


**EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 26, 2006**

AGENDA TITLE: Final Map- Silver Springs, Unit 1 (TM97-1330F) (District I)

DEPARTMENT: Development Services/Planning	DEPT SIGNOFF: 	CAO USE ONLY:
CONTACT: Gregory L. Fuz/Michael C. Baron p.v		
DATE: 9/13/2006 PHONE: 5445/7428		

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: Planning Services submitting final map for Silver Springs, Unit 1 (TM97-1330F), creating 53 lots ranging in size from 0.25 acres to .54 acres on 23.24 gross acres. The property, identified by Assessor's Parcel Number 115-370-04, is located on the south side of Green Valley Road 1,150 feet west of the intersection with Bass Lake Road in the Rescue Area. Applicant: SILVER SPRING, LLC (Bill Scott). Engineer: Stantec Consulting.

RECOMMENDATION: Planning staff recommends the Board take the following action: 1. Approve the final map for Silver Springs, Unit 1 (TM97-1330F); and 2. Authorize the Chair to sign the Agreement to Make Subdivision Improvements.

CAO RECOMMENDATIONS:

Financial impact? () Yes (X) No	Funding Source: () Gen Fund () Other
BUDGET SUMMARY:	Other: _____
Total Est. Cost _____	CAO Office Use Only:
Funding	4/5's Vote Required () Yes () No
Budgeted _____	Change in Policy () Yes () No
New Funding _____	New Personnel () Yes () No
Savings _____	CONCURRENCES:
Other _____	Risk Management _____
Total Funding _____	County Counsel _____
Change in Net County Cost _____	Other _____

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ Or Ayes: Noes: Abstentions: Absent: Rev. 04/05	I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors Date: _____ Attest: Cindy Keck, Board of Supervisors Clerk By: _____
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**EL DORADO COUNTY
BOARD OF SUPERVISORS
AGENDA TRANSMITTAL
MEETING OF SEPTEMBER 26, 2006**

**Page 2, Final Map
Silver Springs, Unit 1
Memo to Board of Supervisors
September 13, 2006**

DISCUSSION

Tentative Map TM97-1330 was approved on December 15, 1998, with an expiration date of June 2, 2006. The Applicant applied for a time extension which automatically added an additional 60 days until a final expiration date of August 2, 2006. A timely filing determination was made on August 1, 2006.

Improvements, Agreements, and Bonds: The applicant has submitted an Agreement to Make Subdivision Improvements and Bonds pursuant to Section 16.16.050 of the County Code. The Department of Transportation has reviewed and approved the submitted cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the subdivision.

Conditions of Approval: Staff has reviewed the conditions of approval for TM97-1330F and noted that all of the applicable conditions for the tentative map have been satisfied. The County Surveyor and the Department of Transportation have reviewed the applicable conditions for compliance (see attached Conditions Compliance Report and clearance memorandums).

Water: The El Dorado Irrigation District has provided a Meter Award Letter verifying that the project has purchased the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve all of the 53 proposed residential lots.

Environmental Review: The project has been determined to be Statutorily Exempt from environmental review under CEQA as provided for by Section 15268(b)(3) of the CEQA Guidelines pertaining to ministerial approval of final subdivision maps.

GLF:MB:jcb

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Conditions/Status of Conditions
- Exhibit C: Reduced Copy of Final Map
- Exhibit D: El Dorado Irrigation District Meter Award Letter
- Exhibit E: Department of Transportation Approval Memo
- Exhibit F: Surveyor's Office Approval Memo

Exhibit A: Vicinity Map

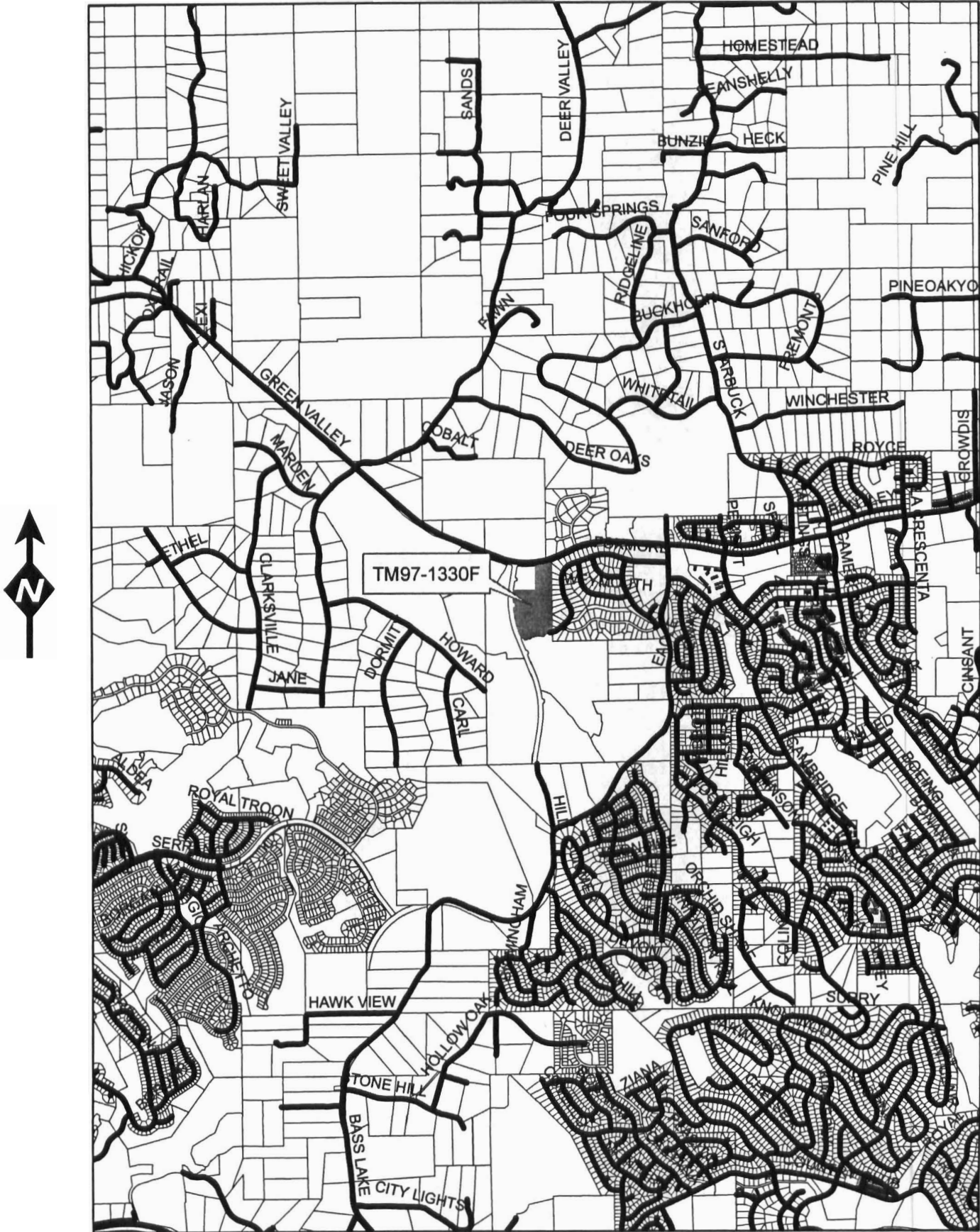


EXHIBIT B

ATTACHMENT 1 **CONDITIONS OF APPROVAL**

FILE NUMBER TM97-1330-F/Silver Springs, Unit 1

Conditions of Approval with Planning Department Staff notes in italics:

As approved by the Planning Commission on December 15, 1998

Conditions:

1. The subdivider shall obtain approval of construction drawings consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved map.

Discussion: Copy of signed cover sheet for Unit 1 Improvement Plans, Green Valley/Deer Valley Intersection, Green Valley/Silver Springs Parkway Intersection, and Silver Springs Parkway Onsite Plans.

2. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and material/men surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.

Discussion: 1) Subdivision Improvement Agreement 2) Copy of all bonds Note: All offsite costs shall be separate from separate Unit costs. 3) Road Improvement Agreements

3. The final map shall show all utility, road, and drainage easements per the recommendation of utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

Discussion: Copy of signed cover sheet with initials from utility providers beside easement dedication language.

4. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

Discussion: Noted on Improvement Plans.

5. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to the burning activities.

Discussion: Noted on Improvement Plans.

6. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

Discussion: Copy of grading sheet showing driveway design as requested by DOT. Note: Not required for Unit 1. DOT approved Grading Plans provided. Do not have 6-foot difference between curb and pad within Unit 1.

7. All grading plans shall be prepared and submitted to the Soil Conservation Service and the Department of Transportation. The Soil Conservation Service shall review and make appropriate recommendations to the County. Upon receipt of the review report by the Soil Conservation Service, the Department of Transportation shall consider imposition of the appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Discussion: Letter from RCD.

8. The timing of construction and the method for revegetation shall be coordinated by the El Dorado County Resource Conservation District. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the Soil Conservation Service for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Discussion: Copy of letter from RCD.

9. All survey monuments must be set prior to the presentation of the final map before the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit.

Discussion: Copy of bond for survey monuments.

10. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

Discussion: *Copy of grading plans showing protective fencing.*

11. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

Discussion: *Noted on Improvement Plans.*

12. A road name petition shall be approved by the County Surveyor prior to the approval of the final map.

Discussion: *Copy of signed form by surveyors Office approving street names.*

CONDITIONS OF APPROVAL

Department of Transportation - Road Improvements

1. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

ROAD NAME	STANDARD PLAN	ROAD WIDTH	EXCEPTIONS/ SPECIAL NOTES
Realigned Bass Lake Road	GP	56 feet (100 foot ROW), plus utility/slope easements	Type 2 vertical curb & gutter, 6 foot sidewalks
Green Valley Road	GP	40 feet (ROW dedication as proposed on the tentative map) Signalization and intersection improvements at realigned Bass Lake Road	Type 2 vertical curb and gutter, with 6 foot sidewalks on the south side - structural section modifications to existing shoulder
Existing Bass Lake 'K' Circle 'A,' 'B,' 'H,' 'M,' 'N,' 'O,' 'P,' 'W,' & 'X' Street Foxmoore Lane (Pioneer Place Subdivision to Northerly X Street intersection)	GP 101B	40 feet (60 feet ROW) 36 feet (50 feet ROW) plus utility/slope easements	Type 2 vertical curb Type 1 rolled curb and gutter with 4 foot sidewalks
N and D Courts (see Condition # 7)	101B	36 feet (50 foot ROW), plus utility/slope easements	Type 1 rolled curb & gutter with no sidewalks
'C,' 'E,' 'F,' 'I,' 'J,' 'L,' 'P,' 'Y,' & 'Z' Courts	101B and 114	28 feet (50 foot ROW), plus utility/slope easements	Type 1 rolled curb & gutter with no sidewalks
Secondary access to the existing Bass Lake Road	101B	24 feet (40 foot ROW), plus utility/slope easements	No curb and gutter or sidewalks

Notes: Road widths in the preceding table are measured from curb face to curb face.

Where constrained by topography, sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to filing of the final map. Sidewalks shall be constructed to any walk/trail systems in the project open space areas. Pedestrian easements are to be provided where necessary.

Discussion: *Provide street name matrix showing tentative map name and corresponding final map name.*

2. Pursuant to Resolution 32-98, this project is subject to the West Slope Transportation Impact Mitigation Fee. Said fee shall be due upon the issuance of a building permit.

Discussion: *Will be paid at building permit phase.*

3. Pursuant to Resolution 31-98, this project is subject to the RAZ-1 Transportation Impact Mitigation Fee for State System's Capacity and Interchanges. Said fee shall be due upon the issuance of a building permit.

Discussion: *Will be paid at building permit phase.*

4. Based on the continuous alignment of 'A' and 'B' Street, these streets shall be designated the same road name.

Discussion: *Copy of Surveyors approval letter.*

5. The realigned Bass Lake Road intersection with Green Valley Road shall be constructed consistent with El Dorado County Standard Plan 103E or alternative design as approved by the County Engineer.

The permanent entrance to existing Bass Lake Road shall be constructed to El Dorado County Standard Plan 103D.

If any temporary secondary access for Phase 1 is constructed to existing Bass Lake Road, it shall be located opposite the proposed access to the Bass Lake Estates (TM96-1320) subdivision, and constructed to Standard Plan 103 C. This access shall be abandoned and the roadway obliterated, concurrent with the construction of any subsequent phase which constructs a permanent secondary access.

Discussion: *Condition does not apply to Unit 1.*

6. The required improvements for Green Valley Road and existing Bass Lake Road, as described in Condition #1, shall be made as each phase is developed fronting these roads.

Discussion: Narrative of phasing included.

7. If "F" Court is connected to the Vista Verde subdivision, it shall be constructed to Standard Plan 101B and be 36' wide.

A road connection shall be made from F Court or B Street in Phase I, or K Circle in Phase II to the east property boundary, or other location approved by the Department of Transportation, to allow circulation to the adjacent property (approved tentative map 97-1342 Vista Verde). The exact alignment to be coordinated between this project and any project on the adjacent property.

Discussion: Not applicable to Unit 1

8. A traffic signal, and appurtenant intersection improvements, shall be constructed on Green Valley Road at the Realigned Bass Lake Road intersection. In addition, the on-site portion of the Realigned Bass Lake Road shall be constructed from Green Valley Road as follows: To Street M with Phase II; to the southwest corner of Lot 28 with Phase III; to the south boundary of the project with the fourth phase of development. Design and construction of said facilities is subject to the review and approval of the County Engineer.

Improvements to the realigned Bass Lake Road are identified in the County's Road Circulation Map and are eligible for reimbursement from the County RIF and TIM fee programs. The developer or his successors will be entitled to receive reimbursement for the road improvement costs at the time that Realigned Bass Lake Road is scheduled for construction in the County's five-year Capital Improvement Program (CIP) and when the construction of the off-site portion of Realigned Bass Lake road between the projects south boundary and the connection to existing Bass lake Road is completed.

As an alternative, the developer may construct the total on-site portion of the Realigned Bass Lake Road concurrent with Phase II of development and post a deposit with the Department of Transportation for the design, construction, and right-of-way costs for the off-site portion of Realigned Bass Lake Road. In such case, the following provisions will apply. The Department will construct, or cause to be constructed said off-site roadway within one year after completion of the on-site portion, but no sooner than the year 2000. As an alternative, the Developer may choose to construct the off-site portion, subject to review and approval by the County Engineer.

As the above work is included in the West Slope Traffic Impact Mitigation (TIM) Fee account, the Developer shall receive reimbursements for said work in accordance with a reimbursement agreement, subject to approval by County Counsel and the Director of Transportation, that generally includes the following provisions:

- a. Fifty percent of the Green Valley/Realigned Bass Lake Road signal and intersection costs, 50 percent of the on-site Realigned Bass Lake Road costs, and 100 percent of the off-site Realigned Bass Lake Road costs are eligible for reimbursements.
- b. Reimbursable amounts shall include all earthwork, storm drainage and roadway construction from back-of -curb to back-of-curb minus median landscaping. All sidewalks, landscaping, and utility improvements will not be subject to reimbursement.
- c. The schedule for reimbursements as specified will be 20 percent per year for five years, beginning five years after the completion of the full Realigned Bass Lake Road from Green Valley to the existing Bass Lake Road. Interest shall be accrued on reimbursable amounts at the “pooled rate of funds.” Said reimbursements shall be subject to availability of funds in the TIM Fee account. No Road Fund or County General Fund monies shall be obligated for reimbursement to the project.
- d. All construction contracts pursuant to the performance of reimbursable improvements shall be competitively bid, or no reimbursements shall be made.
- e. Fifty percent of the reimbursable amount may be taken by the Developer in the form of credits toward the TIM Fees for lots created subsequent to the construction of said improvements.

Discussion: *Copy of Improvement Plans.*

9. An irrevocable offer of dedication, in fee, shall be made for the right of way width of 100 feet, for the on-site portions of realigned Bass Lake Road, with slope easements where necessary. An irrevocable offer of dedication, in fee, shall be made for the right-of-way as shown on the tentative map, for the on-site portion of Green Valley Road and of 30 feet for the on-site existing Bass Lake Road, with slope easements where necessary.

Discussion: *IOD highlighted on large lot final map.*

10. An irrevocable offer of dedication shall be made, in fee, in the width as described in Condition 1 for the remaining proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowner’s agreement and association, or other entity, shall be established in order to provide for the long term maintenance of the roads.

Discussion: *Copy of Resolution for CSA-9 for road maintenance.*

11. A vehicular access restriction, excluding approved roadways and emergency access points, shall be designated along the frontages of Green Valley Road, existing and realigned portion of Bass Lake Road with the following exception:

Lots 10 and 11 of Phase I may obtain access to existing Bass Lake Road, provided that a Notice of Restriction shall be placed on the final map for Phase I affecting Lots 10 and 11, which will require additional on-site turnaround area for driveway access. The intent of this condition is to allow the lot owners to exit the property by driving forward onto existing Bass Lake Road.

Discussion: 1) Copy of Final Map highlighting no access graphic. 2) Copy of Unit 2 Final Map showing Lots 62 & 63 access from Bass Lake Road will be provided with the Unit 2 binder. This condition does not apply to Unit 1.

Grading

12. Prior to grading operations, the subdivider shall contact the Resource Conservation District for approval of an erosion control plan.

Discussion: Approval letter from RCD.

13. Prior to grading and other ground disturbances, the applicant shall retain a qualified archaeologist to observe the removal of earth and be aware of any indications of cultural resources. If a cultural resource is uncovered, construction will be redirected until the monitor has evaluated the find for significance and identified the appropriate mitigation measure. If human remains are encountered, work in the immediate area of the remains will be halted until the El Dorado County coroner, who must be notified within 24 hours, has evaluated the remains. If the coroner determines that the burial is Native American in origin, the Native American Heritage Commission must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved in the disposition of the remains following scientific analysis.

Discussion: Noted on Improvement Plans.

14. Prior to final map approval, a detailed interim and final erosion control and hazardous materials control plans shall be developed for the project site. These programs shall be consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance and El Dorado Resource Conservation District's Erosion and Sediment Control Plan. These programs should include Best Management Practices (BMPs) to protect water quality during and after construction.

Discussion: Copy of approved SWPPP.

Drainage

15. Prior to final map approval, storm drain plans shall be prepared to finalize detailed storm drain improvements. These plans shall confirm that the increase in site runoff attributable to the proposed project will not adversely affect downstream conditions in or adjacent to Green Springs Creek. Ultimately, if required, facilities shall be provided on-site as needed to reduce the project's runoff quantities to discharge levels that will not result in downstream flooding, scour or erosion. These plans shall be approved by the County Transportation Director.

Discussion: Copy of plan/profiles showing storm drainage design.

16. If on-site retention/detention is required, the project shall only be responsible for the increased volumes for storm runoff caused by the project alone.

Discussion: Copy of Master Drainage Plan sheet showing ponds built as regional therefore not required in any units.

17. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval of the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan. The developer shall install all necessary drainage facilities to effectively convey storm water through the project to a safe and reasonable discharge point, with the respective phase of construction, or as specified in the final drainage plan.

Discussion: Copy of drainage study

18. Cross lot drainage shall be avoided wherever possible. When concentrated cross lot drainage does occur, it shall be contained within dedicated drainage easements. This concentrated drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.

The CC&Rs shall require downstream property to accept and not block storm water from the upstream property.

Discussion: Copy of Section 4.1 & 4.2 of CC&R's.

19. The subdivider shall be required to form a County Service Area Zone of Benefit, or other entity to fund drainage facilities maintenance and improvement services. The funding mechanism for these services must be established prior to the approval of the final map and shall include a provision for future increased funding requirements. It is recommended that a special tax with an escalator clause be used as the funding mechanism.

The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

Discussion: Copy of recorded resolution and map showing drainage easements.

Fire Protection District

20. Fire hydrants shall contain a minimum flow of 1500 GPM with a 20 PSI residual pressure for two hours duration, with 500 foot maximum spacing. The fire flow shall be in excess of the maximum daily domestic consumption. The minimum waterline size is 8 inches or larger as required by the El Dorado County Irrigation District. A reflective marker shall be placed in the street at each fire hydrant location.

Discussion: Cover sheet with EID signatures.

21. No construction of any structure/dwelling shall occur prior to the roads and fire hydrants being installed and functioning within the subdivision.

Discussion: *Noted on Improvement Plans.*

22. A Fire Safe Plan prepared by a registered professional forester acceptable to the California Department of Forestry and the Rescue Fire Department shall be provided prior to the issuance of grading permits.

Discussion: *Copy of approved Fire Safe Plan (dated 03/30/06).*

23. O Street or "N" Court shall be connected to H Street as a continuous roadway constructed to DOT Standard Plan 101 B, 36 feet wide to eliminate the need for crossing open space lot AA.

Discussion: *Final Map design is within substantial conformance with the approved tentative map for Unit 1.*

Transit

24. To serve Phase I of the development, the applicant shall be required to provide and construct a bus pull out and bus shelter space at the intersection of A Street and Old Bass Lake Road (Lot 1).

Discussion: *Signed letter from Transit authority stating that no bus turnouts are required at this location.*

25. To serve Phase II and III, the applicant shall provide and construct a bus pull out and bus shelter space between M Street and N Street, along the realigned Bass Lake Road. Depending upon how the creek is spanned by the roadway and shoulders, the enlarged area shown on the tentative map might provide the desired location.

Discussion: *Condition applicable to Units 2&3.*

26. To serve Phase IV, the church and the school site areas, the applicant shall provide for a bus pull out and bus shelter at the intersection of Green Valley Road and the realigned Bass Lake Road. The pull out and shelter areas shall be located on both sides of the road at this intersection.

Discussion: *Signed letter from Transit Authority noting compliance with condition.*

27. The locations of the transit related improvements shall be shown on the final map improvement plans and included in any development agreement.

Discussion: *Signed letter from Transit Authority noting compliance with condition.*

Planning

28. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, for each proposed lot.

Discussion: *Meter Award Letter on file for Unit 1 (53 lots).*

29. The subdivider is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 16.12.090 of the County Code. Said fees are payable to the Community Services District or to the appropriate park and recreation district.

Discussion: *Signed Letter and Resolution from CPCSD*

30. The subdivider shall be subject to a \$150 appraisal fee payable to the El Dorado County Planning Department for the determination of parkland dedication in-lieu fees.

Discussion: *Receipt on file.*

31. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak tree and Wetlands Preservation Requirements and Specifications (County Resolution #199-91) to include the following:

- a. Guidelines to minimize direct and indirect impacts to oak woodlands on the project site during construction and operation phases of the proposed project. This includes the use of buffers and barriers to prevent or reduce disturbance to oak trees and their understory. Canopy cover retention within the oak woodlands shall meet the requirements of General Plan Policy 7.4.4.4, wherever possible. These guidelines shall appear as standards in the tentative maps, improvement plans, and subdivision CC&Rs, and shall be implemented prior to the initiation of ground clearing, grading or other construction activities that may impact oak trees. Unless stated otherwise, all measures shall be the sole responsibility of the project applicant.
- b. Direction to retain a qualified project biologist or equivalent professional to oversee all aspects of the construction monitoring that pertains to oak tree protection.
- c. Guidelines for oak woodland revegetation that shall consist of an implementation and monitoring component. Since the exact extent of tree loss can only be determined after final grading plans and building envelopes are defined, a detailed analysis of 1) the precise number and species to be removed, and 2) the specific mitigation areas to be planted, shall be developed and identified as part of the tentative and final map processes, in compliance with General Plan Policy 7.4.5.1. Lost tree canopy cover must be replaced as the percentage required under policy 7.4.4.4 of the County General Plan.

- d. Guidelines identifying monitoring and management techniques for a minimum period of ten years following implementation. These guidelines shall establish performance standards and describe appropriate remedial measures to be implemented if the performance standards are not achieved.

Discussion: Copy of tree mitigation plan on file.

32. If the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing of the final map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property.

Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Discussion: Noted on improvement plans.

33. All street lights, if installed, shall be top-shielded to prevent excess glare and light at the intersections of the streets within the subdivision that adjoin Green Valley and Bass Lake Road. Light fixtures shall utilize low-sodium bulbs and shall be limited in height.

Discussion: Noted on improvement plans.

34. The CC&Rs shall be submitted to the Community Service District in authority for review and approval prior to final map approval.

Discussion: Letter of approval from CSD.

35. A Notice of Restriction, subject to the approval of the Planning Director, shall be recorded with the filing of the Large Lot Final Map which notes, that no entitlements are authorized with said filing of said Large Lot Final Map is created for financing purposes only.

Discussion: *NOR recorded on final map.*

36. Noise and avigation easements shall be recorded with the final map on those lots lying within Cameron Park Safety Zone # 3.

Discussion: *Copy of recorded noise and avigation easements.*

37. The subdivider shall revise the street plan to connect to the Vista Verde project (TM97-1342) at a mutually agreeable location, subject to the approval of the Planning Director and the County Engineer.

Discussion: *Final map in substantial conformance with original tentative map.*

38. A will serve letter from the El Dorado Irrigation District will be required for sewer service to the subdivision.

Discussion: *Meter Award Letter on file.*

39. The subdivider must obtain a letter of approval from the El Dorado Irrigation District as to the capacity of the existing sewage treatment facility, prior to approval of the final map.

Discussion: *EID Letter on file.*

40. The subdivider shall obtain a streambed alteration agreement from the California Department of Fish and Game for project impacts to regulated drainages, prior to the issuance of grading permits.

Discussion: *Not applicable to Unit 1.*

41. A boundary line adjustment application shall be submitted for review and approval concerning the area between Phase IV of the development plan and the Pioneer Place Subdivision to the east of the project site involving 15 lots. Said adjustment shall be recorded prior to the approval of the final map.

Discussion: *Copy of recorded documentation.*

42. The developer shall comply with the terms and conditions of the school mitigation agreement dated October 22, 1996. The agreement shall be re-executed with the revised legal description for the property. The agreement shall provide for an annual adjustment in the fee by the increase in the Engineering News Record Construction Cost Index. The increase shall be calculated by the Districts as of January 1 of each year and implemented on July 1 of each year. The fee shall be

payable by the owner of record at the time the building permit is issued and the agreement or notice of restriction shall be recorded on the property to alert subsequent owners of this obligation, or the developer may enter into an agreement with the School Districts to trade school site property for fees. The payment of the fee or establishment of the agreement shall take place prior to recording of the final map.

Discussion: Copy of School Mitigation Agreement.

43. The project uses shall utilize non-reflective building materials, as well as specially treated large glass structures to reduce glare and shall be included in the CC&Rs subject to Planning Director and County Counsel approval.

Discussion: Noted in CC&R's.

44. If prior to the development of the property, the County adopts the Scenic Highway Ordinance, the design criteria included in the Ordinance shall be applied to the project to the extent possible. The condition shall not be construed to require an amendment to the proposed tentative map, but will be applied with respect to the adopted criteria relating to such matters as the nature or extent of the landscaping, control of signage or other matters which do not conflict with the approved map and improvement plans.

Discussion: Ordinance not in place at time of approval.

45. Prior to final project approval, the proposed project shall be subject to review by the El Dorado Sheriff's Department to ensure that the Sheriff's Department would be able to provide adequate police protection services to the project site without infringing on the level of service provided to existing development.

Discussion: Letter from Sheriff.

46. Prior to approval of the final maps, the applicant shall demonstrate that water efficient irrigation systems shall be used in any common landscaped areas in the community park. The subdivider shall coordinate with the El Dorado Irrigation District to get recommendations on low flow irrigation techniques, including, but not limited to irrigation device specifications for time of day for watering, and drought resistant vegetation.

Discussion: Water Conserving Landscape Form included with Improvement Plans.

47. The subdivider shall provide for the following criteria to reduce air pollutants generated by vehicle and equipment exhaust during the construction phase when possible, subject to Environmental Management approval:

- a. The Construction Contractor shall select the construction equipment used on-site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- b. The Construction Contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible.
- c. The Construction Contractor shall ensure that construction grading plans include a statement that work crews shall shut off equipment when not in use. During smog season, the overall length of the construction period should be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- d. The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- e. The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.

Discussion: Noted on Improvement Plans.

48. Burning of wastes that result from "Land Development Clearing" must be permitted through the EDCAPCD and/or the local fire agency depending on the time of year the burning is to take place. Only vegetative waste materials may be disposed of using an open outdoor fire.

Discussion: Noted on Improvement Plans.

49. Prior to final map approval, an engineering geologist shall prepare a seismicity report to address site and project specific seismic hazards and recommended design criteria for the project site. All project structures shall be constructed to resist damage during earthquakes within the M6.5 MCE. Structures shall be built in accordance with Title 24 of the State Code of Regulations seismic specifications. The seismic report shall also address possible damage from secondary hazards such as landsliding, liquefaction and lateral spreading. All recommendations of the seismic report shall be implemented into structural design of the project. Revised plans shall be reviewed by County staff prior to final project approval.

Discussion: Noted on Improvement Plans and Geotechnical report on file.

50. Prior to conducting grading activities for infrastructure and roadways, the subdivider shall obtain an NPDES permit from the Regional Water Quality Control Board. As a component of the permit, the subdivider shall prepare a Storm Water Pollution Prevention Plan (SWPPP) which identifies the specific procedures for minimizing erosion, etc. on the site during construction. The SWPPP shall identify specific areas on the project site requiring erosion control for runoff discharge to

minimize the effects of construction on drainages. The SWPPP shall remain on-site during all project construction. The Contractor shall acknowledge receipt of the SWPPP, and attest that the Contract contains provisions for compliance with same.

Discussion: *Noted on Improvement Plans and SWPPP on file.*

51. The removal of trees containing active Cooper's hawk nests or as Cooper's hawk displaying nesting activities, if any, should be avoided if possible. Removal of such trees, if required, should be completed between August and March to avoid disturbance during nesting activities.

Discussion: *Noted on Improvement Plans.*

52. Prior to the issuance of a grading permit, the subdivider shall consult with the United States Fish and Wildlife Service (USFWS) regarding the "take" of the valley elderberry longhorn beetle (VELB). The applicant may be permitted "take" of the VELB through application and approval of the individual Section 10 (a) permit under the Federal Endangered Species Act (FESA). If the subdivider is also applying for a Section 404 permit from the Corps of Engineers, "take" of the VELB may be permitted under Section 7 of the FESA. Under Section 7, the Corps would consult with the USFWS as part of the Section 404 process, if it is determined that "take" of the VELB is associated with the activities requiring the Section 404 permit.

Discussion: *Not applicable to Unit 1*

53. That portion of the property depicted on the tentative map as Lots 13 through 28 of Phase IV shall be redesigned so that said lots equal or exceed 20,000 square feet in size.

Discussion: *Shown on final map.*

54. A 30 foot landscape buffer or fence shall be provided around the entire perimeter of the Rust Family Cemetery plot and a minimum 75 foot setback shall be established from any proposed structure. Final protection measures will be reviewed by the Cultural Resources Preservation Commission, and the owner of Parcel 7 shall be required, through deed restrictions, to maintain the cemetery.

Discussion: *Shown on final map.*

55. Additional research for historic and prehistoric sites related to the Rust Family Cemetery shall be performed prior to recording the final map. A letter shall be submitted to the Planning Department showing no other internments have been identified by ground penetrating radar outside of the cemetery as shown on the approved tentative map.

Discussion: *Letter from Norcal Geophysical Consultants Inc. noting results of ground penetrating radar.*

56. The applicant shall construct right and left turn lanes on Green Valley Road at its intersection with Green Springs Road and Deer Valley Road.

Discussion: *Copy of intersection plans showing right and left turn lanes.*

Owner's Statement

The undersigned owner of record title interest hereby consents to the preparation and filing of this Final Map and hereby conveys and offers for dedication, in fee, for any and all purposes, to the County of El Dorado the drives, courts and lanes shown hereon as Lot L, subject to the provision that said Lot L will not be improved or maintained by the County of El Dorado but will be the responsibility of the owners of the lots in the subdivision acting through a legal entity approved by the Board of Supervisors of the County of El Dorado having the power of assessment. If for any reason the entity is not formed or is dissolved, maintenance shall be the responsibility of the owners of the lots in the subdivision. The owner reserves and shall further reserve through any conveyance of title hereafter granted, the right to convey easements for road and utility purposes which shall be beneficial to any or all shown hereon or for adjacent properties hereto, over, under and across the streets shown or conveyed hereon.

The undersigned owner hereby reserves, and shall further reserve through any conveyance of title hereafter granted, the right to convey easements for road and utility purposes over and across Lot L and easements shown hereon, subject to any rights of the County of El Dorado in the event the county should accept the offer referred to herein.

The undersigned owner also hereby offers to the County of El Dorado, on behalf of the public, the following easements for those certain companies and public utilities which will provide services:

- A. Public Utilities easements for underground wires, conduits and pipelines and appurtenant fixtures, with the right to trim and remove limbs, trees and brush therefrom, over, under and across the common areas, Lots J and K, the front twelve and one half (12.50) feet of each lot shown hereon and the five (5.00) feet on both sides of all side lot lines extending from the street right-of-way shown hereon along said side lot lines a distance of fifty (50.00) feet.
- B. Rights of access over and across any portion of the lots, common areas and Lots J, K and L for the purpose of inspecting, maintaining or replacing onsite facilities.
- C. Easements for drainage and appurtenant drainage structures and pipes within drainage easements as shown hereon and all constructed or natural drainage swales of varying widths which exist within the subdivision.
- D. Postal easements five (5.00) feet adjacent to all street right-of-ways.
- E. Slope easements fifteen (15.00) feet in width contiguous to all streets or five (5.00) feet beyond the top of cut or toe of fill, whichever is larger, for road and slope maintenance purposes.

All offers made herein are irrevocable and shall remain open in perpetuity despite a rejection of such offer by the applicable public entity.

Owner: Silver Springs, L.L.C., a California limited liability company
By: Sorrento Inc., a California corporation, Managing Member

By: William C. Scott, Jr. Date
Title: Managing Member

Notary Acknowledgment

State of _____, County of _____
On _____, before me, _____, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person or the entity, upon behalf of which the person acted, executed the instrument.
Witness my hand and official seal. Signature: _____
Principal place of business: County of _____

My commission expires: _____
Trustee's Statement

We, the undersigned, Verdugo Trustee Service Corporation Inc., a California corporation, as trustee under that certain deed of trust recorded January 16, 2004 as Instrument No. 2004-0003383, Official Records of El Dorado County hereby consents to the irrevocable offers of dedication shown hereon and the preparation and filing of this Final Map.

Verdugo Trustee Service Corporation Inc.
By: _____ Title: _____
Date: _____

Silver Springs Unit 1
Being all of Lot 4 of the Silver Springs
Large Lot Subdivision (1 Maps 133),
being a portion of the NW 1/4
of Section 28, T. 10 N., R. 9 E., M.D.M.
County of El Dorado, State of California
Map, 2008
Stantec Consulting Inc.

County Engineer's Statement

I, _____, hereby state that all the required construction plans and specifications were approved and that the subdivider has executed the necessary agreement and submitted the required security to secure completion of the required improvements for this subdivision.

Date: _____
County Engineer
Department of Transportation
County of El Dorado, California

Expiration date: _____

County Tax Collector's Statement

I, C.L. Rafferty, hereby state that, according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the Final Map is accepted for record and filed prior to the next succeeding lien date.

Date: _____
C.L. Rafferty
Tax Collector
County of El Dorado, California
By: _____
Deputy

Development Services Director's Statement

I, Gregory L. Fuz, hereby state that this Final Map conforms substantially to the Tentative Map of this subdivision approved on December 15, 1998, by the Board of Supervisors and any approved alterations thereof and that all conditions imposed upon said approvals have been satisfied.

Date: _____
Gregory L. Fuz
Development Services Director
County of El Dorado, California
Principal Planner
County of El Dorado, California

Notary Acknowledgment

State of _____, County of _____
On _____, before me, _____, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person or the entity, upon behalf of which the person acted, executed the instrument.
Witness my hand and official seal. Signature: _____
Principal place of business: County of _____
My commission expires: _____

Existing Assessor's Parcel No. 115-370-04

Surveyor's Statement

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the request of Silver Springs, L.L.C. on 05/20/2005. I hereby state that all the monuments are of the character and occupy the positions indicated or that they will be set in those positions before April 2007, and that the monuments are, or will be, sufficient to enable the survey to be retraced, and that this final map substantially conforms to the conditionally approved tentative map.

James V. Meris, L.S. 5537

License Expiration Date: 12/31/2008

County Surveyor's Statement

I have examined the map. The subdivision as shown is substantially the same as it appeared on the Tentative Map, if required, and any approved alterations thereof. All provisions of Chapter 2 of The Subdivision Map Act and of any local ordinances applicable at the time of approval of the Tentative Map, have been complied with. I am satisfied that the map is technically correct.

Date: _____
Daniel S. Russell L.S. 5017 License expires: 12/31/07
County Surveyor
County of El Dorado, California

Richard L. Briner L.S. 5084 License expires: 08/30/07
Deputy Surveyor
County of El Dorado, California

Board Clerk's Statement

I, Cindy Keck, hereby state that the Board of Supervisors by order on _____ adopted and approved this final map of this subdivision and accept subject to improvement for public use and subject to inclusion in a Legal Entity approved by the Board of Supervisors of the County of El Dorado, having the power of assessment, for maintenance purposes the drives, courts and lanes shown as Lot L and further accept on behalf of those public utilities which will provide services, subject to the purveyors construction standards, the easements shown hereon and as offered for dedication, except drainage easements which are hereby rejected.

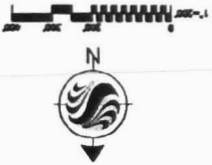
Date: _____
Cindy Keck
Clerk of the Board of Supervisors
County of El Dorado, California

Recorder's Statement

Filed this _____ day of _____, 20____ at _____, in Book _____ of Maps, at Page _____, Document No. _____, at the request of Silver Springs, L.L.C. Title to the land included in this subdivision is guaranteed by title certificate No. _____ prepared by First American Title and is on file in this office.

William E. Shultz
County Recorder, Clerk
County of El Dorado, California
By: _____
Deputy

Silver Springs Unit 1
 Being all of Lot 4 of the Silver Springs Large Lot Subdivision (I Maps 133), Being a portion of the NW 1/4 of Section 28, T. 10 N., R. 8 E., M.D.M. County of El Dorado, State of California Map 2028
 Statistis Consulting Inc.
 May, 2008

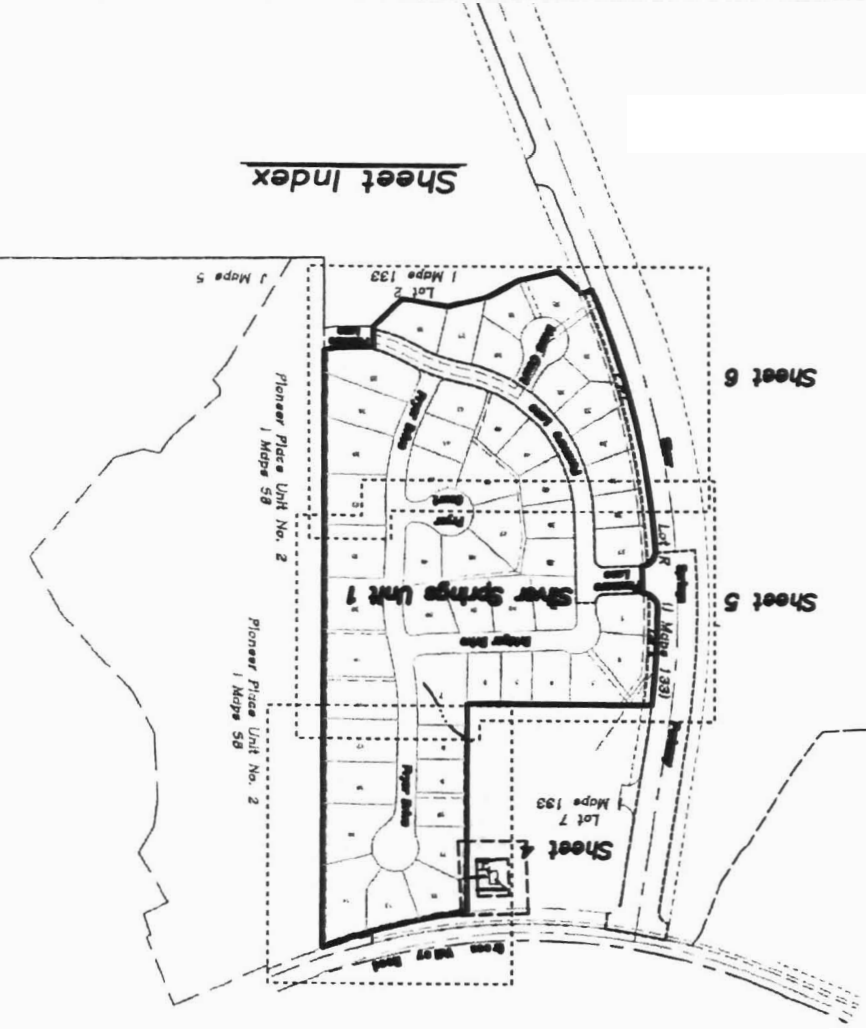


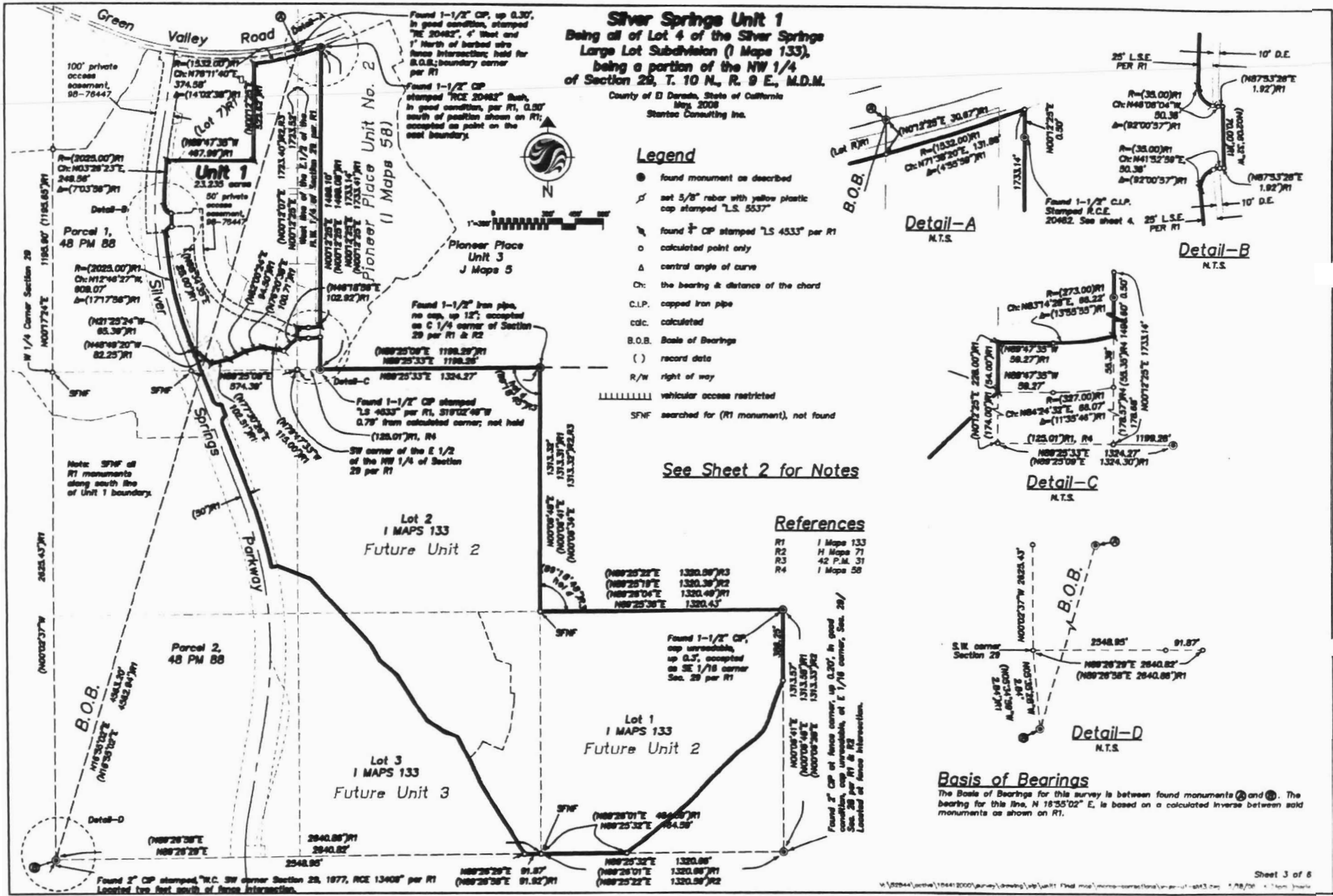
Basis of Bearings
 The Basis of Bearings for this survey is between found monuments (A) and (B). The bearing for the line, N 16°30'02" E, is based on a calculated traverse between said monuments as shown on R.I. See sheet 3 of 6.

Notes
 1. The total area within this subdivision is 23.235 acres gross, consisting of 53 building lots and 3 miscellaneous lots.
 2. All bearings and distances along curved lines are chord measurements.
 3. All street centerline angle points and curve points are marked by a 5/8" rebar with 1 1/2" aluminum cap stamped "L.S. 5537".
 4. A preliminary site report was prepared by Engaco Incorporated, report No. 4232.050.01, dated February 2, 2005.
 5. Unit 1 is consistent with Phase IV of the Large Lot and Small Lot Tentative Map for Silver Springs approved by the El Dorado County Board of Supervisors, December 15, 1998.
 6. This map was prepared with reference to First American Title Preliminary Report, Order No. 3415-1930730, record amendment.

7. All bearings and distances not in parentheses are either measured or calculated from record data.
 8. Lot L is offered as a dedication to the County of El Dorado for any and all public purposes.
 9. Lots 4 & K are handicapped, slope and drainage assessments and are to be granted to the Homeowner's Association created for this subdivision.
 10. Where road slopes extend beyond the boundaries of Lot L, slope assessments extended 5 feet beyond the top of cuts or toe or fill.
 11. Per SD-1-133 there are 20' setback assessments along Green Valley Road and Lot R (also noted hereon as Silver Springs Parkway), and slope assessments 5' beyond the top of cuts and toe of fills in Lot R.
 12. Surface drainage assessments (D.E.) of varying widths, as shown hereon, shall be based upon the constructed, as-built location of the ditch centerline.
 13. The Silver Springs Flood and Drainage Zone of Benefit #98011 will be responsible for the maintenance of the ditches, courts and lanes shown hereon as "Lot L" and for the maintenance of the drainage assessments shown hereon as "D.E."

14. Per an unrecorded agreement between Rose Lake Joint Venture, Member Construction, Inc. and Lloyd Current pertaining to sewer and access assessments dated September 30, 1992, which was amended on July 20, 1998, the location and contribution of the private access easement (per Doc. 88-7647) may be modified to fit future tentative maps. Said easement follows the alignment of former lanes as shown hereon except for the contrary 200's, which was altered slightly to match the as-built location of improvements as shown on Pioneer Place Unit No. 2. Said agreement provides that the parties shall quitclaim the easement upon acceptance by the County of future improvements.





Silver Springs Unit 1
 Being all of Lot 4 of the Silver Springs
 Large Lot Subdivision (1 Maps 133),
 being a portion of the NW 1/4
 of Section 29, T. 10 N., R. 9 E., M.D.M.

County of El Dorado, State of California
 May 2008
 Stertek Consulting Inc.



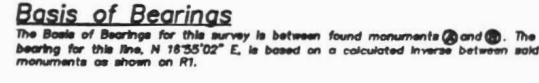
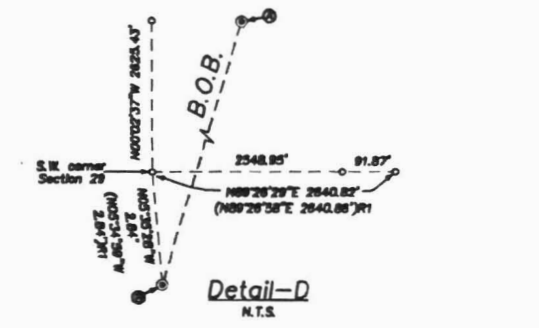
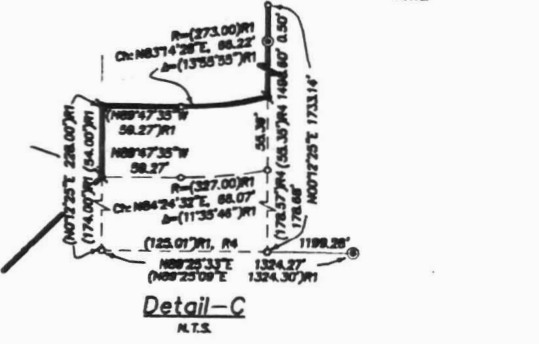
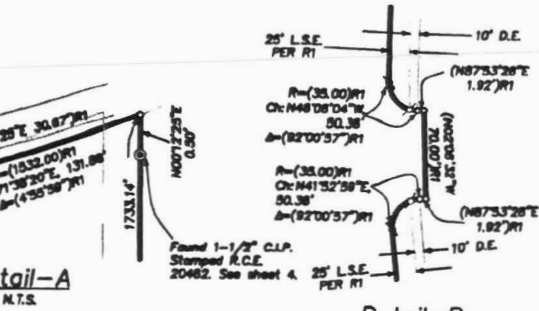
Legend

- found monument as described
- ⊕ set 5/8" rebar with yellow plastic cap stamped "L.S. 5537"
- ⊕ found 1/2" CP stamped "L.S. 4533" per R1
- calculated point only
- Δ central angle of curve
- Ch: the bearing & distance of the chord
- C.I.P. capped iron pipe
- calc. calculated
- B.O.B. Basis of Bearings
- () record data
- R/W right of way
- ||||| vehicular access restricted
- SFNF searched for (R1 monument), not found

See Sheet 2 for Notes

References

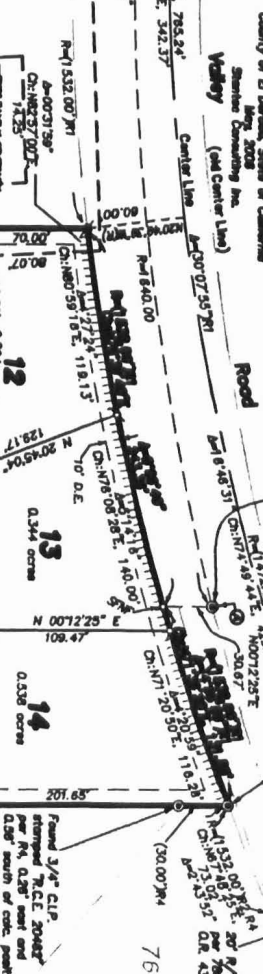
- R1 1 Map 133
- R2 H Maps 71
- R3 42 P.M. 31
- R4 1 Map 58



Basis of Bearings
 The Basis of Bearings for this survey is between found monuments (●) and (○). The bearing for this line, N 16°35'02" E, is based on a calculated inverse between said monuments as shown on R1.

Silver Springs Unit 1
 Being all of Lot 4 of the Silver Springs
 Large Lot Subdivision (Map 133),
 Being a portion of the NW 1/4
 of Section 26, T. 10 N., R. 9 E., MD.M.
 County of El Dorado, State of California
 Map 2008
 Stanley Consulting Inc.
 (old Center Line)
 Center Line
 Road

Found 1-1/2" CLIP stamped
 "C.E. 20442" with
 condition per R/L. 0.27
 position shown on R/L; occupied
 per R/L. One foot north
 of the center line
 intersection.



Legend

- ⊙ set 5/8" rebar with 1 1/2" aluminum cap stamped "S. 5537"
- ⊙ found monument as described
- ⊙ set 5/8" rebar with yellow plastic cap stamped "S. 5537"
- monument per R/L, SNE
- found 3" CP stamped "S. 4535" per R/L
- calculated point only
- △ central angle of curve
- Ch: the bearing & distance of the chord
- C.P.: copped from pipe
- calc.: calculated
- () record date
- (R) road
- R/W right of way
- vehicular access restricted
- SNE searched for, not found
- DE drainage easement

See Sheet 2 for Notes

References

- R1 Maps 133
- R2 Maps 71
- R3 Maps 23
- R4 Maps 28

Basis of Bearings

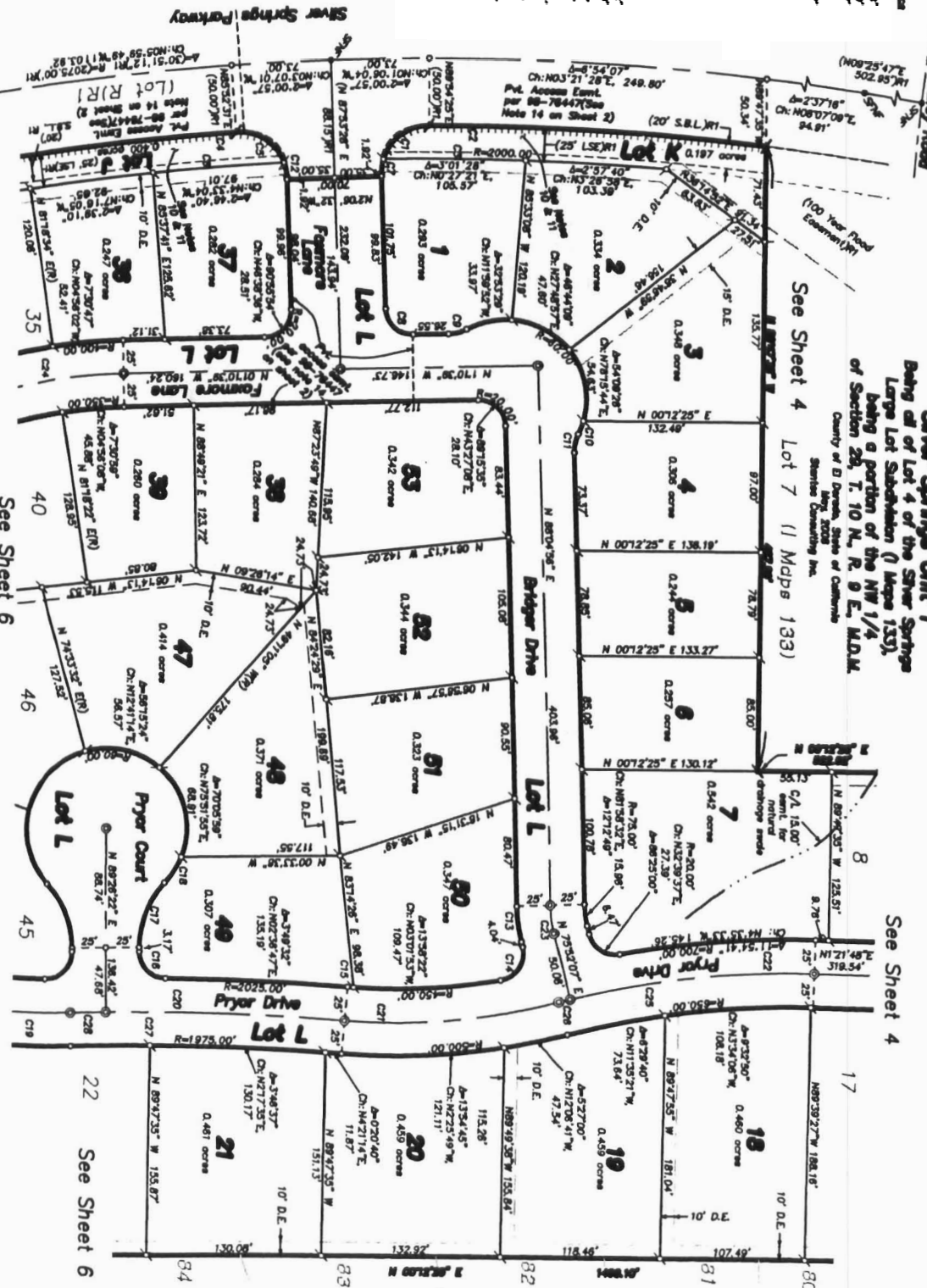
The Basis of Bearings for this survey is between found monuments ⊙ and ⊙. The bearing for this line, N 16°35'02" E, is based on a calculated traverse between said monuments as shown on R/L. See sheet 3 of 6.

Curve Table

Curve	Radius	Delta	Bearing	Chord Distance
C1	35.00'	73.52°49'	N57°02'00" W	42.07'
C2	2025.00'	70.53°56'39"	N03°28'23" E	248.58'
C3	2000.00'	5.93°14'	N07°50'14" E	208.80'
C4	2025.00'	171.75°29'11"	N12°48'27" W	608.07'
C5	35.00'	23.82°48'	N32°48'59" E	42.07'
C6	2000.00'	181.81°43'	N21°13'59" W	634.77'
C7	35.00'	187.04°08"	N02°29'29" W	110.03'
C8	20.00'	89.04°08"	N43°21'24" E	28.05'
C9	20.00'	27.15°58'	N14°48'28" W	54.16'
C10	80.00'	10.00°22'	N88°29'20" W	90.47'
C11	20.00'	27.15°58'	N78°17'05" W	54.16'
C12	35.00'	187.04°08"	N78°48'23" E	91.05'
C13	125.00'	131.22°49'	N81°58'39" E	28.80'
C14	20.00'	94.08°48"	N87°04'28" W	28.80'
C15	480.00'	181.81°43'	N04°42'58" E	448.00'
C16	20.00'	89.04°21"	N45°04'12" E	27.97'
C17	70.00'	43.02°37'	N88°02'10" W	51.57'
C18	80.00'	32.70°10'	N88°17'53" W	22.48'
C19	5000.00'	32.70°10'	N14°48'22" E	277.08'
C20	2000.00'	5.93°14'	N07°38'25" E	204.70'
C21	435.00'	19.21°45'	N03°09'18" W	188.39'
C22	875.00'	18.12°08"	N01°58'12" W	180.32'
C23	100.00'	18.12°08"	N01°58'12" E	21.88'
C24	375.00'	78.54°03'	N40°37'41" W	478.18'
C25	875.00'	15.29°41'	N08°23'02" W	181.80'
C26	875.00'	0.42°19'	N14°29'02" W	8.37'
C27	2000.00'	5.93°14'	N07°38'58" E	177.80'
C28	2000.00'	0.42°19'	N00°56'11" W	28.23'

Legend

- ⊙ set 5/8" rebar with 1 1/2" diameter cap stamped "L.S. 5537"
- ⊙ set 5/8" rebar with rubber plastic cap stamped "L.S. 5537"
- monument per R.I. S.M.F.
- ⊙ found 3" CP stamped "L.S. 4537" per R.I.
- ⊙ calculated point only
- Δ centering angle of curve
- Ch: the bearing & distance of the chord
- () record data
- L.S.E. landscape easement
- S.M.F. searched for, not found
- D.E. drainage easement
- S.B.L. set back line
- ||||| restricted access



Silver Springs Unit 1
 Being all of Lot 4 of the Silver Springs
 Large Lot Subdivision (1 Maps 133),
 being a portion of the NW 1/4
 of Section 28, T. 10 N., R. 9 E., M.D.M.
 County of D. Dewey, State of Oklahoma
 Surveyed & Platted by
 Sweeney & Company, Inc.
 March, 2008

See Sheet 2 for Notes

Basis of Bearings
 The Basis of Bearings for this survey is between found monuments ⊙ and ⊙. The
 bearing for this line, N 103° 50' 2" E, is based on
 monuments on shown on R.I. See Sheet 3 of 6.

References
 R.I. 1 Maps 133

Curve Table

Curve	Radius	Delta	Chord	Chord Distance
C20	375.00'	78.5410°	540.5741'	478.84'
C29	350.00'	14.9300°	525.3014'	80.20'
C31	400.00'	20.0720°	580.7012'	130.27'
C32	300.00'	18.2812°	469.1047'	86.12'
C33	100.00'	10.5757°	525.2229'	19.11'
C34	500.00'	32.1010°	514.4622'	277.08'
C35	400.00'	3.0570°	578.5210'	21.53'
C36	20.00'	83.5094°	574.4521'	28.75'
C37	80.00'	13.4412°	510.7808'	14.35'
C38	60.00'	28.3828°	554.4814'	27.61'
C39	70.00'	38.5952°	548.5451'	44.40'
C40	375.00'	11.4727°	531.5739'	11.30'
C41	20.00'	83.5094°	508.0537'	28.75'
C42	80.00'	26.4607°	574.4797'	57.08'
C43	70.00'	43.0257°	587.5454'	51.57'
C44	20.00'	91.3218°	544.4729'	28.68'
C45	475.00'	4.0742°	528.4738'	34.22'
C46	425.00'	10.5757°	525.2229'	23.66'
C47	20.00'	84.1148°	581.5923'	28.82'
C48	425.00'	4.0958°	577.5945'	30.80'
C49	425.00'	4.3034°	582.0759'	32.27'
C50	400.00'	9.2812°	575.0238'	68.53'
C51	400.00'	10.0848°	585.0208'	70.74'

See Sheet 2 for Notes

Legend

- ⊙ set 5/8" rebar with 1 1/2" aluminum cap stamped L.S. 5837
- ⊙ set 5/8" rebar with yellow plastic cap stamped L.S. 5837
- monument per R.I. S.M.F.
- found 3" GP stamped L.S. 4833" per R.I.
- calculated point only
- Δ the bearing & distance of the chord
- the central angle of curve
- record data
- () record data
- S.M.F. searched for, not found
- D.E. debris assessment
- S.B.L. set back line
- L.S.E. landscape assessment
- ||||| restricted access

References

Silver Springs Unit 1
 Being all of Lot 4 of the Silver Springs Large Lot Subdivision (1 Maps 133), being a portion of the NW 1/4 of Section 28, T. 10 N., R. 9 E., M.D.M. County of El Dorado, State of California
 Map 2008
 Stanley Consulting Inc.

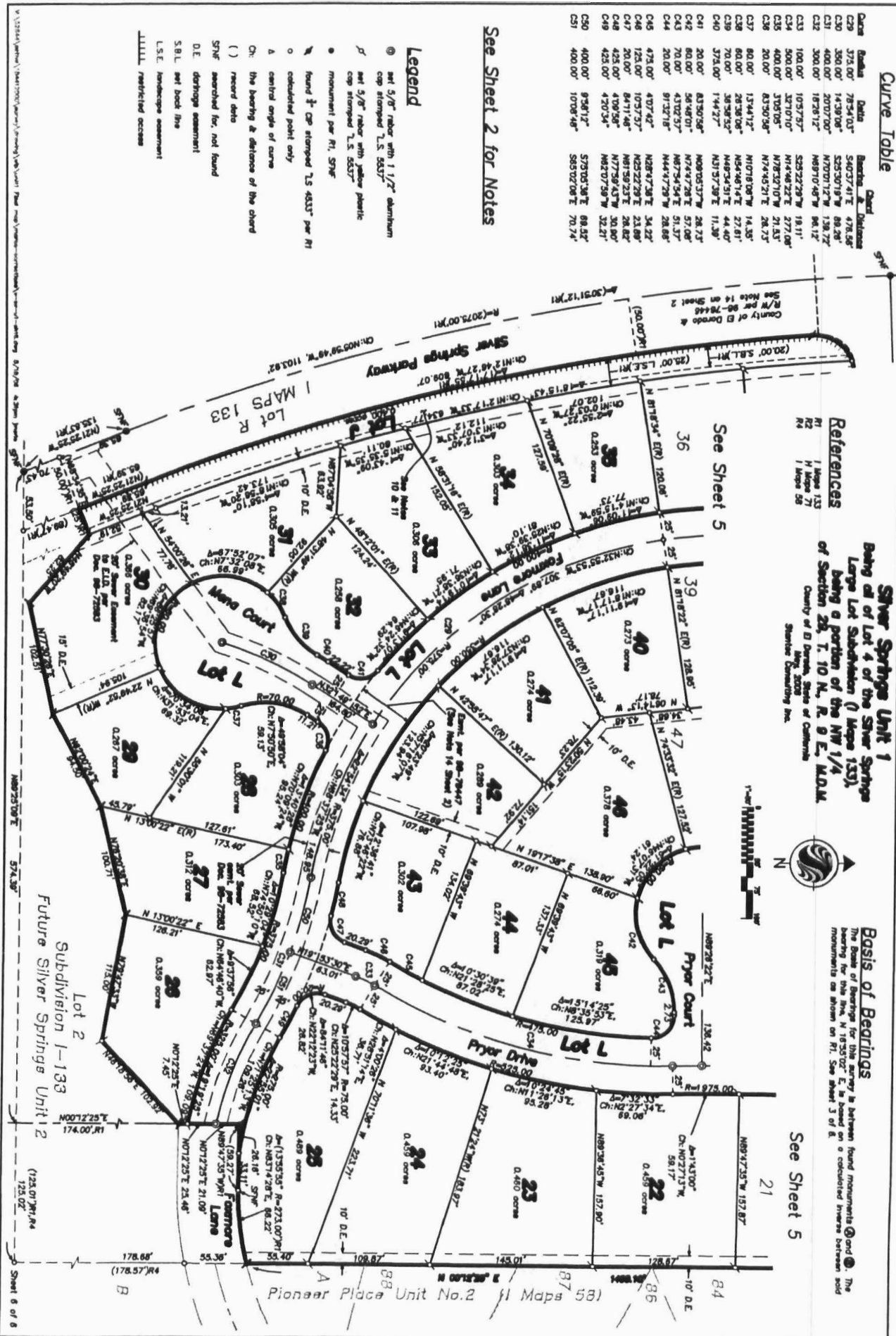


Basis of Bearings

The Basis of Bearings for this survey is between found monuments ⊙ and ⊙. The bearing for this line, N 18°35'02" E, is based on a calculated traverse between said monuments as shown on R.I. See Sheet 3 of 6.

See Sheet 5

See Sheet 5



A 133845.dwg (1/24/2008) (Stanley) (S:\Projects\133\133.dwg) Plot: map2008.ctb (C:\Program Files\AutoCAD 2008\acad.ctb) Date: 8/24/2008 4:28:38 PM User: Stanley

Exhibit D: Meter Award Letter



El Dorado Irrigation District

METER AWARD LETTER

COPY
for El Dorado
K. Chalot
8-1-06

This serves as an award for: **SUBDIVISION** Date: August 1, 2006

APPLICANT/S NAME AND ADDRESS	PROJECT NAME, LOCATION & APN
<u>Silver Springs LLC</u>	<u>Silver Springs Unit 1</u>
<u>2999 Oak Rd. Suite 400</u>	<u>Green Valley Rd. and Bass Lake Rd.</u>
<u>Walnut Creek, CA 94597</u>	<u>APN: 115-370-04</u>

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)
Note: If the agent is making the application, a duly notarized authorization must be attached.

FOR SUBDIVISIONS - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements as specified in Regulation No. 22.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements pursuant to Regulation No. 22.

The District hereby grants this award for:
 WATER: 53 EDUs (Equivalent Dwelling Unit).
 WASTEWATER: 53 EDUs (Equivalent Dwelling Unit).
 Mother Work Order No: 82167

Comments: Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection.

It is the property owner's responsibility to notify the District upon final map.

 Applicant has read the above information and acknowledges receipt of a copy of this METER AWARD LETTER.

William C. Scott, Chief Financial Officer
 Sorrento Inc.

Rocky S. Chalot
 Customer and Development Services

Exhibit E: Department of Transportation Approval Memo
COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION



MAINTENANCE DIVISION
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

RICHARD W. SHEPARD, P.E.
Director of Transportation

Internet Web Site:
<http://co.el-dorado.ca.us/dot>

MAIN OFFICE:
2850 Fairlane Court
Placerville CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387



August 1, 2006

Ms. Kathy Chabot, Customer Service
El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667

**Subject: Subdivision Bond Review Letter – Silver Springs Unit 1,
TM 97-1330-1**

Dear Ms. Chabot:

The El Dorado County Department of Transportation has reviewed the Subdivision Agreement and related Subdivision Bonds for the development identified as the Silver Springs Unit 1. We find these items to be in compliance with the approved cost estimates and, further, that they conform to the requirements of this Department.

All documents are subject to review and approval by County Counsel, and final acceptance by the Board of Supervisors.

Feel free to call me at 530-621-5929 if you have any questions or comments on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Gregory Hicks".

Gregory Hicks
Senior Civil Engineer

cc: Jim Ware
File, TM 97-1330-1

Exhibit F: Surveyor's Approval Memo

COUNTY OF EL DORADO COUNTY SURVEYOR INTERDEPARTMENTAL MEMORANDUM

DATE: September 12, 2006

TO: Michael Baron, El Dorado County Planning Department.

FROM: Rich Briner

SUBJECT: Silver Springs Unit #1

This memo is to inform you that Silver Springs Unit #1 final map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call extension 5440.

Rich Briner

Cc: James Merle, Stantec

A handwritten signature in black ink, appearing to be 'R Briner', is located to the right of the 'TO' and 'FROM' fields. The signature is stylized and somewhat cursive.

CONTRACT ROUTING SHEET

PROCESSING DEPARTMENT:

Department: Transportation
Dept. Contact: Tim Prudhel
Phone: x5974
Department Head
Signature: [Signature]
Tim C. Prudhel
Contract Services Officer

DEVELOPER:

Name: Silver Springs, LLC
Address: 2999 Oak Rd., Suite 400,
Walnut Creek, CA 94597
Phone: (925) 933-1405

CONTRACTING DEPARTMENT: Transportation

Compliance with Human Resources requirements? Yes: N/A No: _____
Compliance verified by: N/A – Subdivision Improvement Agreement

COUNTY COUNSEL: (must approve all contracts and MOUs)

Approved: Condition Disapproved: _____ Date: 8/24/06 By: [Signature]
Approved: _____ Disapproved: _____ Date: _____ By: _____

Condition of Approval: The resolution with CFO to sign is not current; you need current Res. or copy set must only on this copy that Res. is current as of Aug 1, 2006

Please forward to Risk Management upon approval.

REC'D URGENT
SIGNATURE AUTHORITY
8-25-06 [Signature]

ASSIGNMENT

DATE: 08/22/06
ATTORNEY: [Signature]
DEPT./INDEX NO: [Signature]
BY: [Signature]

Index Code: 301000 User Code: 96000A TM 97-1330

RISK MANAGEMENT: (All contracts and MOUs except boilerplate grant funding agreements)

Approved: ✓ Disapproved: _____ Date: 8/24/06 By: [Signature]
Approved: _____ Disapproved: _____ Date: _____ By: _____

AUG 24 2006

RECEIVED
DOT
2006 AUG 25 PM 4:10

OTHER APPROVAL (Specify department(s) participating or directly affected by this contract)

Department(s): _____
Approved: _____ Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____