

**TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT A - LOCATION MAP**



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

0 0.05 0.1 0.2 0.3
Miles

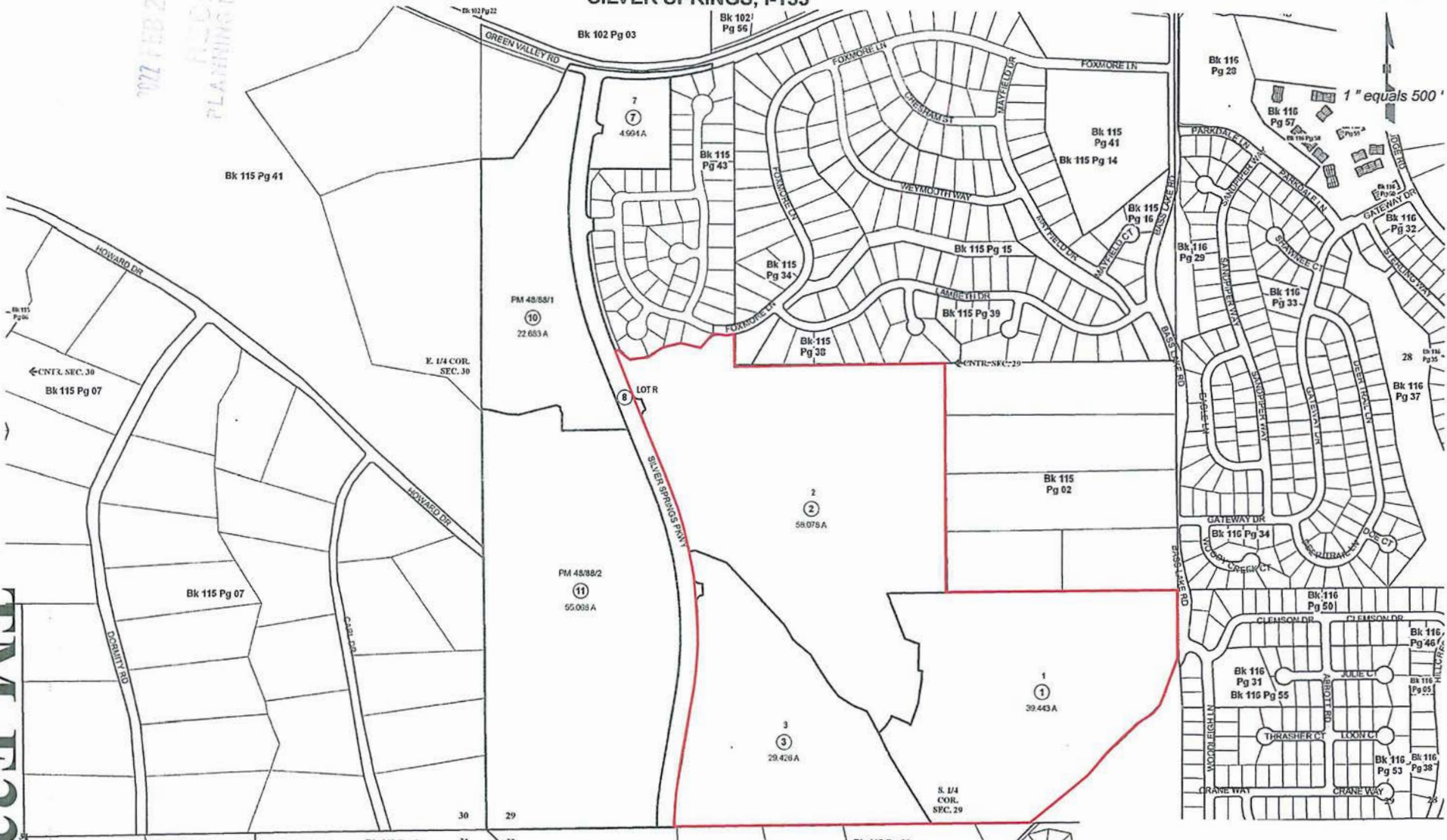
Scale 1:10,000

**TM-E-22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT B - ASSESSOR'S PARCEL MAP**

177 FEB 23 AM 9:44
 PLANNING DEPARTMENT

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

115:37



1" equals 500'

TM-E-22-0001

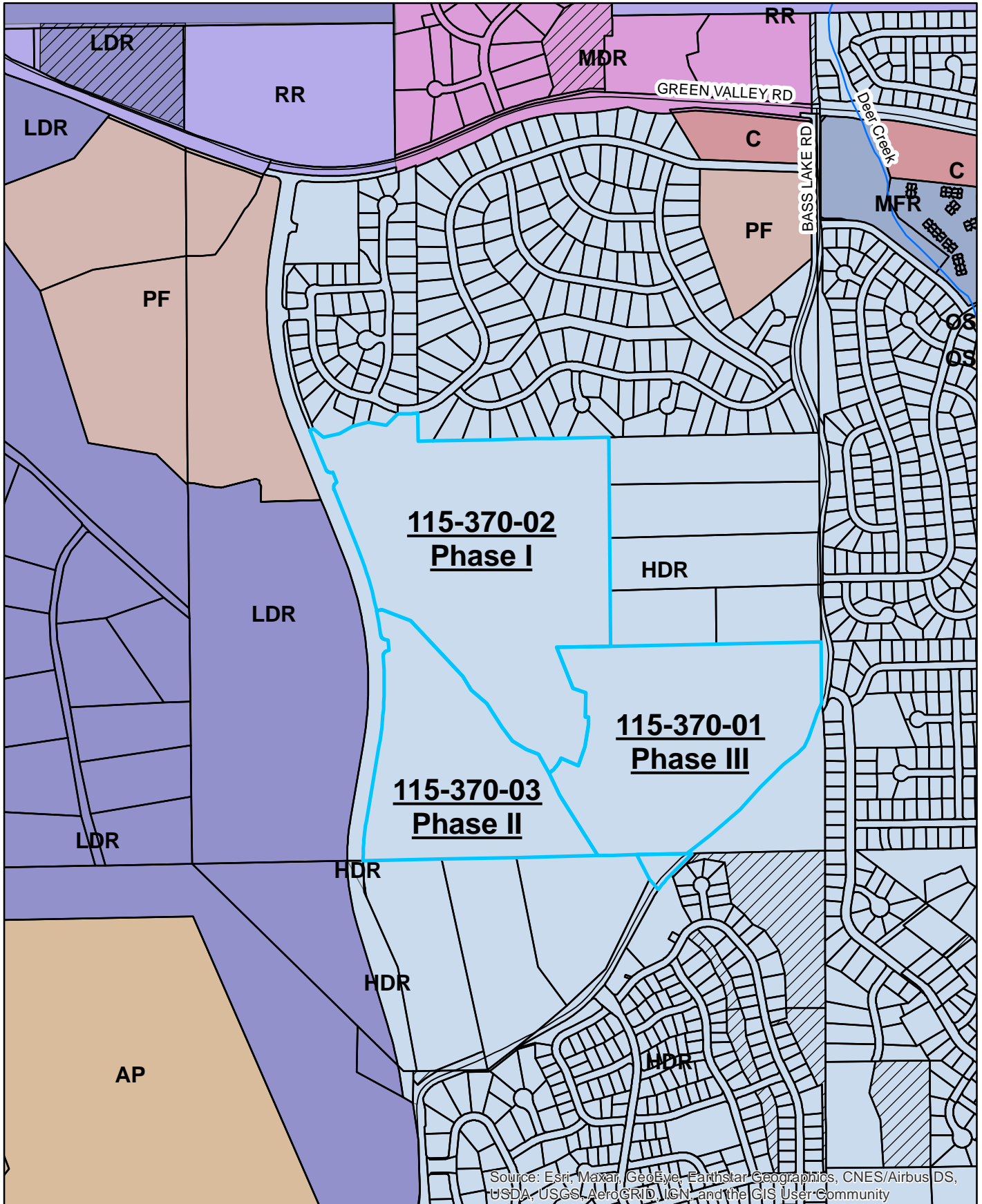
Acreages Are Estimates

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

Rev. Sept. 28, 2006 Assessor's Map Bk. 115, Pg. 37
County of El Dorado, CA

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

TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT C - GENERAL PLAN MAP

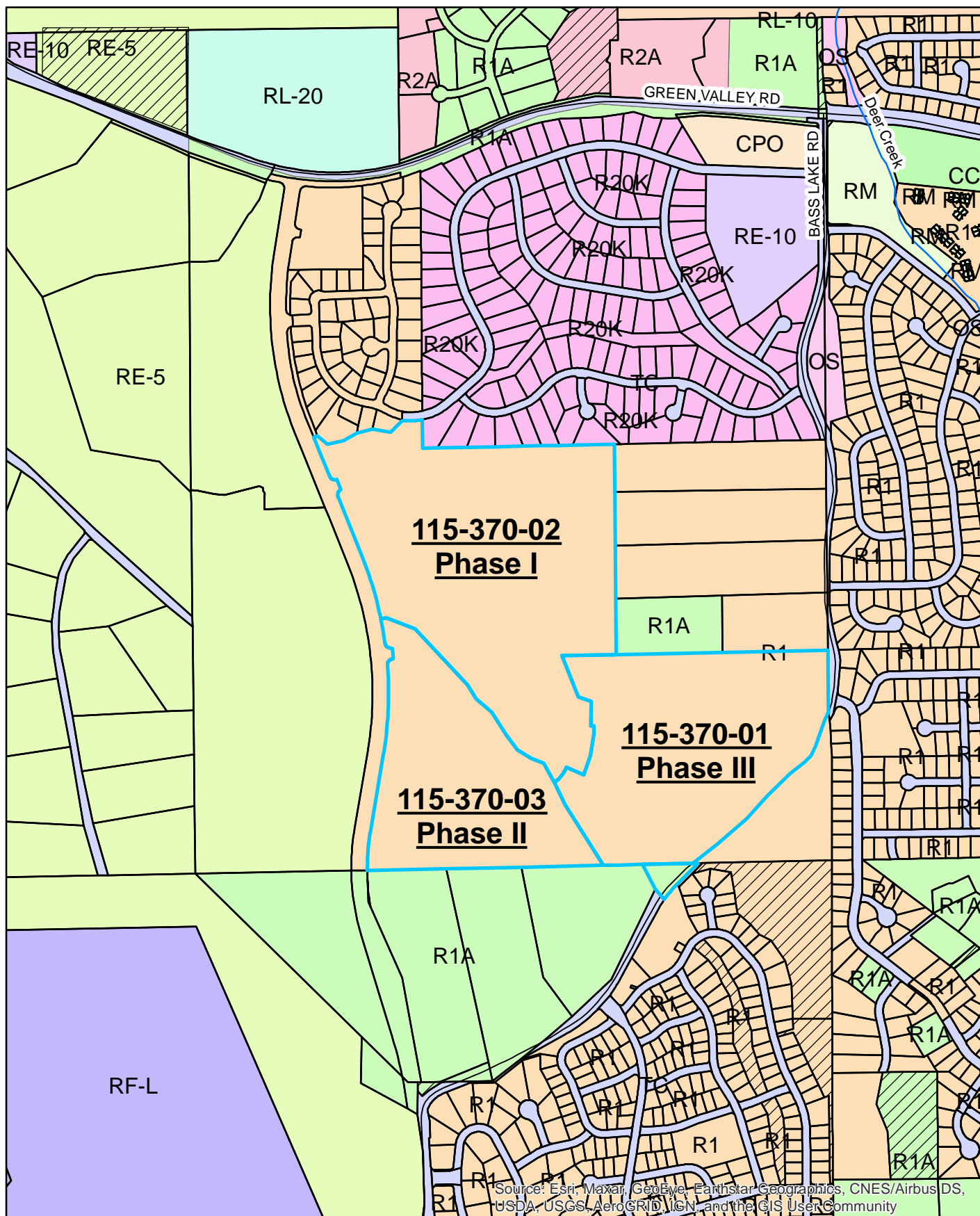


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.05 0.1 0.2 0.3
Miles

Scale 1:10,000

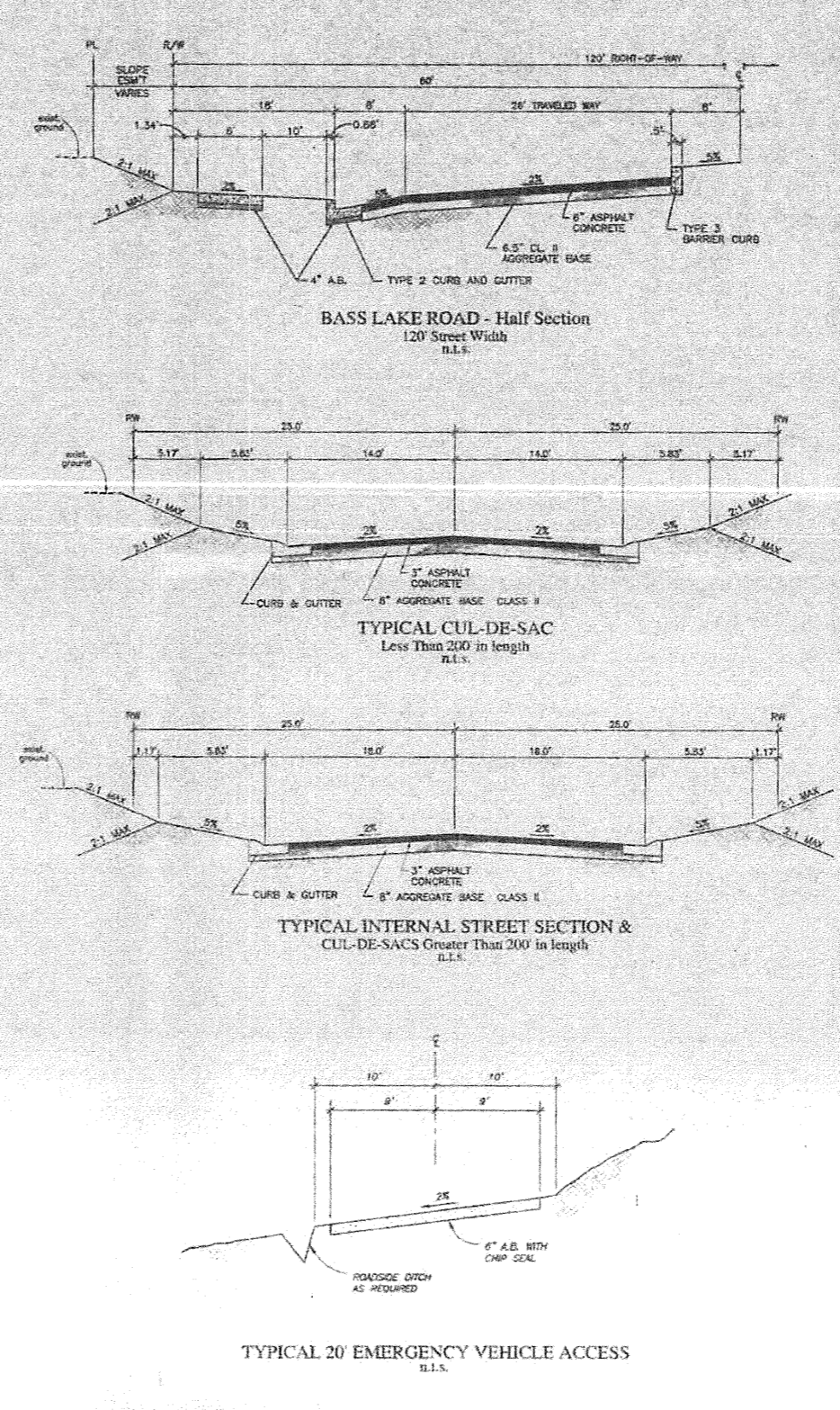
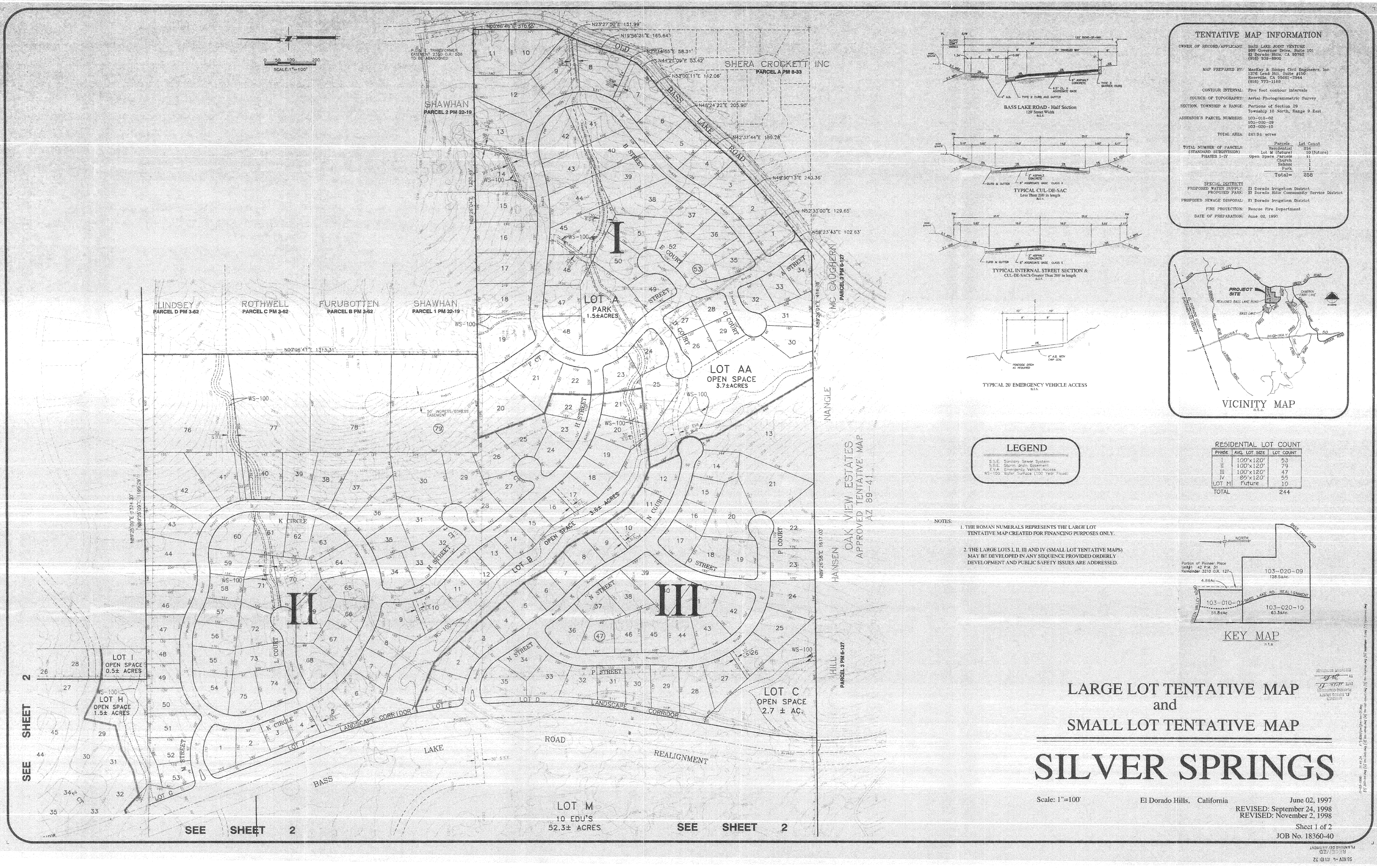
TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT D - ZONING MAP



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

0 0.05 0.1 0.2 0.3
Miles

Scale 1:10,000



TENTATIVE MAP INFORMATION

OWNER OF RECORD/APPLICANT: BASS LAKE JOINT VENTURE
897 Governor Drive, Suite 101
El Dorado Hills, CA 95765
(916) 939-8892

MAP PREPARED BY: Mackay & Stone Civil Engineers, Inc.
1276 Lead Hill, Suite 414
Bismarck, CA 95811-2944
(916) 773-1155

CONTOUR INTERVAL: Five foot contour intervals

SOURCE OF TOPOGRAPHY: Aerial Photogrammetric Survey

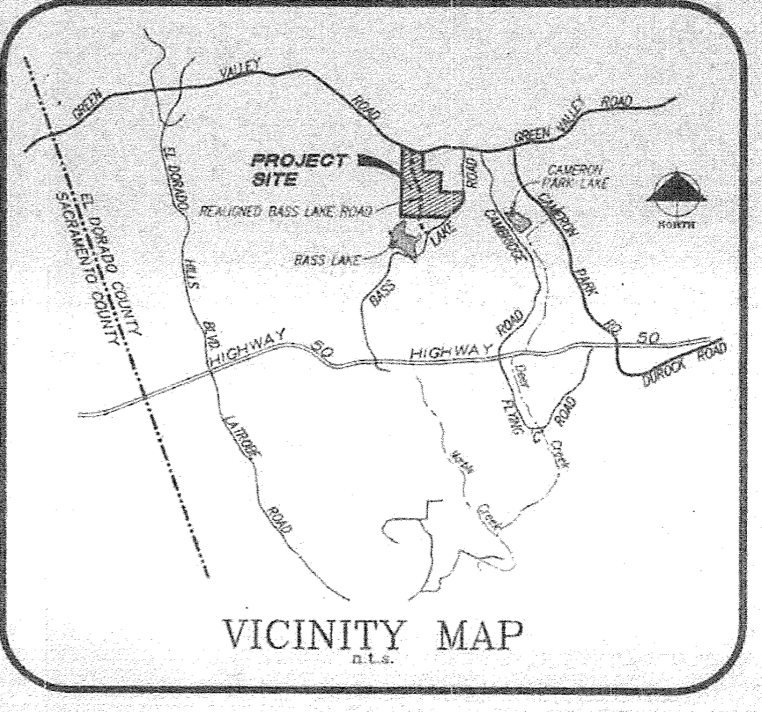
SECTION, TOWNSHIP & RANGE: Portion of Section 29
Township 10 North, Range 9 East

ASSESSOR'S PARCEL NUMBERS:
103-010-02
103-010-08
103-010-10

TOTAL AREA: 241.9± acres

Parcel	Lot Count
Residential	244
Lot M (Future)	10 (Future)
Open Space	11
Shaded	1
Park	1
Total	268

SPECIAL DISTRICTS:
PROPOSED WATER SUPPLY: E1 Dorado Irrigation District
PROPOSED PARK: E1 Dorado Hills Community Service District
PROPOSED SEWAGE DISPOSAL: E1 Dorado Irrigation District
FIRE PROTECTION: Rescue Fire Department
DATE OF PREPARATION: June 02, 1997



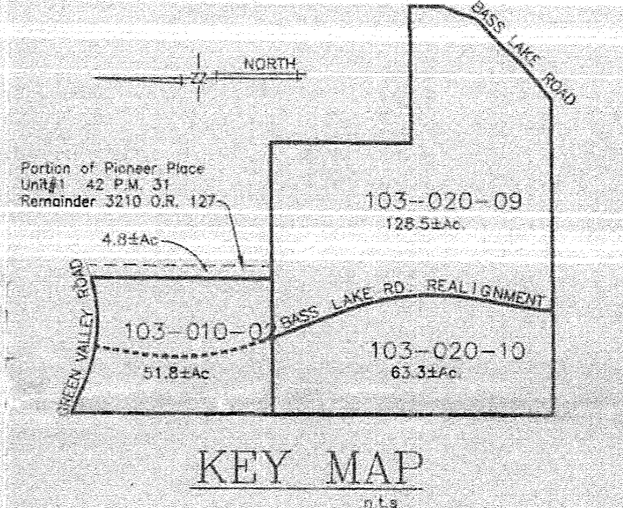
LEGEND

- S.E. Sanitary Sewer System
- S.E. Storm Drain System
- Emergency Vehicle Access
- 10' Right-of-Way (100' Year Flood)

RESIDENTIAL LOT COUNT

PHASE	AVG. LOT SIZE	LOT COUNT
I	100' x 120'	53
II	100' x 120'	73
III	100' x 120'	47
IV	85' x 120'	85
LOT M (Future)		10
TOTAL		244

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



LARGE LOT TENTATIVE MAP
and
SMALL LOT TENTATIVE MAP
SILVER SPRINGS

Scale: 1"=100'
El Dorado Hills, California
June 02, 1997
REVISED: September 24, 1998
REVISED: November 2, 1998
Sheet 1 of 2
JOB No. 18360-40

Exhibit E: Tentative Subdivision Map TM-E22-0001

Silver Springs Subdivision Tentative Map Timeline and Expiration

Original Approval and Current Expiration:

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

Reasons Why Map Not Filed:

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of March 2, 2022 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (Senate Bill SB1185), 66452.22 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) and an agreed extension based on a development moratorium, which lasted for 21 months (See next page). The applicant filed a request for two 1-year time extensions on March 2, 2020 and the Planning Commission approved the request on June 11, 2020. The applicant filed the current time extension request on February 22, 2022.

Rationale: The applicant is requesting two 1-year time extensions and appropriate processing fees were submitted February 22, 2022, prior to expiration date of the tentative subdivision map of March 2, 2022. The two one-year time extension request complies with Section 120.74.020.B.

The applicant states that a substantial portion of the public improvements have been completed. Since the previous two year time extension was approved by the Planning Commission in June 2020, the improvement plan review has been completed. In addition, the Final Maps for both Phases 2 and 3 have been prepared, reviewed by the county surveyor, and been found technically correct. Blue Mountain Communities (the homebuilder of Unit 1) is now under contract for the purchase of the project and is conducting their final due diligence with the assistance of LA Engineering and Planning. Additional time is necessary to complete this transaction and perfect the Final Map filing. Once these transactions are complete, the applicant will commence the improvement plan stage, take action on the Conditions of Approval and prepare the final map for recording. The two 1-year extensions should allow the applicant the time needed to record the subdivision map.

TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT F - SILVER SPRINGS SUBDIVISION TENTATIVE MAP TIMELINE AND EXPIRATION

Requested Extension:

Section 120.74.020.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Planning and Building Department has reviewed the time extension request for Tentative Subdivision Map TM97-1330-E-2/Silver Springs Subdivision Map, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.020.B

**TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT F - SILVER SPRINGS SUBDIVISION TENTATIVE MAP TIMELINE AND EXPIRATION**

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

**TM-E22-0001 SILVER SPRINGS SUBDIVISION
EXHIBIT F - SILVER SPRINGS SUBDIVISION TENTATIVE MAP TIMELINE AND EXPIRATION**

8	Automatic	Time Extension	06/02/2014	21 Months
		Revised Expiration	03/02/2016	
		Note: Extension came as a result of a Moratorium on Development involved with annexation into EID from 2001-2003. Legal parties for both sides agreed to an automatic extension for the amount of time of the moratorium.		
9	Automatic	Automatic Time Extension	03/02/2016	2
		Revised Expiration	03/02/2018	
		Note : Two-year time extension under 66452.24 (AB 116)		
10	Discretionary	Time Extension	03/02/2018	2
		Revised Expiration	03/02/2020	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		
Current Request				
11	Discretionary	Time Extension	03/02/2020	2
		Revised Expiration if Approved	03/02/2022	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		
Current Request				
12	Discretionary	Time Extension	03/02/2022	2
		Revised Expiration if Approved	03/02/2024	
		Note: Request for two, 1- year time extension in accordance with SMA 66452.a.		