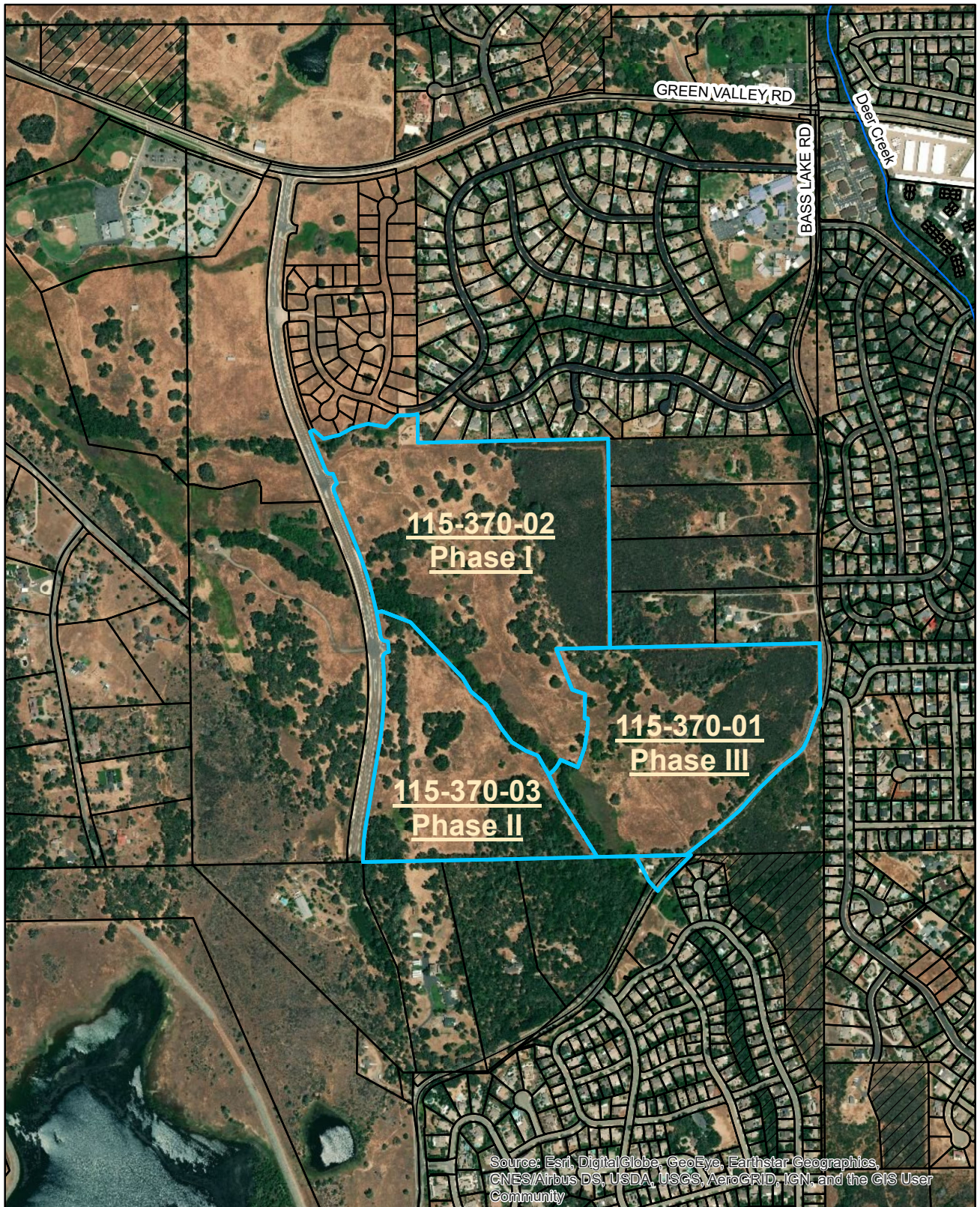


Exhibit A: Location Map



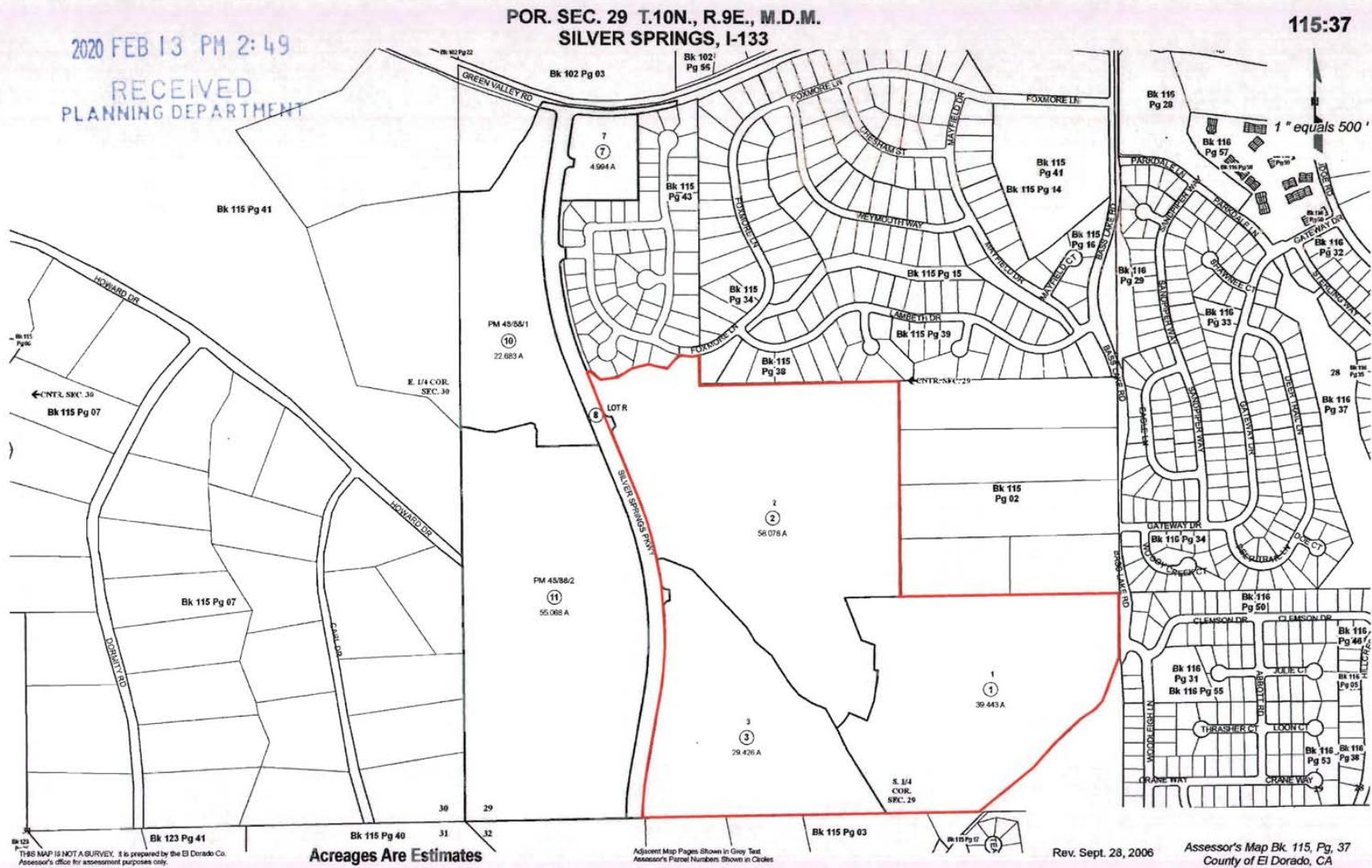
0 0.05 0.1 0.2 0.3 Miles

Scale 1:10,000

Project TM-E20-0001
Silver Springs Tentative Map Extension
APNs 115-370-01, -02, and -03

Map prepared by:
Gina Hamilton
Planning Dept.
April 8, 2020

Exhibit B Assessor's Parcel Map

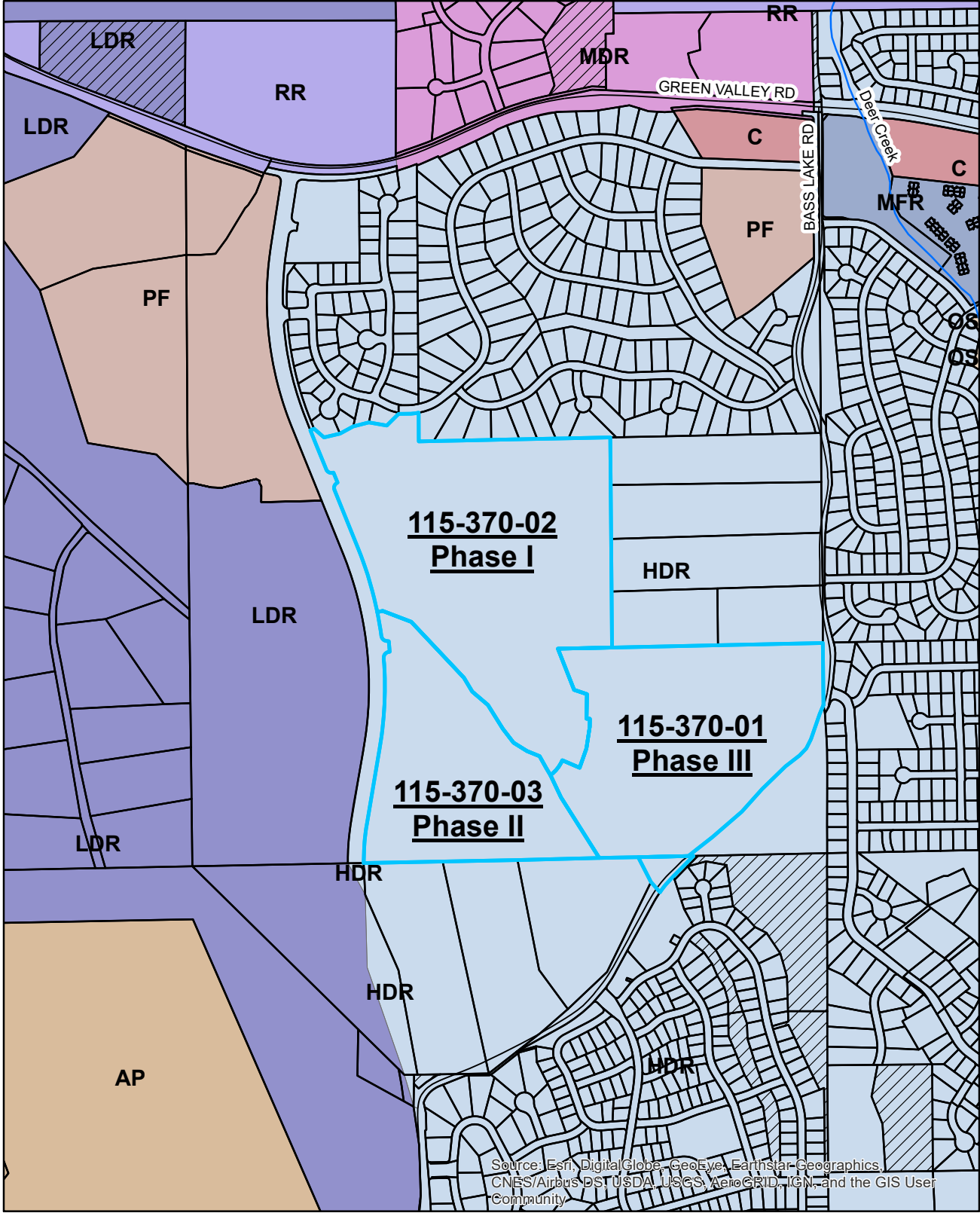


March 24, 2020

TM-E20-0001

Map prepared by
G. Hamilton

Exhibit C: General Plan Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar-Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



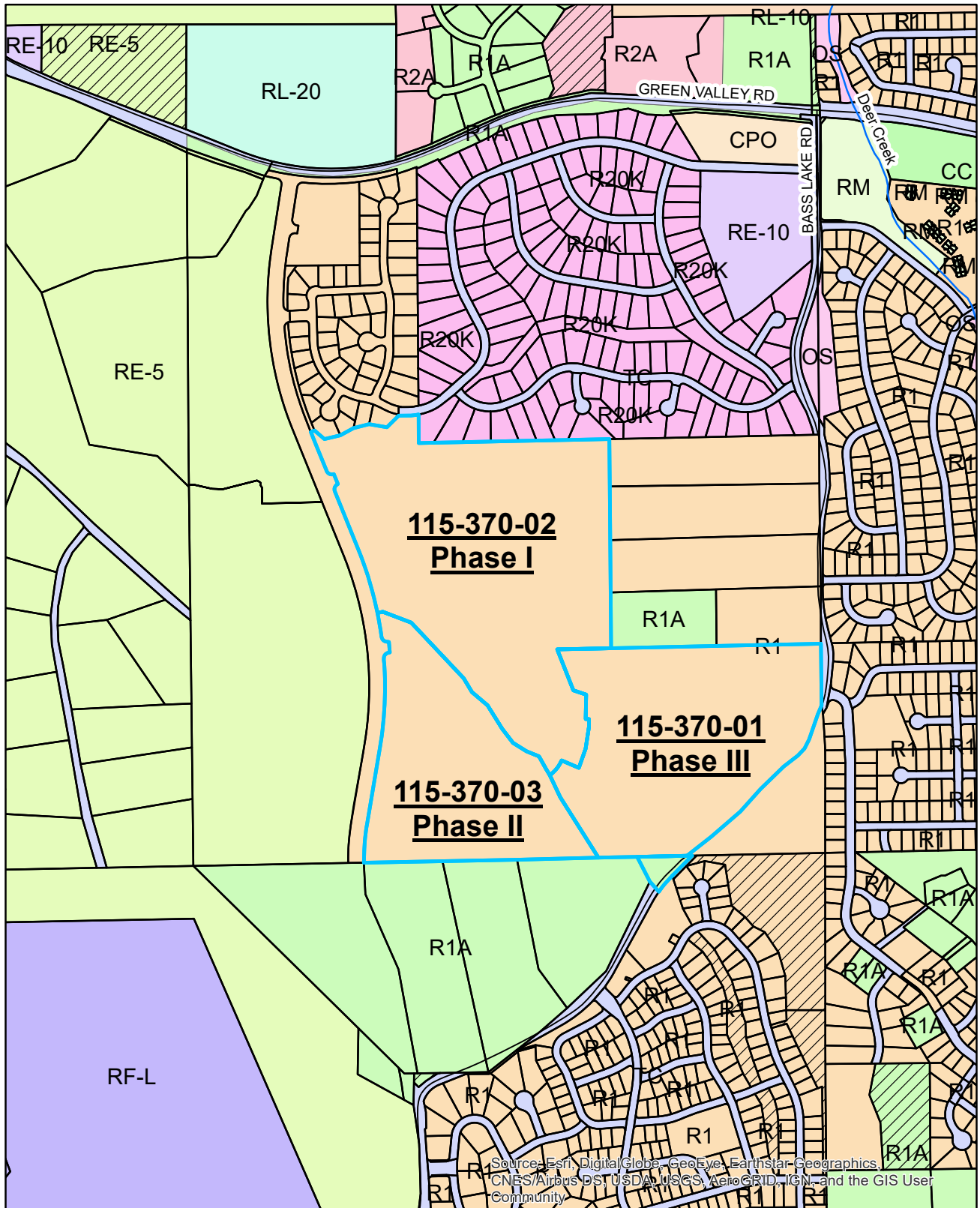
0 0.05 0.1 0.2 0.3 Miles

Scale 1:10,000

Project TM-E20-0001
 Silver Springs Tentative Map Extension
 APNs 115-370-01, -02, and -03

Map prepared by:
 Gina Hamilton
 Planning Dept.
 April 8, 2020

Exhibit D: Zoning Map

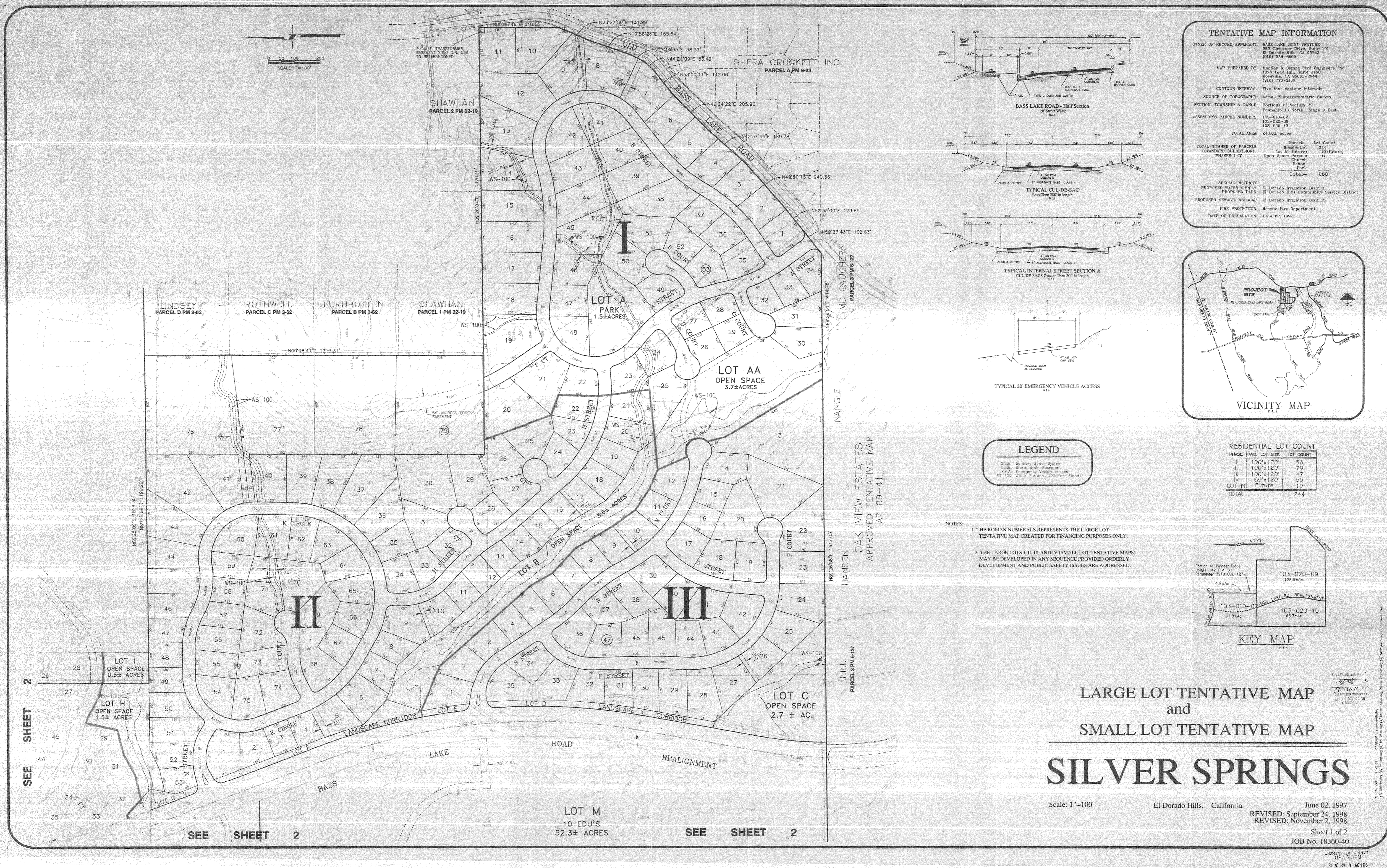


0 0.05 0.1 0.2 0.3 Miles

Scale 1:10,000

Project TM-E20-0001
Silver Springs Tentative Map Extension
APNs 115-370-01, -02, and -03

Map prepared by:
Gina Hamilton
Planning Dept.
April 8, 2020



TENTATIVE MAP INFORMATION

OWNER OF RECORD/APPLICANT: BASS LAKE JOINT VENTURE
 888 Governor Drive, Suite 101
 El Dorado Hills, CA 95762
 (916) 524-8800

MAP PREPARED BY: Mackay & Gentry Civil Engineers, Inc.
 1276 Lead Hill, Suite #150
 Roseville, CA 95641-3844
 (916) 773-1169

CONTOUR INTERVAL: Five foot contour intervals

SOURCE OF TOPOGRAPHY: Aerial Photogrammetric Survey

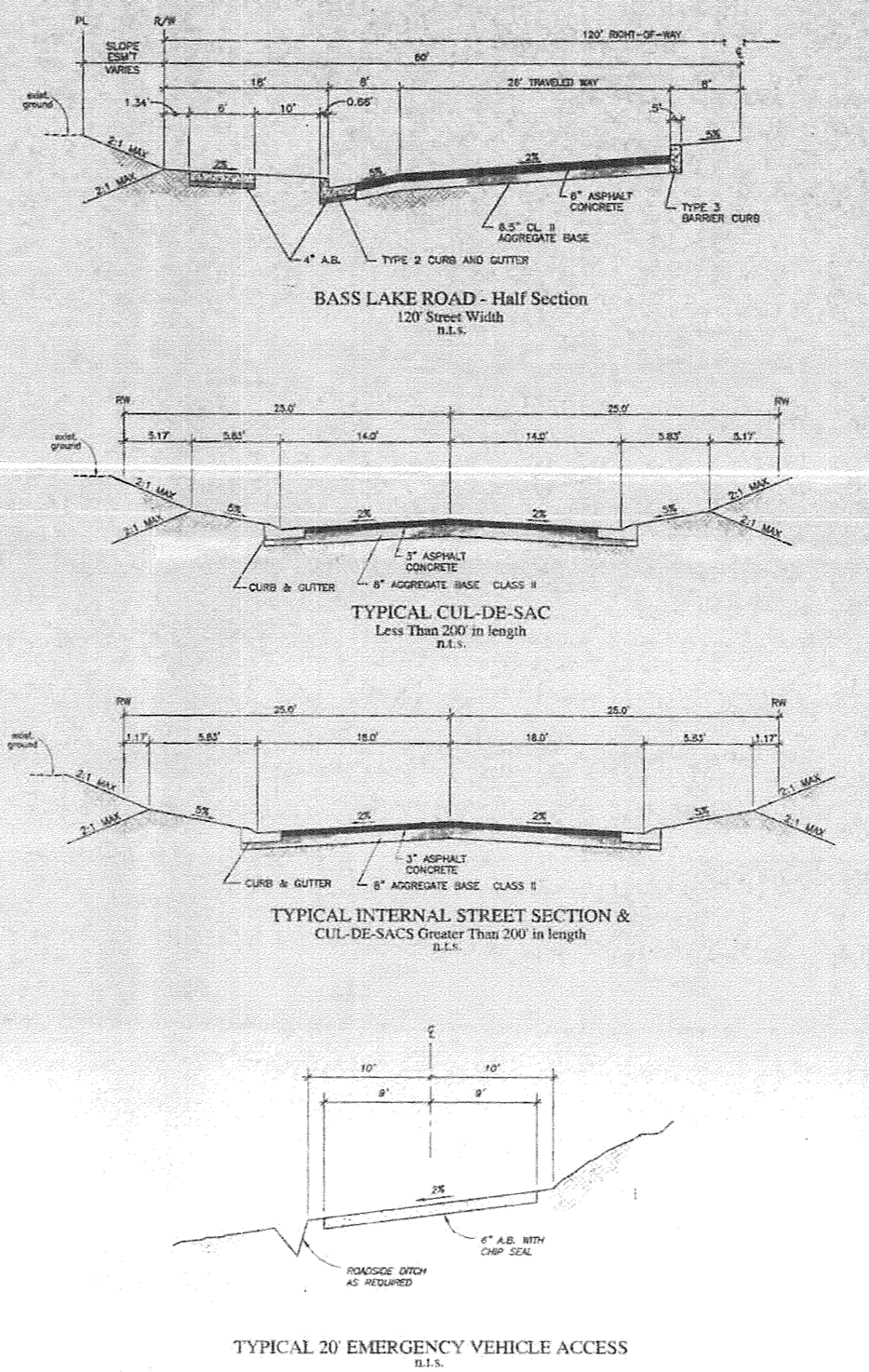
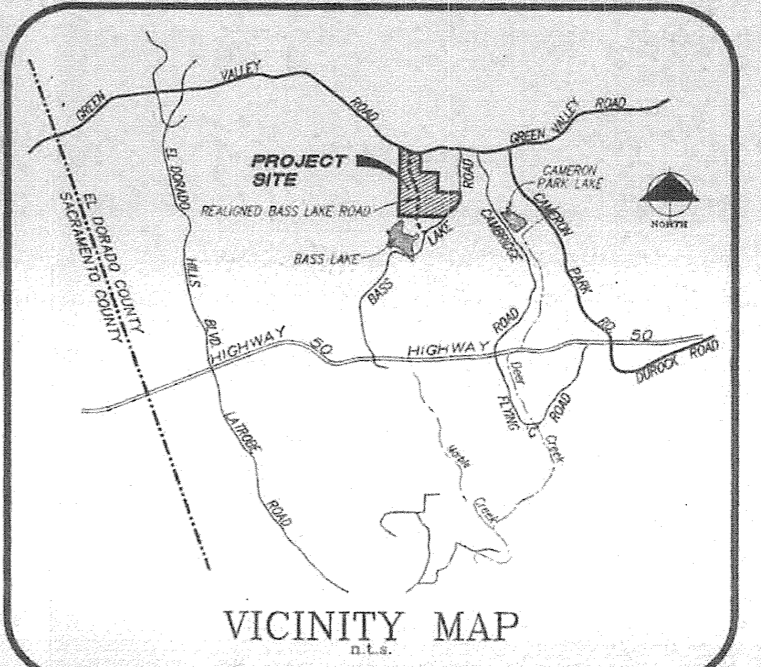
SECTION, TOWNSHIP & RANGE: Portion of Section 29
 Township 10 North, Range 9 East

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

TOTAL AREA: 243.9± acres

TOTAL NUMBER OF PARCELS:	Parcels	Lot Count
(STANDARD SUBDIVISION)	224	10 (Future)
FRASERS I - IV	Open Space, Terrace	1
	Church	1
	Religious	1
	Total=	226

SPECIAL DISTRICTS:
 PROPOSED WATER SUPPLY: El Dorado Irrigation District
 IMPROVED FLOOD: El Dorado Hill Community Service District
 PROPOSED SEWAGE DISPOSAL: El Dorado Irrigation District
 FIRE PROTECTION: Rescue Fire Department
 DATE OF PREPARATION: June 02, 1997

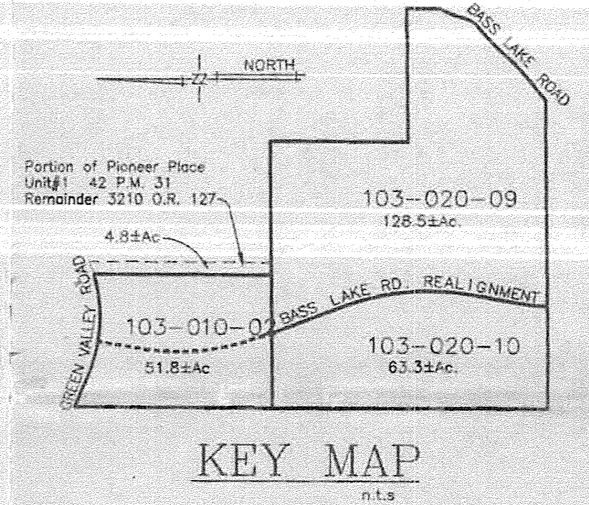


LEGEND

- S.S.E. Standard Sheet System
- S.D.E. Standard Draft Elevation
- S.L.A. Change of Vertical Access
- WS-100 Water Surface (100 Year Flood)

RESIDENTIAL LOT COUNT

PHASE	LAND 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
 REVISED: September 24, 1998
 REVISED: November 2, 1998
 Sheet 1 of 2
 JOB No. 18360-40

Exhibit E: Tentative Subdivision Map TM-20-0001

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 a request for two 1-year time extensions on March 2, 2018 and the Planning Commission approved the request on June 28, 2018. The applicant filed the current time extension request on February 13, 2020.

Rationale: The applicant is requesting two 1-year time extensions and appropriate processing fees were submitted February 13, 2020, prior to expiration date of the tentative subdivision map of March 2, 2020. The two one-year time extension request complies with Section 120.74.020.B.

The applicant states that a substantial portion of the public improvements have been completed. Since the previous two year time extension was approved by the Board of Supervisors in March 2018, the improvement plan review has been completed. In addition, the Final Maps for both Phases 2 and 3 have been prepared, reviewed by the county surveyor, and been found technically correct. Otherwise, a few conditioned items remain in process now, including construction mobilization (later this year) of the remaining portion of Silver Springs Parkway. The applicant states that extra time is needed to complete the required public improvements required by the County and the El Dorado Irrigation District. Once those improvements are complete, 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.

EXHIBIT F

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-2/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

EXHIBIT F

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)		

EXHIBIT F

Current Request				
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)		
10	Discretionary	Time Extension	03/02/2018	2
		Revised Expiration	03/02/2020	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		
Current Request				
11	Discretionary	Time Extension	03/02/2020	2
		Revised Expiration if Approved	03/02/2022	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		

EXHIBIT F