

February 8, 2019

County of El Dorado
Community Development Services
Mr. Mark Millard, Senior Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: Silver Springs Unit 1 TM C18-0001

Dear Mark,

In response to your letter of January 25, 2019 regarding the subject project please see responses below and refer to the enclosed exhibits (two full size sets folded to 8.5 x 11; two at 11 x 17, and digital via email). The responses below are in the same order as your comments in the aforementioned letter.

1. County approved Improvement Plans for the Unit 1 portion of the subject project indicate trees to remove, and trees to preserve using a method also approved by the county on those same plans, and pursuant to project Condition of Approval 10. None of that information is in any way affected by this map amendment.
2.
 - a. As indicated on the November 2018 exhibit the existing 10 foot drainage easement mentioned will remain unchanged; only the property lines move. Additional information is added to the exhibit for more clarification.
 - b. As indicated on the November 2018 exhibit the existing 15 foot drainage easement is proposed for abandonment and would be reestablished in a new location with this map amendment. Additional information is added to the exhibit for more clarification.
 - c. The front 12.5 foot PUE and side yard extensions of that same PUE are established on the Final Map in the Owner's Statement; not by line work on the map. As such it makes no sense to propose PUE line work for three lots when the remaining 48 lots in the same final map have none. We propose to indicate the mentioned PUE simply by including the owner's statement (below as it originally appears) on the map amendment exhibit, which you'll now see.

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-ways shown hereon along said property lines a distance of fifty (50.00) feet.

3. The sewer easement currently contains an active sewer line that EID has insisted be abandoned in place per Note 9 on Sheet 12 of the approved improvement plans. Upon acceptance of sewer improvements that replace the aforementioned active sewer line, the EID Board of Directors will quitclaim the sewer easement (Email from Brink, EID 1/28/19). The amendment exhibit has been revised to indicate the easement as it appears on the current final map, with the addition of a note regarding said quitclaim process.
4. All lots left after the Mena Court amendment (28, 29, 32, 33) will be connected to public sewer and public water infrastructure to be located in the future Foxmore Lane. Lot 29 will have its sewer and water stubs (its own private lines) run up under the new driveway; no easement for same will be necessary since these are private service lines serving only the lot on which they'd be constructed. Preliminary planned locations of these stubs is now indicated on the exhibit.

In our telephone conversation you indicated you'd condition the project to mention flag lot requirements in a recordable form (i.e., Final Map or perhaps a deed restriction). This is acceptable.

Very minor revisions to the requested amendment for lots 7 and 8 are indicated on sheet 2 of 4.

I hope you find this letter and the revised exhibit sheet clarifies the request sufficiently to continue processing the application. If not please do not hesitate to contact me by phone or email. In either case I look forward to hearing back from you within the next 30 days.

Sincerely,



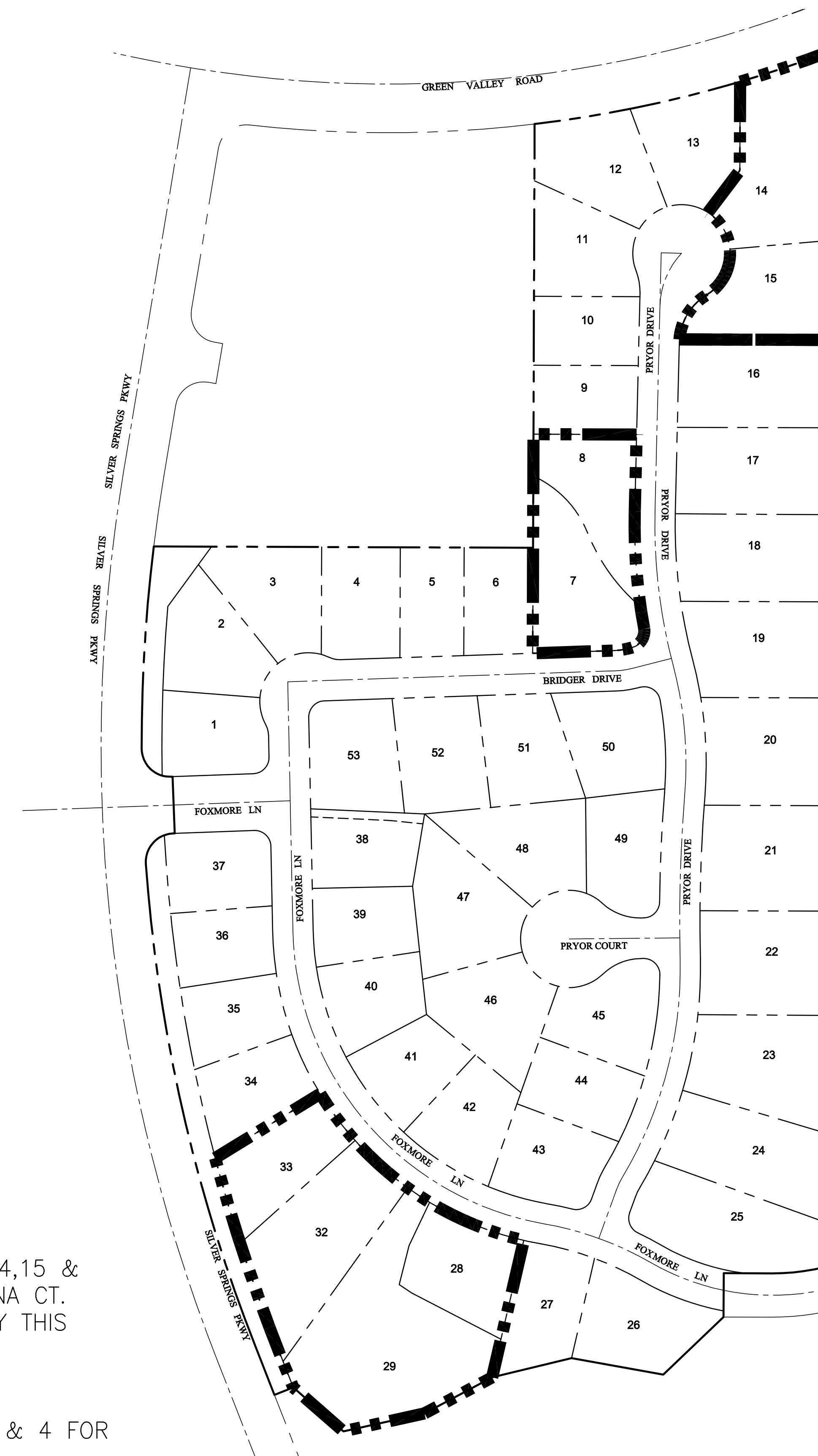
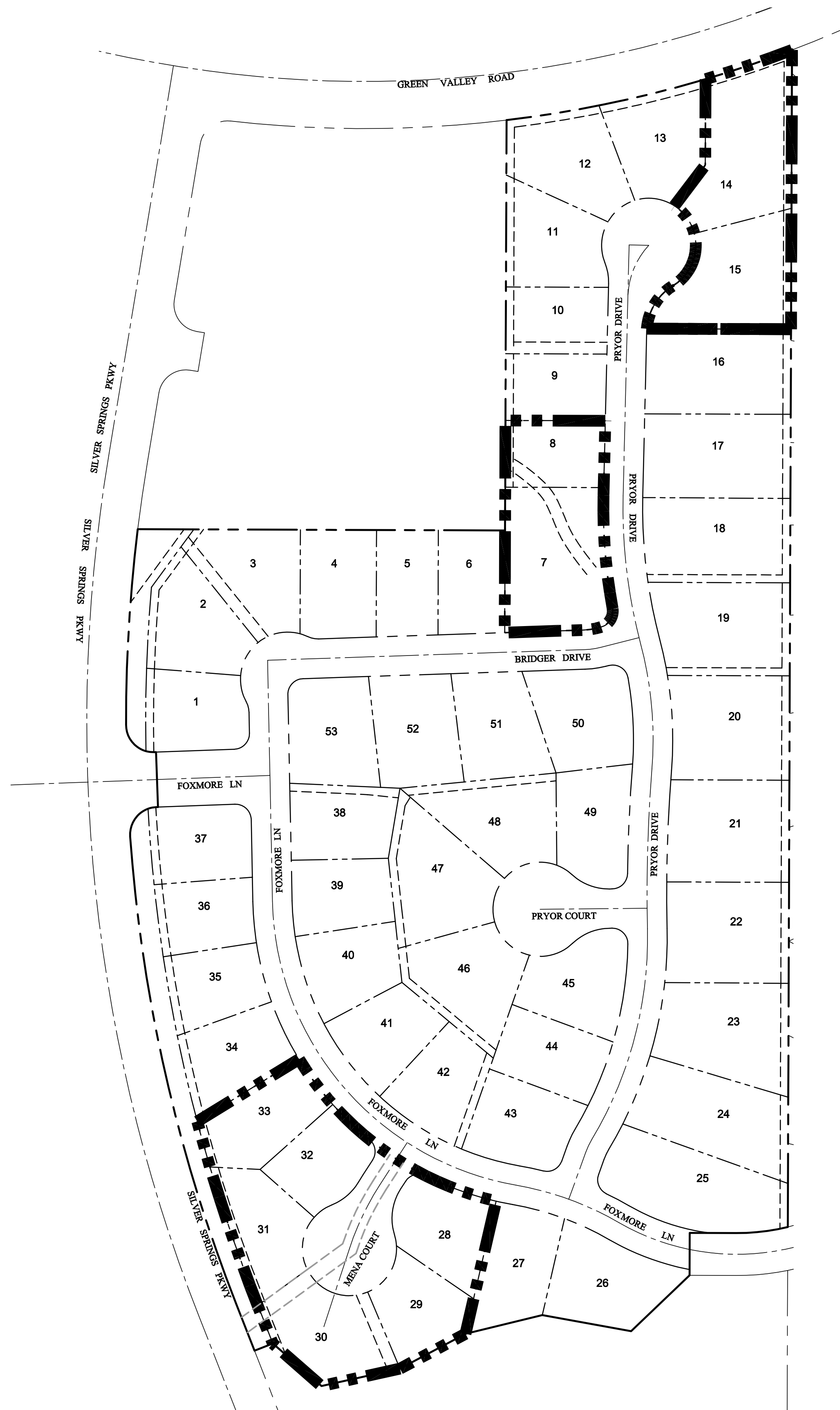
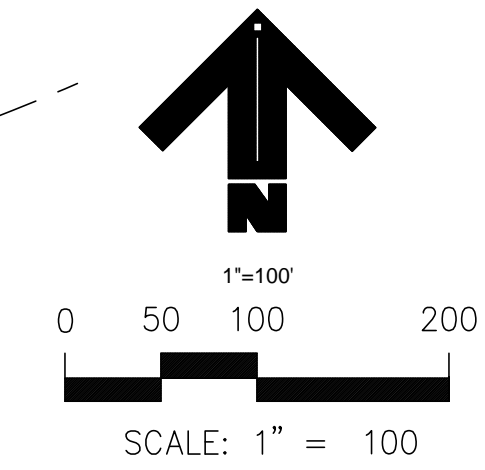
Brad Shirhall
Director of Planning

Enclosures.

c: Randy McVay, Blue Mountain Communities

SILVER SPRINGS UNIT 1 MAP AMENDMENT (OVERALL)

FEBRUARY 2019
SHEET 1 OF 4



ONLY LOTS 7,8,14,15 &
28 - 33 AT MENA CT.
ARE IMPACTED BY THIS
PROPOSED MAP
AMMENDMENT.

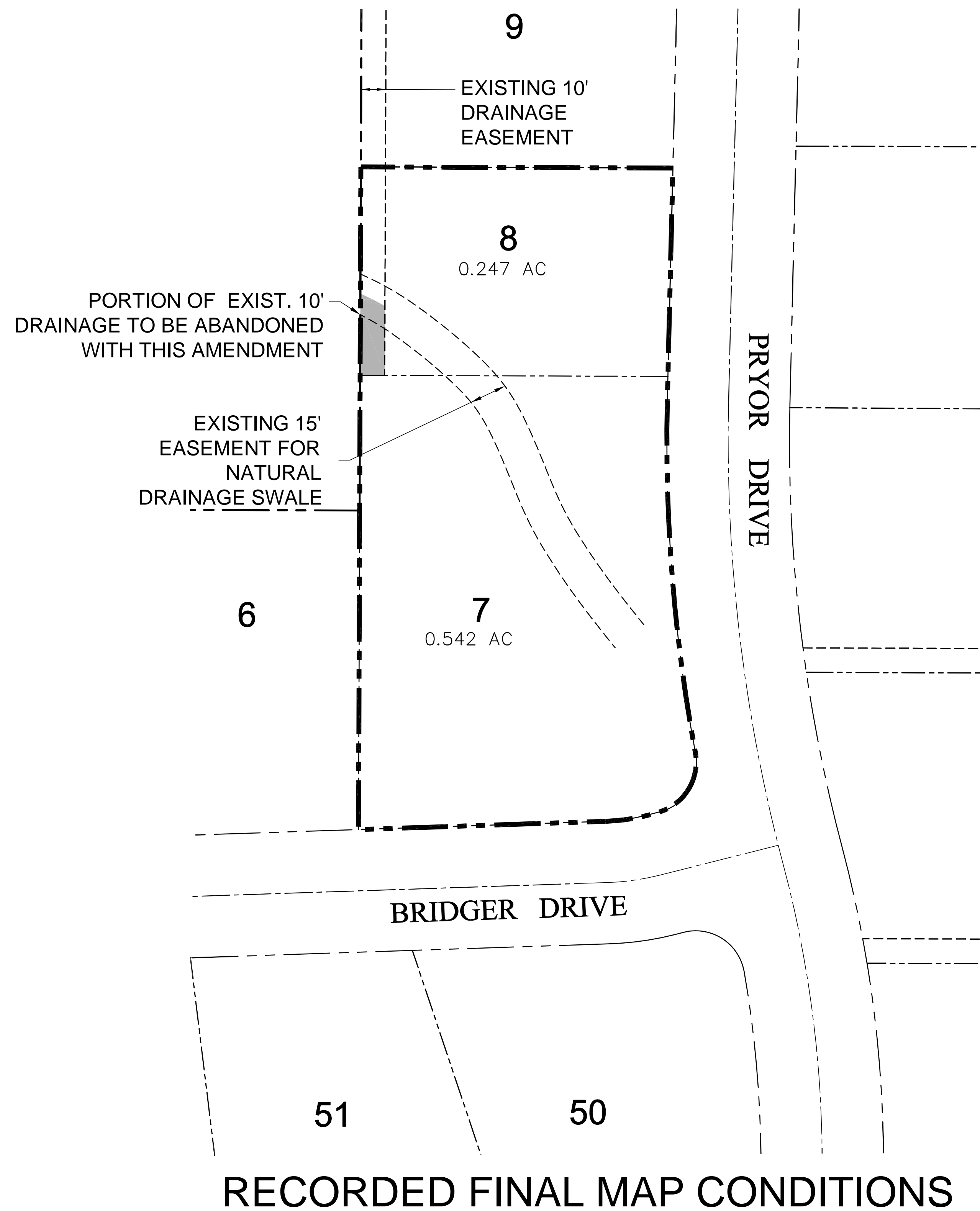
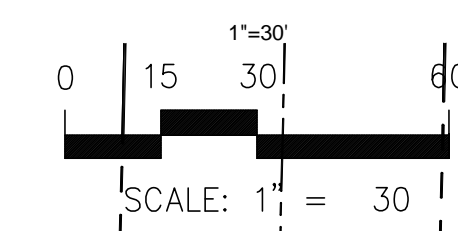
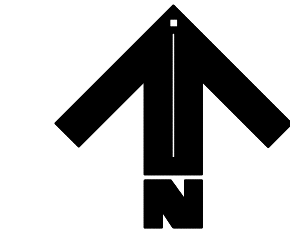
SEE SHEETS 2,3 & 4 FOR
LOT AREAS

RECORDED FINAL MAP CONDITIONS

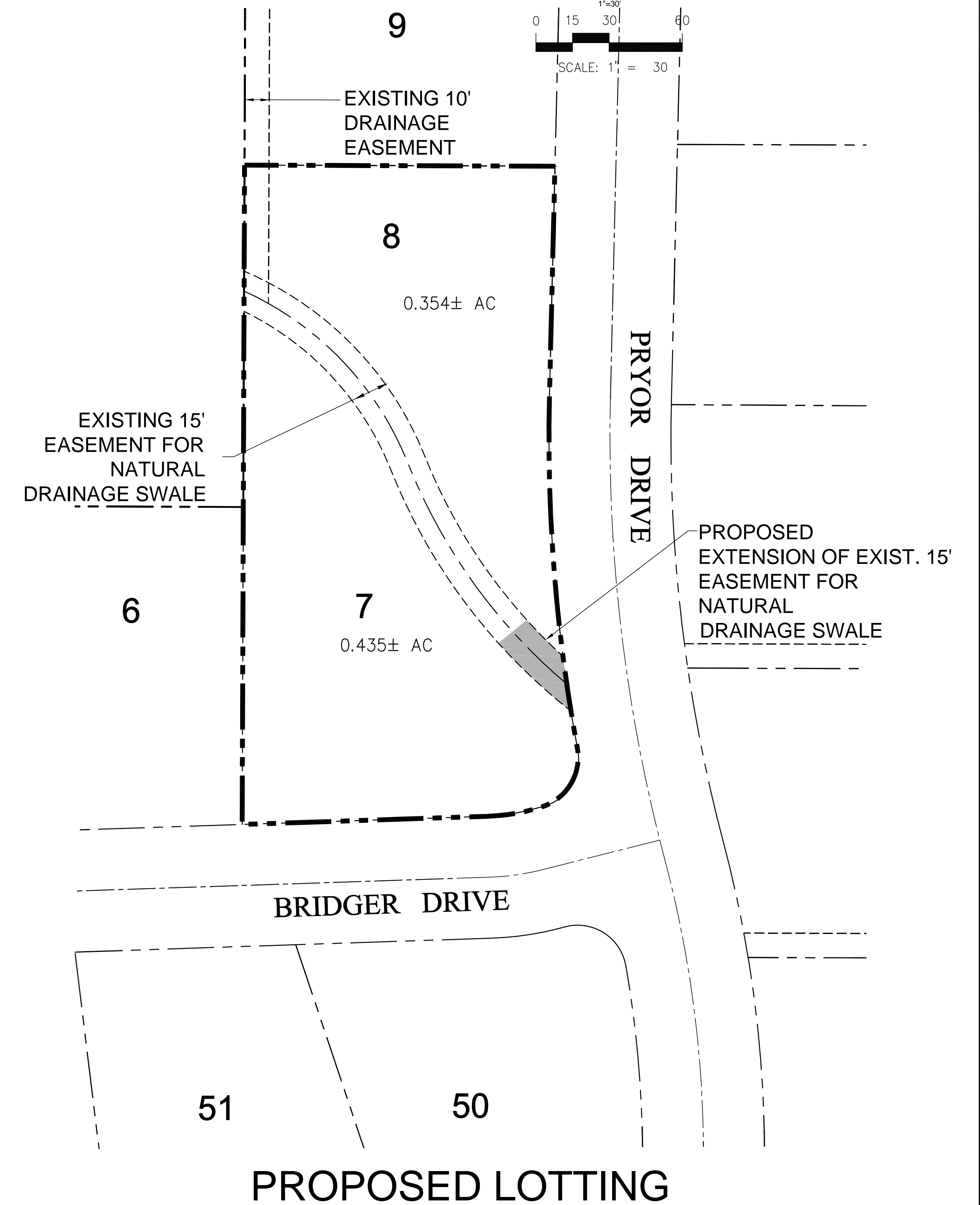
PROPOSED LOTTING

SILVER SPRINGS UNIT 1 MAP AMENDMENT (LOTS 7-8)

FEBRUARY 2019
SHEET 2 OF 4



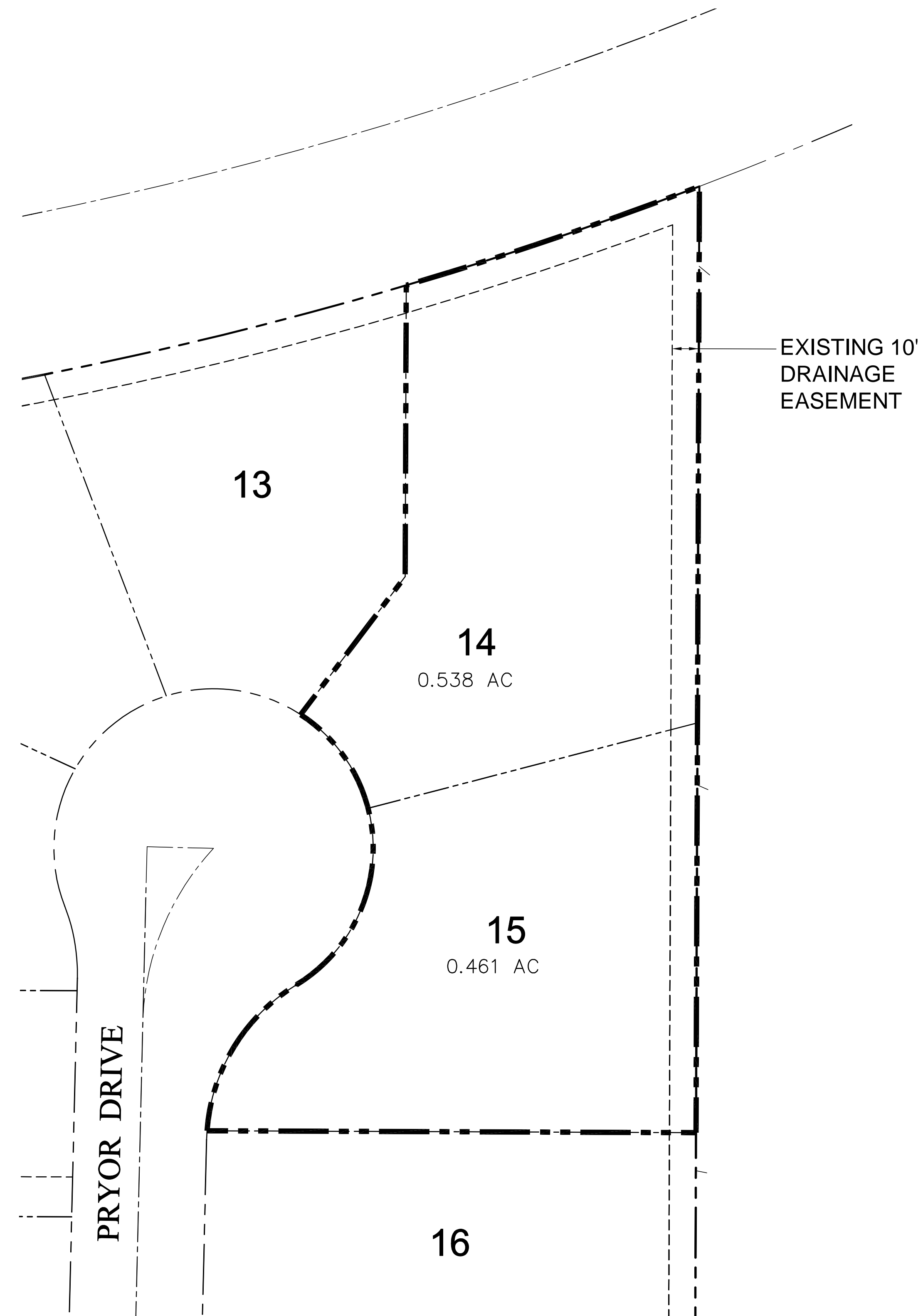
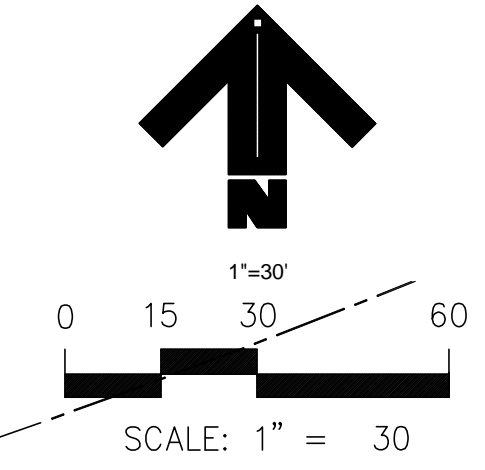
RECORDED FINAL MAP CONDITIONS



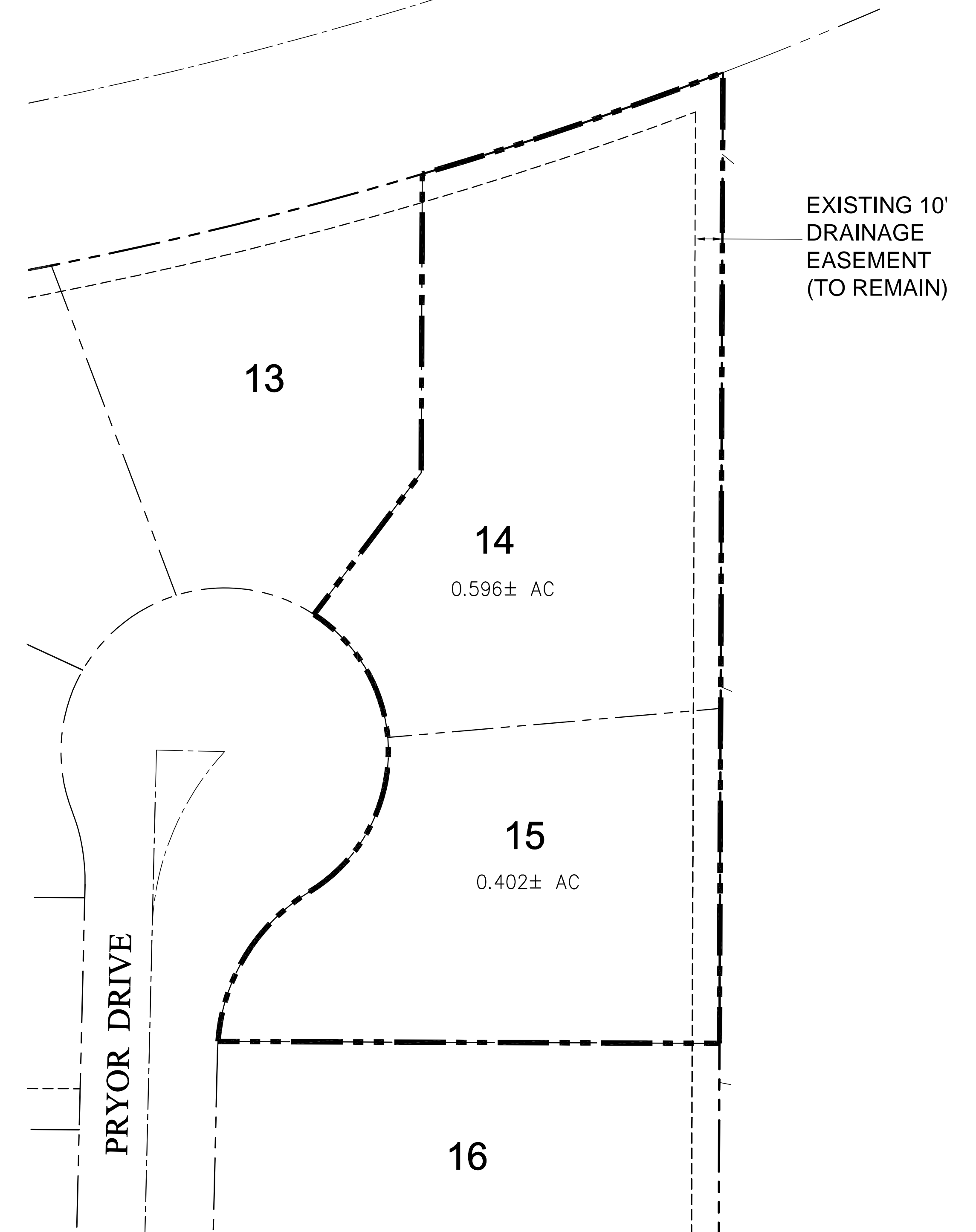
PROPOSED LOTTING

SILVER SPRINGS UNIT 1 MAP AMENDMENT (LOTS 14-15)

FEBRUARY 2019
SHEET 3 OF 4



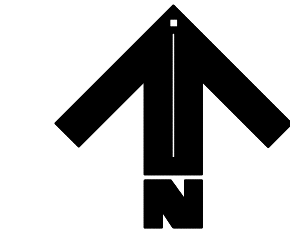
RECORDED FINAL MAP CONDITIONS



PROPOSED LOTTING

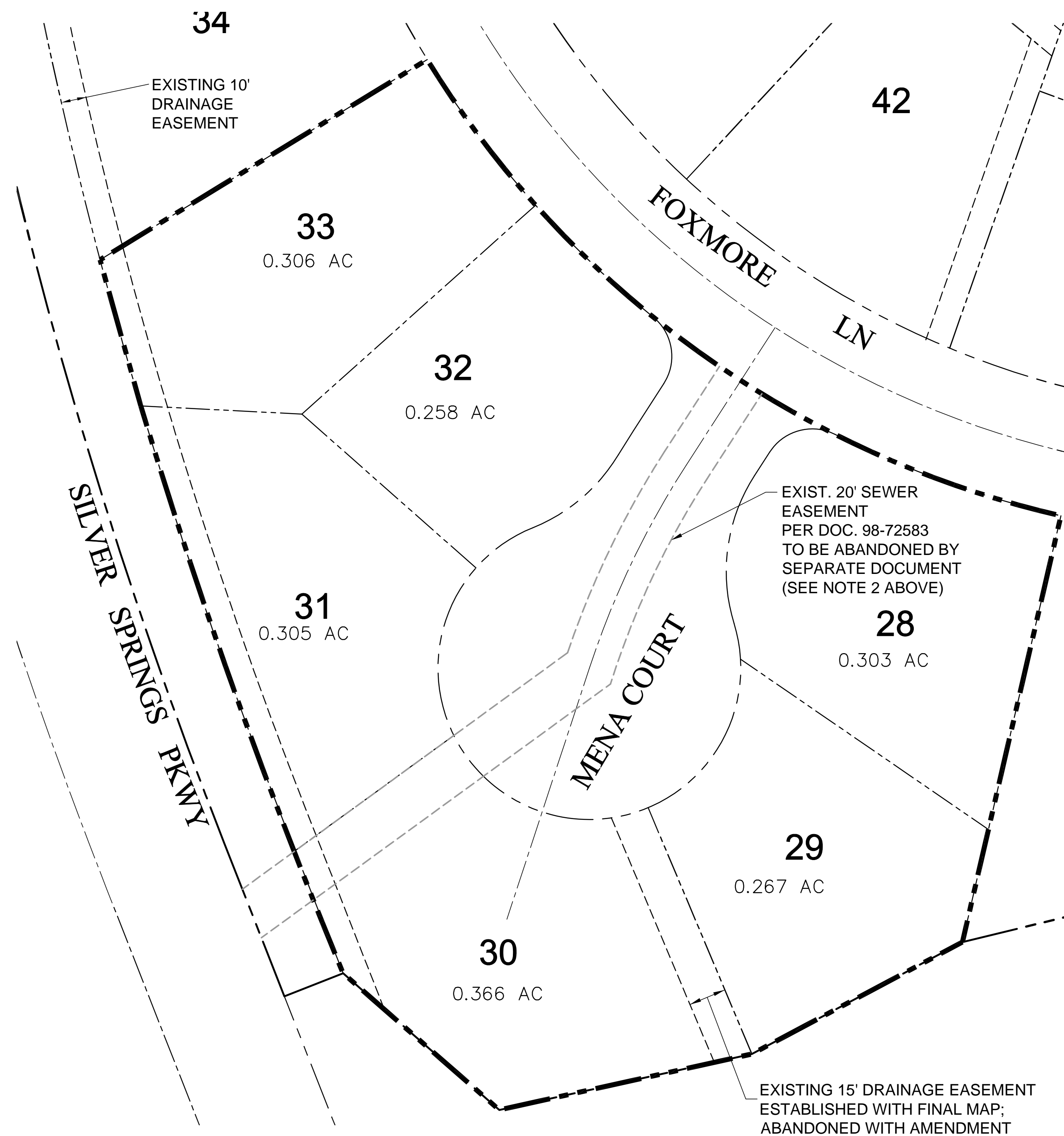
SILVER SPRINGS UNIT 1 MAP AMENDMENT (LOTS 28-33)

FEBRUARY 2019
SHEET 4 OF 4

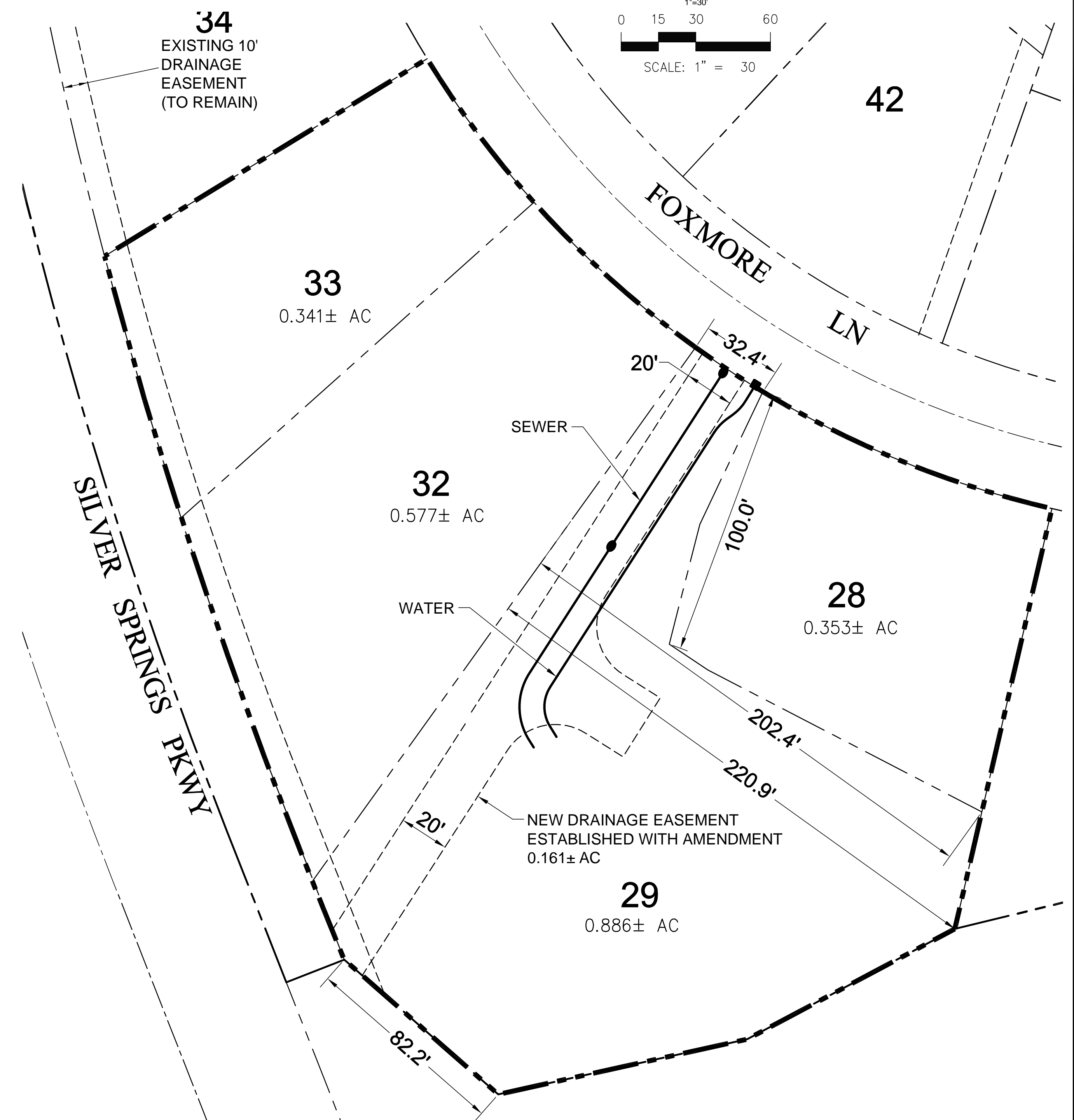


1"=30'
0 15 30 60
SCALE: 1" = 30'

- 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-ways shown hereon along said property lines a distance of fifty (50.00) feet.
- Easement benefitting El Dorado Irrigation District (document 98-72583) to be abandoned by that District's Board of Directors upon District's acceptance of alternative improvements (Email from Brink 1/28/19).



RECORDED FINAL MAP CONDITIONS



PROPOSED LOTTING