Silver Rose Venture Memorandum

To: Joel Galbraith

From: Geoff Hebert, SRV

Date: May 3, 2012

Re: Revisions to Application for City Council hearing

Joel,

The following revisions to the Silver Rose Development Application have been included for City Council consideration:

The two-story home located closest to Silverado Trail (#39) will be reduced to single story. All seven homes accessing from Silverado Trail will be single story. The two-story residence will not be relocated. The number of two-story residences accessed from Rosedale Road will not increase beyond the 3 residences shown in the Master Plan.

The Silver Rose project is committed to a significant increase in planting to provide screening of the project from Silverado Trail and Rosedale Road. Over 110 trees comprised of mature olives, oaks and sycamores that range from 16 to 24 feet in height have been added to the Landscaping Plan. The mature trees will be placed in close proximity of the structures to minimize visibility from Silverado Trail. The mature trees will provide immediate and meaningful screening of the resort from both Silverado Trail and Rosedale Road. These additions to the Landscaping Plan represent an incremental investment of over $400,000.

Updated renderings have been submitted to reflect the revised look and feel of the resort. Note that the renderings previously submitted for Planning Commission review selectively omitted scheduled plantings in order to provide a better sense of the resort architecture. These resort components would have been heavily obscured if all the scheduled plantings had been represented in the renderings. The updated renderings show the plantings from the previous master plan (including those omitted from previous renderings for architectural review) as well as the additional plantings of over 110 mature olives, oaks and sycamores.

The new renderings are consistent with the updated master plan and landscaping plan, and are based on site photographs and true building geometry extracted from CAD.