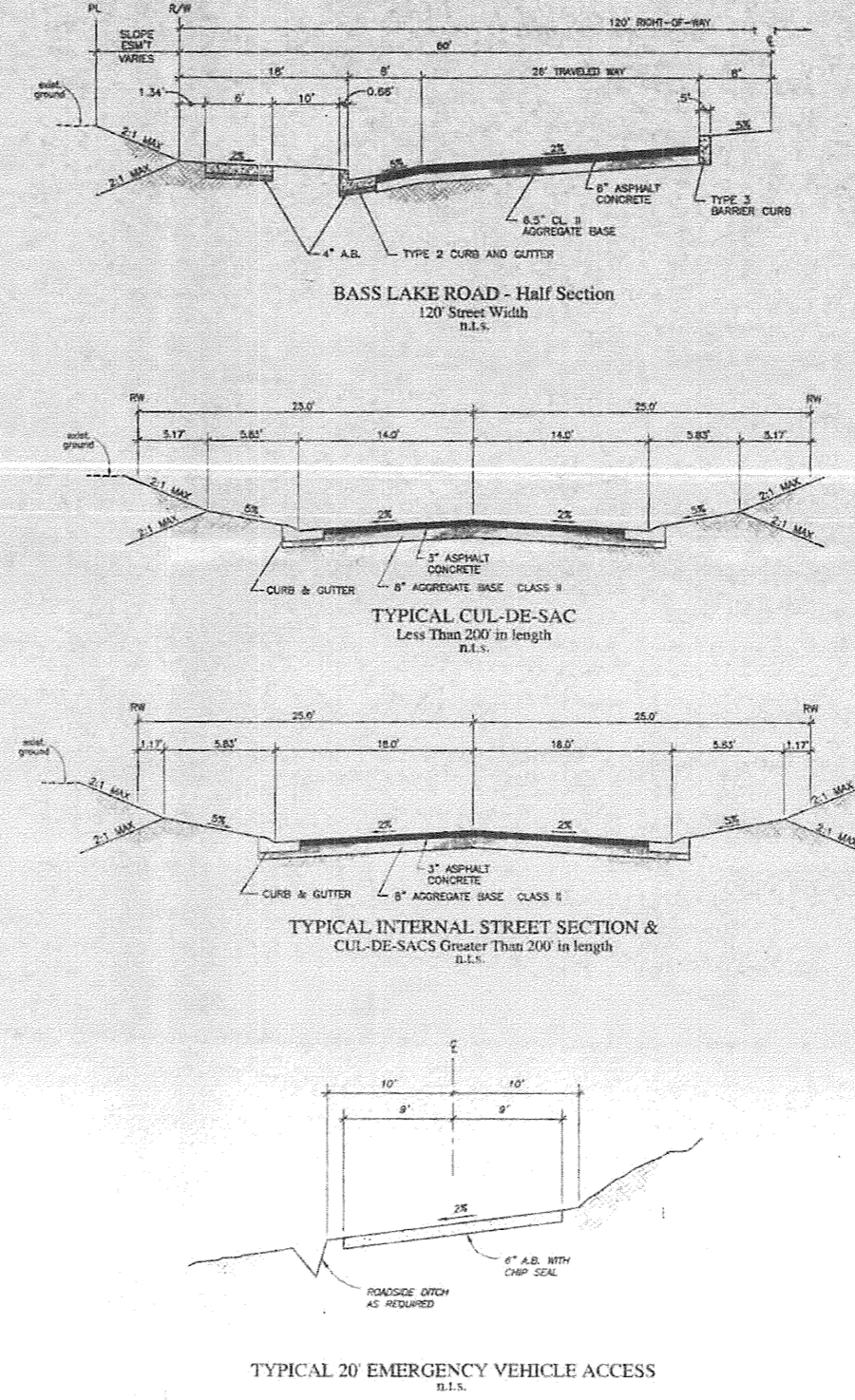
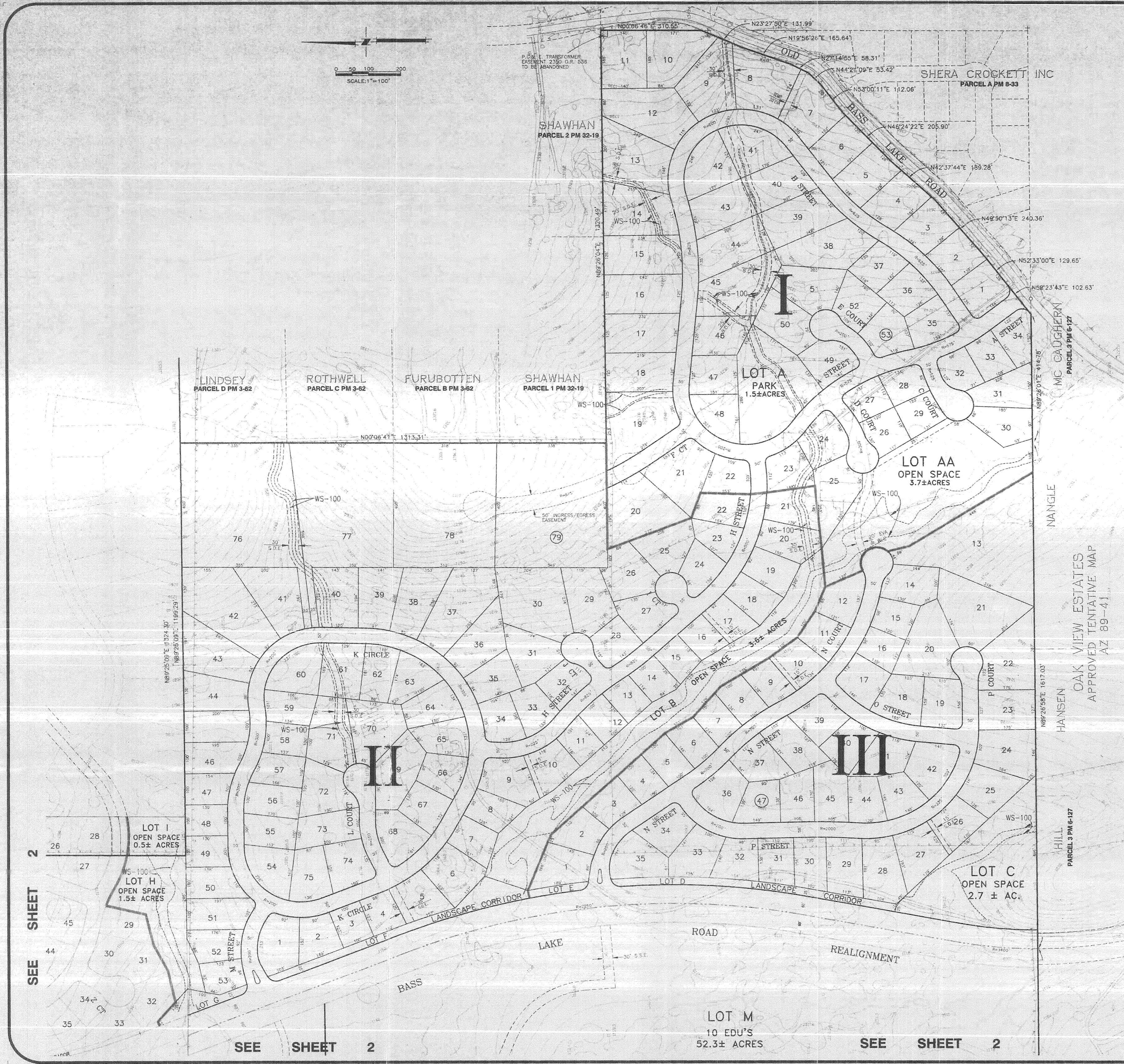


N

0 0.05 0.1 0.2 0.3 0.4 Miles

Scale: 1: 12,500

Project No: TM97-1330-E-2
Silver Springs Tentative Map Extension
APNs: 115-370-01, 115-370-02 and 115-370-03
Prepared by:
Isaac Wolf
Planning Services Department
18-0920 D 4 of 8 May 3, 2018



TENTATIVE MAP INFORMATION

OWNER OF RECORD/APPLICANT: BASS LAKE JOINT VENTURE
 889 Governor Drive, Suite 101
 El Dorado Hills, CA 95762
 (916) 938-8900

MAP PREPARED BY: Mackay & Somes Civil Engineers, Inc.
 1276 Lead Hill, Suite #100
 Roseville, CA 95661-2544
 (916) 773-1169

CONTOUR INTERVAL: Five foot contour intervals

SOURCE OF TOPOGRAPHY: Aerial Photogrammetric Survey

SECTION, TOWNSHIP & RANGE: Portion of Section 29
 Township 10 North, Range 0 East

ASSESSOR'S PARCEL NUMBERS: 103-010-02
 103-020-09
 103-020-10

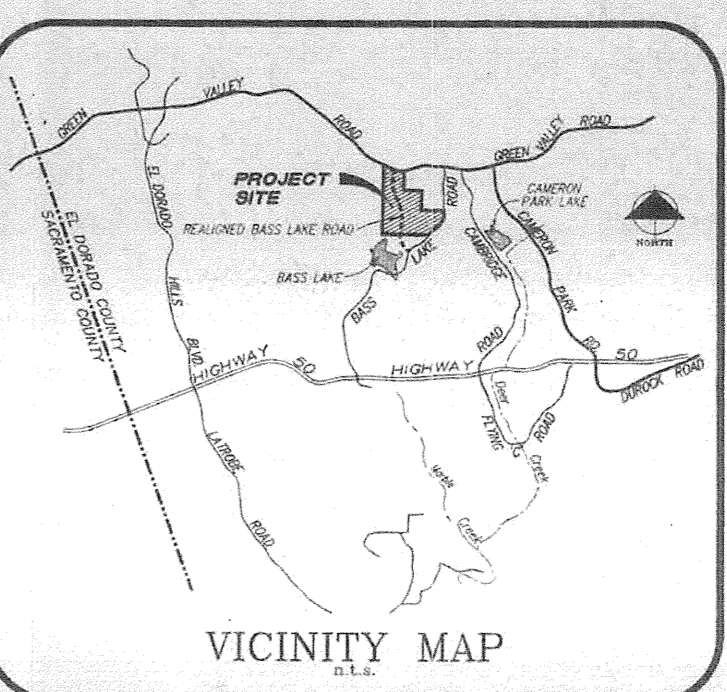
TOTAL AREA: 243.9± acres

TOTAL NUMBER OF PARCELS:	Parcels	Lot Count
STANDARD (SUBDIVISION)	224	19 (Future)
PHASES I-IV	Open Space Parcels	11
	Church	1
	Park	1
	Total=	258

SPECIAL DISTRICTS
 PROPOSED WATER SUPPLY: El Dorado Irrigation District
 PROPOSED FIRE: El Dorado Hills Community Service District
 PROPOSED SEWAGE DISPOSAL: El Dorado Irrigation District

FIRE PROTECTION: Rescue Fire Department

DATE OF PREPARATION: June 02, 1997



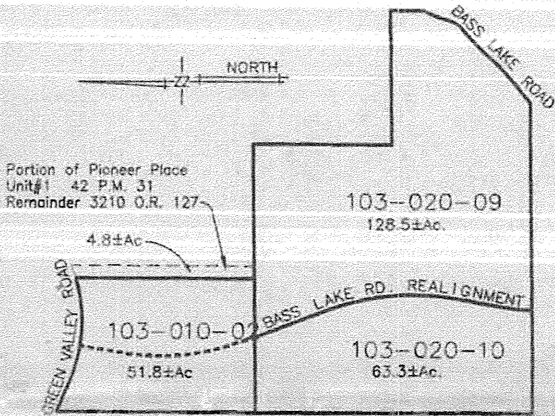
LEGEND

S.S.E. Sanitary Sewer System
 S.D.E. Storm Drainage System
 E.V.A. Emergency Vehicle Access
 WS-100 Water Surface (100 Year Flood)

RESIDENTIAL LOT COUNT

PHASE	AVG. LOT SIZE	LOT COUNT
I	100'x120'	53
II	100'x120'	79
III	100'x120'	47
IV	85'x120'	55
LOT M	Future	10
TOTAL		244

- NOTES:
1. THE ROMAN NUMERALS REPRESENTS THE LARGE LOT TENTATIVE MAP CREATED FOR FINANCING PURPOSES ONLY.
 2. THE LARGE LOTS I, II, III AND IV (SMALL LOT TENTATIVE MAPS) MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED ORDERLY DEVELOPMENT AND PUBLIC SAFETY ISSUES ARE ADDRESSED.



LARGE LOT TENTATIVE MAP
 and
 SMALL LOT TENTATIVE MAP

SILVER SPRINGS

Scale: 1"=100'

El Dorado Hills, California

June 02, 1997
 REVISSED: September 24, 1998
 REVISSED: November 2, 1998

Sheet 1 of 2
 JOB No. 18360-40

Exhibit E: Tentative Subdivision Map TM97-1330-E-2

Silver Springs Subdivision Tentative Map Timeline and Expiration

Original Approval and Current Expiration:

The tentative subdivision map (TM97-1330) was approved by the Board of Supervisors on December 15, 1998. The approved subdivision consisted of 258 residential lots, ranging from 0.24 to 0.28 acres, with sites for a church, a school and a park. As originally approved, there were to be five (5) phases of development. The Final Map for Phase 1 was approved by the Board of Supervisors on September 26, 2006, extending the rest of the map until June 2, 2009.

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 March 2, 2018 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (Senate Bill SB1185), 66452.22 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) and an agreed extension based on a development moratorium, which lasted for 21 months (See next page). The applicant filed this time extension request on March 2, 2018.

Rationale: The applicant is requesting two 1-year time extensions and appropriate processing fees were submitted March 2, 2018, on the expiration date of the tentative subdivision map of March 2, 2018. The two 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 two 1-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 TM97-1330-E/Silver Springs 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

Silver Springs Subdivision Tentative Map Timeline and Expiration

Item No.	Type of Action	Application	Dates (From/To)	Total Time (Years Unless Noted)
1	Discretionary	Original TM Approval Date	12/15/1998	3
		Original Expiration	12/15/2001	
		EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)		
2	Automatic	Time Extension	12/15/2001	535 Days
		Revised Expiration	06/02/2003	
		Note : Map Extension for Litigation under 66452.6 (c)		
3	Automatic	Automatic Time Extension	06/02/2003	3
		Revised Expiration	06/02/2006	
		Note: Off-site improvements provide extension under 66452.6 (a)		
Phase 1 Map Finaled				
4	Automatic	TM Approval Date by BOS	09/26/2006	3
		Expiration	06/02/2009	
		Note: Final Map Filed 05/24/2006, automatic extension for 60 days granted to 08/01/2006. Per Government Code 66452.6 (a) 36-month extension does not include this 60-day extension.		
5	Automatic	Automatic Time Extension	06/02/2009	1
		Revised Expiration	06/02/2010	
		Note : Two-year time extension under 66452.21 (SB 1185)		
6	Automatic	Automatic Time Extension	06/02/2010	2
		Revised Expiration	06/02/2012	
		Note : Two-year time extension under 66452.22 (AB 333)		
7	Automatic	Automatic Time Extension	06/02/2012	2
		Revised Expiration	06/02/2014	
		Note :Two-year time extension under 66452.23 (AB 208)		

8	Automatic	Time Extension	06/02/2014	21 Months
		Revised Expiration	03/02/2016	
		Note: Extension came as a result of a Moratorium on Development involved with annexation into EID from 2001-2003. Legal parties for both sides agreed to an automatic extension for the amount of time of the moratorium.		
9	Automatic	Automatic Time Extension	03/02/2016	2
		Revised Expiration	03/02/2018	
		Note : Two-year time extension under 66452.24 (AB 116)		
Current Request				
10	Discretionary	Time Extension	2 Years	2
		Revised Expiration if Approved	03/02/2020	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		