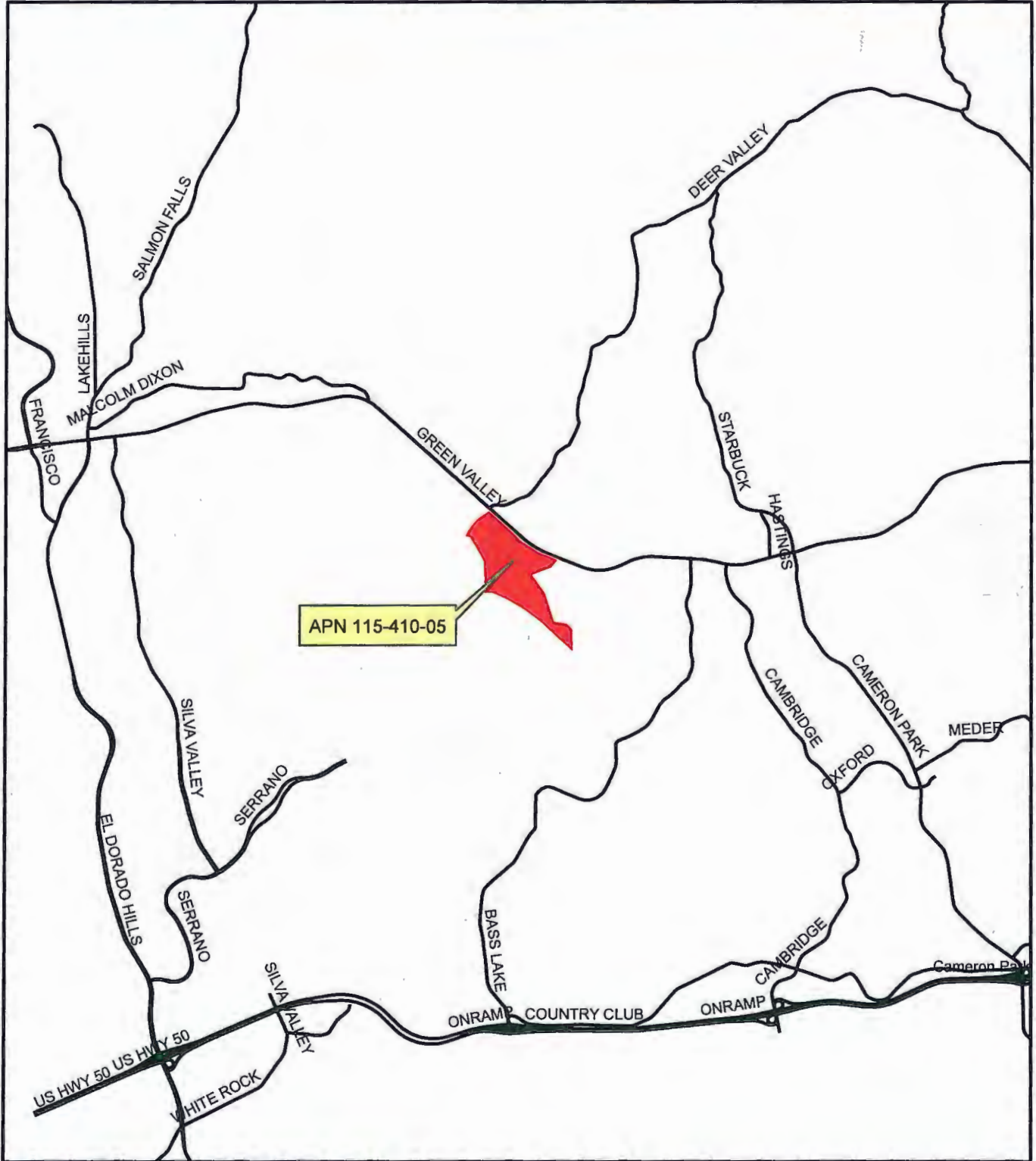






Exhibit A: Location Map



 prclbase selection

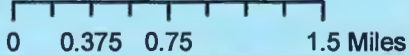
 PLACENAMES

 major_roads

 prclbase



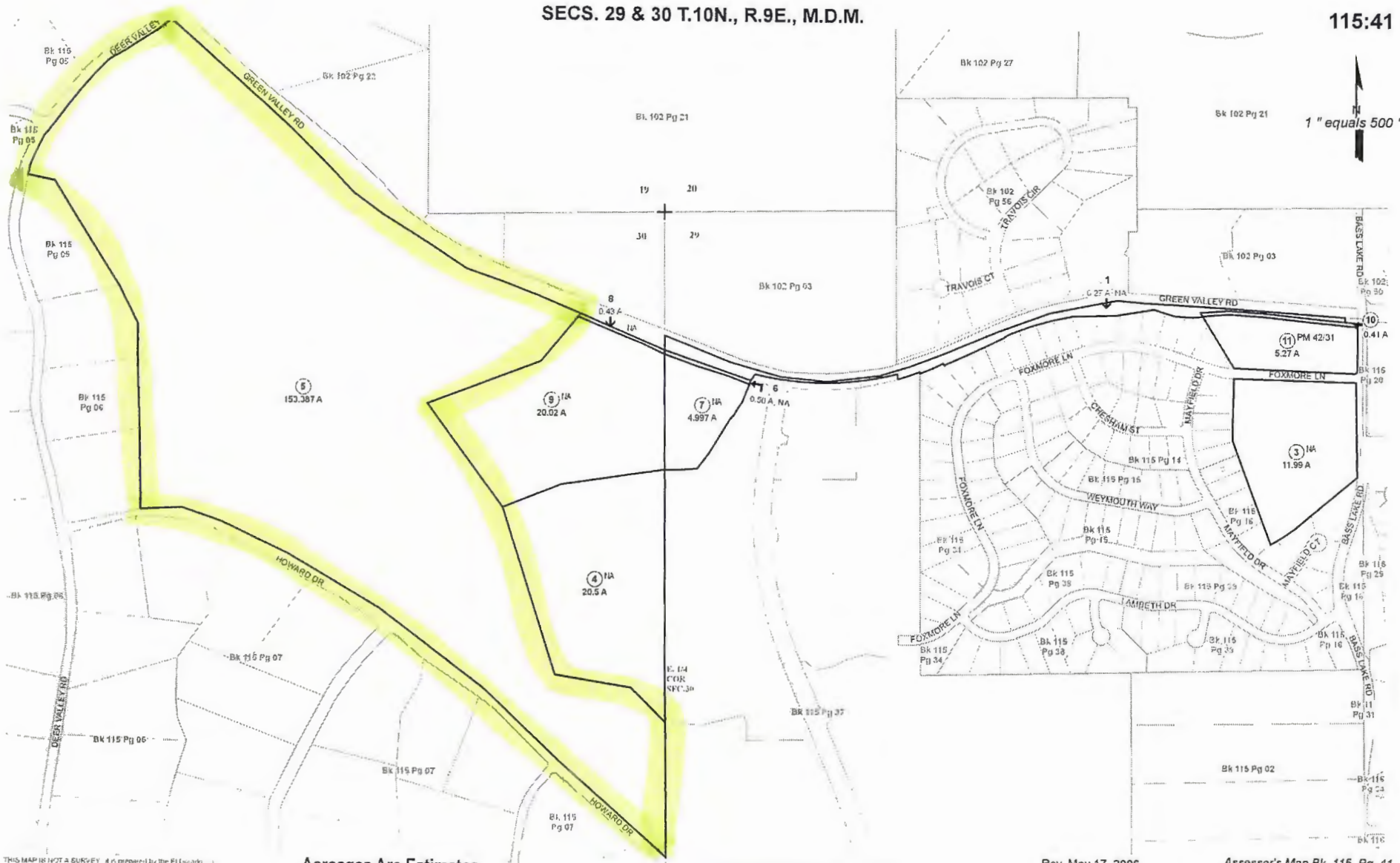
Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount



0 0.375 0.75 1.5 Miles

SECS. 29 & 30 T.10N., R.9E., M.D.M.

115:41



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Assessor's office for assessment purposes only.

Acreages Are Estimates

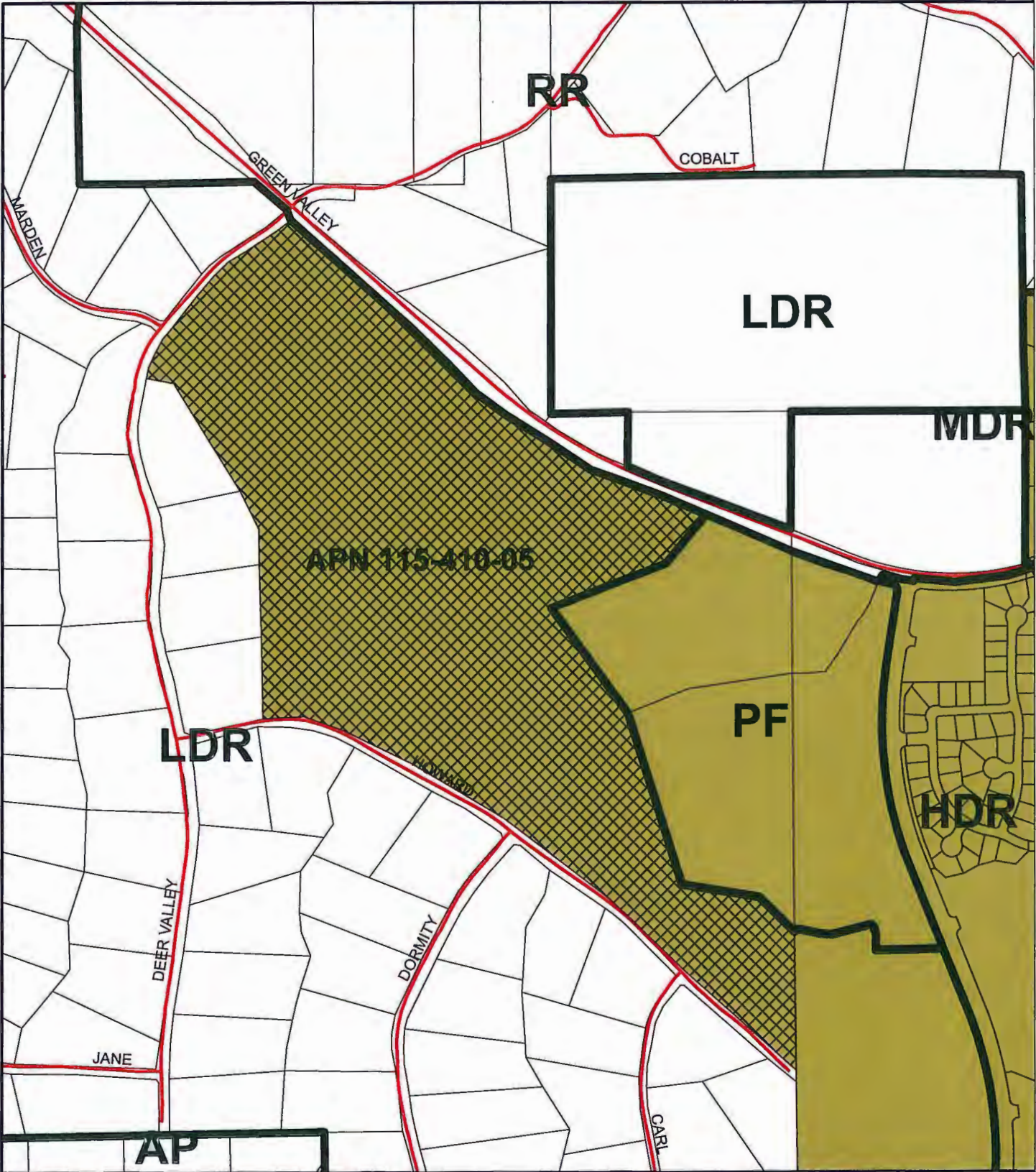
Assessor's Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. May 17, 2006

Assessor's Map Bk. 115, Pg. 41
County of El Dorado, CA

EXHIBIT B

Exhibit C: General Plan Map



- pcrbase selection
- ludesign
- gpsroads
- pcrbase

COMREGN

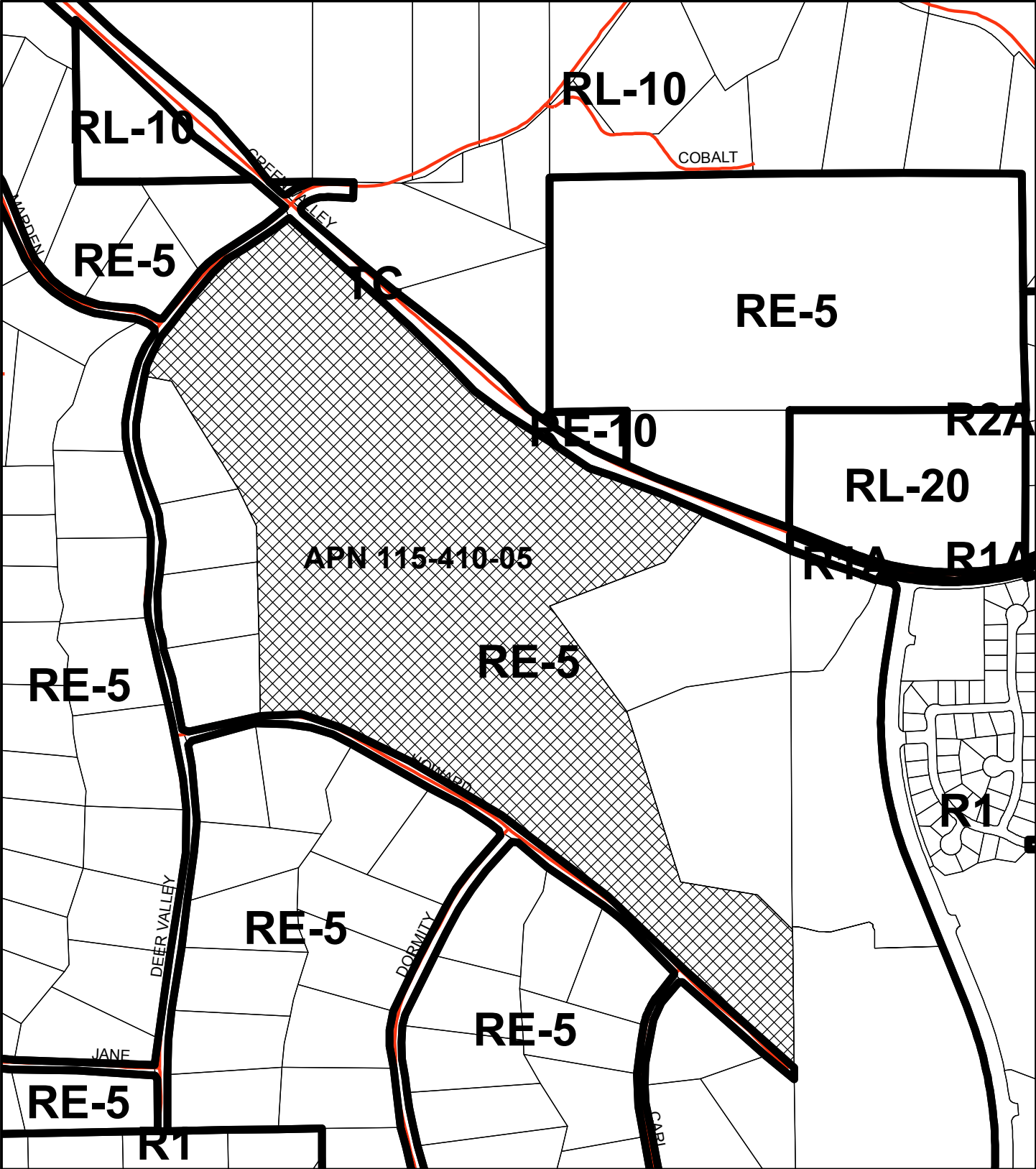
- Cameron Park CR



Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount

0 0.05 0.1 0.2 Miles

Exhibit D: Zone District Map



- project_parcel
- zonedes
- gpsroads
- prclbase



Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount

0 0.0475 0.095 0.19 Miles

14-1379 2D 4 of 48

PRELIMINARY EQUESTRIAN SITE PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100

Exhibit E

PROJECT SUMMARY

OWNER/DEVELOPER/APPLICANT
 ESSENTIAL PROPERTIES GROUP, INC.
 970 RESERCE DRIVE, BUILDING #180
 ROSEVILLE, CA 95678
 ATTN: DENNIS GRAHAM
 dennis.graham@headquarters1.com

ENGINEER
 TSD ENGINEERING, INC
 31 NATOMA STREET, SUITE 160
 FOLSOM, CA 95630
 ATTN: CASEY FEICKERT
 cfeickert@tsdeng.com

SCALE
 1" = 100'

CONTOUR INTERVAL
 2' CONTOUR INTERVAL

TOPOGRAPHY
 AERIAL TOPOGRAPHIC SURVEY
 CONDUCTED ON AUGUST 9, 2010

SECTION, TOWNSHIP AND RANGE
 A PORTION OF SECTIONS 19 & 30,
 TOWNSHIP 10 NORTH, RANGE 9 EASE,
 M.D.M.

ASSESSORS PARCEL NO
 115-410-05-100

PRESENT ZONING
 RE-5 & RE-10

PROPOSED ZONING
 PARCEL 1 - RF (RECREATIONAL FACILITY)
 PARCEL 2 - RE-5 (SAME)
 PARCEL 3 - RE-5 (SAME)

AREA
 PARCEL 1 - 38.28+ AC
 PARCEL 2 - 102.47+ AC
 PARCEL 3 - 5.63+ AC
 TOTAL - 146.38+ ACRES

NUMBER OF PARCELS
 (3) THREE

WATER SUPPLY
 EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
 PRIVATE SEPTIC SYSTEM

FIRE PROTECTION
 RESCUE FIRE PROTECTION DISTRICT
 EL DORADO FPD

DATE OF PREPARATION
 FEBRUARY 24, 2011

PROPOSED USE
 EQUESTRIAN CENTER

PARK DISTRICT
 EL DORADO COUNTY

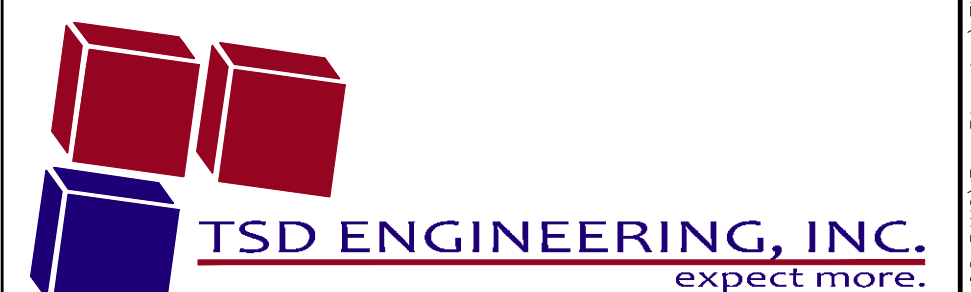
SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT
 EL DORADO UNION H.S. DISTRICT

GAS & ELECTRIC
 PG&E

TELEPHONE
 AT&T

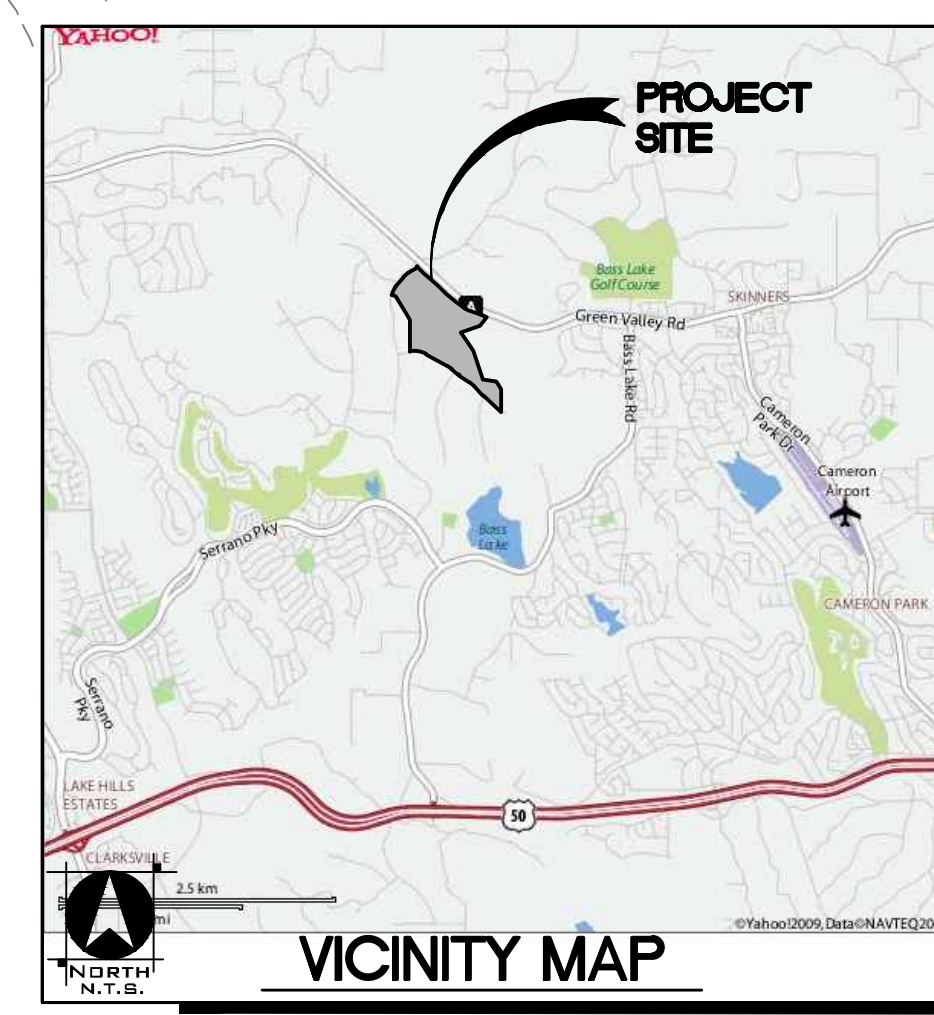
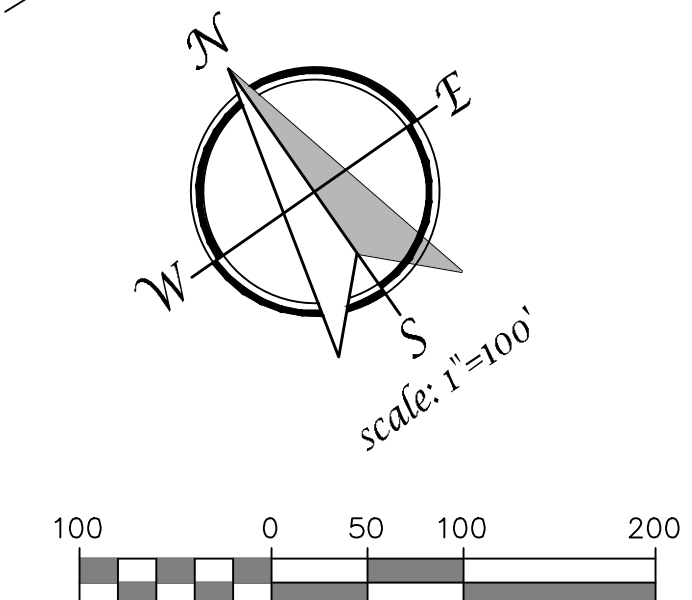
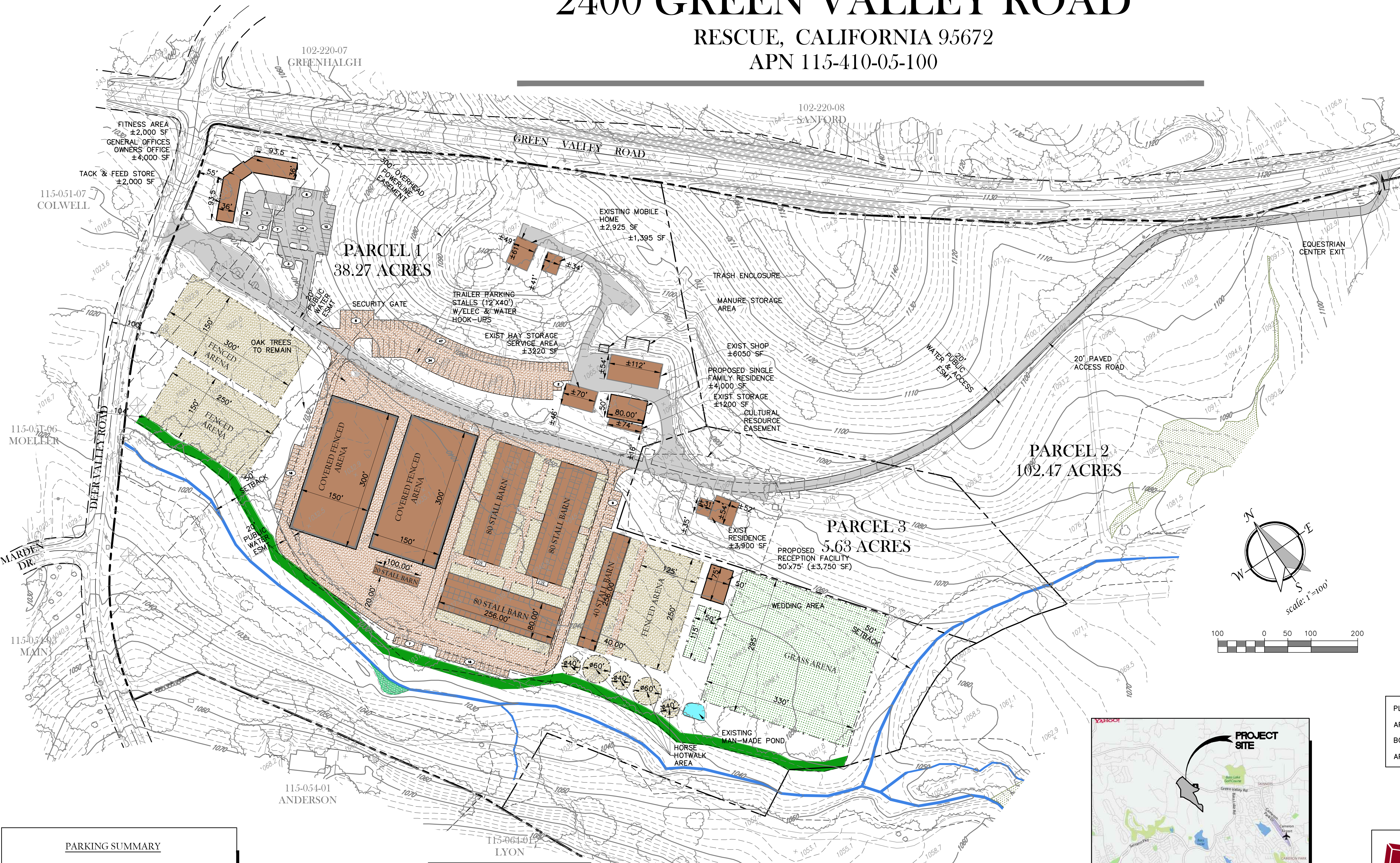
PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

PRELIMINARY SITE PLAN
 FEBRUARY 05, 2016



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SHEET
 2/4



PARKING SUMMARY

STANDARD PARKING STALL (9'x20'):	154
ACCESSIBLE PARKING (9'x20'):	4
TRAILER PARKING STALL (12'x40'):	40
TOTAL STALLS:	198

TOPOGRAPHIC SURVEY
 1. TOPOGRAPHIC SURVEY PREPARED BY TSD ENGINEERING, INC. TOPOGRAPHIC SURVEY OBTAINED FROM AN AERIAL TOPOGRAPHIC SURVEY WITH ACCURACY STANDARD IN THE INDUSTRY. DATE OF SURVEY: AUGUST 9, 2010.
 2. TOPOGRAPHIC INFORMATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EL DORADO COUNTY DATUM BENCHMARK: ELEV. 1186.30
 CONTROL POINT NO. 15 PER THE EL DORADO COUNTY D.O.T. SURVEY CONTROL DIAGRAM FOR "GREEN VALLEY SIDEWALK FROM PLEASANT GROVE MIDDLE SCHOOL TO BASS LAKE ROAD", BEING A SPIKE LOCATED ON THE SOUTH SIDE OF GREEN VALLEY ROAD APPROXIMATELY 120 FEET EAST OF FUTURE SILVER SPRINGS ROAD. (NGVD29)

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE NORTHEASTERLY BOUNDARY OF "GREEN SPRINGS RANCH UNIT NO. 2" THE FINAL MAP OF WHICH IS FILED IN BOOK F OF MAPS, AT PAGE 80, EL DORADO COUNTY RECORDS.

FLOOD ZONE
 PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS UNSHADED 'X' PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 06017C0725E, DATED SEPT. 26, 2008.

Exhibit F

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Grading
Drainage
Water Quality & Run-Off
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General
Green Springs Ranch Landowners Association Agreement

Special Reports
Consultants & Engineering

INTRODUCTION

The site, consisting of just under 150 acres, has been a working cattle ranch for over 150 years. It remains sectioned off for raising cattle.

It is our plan to build the Springs Equestrian Center, while maintaining the charm and rural “feel” of the environment that exists today. The site has been carefully planned to take advantage of the property’s natural and endemic beauty.

The current zoning for the property is Residential, R-5, and R-10 in some areas.

The 150 acre property will be split into three parcels. The Springs Equestrian Center will reside on parcel #1, of approximately 38 acres and be rezoned to Recreational Facility, with a special use permit for the Equestrian Center. The second parcel will remain as currently zoned. There are no plans for this parcel identified at this time, The parcel is approximately 102.5 acres. The third parcel is to encompass the existing residence on the property and will remain as currently zoned, R-5. This parcel will be approximately 5.6 acres.

The proposed Springs Equestrian Center will include four divisions: Equestrian Riding Arenas, Equestrian Barns, Clubhouse Facility to include an Equestrian Store-Fitness Training Center-Administrative Offices-Recreation Areas.

Our amenities will include horsemanship and rider schooling programs, a complete onsite equine supply store, equine conference & schooling classrooms, fitness strengthening center, open and covered riding arenas, a grass Grand Prix arena, and covered facilities for boarding 300 horses.

The Springs Equestrian Center will be an exclusive facility with gated access for controlled egress. The Center will be private and create a club atmosphere with pride in use and privileges.

The Springs Equestrian Center is a planned development, and will provide the surrounding areas within El Dorado County enjoyment of every aspect of equine activity. It is hopeful the Center will also play a part of the athletic curriculum for the high schools, as well as encourage new and existing adult equestrians.

HISTORY/ARCHAEOLOGY

History of the existing ranch dates back to pre-white man, when populated by the Nisenan Tribe, a branch of the Maidu Group. From Gold Rush times through current day, the history of this area is well researched, and preserved, and it is our intention to make this information known to our members and visitors, through careful “mapping” and descriptive place cards on the various historical sites throughout the property (See Assessment Report).

In addition, Indian artifacts have been located, all of which will be documented, preserved, and delineated with descriptive markers for viewing. Included as part of the historical depiction and preservation, is the site of the original ranch house which was located on the old stage coach road.

All sites, artifacts, and points of interest will remain in their original state and condition. No horse, foot, or vehicle traffic will be allowed on or near them.

An Archaeology Study and Cultural Resource Study has been provided.

Within the Cultural Resource study, it was determined that no evidence of a cemetery ever existed on the property.

The prior use of the property has been a working cattle ranch for the past 150 years.

NATIVE FLORA

The Equestrian Center is rich with trees, bushes, plants, and grasses. It is our intention through our planning process to keep most all existing trees, bushes, and plants as they appear today. Our plan is to install new barns, stalls, arenas, fencing to fit in with the natural flora, in keeping with the natural beauty and “rural” environment.

Larger trees, near structures and trails, will be identified with monument markers, depicting the species and other pertinent information.

Particular bushes and small plants will also be distinguished with descriptive plaques.

In several areas on the property, Elderberry bushes are found. Although the Elderberry bush itself is not in any danger, the Elderberry Beetle is presently listed as an endangered species. These bushes will also be recognized with placards, noting history of both bush and beetle, adding further interest to the history of the property.

These are just a few examples of our intentions to keep the property and its history alive. We wish to help educate both the history and natural beauty of its environment.

OWNERSHIP

The property is owned by Essential Properties Inc., a California corporation, solely owned by Dennis Graham.

Dennis Graham, as a private business man has numerous on-going enterprises, including having owned several in the equine industry. He has managed various equine enterprises and worked with horses for over thirty years, and is experienced with all aspects of operating an Equestrian Center.

Coto Valley Equestrian Center was solely operated by Dennis for over 10 years. This Center was located in the middle of a private community known as Coto De Caza with over 4500 homes and with only gated access. The Center was completely surrounded by both high and low density luxury homes, and only a two lane road system throughout the community.

Coto Valley Equestrian Center was host to the 1984 Olympic Events, and was a proposed venue for the 2012 Olympics if held in Southern California.

The Center had facilities for over 300 permanent boarding horses, along with 6 riding arenas, an equine retail store, and conducted many major horse shows.

The Center had a Restaurant, Clubhouse, Fitness Center, Swimming, & Tennis.

The Center had over 15 equine trainers, training horses every day.

The Center was a private membership club and served both the private members along with fund raising events and local community programs.

The Center was utilized each Easter for sunrise services.

It is Dennis's intention to provide a safe, educational, family recreational and aesthetically-pleasing Equestrian Center and Club, for all members to enjoy.

MANAGEMENT

Daily management duties of the Center will be handled by both an Equestrian Management and a Facility Management Team.

The Equestrian Manager will oversee all Accounting, Boarding Agreements, Horse Shows, and General Operations.

The Facility Manager will oversee the grounds, riding arenas, boarding facilities and all care and maintenance of the Equestrian Center.

Each Manager will have staff and assistant personal to achieve the care designed within their position.

A General Manager and will oversee both Management Teams, along with all aspects of the Center. Dennis Graham will commence as the General Manager and brings two Facility Managers who have worked for him over 18 years along with 10 years at Coto Valley Equestrian Center in the same capacity. They currently reside and maintain the facility at this time.

The Facility Management Team and an On-Site Manager will continue to reside at the Facility to provide a 24 hour presence, and on-site Security, seven days per week.

A Point of Contact will be provided and published. A 24 hour/seven day phone answering service will be provided with a live contact, for immediate or emergency access.

An email address will be provided for written contact and communication.

STAFF

The Facility Management Team will require one (1) stall hand for every 40 stalls boarded. This person will provide the daily stall mucking and removal (2 times per day) and general cleaning.

The Facility Team will also include one (1) person per 100 horses for feeding (2 times per day) and providing shavings.

The Facility Team will also include two (2) grounds personnel for general maintenance and security.

Additional Facility personnel will be obtained as conditions warrant.

The Management Team will include clerical staff, retail store staff, show staff, safety and ground inspection staff. The number of administration staff and employees will vary as conditions warrant.

Seasonal Staff will be obtained for Horse Shows, Weddings, and Special Events.

DEVELOPMENT PHASES

The Equestrian Center will grow based on demand. It is perceived that complete build-out should be achieved within six years.

BOARDING PHASES

1-2nd years – Complete required common area improvements.

2nd year – Complete two arenas, and boarding for 40 horses.

3rd year – Complete one arena, and boarding for 80 new horses.

4th year – Complete one arena, and boarding for 80 new horses

5th year – Complete one arena, and boarding for 100 new horses.

CLUBHOUSE

Commence in 2nd year, complete in 3rd year.

CLUBHOUSE USE & MEMBERSHIP

CLUBHOUSE DESIGN

The Clubhouse Facility will be approximately 8,000 square feet and will serve several distinct different services, listed below. This single story facility will be constructed in a design comparable to its surroundings. T11 siding, many windows, and a wood look in light brown tones with a tile roof to match the environment.

Green Valley Road is approximately 12 to 20 feet above the Clubhouse foundation, and the Clubhouse single story will not exceed 20 feet in height.

Parking and entrance will be on the interior of the "L" shaped building and not easily viewable from Green Valley or Deer Valley Road. It will be accessed prior to the Equestrian Entrance Gate.

EQUINE RETAIL STORE

Due to the remote location of the property, the equestrian store will provide an integral part of the Spring Equestrian Center. Members will have immediate access to purchase equine care products, feed, vitamins, grooming products, tack, apparel, and riding equipment. To have an on-site amenity providing immediate care and product is a true benefit within a full service facility.

The Store will consist of approximately 2,000 square feet. The size of the store is very small and is designed to provide a minimum level of products. Hours will be the same as the Equestrian Center hours.

FITNESS FACILITY

The Fitness Center will provide for physical strengthening for its Members. Equestrian Riding requires fitness development and strengthening to handle not only the riding task, but also its endurance.

It will contain weight lifting equipment along with endurance/cardio equipment. There is no salon, spa, or shower area planned.

The Fitness Facility will consist of approximately 2,000 square feet. The size is very small and is designed to provide a minimum level of equipment. Hours will be the same as the Equestrian Center hours.

OFFICES

The Offices will provide space for all Administration, Accounting, Management.

The Offices will be approximately 4,000 square feet. Hours will be from 6:00 AM to 6:00 PM.

Conference Rooms will be used for Classroom Training and Seminars.
Evening Seminars may be held from 6PM to 9PM.

MEMBERSHIP

The Equestrian Center will be private and will be for Members only.

SEMINARS

The Seminars will be conducted and located in the conference rooms of the Clubhouse Office Area. Inside, classes will be used for “classroom” discussions, instruction, and video presentations. These rooms will also be made available for visiting instructors, clinicians, and actual clinics.

Seminars are an important part in providing a full service Equestrian Facility for continuing education, conference, and meetings.

At times, these rooms may be made available to local clubs and community organizations for meetings and events in support of special needs.

The size of each class will not exceed 30 people, generally held in the evenings from 6-9 PM.

HORSE SHOWS

Horse Shows and Special Equine Events are an integral part of any equestrian center. The Equestrian Center plans to host from 12 to 18 regular horse shows per year, which would include two Annual Shows.

Horse Shows-Regular run two days, typically Saturday and Sunday 8AM to 6PM. Riders would be present to participate at different assigned times throughout the event. Their presence would vary, as they would only attend when performing. An average rider enters 1-3 classes.

Spectator attendance would vary at any one time, as they would also limit their visit to the participant. Many ride together to the show. See Traffic Impact Assessment Supplement.

Horse Shows-Annual run four to eight days, typically Saturday thru the following Sunday, 8AM to 6PM.

Horse Shows will consist of English, Equitation/Pleasure, Dressage, and others.

Sound announcement will be conducted with a soft non-horse alarming amplified announcement system in covered arenas, or with a single announcer megaphone, using simple commands for Equitation/Pleasure Classes such as "turn your horses", pause then, "jog your horses", etc..

Outside Arenas would require voice or a soft megaphone only for sound announcement during their performances. No other amplified system will be used in outside arenas.

The required workers would be 1-4 show judges, administration staff of 4-6 people. No outside arena lighting will be required. A Noise Study has been provided.

Overnight Horse Trailer Parking will be provided for show participants, during the shows duration, including the day before and after. Horses will not reside in their trailers overnight, as they will be in portable or permanent barn stalls.

Forty (40) Occupied Trailer/RV spaces will be provided (40 ft length X 12 ft width). No generators and no septic/sewer will be allowed. Water & Power will be provided. Trailer Stall Security Lighting will be at 5 feet height or under.

RV and Trailer exit will be directed onto Green Valley road during all Horse Shows.

WEDDINGS/EVENTS

WEDDINGS

The Equestrian Center will serve host to Weddings and Special Events. The Center will have natural beauty and a serene environment well suited for wedding ceremonies.

Weddings will normally be hosted on a Friday thru Sunday and will be only upon demand and/or season, as they will be held outdoors.

The average size will be from 50-75 people, but will not exceed 150 people. Weddings should require 1.5 hours, and Receptions 3 hours in duration.

Weddings could be held on Friday from 5-9:30 PM, Saturday from 10AM-9:30PM, and Sunday 10-9PM. Weddings will be limited to a maximum of four per month. There shall be at least one week per month with no weddings, or events.

Weddings will be seasonal as they will normally be held outdoors. They are not year round due to weather. Weddings will be prohibited during the hours of Horse Shows, or Events, along with one hour before or after.

Wedding Ceremonies will be conducted on the grass in front of the existing Main Residence. The Reception will be held in a fully enclosed facility if amplified music is to be played. Otherwise, the reception may be held in another defined area.

The reception may include music. We have completed a comprehensive Noise Study. Music will be limited to 75dba at 50 feet from the source. Amplified music will only be provided in a fully enclosed facility.

A Traffic Impact Assessment has been conducted for County Roads and Deer Valley Road. The related impact is well within compliance. Entrance will be on Deer Valley and exiting will be onto Green Valley. See Assessments attached.

A Noise Study has been conducted and determined to be well within compliance. See Noise Study attached.

At the 12 month point, the Essential Properties Inc. will meet with GRRLA (Green Springs Ranch) to discuss allowing more weddings/events based on how well the venue has worked in terms of noise and traffic, and may then be presented to the County.

EVENTS

We may hold special events as they may be presented and in the interests of the community. Events would be held during the Equestrian Center Hours, however, they would end earlier at 9:00 PM.

Entrance would be on Deer Valley Road and exiting would be onto Green Valley Road.

Noise levels in the Noise Study would be complied with.
Traffic Impact would not exceed the Wedding/Boarding Impact.
Any Event would not be held during a Wedding or Horse Show.

HORSES & BOARDING

HORSES

The Equestrian Center will host 300 boarded horses at complete build-out. Most horse owners will be private families owning 1-10 horses each. They will seek performance training and pleasure riding.

The boarded horses will be of all types to include Quarter horses of “all” types, Thoroughbreds, Warm Bloods, Arabians, and many more.

The average boarder will visit their horse 1-2 times per week. Trainers will be onsite to train horses. An average trainer will train 10-30 horses. About half of the boarded horses will be under training.

BOARDING

Horses in boarding are kept in 12 X 12 foot box stall barns, or in 12 X 24 foot pipe stall barns (See Site Plan).

The Plan shows a total of 300 Box Stalls and Pipe Stalls. A limited number will be for “mare-care” Pipe stalls.

Barn Stalls will be in painted aluminum with a composite panel interior. Concrete pier footing will be provided on all construction.

Architectural metal roofing will be coated in a hunter green paint, and the barn siding will be coated in beige color paint.

Pipe Stalls will be made of galvanized pipe, and standard metal roofing, coated in green color paint..

Access to the Equestrian Center will be thru a Security Gate with access codes. The hours of operation to visit horses is from 7AM to 10PM.

ARENAS

OPEN OR UNCOVERED ARENAS

Horse Arenas (See Site Plan) are maintained by Facility Staff and are groomed twice daily to keep the footing (sand base footing) workable for the rider and eliminates dust within the arena.

Proper grooming consists of watering the arena area in the morning (6am-8am). A tractor will drag the area to keep the soil fluffed, free from holes, divots and lumps, as well as removal of any rock materials that might surface.

During summer months, arenas will be watered an additional time, at mid-day.

During a horse show, it is common to sprinkle and then re-drag the arena area at lunch breaks. Through the winter months when inclement weather is imminent, outside arenas are dragged flagged flat and pressed prior to any heavy rains and then closed to any horse traffic until dried several days after rain.

The process of leveling and rolling out all hoof prints prevents puddles and erosion run-off of the soft footing materials. The arenas remained closed until any standing water is gone and the soil is dry enough to avoid any mud holes.

Material for the footing is a 3-4 inch base of double washed sand. Double washed sand greatly reduces dust during riding. It is placed over a 3-6 inch decomposed granite base, which is over a soft asphalt base. This process retains a very stable and level surface, very suitable for performance riding.

Arenas are slightly elevated to avoid rain water intrusion.

COVERED ARENAS

We will have two covered arenas which can be used in the off season and during any rain periods. The footing will remain dry for year round use.

Covered Arenas will be free spanning, with concrete pier footings, and metal roofing coated in a hunter green color paint.

Covered Arenas will have down lighting from a pitched roof, providing direct lighting onto the riding area, and not able to be seen from the exterior, as the roof pitched siding would block direct view. The sides are open.

Hours of Operation will be 7AM -9PM

HAY & FEED

Horses are fed twice per day-typically between 6:00 AM and 8:00 AM, and then again in the late afternoon between 4:00 PM and 6:00 PM. This routine is seven days per week, by our Facility Staff.

Hay Bales and Hay Cubes will be stored in the existing hay storage barn (See Site Plan).

Feeding is routinely done with a truck and a flatbed trailer, as they drive into each barn with a two man crew. The truck will pull up to each stall and one man will drop the feed into an outside stall feeder. Supplements, vitamins, and/or special feed are usually handled by the owners or their trainers.

Delivery of feed to the facility is by an outside commercial carrier with a semi-truck and trailer. Feed delivery is two to three times per month to our existing hay storage barn.

TRASH REMOVAL

Site trash removal and cleanup is performed by our Facility Staff throughout each day. A minimum inspection is twice per day.

Formal routes are established and walked by our staff to review all areas and remove any noticeable trash throughout the day.

Trash containers are located in each barn and at various points throughout the property for everyone's use.

Trash is gathered and transferred to haul-off bins throughout each day.

A commercial carrier picks up the trash Containers as scheduled, or at a minimum of once per week.

Trash bins will sit on concrete pads.

MANURE MANAGEMENT

Horse Stalls are mucked (cleaned) twice per day, seven days per week, by our Facility Staff.

The manure and soiled bedding is gathered together along with any waste by sifting and raking through the bedding of each stall. Our staff places the “Manure” in a portable container until full. The container is then taken to a central Manure Area and placed into a large Commercial 45 yard bin. The bin has a cover and keeps the manure in a sealed environment.

The Central Manure Area is on a concrete pad with a fenced perimeter, located in back of the existing storage building, remote from people and the equestrian barns.

The Manure Waste Containers are covered to mitigate fly access and provided by commercial waste companies. There are many Waste Companies in the greater Sacramento Area for manure pickup and disposal. Each of the horse boarding facilities in Sacramento, Placer, El Dorado Hills, and other surrounding Counties currently utilize the established Waste Management Companies for this service.

The Containers are filled up and picked up by the Waste Companies on a schedule of usually 1-3 times per week, becoming daily as the facility approaches full build out.

The most “local” Waste Company is El Dorado Disposal, phone 530-626-4141. There are other Waste Companies which offer this service as well.

Common Areas are cleaned daily of any droppings and placed into the same Manure Containers. The Process for disposal is therefore the same.

See Site Plan for Central Manure location.

FLY CONTROL/INSECTS/ODORS

FLY & INSECT CONTROL

All Box Stall Barns will be equipped with an Automatic Fly Control System.

A Fly Control Solution is “automatically” sprayed over the stall areas through spray heads and line feeder system. The spray is a timed release throughout each day.

This method is extremely effective, which uses a Pyrethrum nontoxic solution. The automatic system needs only to operate 15-20 seconds periodically through the day, to effectively control flies in a barn.

Barns will also have large agricultural air movement fans, similar to Casablanca Fans, only much larger. The fans turn slow to keep continuous air throughout the barn, and are very effective in repelling flies entering the barn.

The average horse will spend 22 – 24 hours per day within their barn.

This method of Fly Control is state of the art and provides excellent adherence in maintaining any type of fly presence.

ODORS

The odors are contained in the enclosed barn, as the barns will have exterior walls. The interior area will have fans which will dissipate the air and not allow stagnant or scented air to build up.

Supplemental purification is also installed in each barn to help discard the odor.

SERVICE EQUIPMENT

Equipment used daily at the Equestrian Center are simple farm and ranch implements such as:

Tractors, with drag or front end equipment.

Skip Loader

Water Truck

Pick Up Vehicle, Feed Wagon

Manure Transfer Trailer

John Deere Gator Transportation Vehicles

Wheel Barrows

40 Yard Containers

ROADS & PATHWAYS

MAIN ROAD

The main road will enter off of Deer Valley Road with a wide gated entrance.

There is a turnabout prior to the gate, around a large center fountain, allowing for ease of leaving prior to the entrance.

The entrance will have two gates, one for entering and one for leaving.

The main road was the original prior Green Valley Road, until 1972, when a bypass to the property was created. The old Green Valley Road is now our main road.

The main road is routed thru the Equestrian Center and will extend from Deer Valley Road to the far side of the property onto Green Valley Road. This exit will be used for emergencies, horse shows and events/weddings, along with the Equestrian Center Boarders and Visitors. This traffic will be directed to exit onto Green valley.

Deer Valley Road will be an entrance only (no egress for all Equestrian Center Traffic. The following exceptions apply: 1) Emergency egress 2) Member and Non-Member Visitors visiting the Clubhouse 3) Residents of the property 4) Employees 5) Vehicles not able to use the egress onto Green Valley road due to physical constraints. (e.g. Height, Weight, etc.)

The proposed exit onto Green Valley Road at the east end of the property will be used for traffic exiting the Equestrian Portion of the Facility, ie, the area located inside the front gate, to include, but not limited, to the boarders, visitors inside the gate, horse show and event attendees, and vendor service trucks, and construction vehicles.

The Clubhouse use will exit via Deer Valley as the facility is located prior to the gate, along with the option for employees, residence occupants, and pre-identified service vendors.

Deer Valley Road will be widened by 8 feet, or from 16 feet to 24 feet, from Green Valley Road to the Equestrian Center entrance. The widening is to accommodate incoming horse trailer traffic without obstructing vehicle egress onto Green Valley Road.

If Springs Equestrian Center traffic incoming onto Deer Valley Road becomes a problem (e.g. incoming vehicles need to utilize a portion of the outgoing lane), then

Springs Equestrian Center will be responsible for further widening of Deer Valley Road and/or improving the turning radius so incoming vehicles will not impede outgoing traffic.

ROADS & PATHWAYS

The roads & pathways will be maintained and watered for dust control.

The safety of horses and riders is of utmost importance. To this benefit, Interior pathways will be composed of decomposed granite (DG), crushed rocks, or natural soil. Interior surfaces must be of a “non-slip” type material allowing horses and people to migrate without injury.

Interior pathways are typically closed to car and truck traffic, except for equipment loading and unloading. Some interior road will be provided for car access to the barns and will be maintained in the same manner. Speed Limit is 5 MPH.

Service roads are a minimum of 20 feet in width and horse pathways are typically 5-10 feet in width.

The distance between any building and/or arena where a service vehicle could travel is a minimum of 35 feet. They are to be maintained by the Facility Staff.

DELIVERIES

Deliveries of supplies such as bedding and feed, as well as hauling of manure will be scheduled for mid-day (9AM-3PM) Monday-Friday to ensure neighboring residents are not disturbed by these activities during peak traffic hours.

It is understood, some vendors like El Dorado Disposal and others, may not be flexible on hours or days and may need to be scheduled outside these hours.

Service Vehicles will utilize the Green Valley Road egress point, unless unable due to weight, size or other restrictions, not allowing them to do so.

PARKING

In an effort to keep parking areas less intrusive esthetically and to ensure minimal impact on grading, we intend to expand parking off of flat areas. (See Site Plan).

All proposed parking areas are to be surfaced with decomposed granite (DG), crushed rock, or asphalt.

Asphalt will be used in front of the Clubhouse Facility.

Typical parking spaces are 9' X 20', with a minimum of 24' aisle roadways.

Occupied Trailer parking stalls are 12' X 40' to allow for easy access.

Total number of parking spaces is 165.

Total number of Occupied Trailer spaces is 40.

Parking is provided per County Regulations.

FENCING & CORRALS

The Center will be fenced with **Ranch Fencing** around its entire exterior perimeter, unless 3 Rail PVC Fencing has replaced the Ranch Fencing.

This fencing will be used to protect the horse and rider from improper egress.

This fencing will be inspected and monitored on an ongoing basis.

White 3 Rail PVC Fencing will outline many working areas within the property. The fencing is visibly pleasing and works very well in defining areas along with interior road perimeters.

Turnout Corrals will be placed in various areas for horse exercise. They will be made from five foot high four rail white PVC Fencing.

Horse Arena perimeters will be made from 3 Rail White PVC Fencing.

Outside Paddocks extending from barn box stalls will be made from standard 3 and 4 rail galvanized pipe.

GRADING

It is our goal to develop the Equestrian Center while maintaining the charm and rural “feel” of the current environment that exists today. The site has been carefully planned to take advantage of the property’s natural and endemic beauty.

The Center, a working cattle ranch for over 150 years, has wonderful existing cattle (horse) trails throughout the property, as well as an existing road system.

We intend to develop the Equestrian Center with as little grading and changes to the terrain as possible.

We have located the buildings in areas that will take as much advantage of the existing natural grade contours of the property as possible.

The wet areas and their 50’ setbacks will be untouched, even the existing chaparral and grass areas will be left “natural”.

This somewhat random layout and placement allows us to retain the natural, rural look. In the over 50 acres within Parcel 1, we estimate to move only 66,000 cubic yards of material.

DRAINAGE

The Center was a cattle ranch, which relied on nature to handle seasonal rain water run-off.

Over time, sheet flow has created a system of intermittent drainage paths and drainage swales, ultimately leading into a season creek.

Horses and cattle have habituated the entire property up to the last 15 years.

During most of the prior ownerships, this was an operating cattle ranch with cattle roaming throughout the property. Much of the cattle fencing and operating stalls remain today.

By preserving the natural contours and proceeding with only minimal grading, we intend to keep the existing sheet flow system.

The barn buildings and arenas will be placed such as to interrupt the flow as little as possible with special emphasis on slowing the building run-off velocity, thus bringing water flow back to sheet flow conditions, and into existing waterways.

See Drainage Plan.

WATER QUALITY & RUN OFF

We conducted inspections at Rancho Sierra Vista and Coto Valley Equestrian Center, both located adjacent to seasonal creeks. The inspections have been conducted by County Grading, Health Department, Humane Society, Water Quality Board and the Department of Fish & Game, regarding the daily operations of an equestrian facility.

Although recommendations have sometimes been suggested, neither facility has ever been in violation of, nor had any problems related to water run-off.

A Vegetation Buffer and Water Quality Swale will be created and installed adjacent to the existing creek. This process is widely accepted.

Water Quality will be measured annually at the creek to monitor compliance per the County and an established Water Quality Program, and a copy of the results provided to the GSRLA Board.

Water Quality will be measured at the creek once per year to monitor compliance. A Water Quality Program has been prepared.

Most manure is generated in the horse stalls (See Manure Management). Horse Stalls have a 6"-12" shaving bedding to capture and retain manure and urine in the stall. The bedding is sifted thru and cleaned twice each day and disposed thru the Manure Disposal process. This process removes any sitting urine moisture immediately throughout the day.

Under the bedding, the stalls are also filled and sealed with a decomposed granite base. Further, a rubber matting is often used and placed on top of this base. The shavings are then placed on top of the matting. Any urine moisture is removed prior to penetrating the shaving, rubber matting, or DG base in any type of quantity.

Arenas are dragged and groomed twice each day. This vaporizes any sitting urine. Arenas have footing to capture and retain any manure or urine in the arena. Under the footing is a decomposed granite base. Under the decomposed granite base is an asphalt base, which would not allow any moisture to penetrate.

Roads, Trails, and Pathways are maintained and watered each day. A Drainage Plan has been provided, along with Water Run-Off and Quality Report.

Horses will reside in their stalls an average of 22-24 hours per day. The remaining 2 hours on random days will normally be spent in the arenas practicing. Barn Stalls will have the predominate use.

The property has been operated as a working cattle ranch for the last 150 years.

NOISE

HORSE SHOWS

The Horse Shows will be narrated by microphone and an amplified speaker system in covered arenas only.

During the Outside Arena Shows, a hand held announcing megaphone will be utilized to direct the horses. Sounds like “Walk your horses” pause for 20 seconds, then “Jog your horses” will be made. The sound is non-horse alarming and therefore, very quiet and subtle in nature. See Noise Study for further details.

See Horse Shows for hours of operation and use.

WEDDINGS/EVENTS

Weddings/Events will be conducted at a lawn area in front of the existing Main Residence or within the Covered Arena. Receptions will be held in a fully enclosed facility, if amplified music will be played. Receptions may be held in an enclosed facility or in one to be built, currently identified to be adjacent to the Main Residence. See Site Plan.

See Noise Study for use and effect.

An additional Study was also provided with the bordering neighbors to address any concerns. They monitored the noise levels at and below the current rural code regulations, which are lower than the proposed property code requirements. This was offered to meet the neighbors’ concerns.

The Noise Study shows complete compliance to not only the required code required of the subject property, but also adheres to the “rural codes” of its neighbors.

To further assist in reducing noise levels sought by the immediate neighbors , the use will be designed to point all direct sounds away from its neighbors, and will utilize less power in the speaker output. This effort provides a level of noise well within code compliance, and all amplified music will only be provided in an enclosed facility.

The Facility Staff will measure and monitor all noise levels “during” the Horse Shows, Weddings, and Events to manage our continued compliance. The measuring device will remain intact at the even for all persons to observe during the event, along with a residing manager.

LIGHTING

The Center will be lighted for safety, with exterior lighting for access and egress.

A Lighting Photometric Study has been provided showing the location of lights and lighting levels.

No outside arena lighting is planned. Interior lighting will be inside covered arenas, reflecting immediately down (down lighting) and not visible from the perimeter of the property.

Trailer Stall Security Lighting will be at a height of five (5) feet or under.

GENERAL

WELLS

No wells currently exist on the property, and no wells will be installed.

Several artesian springs exist and have been utilized for the property during the past 150 years. Currently, they provide the sole source for all water use on the property. The residence and mobile homes, along with landscaping and general maintenance rely on this water solely.

Upon approval, the residence and mobile homes will rely on EID water only.

The artesian springs will not increase in capacity, or its draw.

WATER

Water will be provided by EID to support the requirements of the Facility to include the supply to each barn and buildings.

EID water will be the sole source for all Barn and Building Use along with Horse drinking.

EID water will be the sole source for Fire Sprinkler Systems.

See EID Report.

RESTROOMS

Septic Systems currently exist on the property and provide for sewer at the main residence and mobile homes.

A new septic system will be installed adjacent to the clubhouse to handle the Clubhouse restrooms and horse wash stalls. See Perk test.

Large Portable Restrooms will be installed and remain on the property. They will be of the larger type, with full service area and mirrors inside.

They will be self-contained, and drained regularly by an outside service vendor.

No main sewer system is planned.

CANOPY

A Canopy Study has been provided.

SIGNS

A monument sign will be provided in front of the main entrance. Approximate size is eight (8) feet wide by four (4) feet high. It will not be illuminated. It will be of Natural Stone or similar type appearance.

A monument sign or plaque may be provided near special species of plants and artifacts throughout the property.

No new sign is proposed at this time for the Deer Valley and Green Valley intersection, or on the Clubhouse side facing Deer valley or Green Valley.

SPECIAL USE PERMIT

The special use permit for the project will be reviewed by the County and Residents of GSRLA (Green Springs Ranch Landowners Association), 12 months after the first building is finalized, or occupancy, whichever comes first. Both parties will make a best effort to ensure that any problems are resolved quickly. Applicant/Owner and GSRLA will meet annually thereafter to maintain a positive working relationship and address any issues relative to the Special Use Permit.

In the event that Dennis Graham sells the property after project approval, the new owner will submit written confirmation that they understand and are able to comply with the existing Special Use Permit.

SPECIAL REPORTS

Air Quality Impact Analysis
Archaeology Study – Cemetery Review
Assessors Map
Clubhouse/Sign Rendering
Cultural Resource Assessment
EID/FIL
Environmental Impact Assessment
Grading Plan
Lighting Photo metrics
Noise & Acoustical Study & Supplement
Perk Test Study
Rare Plant Study
Site Plan
Slope Analysis
Soils Report
Tentative Parcel Map
Traffic impact Assessment & Supplement
Tree Canopy Plan
Tree Preservation Plan
Utility Plan-Preliminary
Vicinity Map
Waste Water Study
Water Quality & Run-Off Report
Wetlands Delineation

CONSULTANTS & ENGINEERING

ESSENTIAL PROPERTIES INC.

970 Reserve Drive #180
Roseville, CA 95678

Owner

Contact: Dennis Graham
Phone: (877) 677-8181

TSD ENGINEERING

31 Natoma Street, Suite #160
Folsom, CA 95630

Project Management

Contact: Casey Feickert
Phone: (916) 608-0707

PEAK & ASSOCIATES

8167-A Belvedere Avenue
Sacramento, CA 95826

Archaeology Study/Cemetery

Contact: Melinda Peak
Phone: (916) 452-4435

MICHAEL BRANDON ASSOC.

2000 "O" Street, Suite #200
Sacramento, CA 95811

Wetlands Delineation

Contact: Robert Francisco
Phone: (916) 955-8641

ECORP CONSULTING

2260 Douglas Blvd., Suite #160
Roseville, CA 95661

Rare Plant Study

Contact: Pete Balfour
Phone: (917) 782-9100

KD ANDERSON TRANSPORTATION

417 Oak Street
Roseville, CA 95678

Traffic Study

Ken Anderson
Phone: (916) 786-5529

BOLLARD ACOUSTICAL

3551 Bankhead Road
Loomis, CA 95650

Noise Assessment Study

Contact: Paul Bollard
Phone: (916) 663-0500

EIP ASSOCIATES

12301 Wilshire Blvd. Suite 430
Los Angeles, CA 90025

Air Quality Study

Contact: Ana Price
Phone: (916) 325-4800

YOUNGDAHL CONSULTING GROUP

1234 Glenhaven Court
El Dorado Hills, CA 95762

Soil Report Study

Contact: Dave Cedarquist
Phone: (916) 933-0633

ACTEC

1660 N. Main Street
Orange, CA 92867

Civil & Structural Engineer

Contact: C. M. Thompson
Phone: (714) 998-1811

GREAT PACIFIC ASSOCIATES

P.O. Box 636
El dorado, CA 95623

Waste Water Study

Contact: John Reay
Phone: (530) 620-5659

ENVIROCYCLE

P.O. Box 5698
Auburn, CA 95604

Contact: Bill Carpenter
Phone: (888) 694-4633

BRIAN HOLLOWAY

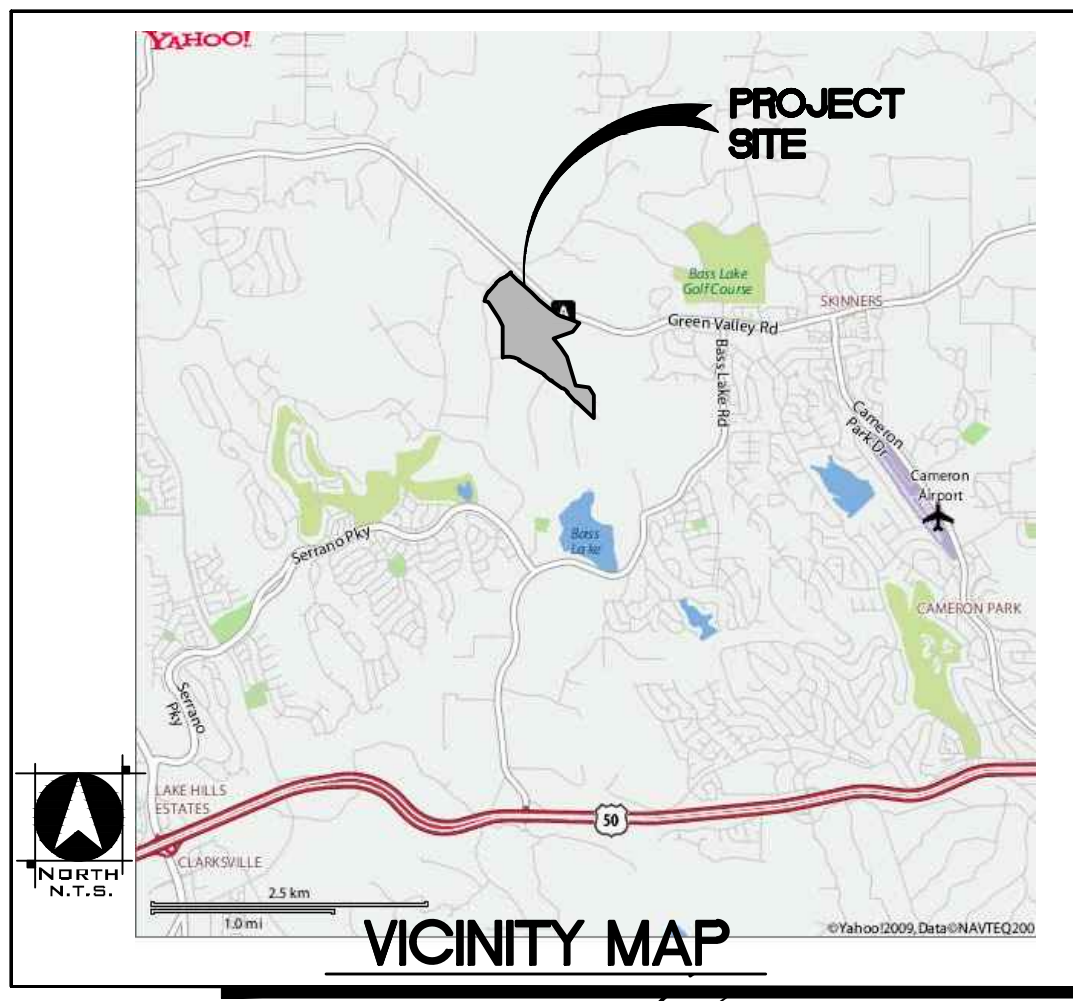
422 Pico Way
Sacramento, CA 95819

Project Consulting
Contact: Brian Holloway
Phone: (916) 731-4435

CYNTHIA DAWSON

Architect

TENTATIVE PARCEL MAP
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100



PROJECT SUMMARY

OWNER/DEVELOPER/APPLICANT
 ESSENTIAL PROPERTIES GROUP, INC.
 970 RESERVE DRIVE, BUILDING #180
 ROSEVILLE, CA 95678
 ATTN: DENNIS GRAHAM
 dennis.graham@headquarters1.com

ENGINEER
 TSD ENGINEERING, INC.
 31 NATOMA STREET, SUITE 160
 FOLSOM, CA 95630
 ATTN: CASEY FEICKERT
 cfeickert@tsdeng.com

SCALE
 1" = 100'

CONTOUR INTERVAL
 2' CONTOUR INTERVAL

TOPOGRAPHY
 AERIAL TOPOGRAPHIC SURVEY
 CONDUCTED ON AUGUST 9, 2010

SECTION, TOWNSHIP AND RANGE
 A PORTION OF SECTIONS 19 & 30,
 TOWNSHIP 10 NORTH, RANGE 9 EASE,
 M.D.M.

ASSESSORS PARCEL NO
 115-410-05-100

PRESENT ZONING
 RE-5 & RE-10

PROPOSED ZONING
 PARCEL 1 - RF (RECREATIONAL FACILITY)
 PARCEL 2 - RE-5 (SAME)
 PARCEL 3 - RE-5 (SAME)

AREA
 PARCEL 1 - 38.27+ AC
 PARCEL 2 - 102.47+ AC
 PARCEL 3 - 5.63+ AC
 TOTAL - 146.37+ ACRES

NUMBER OF PARCELS
 (3) THREE

WATER SUPPLY
 EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
 PRIVATE SEPTIC SYSTEM

FIRE PROTECTION
 RESCUE FIRE PROTECTION DISTRICT
 EL DORADO FPD

DATE OF PREPARATION
 FEBRUARY 24, 2011

PROPOSED USE
 EQUESTRIAN CENTER

PARK DISTRICT
 EL DORADO COUNTY

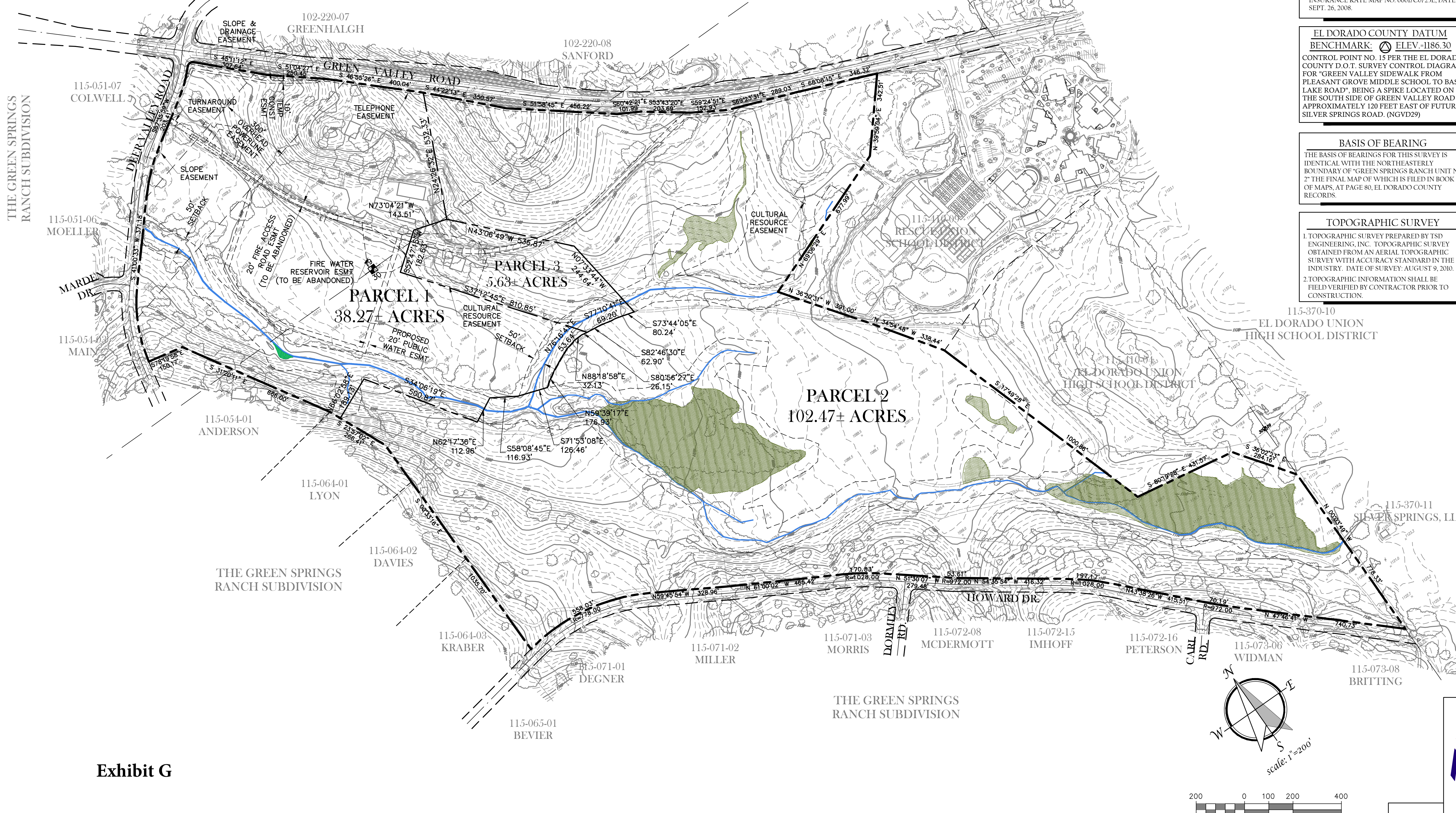
SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT
 EL DORADO UNION H.S. DISTRICT

GAS & ELECTRIC
 PG&E

TELEPHONE
 AT&T

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

SILVER SPRINGS
 SUBDIVISION
 TENTATIVE PARCEL MAP
 APRIL 20, 2015



FLOOD ZONE
 PROJECT IS LOCATED WITHIN FLOOD ZONE
 DESIGNATED AS UNSHADED 'X' PER FEDERAL
 EMERGENCY MANAGEMENT AGENCY'S FLOOD
 INSURANCE RATE MAP NO. 0607C0725E, DATED
 SEPT. 26, 2008.

EL DORADO COUNTY DATUM
 BENCHMARK: ELEV.-1186.30
 CONTROL POINT NO. 15 PER THE EL DORADO
 COUNTY D.O.T. SURVEY CONTROL DIAGRAM
 FOR "GREEN VALLEY SIDEWALK FROM
 PLEASANT GROVE MIDDLE SCHOOL TO BASS
 LAKE ROAD" BEING A SPIKE LOCATED ON
 THE SOUTH SIDE OF GREEN VALLEY ROAD
 APPROXIMATELY 120 FEET EAST OF FUTURE
 SILVER SPRINGS ROAD. (NGVD29)

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THIS SURVEY IS
 IDENTICAL WITH THE NORTHEASTERLY
 BOUNDARY OF "GREEN SPRINGS RANCH UNIT NO.
 2" THE FINAL MAP OF WHICH IS FILED IN BOOK F
 OF MAPS, AT PAGE 80, EL DORADO COUNTY
 RECORDS.

TOPOGRAPHIC SURVEY
 1. TOPOGRAPHIC SURVEY PREPARED BY TSD
 ENGINEERING, INC. TOPOGRAPHIC SURVEY
 OBTAINED FROM AN AERIAL TOPOGRAPHIC
 SURVEY WITH ACCURACY STANDARD IN THE
 INDUSTRY. DATE OF SURVEY: AUGUST 9, 2010.
 2. TOPOGRAPHIC INFORMATION SHALL BE
 FIELD VERIFIED BY CONTRACTOR PRIOR TO
 CONSTRUCTION.

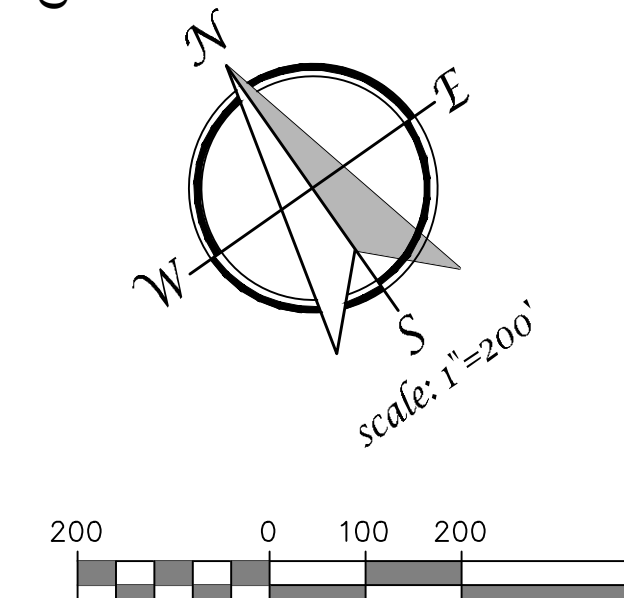


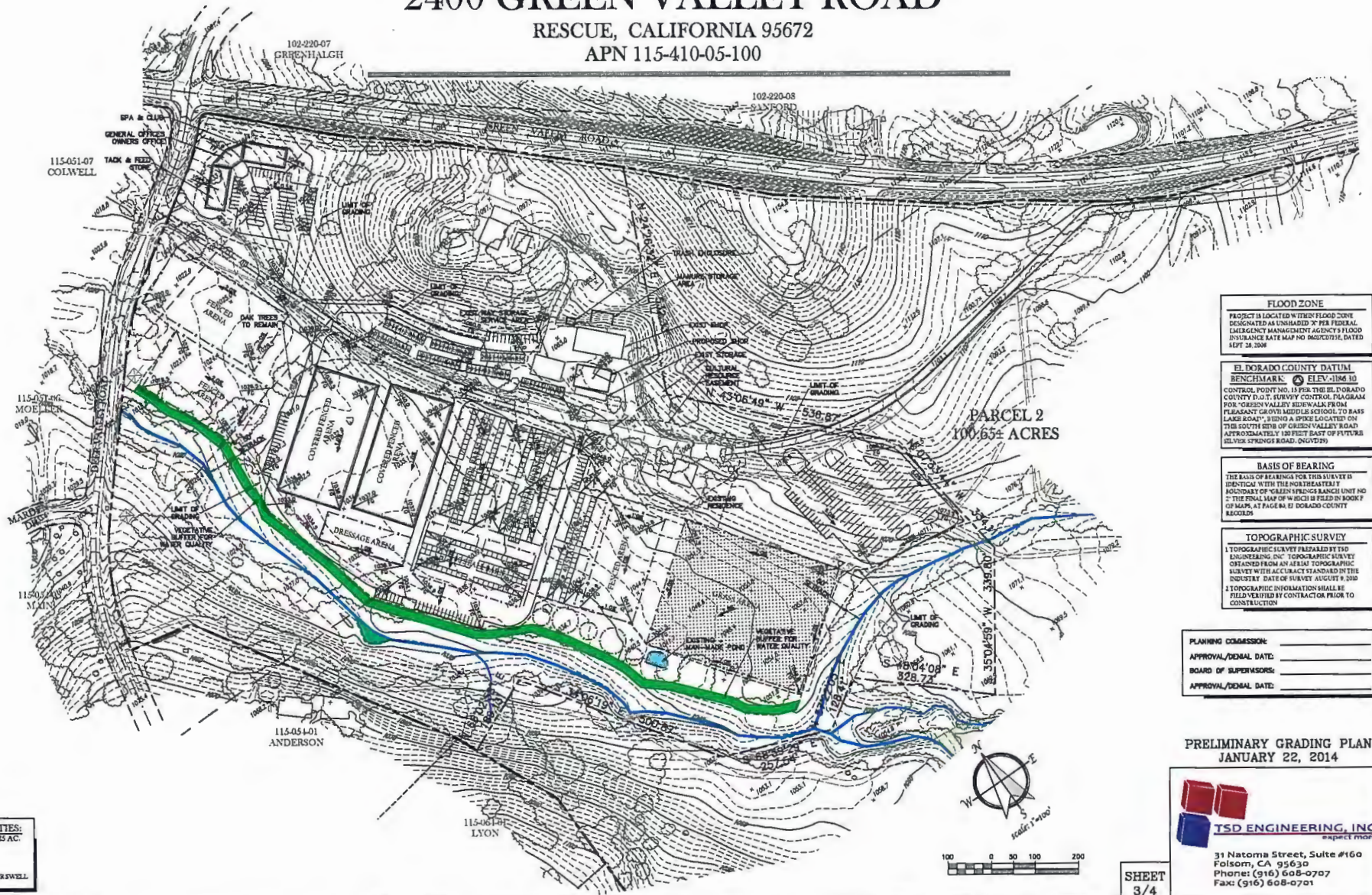
Exhibit G

SHEET
 1/4

31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

PRELIMINARY EQUESTRIAN GRADING PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD

RESCUE, CALIFORNIA 95672
 APN 115-410-05-100



FLOOD ZONE
 PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS UNHAZDED "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 08030701A, DATED SEPT 28, 2008

EL DORADO COUNTY DATUM
 BENCHMARK: (C) ELEV. 1186.10 CONTROL POINT NO. 11 PER THE EL DORADO COUNTY D.O.T. SURVEY CONTROL FLUORGRAM FOR "GREEN VALLEY SIDEWALK FROM PLEASANT GROVE MIDDLE SCHOOL TO PASS LAKE ROAD" BEING A SPIKE LOCATED ON THE SOUTH SIDE OF GREEN VALLEY ROAD APPROXIMATELY 100 FEET EAST OF FUTURES SILVER SPRINGS ROAD. (NGVD89)

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THE MOST RECENTLY BOUNDARY OF "GREEN SPRINGS RANCH UNIT NO. 2" THE FINAL MAP OF WHICH IS FILED IN BOOKS OF MAPS, AT PAGE 8A EL DORADO COUNTY RECORDS.

TOPOGRAPHIC SURVEY
 1 TOPOGRAPHIC SURVEY PREPARED BY TSD ENGINEERING, INC. TOPOGRAPHIC SURVEY OBTAINED FROM AN ATLAS TOPOGRAPHIC SURVEY WITH AN ACCURACY STANDARD IN THE INDUSTRY DATE OF SURVEY AUGUST 9, 2010
 2 TOPOGRAPHIC INFORMATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

PRELIMINARY GRADING PLAN
JANUARY 22, 2014



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

EARTHWORK QUANTITIES:
 AREA OF DISTURBANCE: ± 21.25 AC.
 CUT: ± 32,500 CY
 FILL: ± 31,000 CY
 RAW NUMBERS, NO SHRINKAGE OR SWELL WAS ACCOUNTED FOR.



SHEET
 3/4

Exhibits 1 through 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EXHIBIT H

PRELIMINARY UTILITY PLAN
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD
 RESCUE, CALIFORNIA 95672
 APN 115-410-05-100

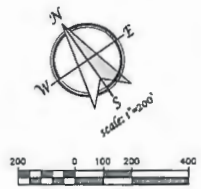


- NOTES**
1. OFFSITE WATER (TW) SHALL BE A PUBLIC WATER FACILITY LOCATED IN THE GREEN VALLEY ROAD RIGHT-OF-WAY (100 LF)
 2. ONSITE WATER (OW) SHALL BE A PUBLIC WATER FACILITY MAINTAINED BY ESD (1,000 LF)
 3. ONSITE WATER (SW) SHALL BE A PUBLIC WATER FACILITY MAINTAINED BY ESD (1,000 LF)
 4. ONSITE SANITARY SEWER SYSTEM SHALL BE A PRIVATE SEPTIC SYSTEM
 5. ONSITE STORM DRAIN SHALL BE PRIVATELY MAINTAINED, UNLESS OTHERWISE SPECIFIED.

- NOTES**
1. PER PRELIMINARY FIELD INVESTIGATION THERE IS ONE EXISTING WELL ON THE SUBJECT PARCEL TO BE USED FOR LANDSCAPE WATER.
 2. PER PRELIMINARY FIELD INVESTIGATION THERE IS AN EXISTING SEPTIC SYSTEM AND LEACH LINES ON THE SUBJECT PARCEL.

LEGEND

	WATER MAIN
	FIRE WATER
	SANITARY SEWER
	DROP INLET
	MANHOLE
	FIRE HYDRANT
	DITCH & DETECTOR CHECK VALVE
	METER & RP
	POINT OF CONNECTION



PLANNING COMMISSION: _____
 APPROVAL/DONAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DONAL DATE: _____

SILVER SPRINGS
SUBDIVISION

PRELIMINARY UTILITY PLAN
JANUARY 22, 2014



31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

SHEET
4/4

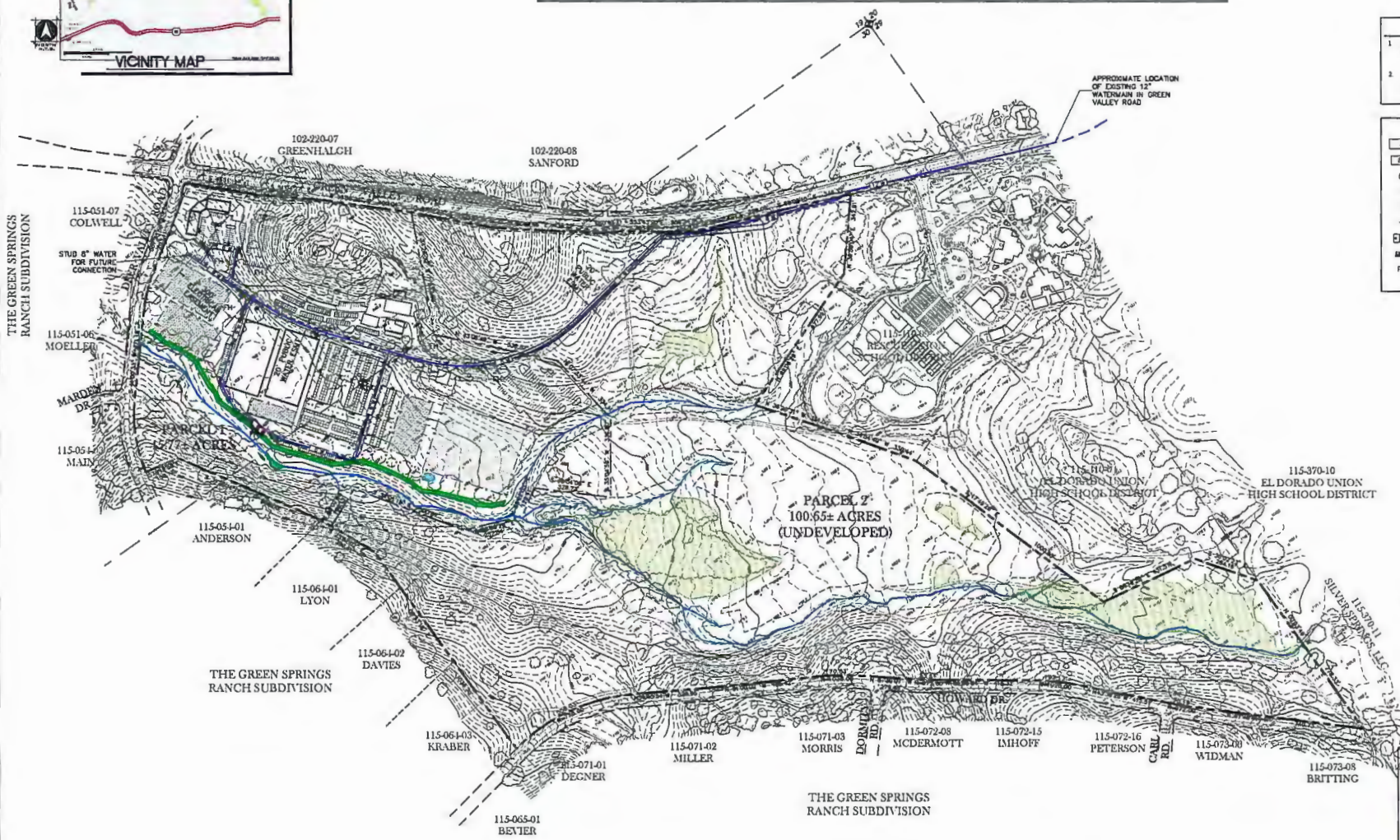
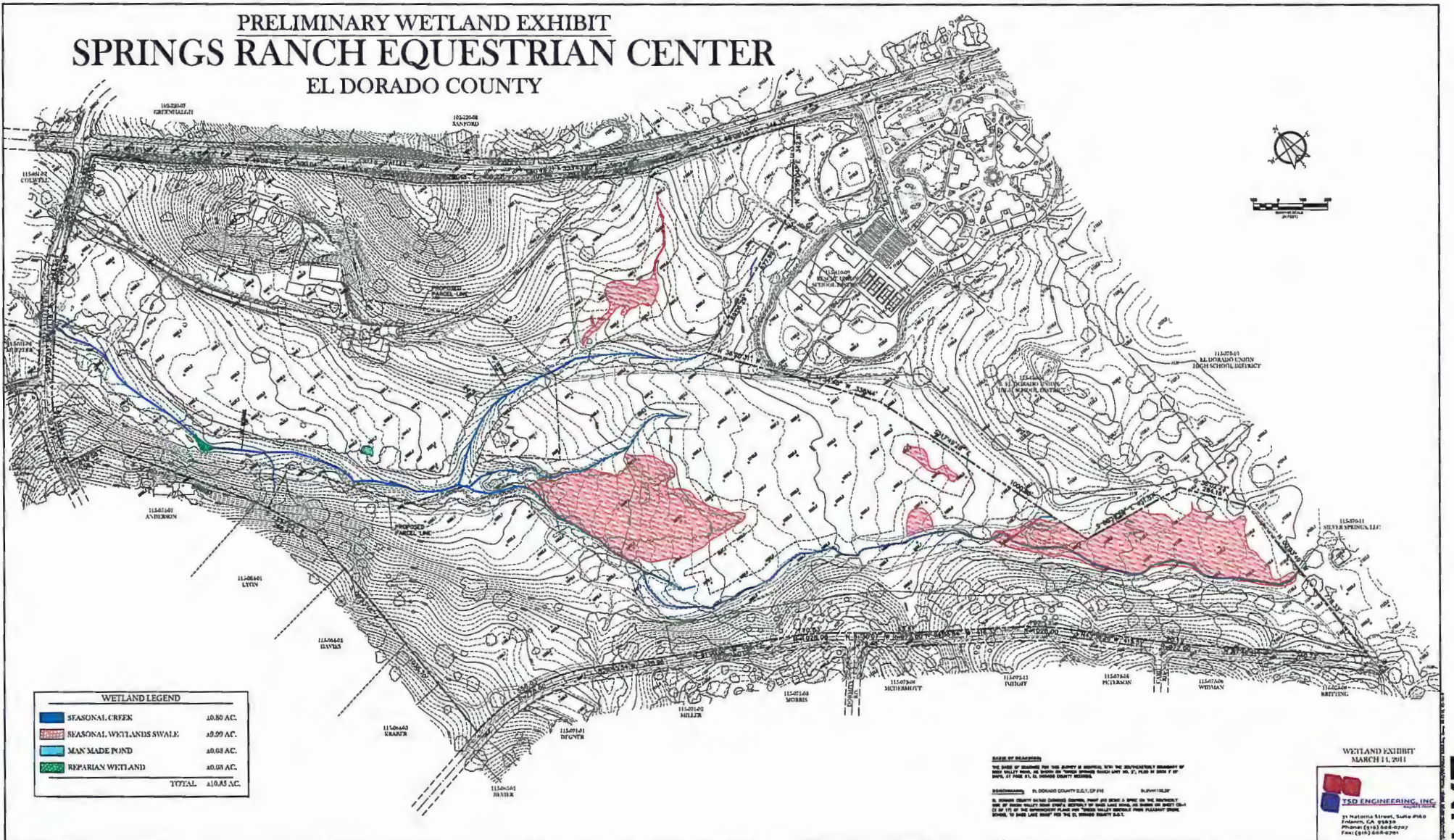


EXHIBIT I

PRELIMINARY WETLAND EXHIBIT SPRINGS RANCH EQUESTRIAN CENTER EL DORADO COUNTY



WETLAND LEGEND	
■ SEASONAL CREEK	10.80 AC.
■ SEASONAL WETLANDS SWALE	19.99 AC.
■ MAN MADE POND	0.08 AC.
■ RIPARIAN WETLAND	0.08 AC.
TOTAL 310.85 AC.	

SCALE OF MEASUREMENT
 THE SCALE OF MEASUREMENT FOR THIS EXHIBIT IS METRIC, WITH THE CONVENTIONAL EQUIVALENT OF FEET, INCHES AND MILES. ALL DIMENSIONS ON THIS EXHIBIT SHOULD BE IN FEET, INCHES OR MILES. ALL DIMENSIONS SHOULD BE IN FEET, INCHES OR MILES. ALL DIMENSIONS SHOULD BE IN FEET, INCHES OR MILES.

WETLAND EXHIBIT
MARCH 11, 2011








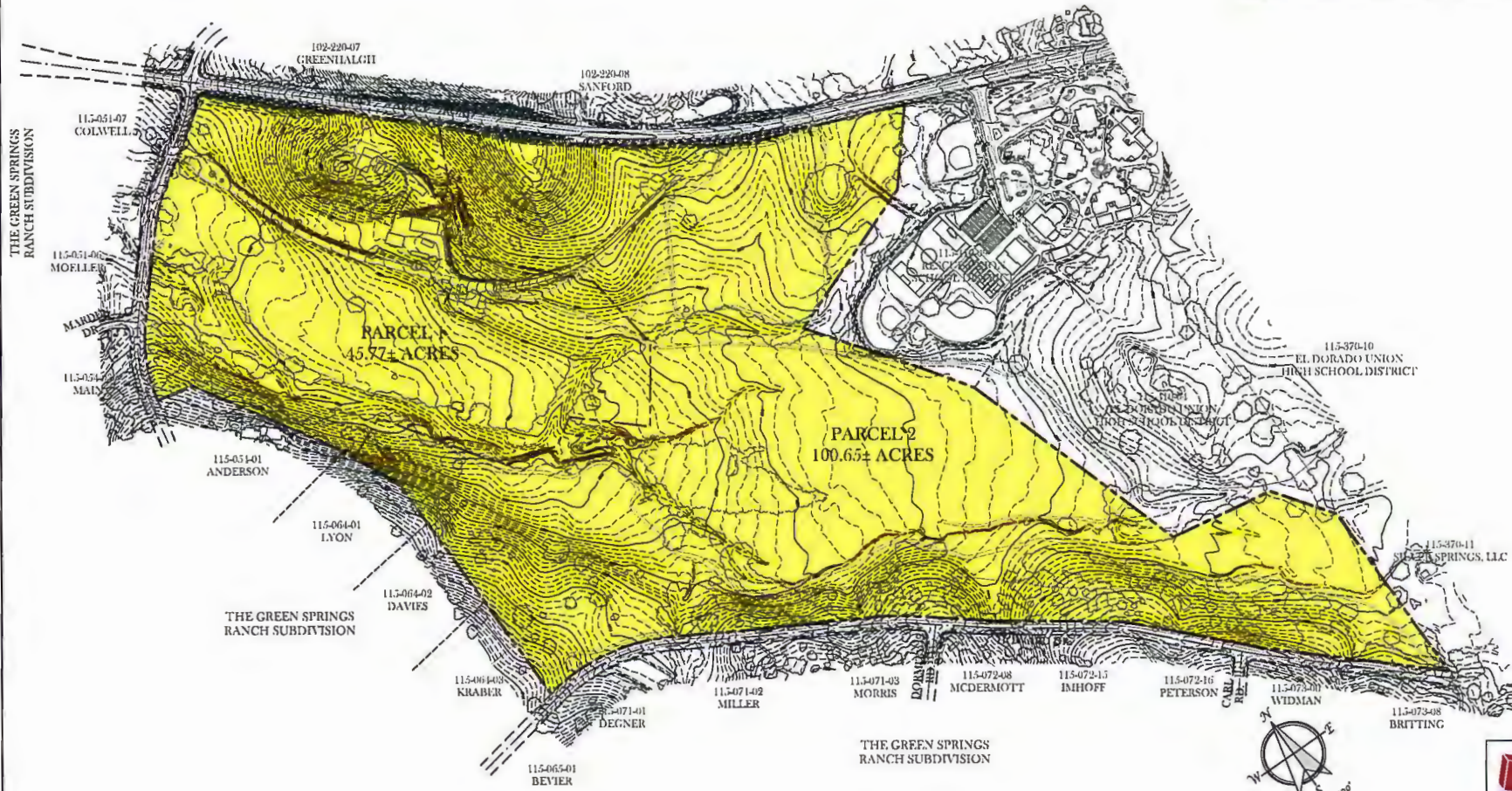
TSD ENGINEERING, INC.
 77 National Street, Suite #100
 Redwood City, CA 94063
 Phone: (615) 888-0707
 Fax: (615) 888-0701

EXHIBIT J

SLOPE ANALYSIS
ESSENTIAL PROPERTIES GROUP, INC.
2400 GREEN VALLEY ROAD

RESCUE, CALIFORNIA 95672
 APN 115-410-05-100

SPRINGS RANCH SLOPE MAP PERCENTAGES				
COLOR	SLOPE RANGE BEGINNING	SLOPE RANGE END	PERCENT OF TOTAL AREA	AREA
	0%	10%	65.9%	96.48 AC
	10%	20%	26.6%	38.96 AC
	20%	30%	5.5%	8.10 AC
	30%	40%	1.2%	1.77 AC
	40%+	30%	0.8%	1.11 AC
TOTAL			100%	146.42 AC



SILVER SPRINGS
 SUBDIVISION
 SLOPE ANALYSIS
 FEBRUARY 28, 2011



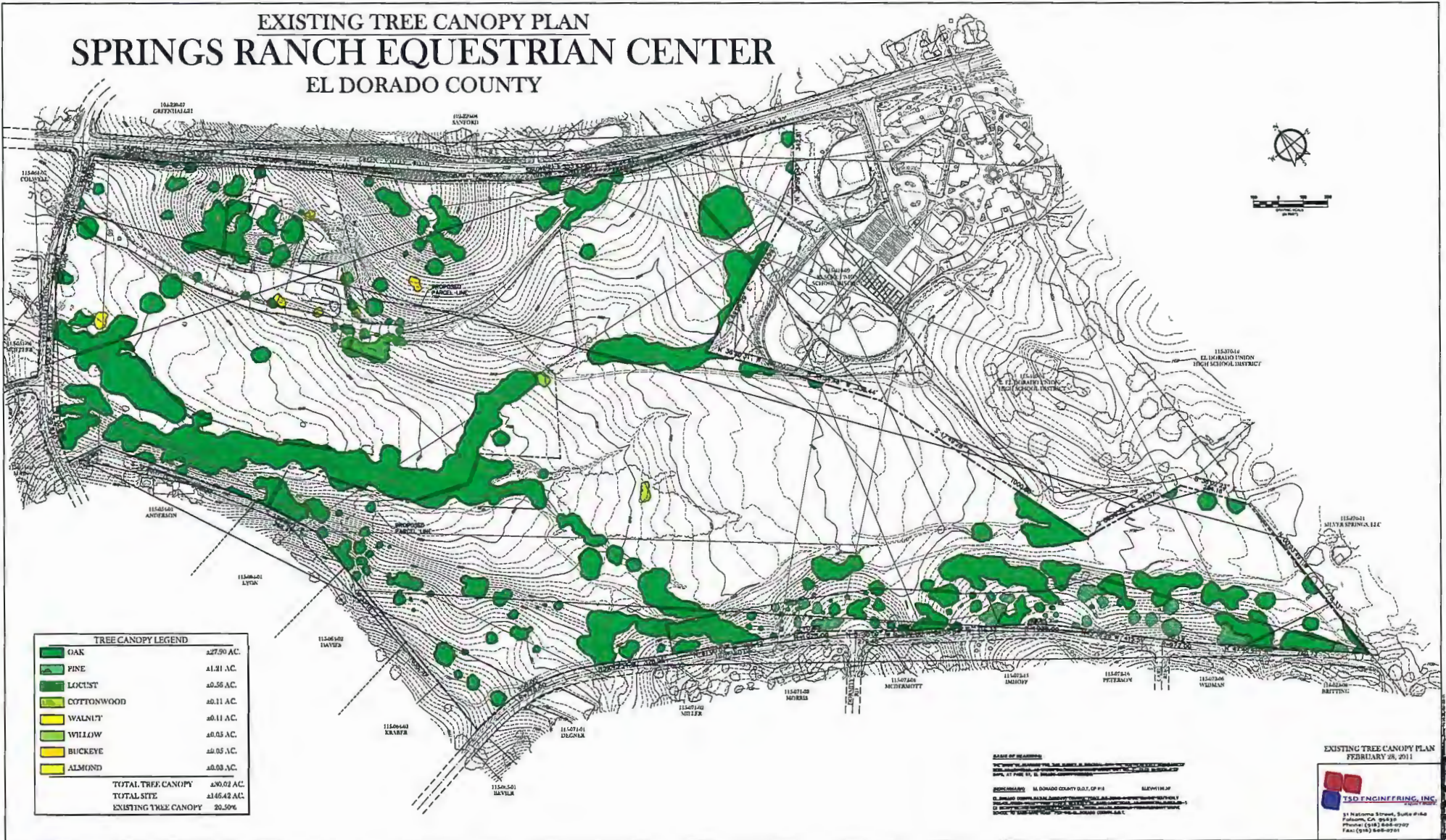
TSD ENGINEERING, INC.
 expect more.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

EXHIBIT K

EXISTING TREE CANOPY PLAN

SPRINGS RANCH EQUESTRIAN CENTER

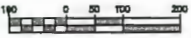
EL DORADO COUNTY



**PRELIMINARY TREE PRESERVATION PLAN
SPRINGS RANCH EQUESTRIAN CENTER
EL DORADO COUNTY**



TREE CANOPY LEGEND			
EXISTING TREE CANOPY		REMOVED	PRESERVED
	OAK	±27.90 AC.	±26.37 AC.
	PINE	±1.21 AC.	±1.21 AC.
	LOCUST	±0.56 AC.	±0.56 AC.
	COTTONWOOD	±0.11 AC.	±0.11 AC.
	WALNUT	±0.11 AC.	±0.00 AC.
	WILLOW	±0.05 AC.	±0.05 AC.
	BUCKEYE	±0.05 AC.	±0.05 AC.
	ALMOND	±0.08 AC.	±0.03 AC.
TOTAL TREE CANOPY		±29.02 AC.	±28.58 AC.
TOTAL SITE		±146.42 AC.	
TREE CANOPY		20.50%	94.5%
		% OF SITE	% PRESERVED



TREE PRESERVATION PLAN
FEBRUARY 28, 2011

expect more.
TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

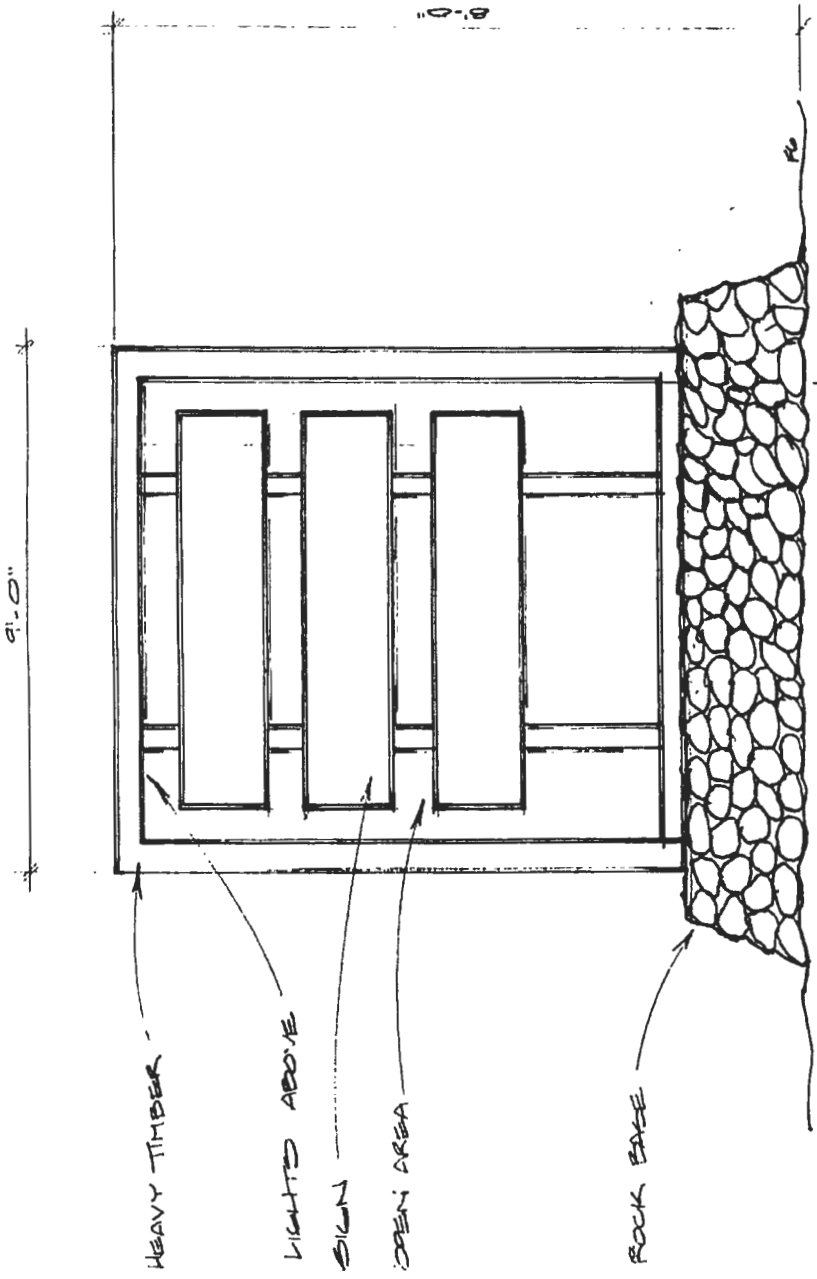
EXHIBIT M

204-0015
501-0011

SPRINGS
TYPICAL MONUMENT SIGN
3-2001

TIMBER
CONSTRUCTION
DEPARTMENT
0111111111

204-0015
501-0011



TYPICAL MONUMENT SIGN
SCALE 1/2"=1'-0"