



2022 JAN 19 AM 11:08

RECEIVED
PLANNING DEPARTMENT

GPA 22-0001
FILE # 222-0001

EL DORADO COUNTY PLANNING SERVICES

ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

ASSESSOR'S PARCEL NO.(S) 126-020-01 to 04, 126-150-23

PROJECT NAME/REQUEST: (Describe proposed use) Generations at Green Valley, 379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots

IF SUBDIVISION/PARCEL MAP: Create 406 lots, ranging in size from 3,105 to 646,742 acres (SE) LDR
RE-10&RF-L OS, RF-H

IF ZONE CHANGE: From RE-5 to R1, RE-5, IF GENERAL PLAN AMENDMENT: From LDR&OS to HDR&PF

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Green Valley Road Benefits, LLC, c/o TTLC Management, Inc.

Mailing Address 110 Blue Ravine Road, Suite 209, Folsom, CA 95630

Phone 510-227-0030 FAX _____

PROPERTY OWNER See Attached

Mailing Address _____

Phone _____ FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

Agent/
ENGINEER/ARCHITECT CTA Engineering & Surveying

Mailing Address 3233 Monier Circle, Rancho Cordova, CA 95742

Phone 916-638-0919 FAX 916-638-2479

LOCATION: The property is located on the South side of Green Valley Road
N/E/W/S street or road

<100 feet miles Southeast of the intersection with Malcolm Dixon Road
N/E/W/S major street or road

in the El Dorado County area. PROPERTY SIZE 280.70
acreage/square footage

X See attached signature sheet Date _____
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1-19-22 Fee \$ 1714+2163 Receipt # 30787+8 Rec'd by [Signature] Census _____

Zoning R1-5-10, RFL GPD LDR+OS Supervisor Dist 1 Sec/Twn/Rng 24 10N 8E

ACTION BY: PLANNING COMMISSION

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved Denied (Findings and/or conditions attached)

Approved Denied (Findings and/or conditions attached)

Executive Secretary _____

Executive Secretary _____

GPA22-0001, Z22-0001,

Rev 12/2014
FM22-0001

2022 JAN 19 AM 11:03
RECEIVED
PLANNING DEPARTMENT

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

APPLICATION FOR: **TENTATIVE SUBDIVISION MAP** FILE # TM22-0001
ASSESSOR'S PARCEL NUMBER(S) 126-020-001 to 004, 126-150-23

PROJECT NAME/REQUEST (Describe proposed use) Generations at Green Valley, 379 single-family residential lots, 1 Park lot, 1 clubhouse lot, 9 open space lots, 13 landscape lots, and 3 road lots

IF SUBDIVISION MAP: Create 406 lots, ranging in size from 3,105 to 646,742 ~~acres~~/square feet

IF ZONE CHANGE: From RE-5, RE-10, and RF-L to R1, RE-5, OS, and RF-H

IF GENERAL PLAN CHANGE: From LDR and OS to HDR, LDR, and PF

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Green Valley Road Benefits, LLC / c/o TTLC Management, Inc.

Mailing Address 110 Blue Ravine Road, Suite 209 Folsom CA 95630
P.O. Box or Street City State ZIP
Phone 510-227-0030 Email: abarry@thetruelifecompanies.com

PROPERTY OWNER See attached

Mailing Address _____
P.O. Box or Street City State ZIP
Phone _____ Email: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET, IF APPLICABLE

Agent
ENGINEER/ARCHITECT CTA Engineering & Surveying

Mailing Address 3233 Monier Circle Rancho Cordova CA 95742
P.O. Box or Street City State ZIP
Phone 916-638-0919 Email: ballen@ctaes.net

LOCATION: The property is located on the south side of Green Valley Road
N/E/W/S Street or Road

<100 feet ~~wide~~ southeast of the intersection with Malcolm Dixon Road
N/E/W/S Major Street or Road
in the El Dorado County area. PROPERTY SIZE 280.70
Acre(s) / ~~SQUARE FEET~~

X See attached signature sheet Date _____
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 1-19-22 Fee \$6660 Receipt # 30756 Rec'd by km Census _____
Zoning RE-5+10 RFL GPD LDR-OS Supervisor District 1 Sec 24 TwN 10N Rng 16
Application completed by: _____ Date completed: _____

ACTION BY _____ PLANNING COMMISSION
Hearing Date _____
Approved _____ Denied _____
Findings and/or conditions attached _____
Executive Secretary _____

ACTION BY BOARD OF SUPERVISORS
Hearing Date _____
Approved _____ Denied _____
Findings and/or conditions attached _____
APPEAL: Approved _____ Denied _____

GPA22-0001, Z22-0001,
TM22-0001



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE SUBDISVISIONS MAP REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8 ½" x 11". All plans required in PDF format should have Optical Character Recognition (OCR), be Optimized, and be in a reduced file size.**

NOTE: APPLICATIONS WILL BE ACCEPTED BY APPOINTMENT ONLY. TO MAKE YOUR APPOINTMENT IN ADVANCE, PLEASE CALL PLANNING SERVICES AT (530) 621-5355.

NOTE: Submittal of the materials required in this application packet does not necessarily constitute a complete application for purposes of the California Permit Streamlining Act; the County may require further submittals or clarification of materials in order for staff to begin processing the project. If so, you will receive a letter within 30 days stating what additional materials must be submitted. Discretionary project applications (a project considered by the Zoning Administrator, Planning Commission, and/or Board of Supervisors) will need to be deemed **complete** for processing before the environmental review of the project can be started in accordance with the California Environmental Quality Act. In order to prepare an environmental document to comply with CEQA, the County may require the applicant to submit additional information or studies after the application has been deemed **complete** for processing. Note that studies may be required to analyze potential impacts from off-site improvements. Studies typically required for a **complete** application (e.g.: traffic study) would be deferred when an environmental impact report is to be prepared and said EIR would address the impact.

FORMS AND MAPS REQUIRED

Check (✓)

<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Application form completed and signed. All application forms shall be completed in ink or typed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Agreement for Payment of Processing Fees completed and signed by the applicant (form available on Planning Services website under Applications and Forms).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) Letter of Authorization: When there are multiple owners, a Letter of Authorization is required from the other property owner(s) authorizing the applicant to act as their agent; or when the applicant is not the property owner.

GPA22-0001, Z22-0001,
TM22-0001

Check (√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) One copy of a Title Report (no more than six months old) for the project. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) Provide name, mailing address, and phone number of all property owners and their agents. |
| <i>f/c</i> | <input type="checkbox"/> | 6) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer and/or water district. |
| <i>f/c</i> | <input type="checkbox"/> | 7) If on-site wastewater treatment systems are proposed to serve the project, provide a wastewater feasibility report as described in the adopted design and improvement standards manual. |
| <i>f/c</i> | <input type="checkbox"/> | 8) If off-site sewer or water facilities are proposed to serve the project, provide four copies of a map showing location and size of the proposed facilities. |
| <i>n/a</i> | <input type="checkbox"/> | 9) If groundwater is to be used for domestic water, provide proof of a safe and reliable water source as described in the adopted Design and Improvement Standards Manual. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a preliminary grading, drainage plan and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills for: roads, driveways where cuts/fills exceed six feet, retaining walls, and mass pad graded lots. Show location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14 of County Grading Ordinance for submittal detail of grading plan. See Section 1.8.3 of County Drainage Manual for submittal requirements of the drainage plan and report.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a Preliminary Geotechnical Engineering Study as described in the adopted Design and Improvement Standards Manual. |
| <i>f/c</i> | <input type="checkbox"/> | 12) An on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats, including riparian vegetation and plant habitat. The report should include proposed mitigation measures if applicable. Such survey can only occur from March 15 through August 15 when plants are identifiable. One hard copy plus an electronic PDF copy (CD-ROM or other medium), with attachments, shall be submitted. |

n/a
excepting 1 existing residence on ex. well

Drainage report f/c

The biological study shall include a plant survey to determine the extent and location of rare plants on the project site if located within Mitigation Area 0 ("EP" overlay designation on the General Plan land use map) or Mitigation Area 1 (within the gabbro soils area as shown on maps on file at the Development Services Division). The Mitigation Area for each parcel may be determined by accessing the Parcel Data Information page on Planning Service's website.

Check (✓)

Applicant County

13) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity, if it exists in the project area.

14) A record search for archeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #208, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identified a need for a field survey, a survey shall be required. Archeological surveys shall meet the Guidelines for Cultural Resources Studies approved by the Board of Supervisors, available at Planning Services. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

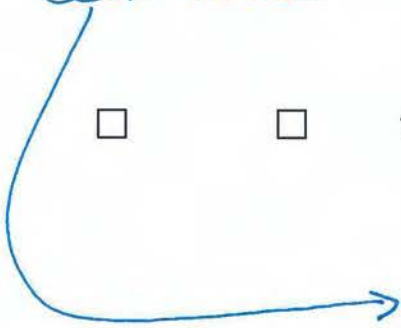
15) A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

16) An acoustical analysis shall be provided to demonstrate consistency with General Plan Policies (see policies following General Plan Objective 6.5.1). The analysis shall define the existing and projected (2025) noise levels and define how the project will comply with standards set forth in the Zoning Ordinance Chapter 130.37. The analysis should include description of construction noise, traffic noise generated from the project, and impacts of traffic noise to the residences within the project. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

deferred to
CEQA review



17) An air quality impact analysis shall be provided utilizing the Air Quality Management District's *AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act* (February 2002) available at: http://www.edcgov.us/Government/AirQualityManagementDistrict/Guide_to_Air_Quality_Assessment.aspx Emissions modeling should utilize the statewide land use emissions computer model CalEEMod available at: www.caleemod.com to quantify potential criteria pollutant and greenhouse gas (GHG) emissions. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.



18) If required by the El Dorado County Transportation Division (TD) based on submittal of a Traffic Impact Study – Initial Determination Form, a traffic study shall be provided utilizing their Traffic Impact Study Protocol and Procedures or other latest traffic study requirements, as determined by TD. Applications shall:

- a. Demonstrate consistency with 2004 General Plan Transportation and Circulation Element Policies.
- b. Identify access to County Road(s); describe proposed road and intersection improvements (on-site and off-site).

One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

Check (✓)

Applicant County

n/a

19) A Snow Removal and Storage Plan for subdivisions above 3,000 feet elevation (Design and Improvement Standards Manual (DISM) Volume I, Section 5, A. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

deferred to
CEQA

20) A discussion of passive solar opportunities for proposed lots having 20,000 square feet or less (DISM Volume I, Section 5, B.). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

ftc

21) Copy of previous parcel map, subdivision map, or record of survey, if applicable.

22) Application Fees pursuant to the adopted fee schedule.

23) Five copies plus an electronic PDF copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction that includes a graphic scale. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

24) Five copies plus an electronic PDF copy (CD-ROM or other medium) of a Phasing Plan, if proposed; and one 8½" x 11" reduced copy **that includes a graphic scale.**

see map for
slope ranges

25) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of a slope map noting the following slope range categories: 10 to 15 percent; greater than 15 to 20 percent; greater than 20 to 25 percent; greater than 25 to less than 30 percent; and 30 percent or greater; and one 8½" x 11" reduced copy.

26) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of an aerial photograph with the tentative map overlaid. Scale should be 1" = 100' or the same scale as tentative map.

ftc

27) A Fire Safe Plan approved by the applicable fire district and Cal Fire shall be submitted if project is located in a high or very high wildland fire hazard area; or in an area identified as "urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire," as listed in the most current Federal Register. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

ftc

28) A description of all proposed deviations or waivers to County design standards. The four findings required for approval of the deviation(s) or waiver(s) listed in County Code Section 120.40.010.A.2.a through d must be addressed by the applicant to justify granting the request(s). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)

<u>Applicant</u>	<u>County</u>		
f/c	<input type="checkbox"/>	29)	Oak Resources Code Compliance Certificate.
f/c	<input type="checkbox"/>	30)	Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
f/c	<input type="checkbox"/>	31)	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable
n/a?	<input type="checkbox"/>	32)	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
f/c	<input type="checkbox"/>	33)	Reason and objective for Impact to oak trees and/or oak woodlands.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

<u>Applicant</u>	<u>County</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1)	Proposed subdivision name.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2)	North arrow and Scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3)	Project boundaries with dimensions.
n/a?	<input type="checkbox"/>	4)	The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road rights-of-way, bodies of water, and areas of 30 percent or greater slope. Parcel sizes must be consistent with General Plan and Zoning standards unless the application is accompanied by a General Plan, Rezone, and/or Planned Development application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5)	Adjacent ownership with book and page number of recorded deeds or parcel map references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6)	Location and names of rights-of-way width of adjacent streets, highways, and alleys.
f/c	<input type="checkbox"/>	7)	Access easements to a connection with a public road, together with deed or map reference that documents the access.

- flc 8) Existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide a letter of authorization (if available) and a description of the access easement.
- flc 9) Purpose, width, and approximate location of all proposed and existing easements (other than roads) together with the deed or map reference that documents the easement.
- 10) Approximate radii of centerline on all street curves.
- flc 11) Names of adjacent subdivisions with the recording reference.
- 12) Grades and widths of proposed and existing roads or road easements, showing typical improvement cross-section for all proposed and existing roads, including cul-de-sac roads and turnarounds.
- 13) All existing structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of property.
- 14) Show location of all structures for which permits have either been applied for or granted, but not yet constructed.
- 15) Fire hydrant location, existing and/or proposed.
- 16) Existing water and sewer line locations.
- 17) Contour lines shown at 5-foot intervals if any slopes on the property exceed 10 percent (contours not required if all slopes are 10 percent or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features (e.g., benches or abrupt topographical changes, etc.).
- 18) Areas of 30 percent or greater slope shall be identified.
- 19) The location, if present, of rock outcropping, lava caps, drainage courses, ponds, lakes, canals, reservoirs, rivers, perennial streams, creeks, spring areas subject to inundation and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. Setbacks from riparian and wetland areas consistent with Section 130.30.030.G of the Zoning Ordinance shall be shown on the tentative map.
- flc 20) Identify areas subject to a 100-year flood; and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
- 21) Show any other subdivision-related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, and utility facilities (e.g.: electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate.
- dry utility Exhibit flc 22) The following information is to be listed on the tentative map in the following consecutive order:
- a. Owner of record (name and address)
- b. Name of applicant (name and address)
- c. Map prepared by (name and address)

- | | | | |
|-------------------------------------|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. | Scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | e. | Contour interval (if any) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f. | Source of topography |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g. | Section, Township and Range |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h. | Assessor's Parcel Number(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i. | Present and proposed General Plan land-use designation(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j. | (see zoning + General Plan Land Use Exhibit)
Present and proposed zoning district(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k. | Total area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l. | Total number of lots |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m. | Total number of lettered lots |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n. | Minimum parcel area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o. | Water supply |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p. | Sewage disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q. | Proposed fire protection district or agency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | r. | Date of preparation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | s. | In the lower right-hand corner of each map, a signature block should be shown, giving space for: |

Planning Commission: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

PROPERTY OWNER:

Parcels 1 thru 4:

Jenny Louie Helm, Wayland H. Louie, and Jen Lynn Louie, successor Trustee of the Fay Louie 2001 Living Trust (undivided 50% interest)

Wayland H. Louie as Trustee of the Wayland H. Louie 2002 Living Trust (undivided 16.7% interest)

Jen Lynn Louie as Trustee of the Jen Lynn Louie 2003 Living Trust (undivided 16.6% interest)

Jenny Louie-Helm, successor Trustee of the Louie-Helm Living Trust (undivided 16.7% interest)

Post Office Box 2224

Bakersfield, CA 93303

Parcel 5:

Kimberly Dixon (undivided 50% interest)

Amanda R. and Robert N. Pena (undivided 50% interest)

3200 Verde Valle Lane

El Dorado Hills, CA 95762

RECEIVED

JAN 19 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

**GPA22-0001, Z22-0001,
TM22-0001**

EL DORADO COUNTY PLANNING SERVICES
ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION
PROPERTY OWNERS

Please sign above your name.

RECEIVED

JAN 19 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Jenny Louie Helm

Jenny Louie-Helm
Jenny Louie-Helm (Dec 20, 2021 10:04 PST)

Wayland H. Louie

Wayland Louie
Wayland Louie (Dec 20, 2021 08:15 PST)

Jen Lynn Louie

Jen Lynn Louie
Jen Lynn Louie (Dec 20, 2021 15:43 PST)

Kimberly Dixon

Amanda R. Pena

Robert N. Pena

GPA22-0001, Z22-0001,
TM22-0001

**EL DORADO COUNTY PLANNING SERVICES
ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION
PROPERTY OWNERS**

Please sign above your name.

Jenny Louie Helm

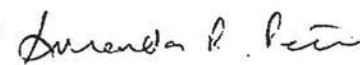
Wayland H. Louie

Jen Lynn Louie

Kimberly Dixon



Amanda R. Pena



Robert N. Pena

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

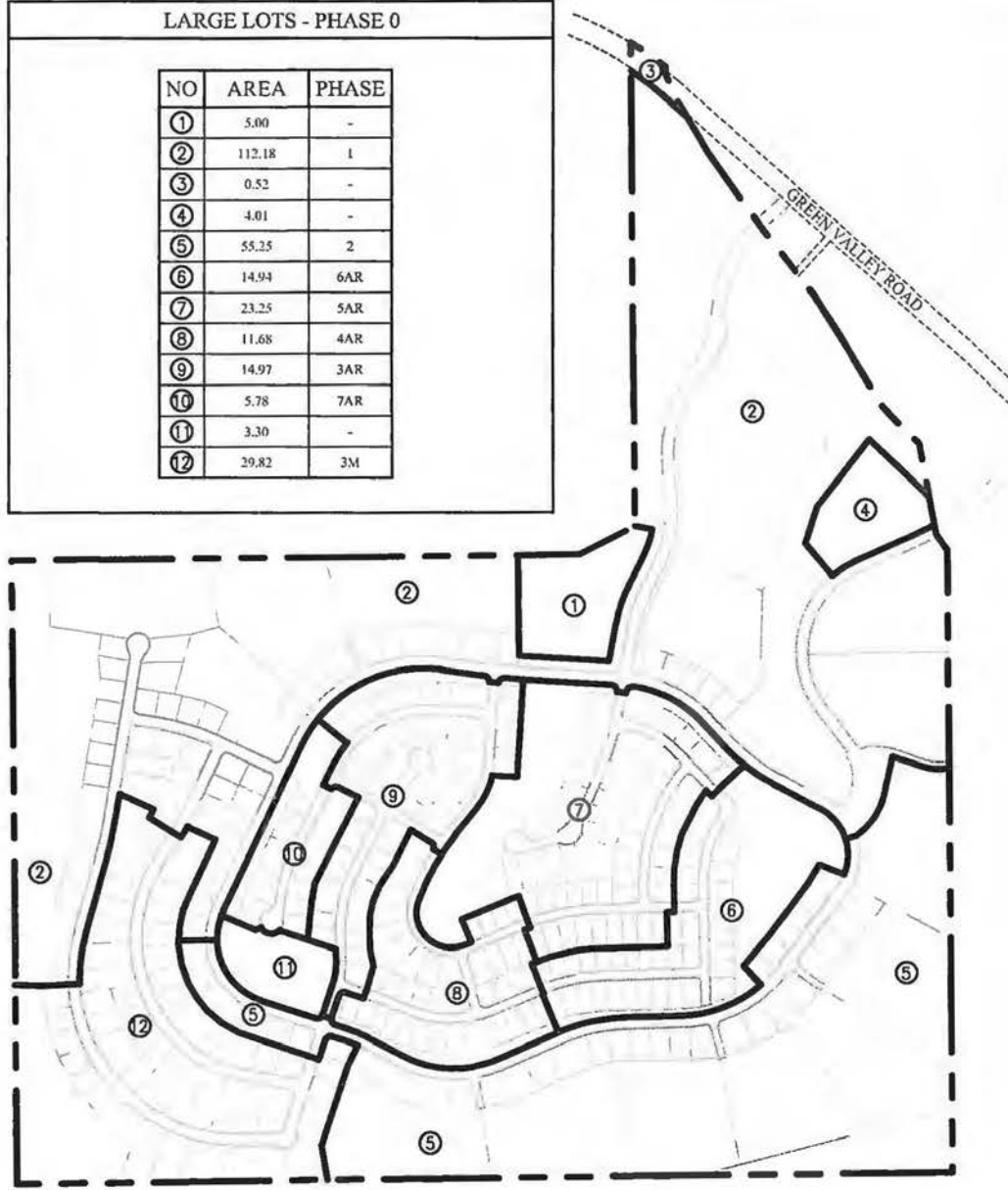
**GPA22-0001, Z22-0001,
TM22-0001**

2022 JUL 19 AM 11:00

RECEIVED
PLANNING DEPARTMENT

LARGE LOTS - PHASE 0

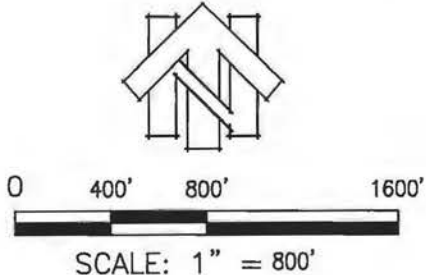
NO	AREA	PHASE
①	5.00	-
②	112.18	1
③	0.52	-
④	4.01	-
⑤	55.25	2
⑥	14.94	6AR
⑦	23.25	5AR
⑧	11.68	4AR
⑨	14.97	3AR
⑩	5.78	7AR
⑪	3.30	-
⑫	29.82	3M



LARGE LOT / PHASING PLAN

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.



TENTATIVE MAP GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO

OVERALL LAYOUT
DECEMBER, 2021 SHEET 1 OF 3

STATE OF CALIFORNIA

OWNERS OF RECORD

JENNY LOUISE HELM, WAYLAND H. LOUISE AND
JENNY LOUISE, TRUSTEES OF THE TRUST OF
THE FAY LOUISE 2001 LIVING TRUST, ET AL.
POST OFFICE BOX 2224
SAVINGSFIELD, GA 31303

ROBERT AND AMANDA PERA
AND KATHERLYN DIXON
3200 VERDE VALLE LANE
EL DORADO HILLS, CA 95702

APPLICANT

GREEN VALLEY ROAD BENEFITS, LLC
110 BLUE RAVINE ROAD, SUITE 209
TOLSON, CA 95330

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
300 West 10th Street, Suite 100
Tolson, CA 95330

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1' FOOT (5' FEET SHOWN)

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

SECTION 24, T.10 N., R.8 E., M.0.W.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-020-001
A.P.N. 126-020-002
A.P.N. 126-020-003
A.P.N. 126-020-004
A.P.N. 126-150-023

PRESENT & PROPOSED ZONING

SEE ZONING MAP AS PART OF THIS APPLICATION

TOTAL AREA

260.70 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 378 171.35 AC
(214 AGE RESTRICTED)
DISTING RESIDENCE (LOT1) - 1 5.00 AC

LETTERED LOTS

PARK - LOT A 4.00 AC
CLUBHOUSE - LOT B 5.30 AC
OPEN SPACE - LOTS C THRU K 57.55 AC
LANDSCAPE LOTS - L1 THRU L13 8.00 AC
ROADWAY - R1 THRU R3 31.47 AC

**MINIMUM RESIDENTIAL
LOT AREA**

6,000 SQUARE FEET

**WATER SUPPLY and
SEWAGE DISPOSAL**

EL DORADO IRRIGATION DISTRICT WITH PRIVATE
SEWIC SYSTEM (7 EA. x 1 EXISTING)

**PROPOSED STRUCTURAL
FIRE PROTECTION**

EL DORADO HILLS COUNTY WATER DISTRICT
(FIRE DEPARTMENT)

DATE OF PREPARATION

DECEMBER, 2021

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
THE LAND DEVELOPMENT KNOWN AS "GENERATIONS AT
GREEN VALLEY" HAS BEEN DESIGNED IN ACCORDANCE WITH
THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY EL
DORADO COUNTY.

BRIAN M. MELEN P.E. 65764 12/23/21
DATE



GENERAL NOTES

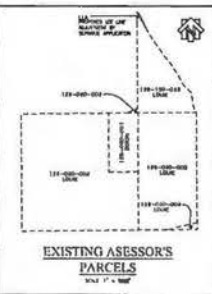
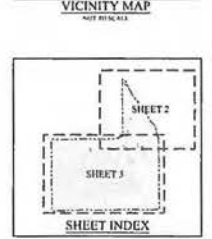
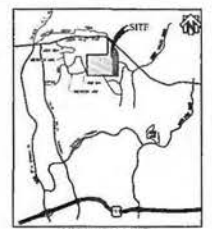
- SEE THE SITE PLAN FOR REQUIRED "FILL" AREAS. ALL AREAS TO BE PROVIDED WITH REQUIRED.
- ALL PUBLIC UTILITY EXPOSURES SHOWN TO BE PROVIDED SUBJECT TO ALL RULES AND ORDINANCES.

LEGEND

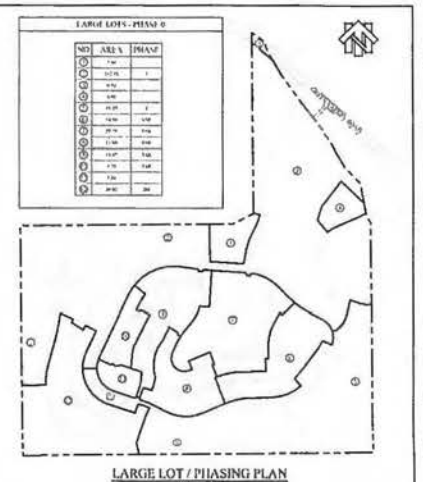
- PROPOSED
- - - EXISTING
- PROJECT BOUNDARY

KEY NOTES:

- ALL PLANS (EXCEPT FOR SPECIAL USE OF RIGHTS) FOR 2021/20 TO BE APPLICABLE UNLESS NOTICED TO THE contrary.
- ALL NEW ROAD & PUBLIC UTILITY EXPOSURES TO BE PROVIDED AS SHOWN.
- ALL NEW ROAD & PUBLIC UTILITY EXPOSURES TO BE PROVIDED AS SHOWN.
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- ALL NEW ROAD & PUBLIC UTILITY EXPOSURES TO BE PROVIDED AS SHOWN.



RECEIVED
JAN 19 2022
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT.



PHASING PLAN NOTICE

THE SUBMITTER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBMITTER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, AND RECREATION LOTS SHALL BE AT LEAST 10% OF THE TOTAL LOTS.

GPA22-0001, Z22-0001, TM22-0001

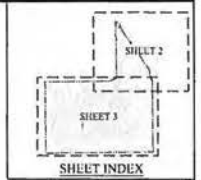
TENTATIVE MAP GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO

LOT & PLAN DETAIL - AREA 1

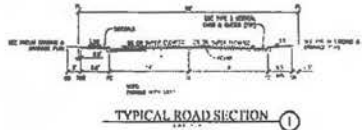
STATE OF CALIFORNIA

DECEMBER, 2021 SHEET 2 OF 3

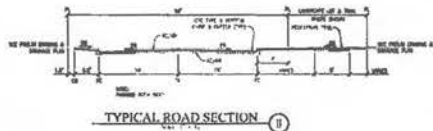


GENERAL ROAD SECTION NOTES

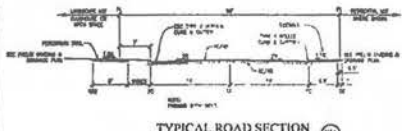
1. 12" PUBLIC UTILITY EXHIBITS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES
2. VERTICAL CURVE & OFFSET TO BE USED ADJACENT TO UNDERPASS, CUL-DE-SAC, DRIVE, DRIVEWAY, DRIVE, DRIVEWAY, AND ON ONE SIDE OF DOUBLE FRONTAGE LOTS



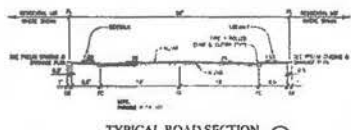
TYPICAL ROAD SECTION I



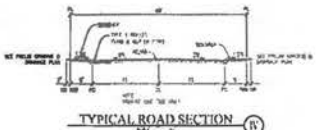
TYPICAL ROAD SECTION II



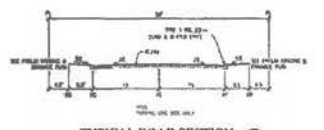
TYPICAL ROAD SECTION III



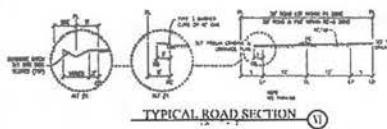
TYPICAL ROAD SECTION IV



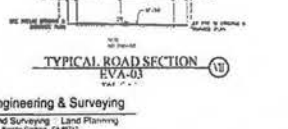
TYPICAL ROAD SECTION V



TYPICAL ROAD SECTION VI



TYPICAL ROAD SECTION VII



TYPICAL ROAD SECTION VIII

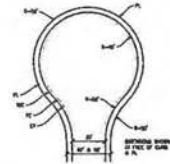


LEGEND

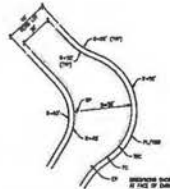
- APPROXIMATE BOUNDARY
- EXISTING ROADWAY
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED PEDESTRIAN TRAIL
- PROPOSED SEWER LOCATION
- PROPOSED WATER MAIN LOCATION

KEY NOTES:

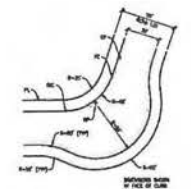
1. TO 4" SCALE, LOCATIONS TO BE SHOWN ON THIS SHEET
2. TO 8" SCALE, LOCATIONS TO BE SHOWN ON SHEET 3
3. IMPROVED DRIVEWAY
4. IMPROVED DRIVEWAY
5. IMPROVED DRIVEWAY
6. IMPROVED DRIVEWAY
7. IMPROVED DRIVEWAY
8. IMPROVED DRIVEWAY
9. IMPROVED DRIVEWAY
10. IMPROVED DRIVEWAY



TYPICAL CUL-DE-SAC



TYPICAL KNUCKLE 40' ROAD LOT



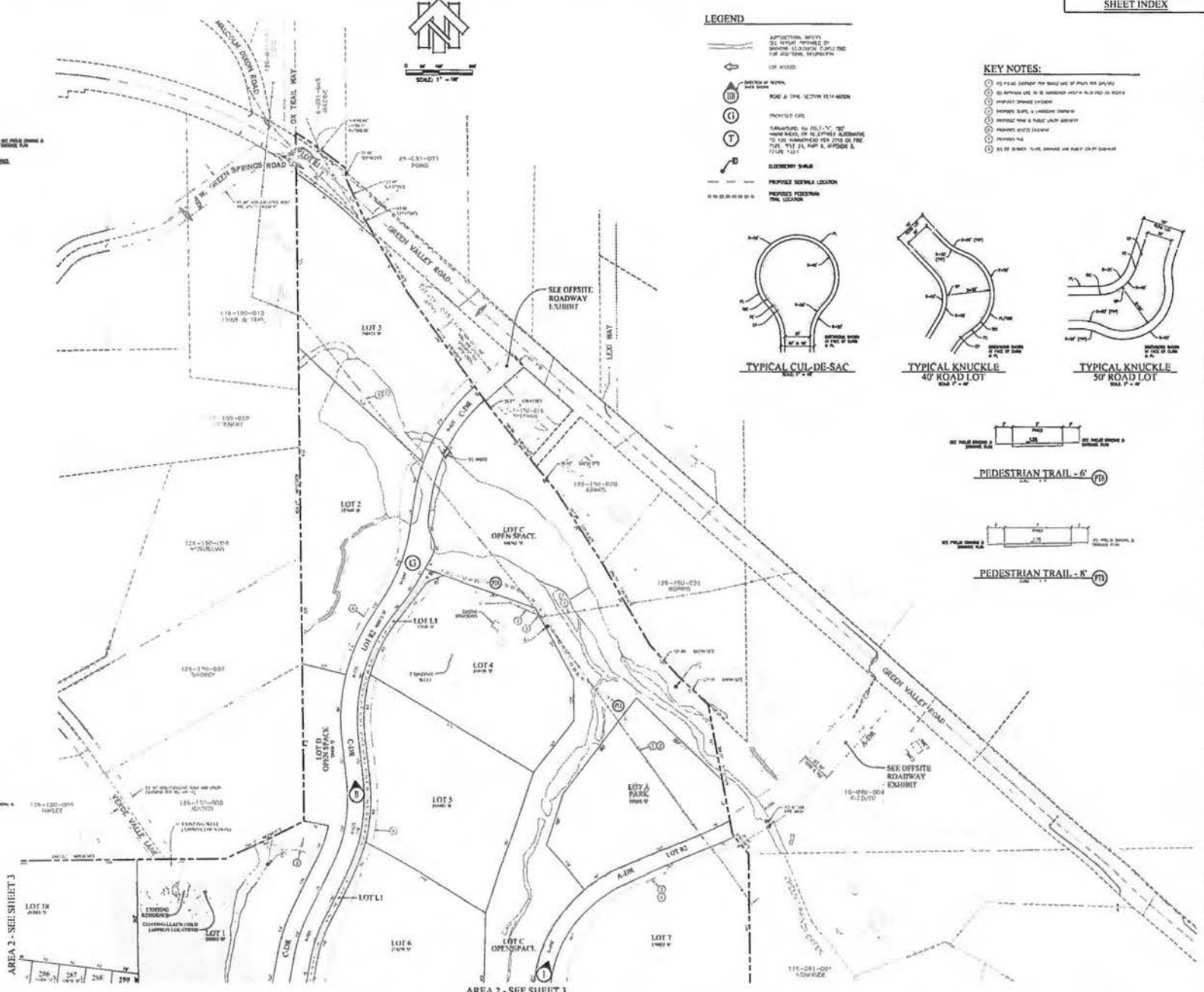
TYPICAL KNUCKLE 50' ROAD LOT



PEDESTRIAN TRAIL - 6'



PEDESTRIAN TRAIL - 8'



SLOPE MAP GENERATIONS AT GREEN VALLEY

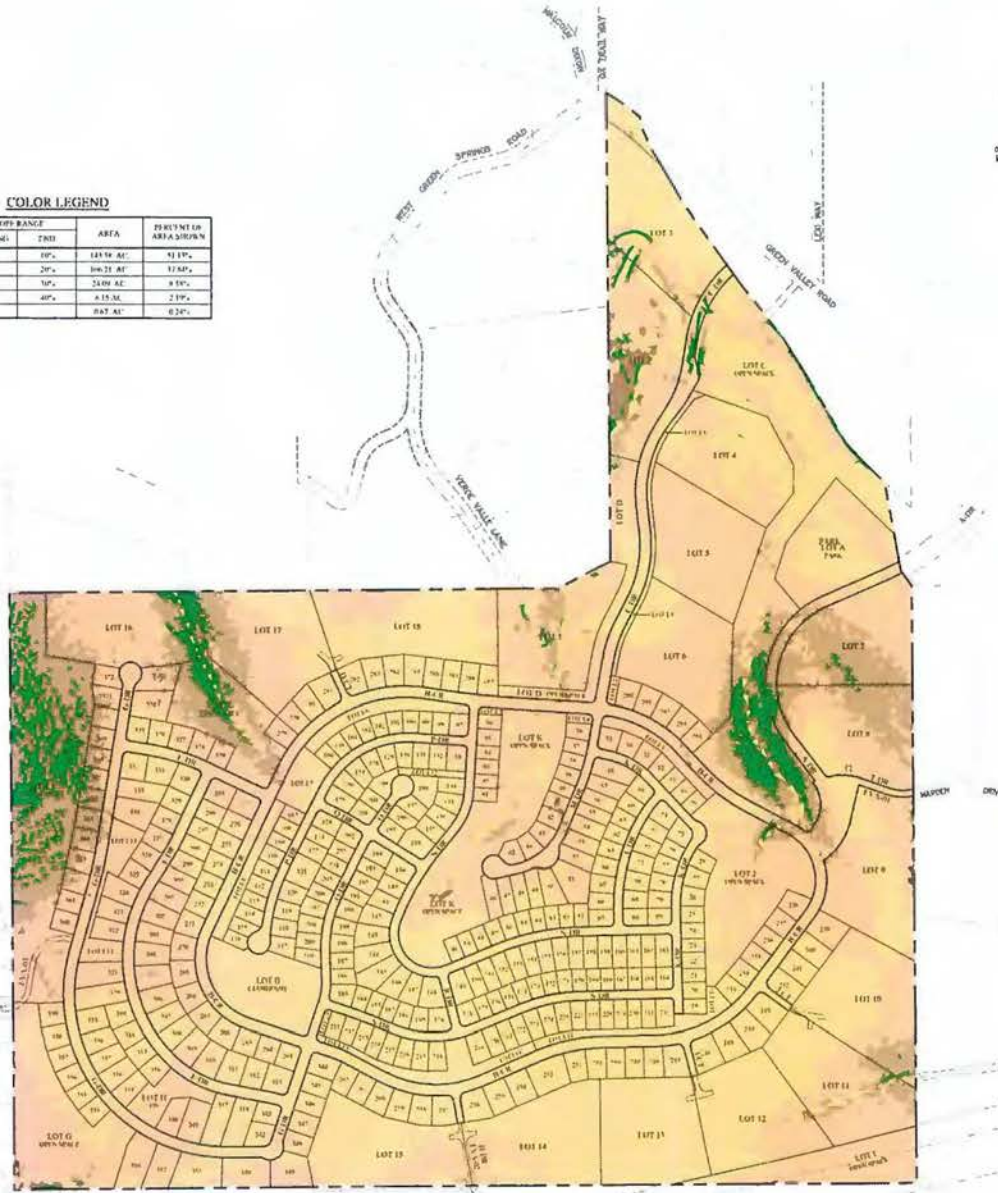
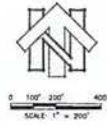
COUNTY OF EL DORADO

DECEMBER, 2021

STATE OF CALIFORNIA

COLOR LEGEND

SLOPE	SLOPE RANGE		AREA	PERCENT OR AREA SHOWN
	BEGINNING	END		
	0%	10%	145.76 AC	93.10%
	10%	20%	104.71 AC	67.14%
	20%	30%	23.06 AC	14.91%
	30%	40%	4.15 AC	2.71%
	40%	-	0.67 AC	0.43%



2022
PLANNING DEPARTMENT

December 16, 2021

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: GENERATIONS AT GREEN VALLEY

Dear Sir:

This letter shall serve as authorization for CTA Engineering and Surveying to act as my agent for the above mentioned subject. Should you have any questions, please do not hesitate to contact Green Valley Road Benefits, LLC at 510-227-0030.

Sincerely,

Green Valley Road Benefits, LLC

Jenny Louie Helm

Wayland H. Louie

Jen Lynn Louie

Kimberly Dixon



Amanda R. Pena



Robert N. Pena

GPA22-0001, Z22-0001,
TM22-0001

December 16, 2021

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

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Sincerely,

Green Valley Road Benefits, LLC

Jenny Louie Helm

Jenny Louie-Helm
Jenny Louie-Helm (Dec 20, 2021 10:04 PST)

Wayland H. Louie

Wayland Louie
Wayland Louie (Dec 20, 2021 08:15 PST)

Jen Lynn Louie

Jen Lynn Louie
Jen Lynn Louie (Dec 20, 2021 15:43 PST)

Kimberly Dixon

Amanda R. Pena

Robert N. Pena

PROPERTY OWNER:

Parcels 1 thru 4:

Jenny Louie Helm, Wayland H. Louie, and Jen Lynn Louie, successor Trustee of the Fay Louie 2001 Living Trust (undivided 50% interest)
Wayland H. Louie as Trustee of the Wayland H. Louie 2002 Living Trust (undivided 16.7% interest)
Jen Lynn Louie as Trustee of the Jen Lynn Louie 2003 Living Trust (undivided 16.6% interest)
Jenny Louie-Helm, successor Trustee of the Louie-Helm Living Trust (undivided 16.7% interest)
Post Office Box 2224
Bakersfield, CA 93303

Parcel 5:

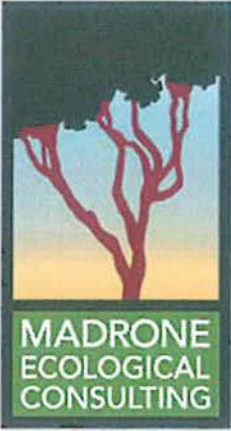
Kimberly Dixon (undivided 50% interest)
Amanda R. and Robert N. Pena (undivided 50% interest)
3200 Verde Valle Lane
El Dorado Hills, CA 95762

EXISTING ZONING:

RE-5
RE-10
RF-L

PROPOSED ZONING:

RE-5
R1
OS
RF-H



8421 Auburn Blvd., Suite 248
Citrus Heights, CA 95610
www.madroneeco.com
(916) 822-3230

26 July 2021

Chief, California South Branch
Regulatory Division
U.S. Army Corps of Engineers, Sacramento District
1325 J Street, Room 1350
Sacramento, California 95814

2022 JUL 19 11:11
PLANNING DEPARTMENT

Subject: Request for Approved Jurisdictional Determination for the Generations at Green Valley Project in El Dorado County, California (SPK 2011-00758)

Dear Chief,

The Generations at Green Valley Project site was originally delineated by Gibson & Skordal, LLC (G&S) under the project name of Dixon Ranch. The U.S. Army Corps of Engineers (USACE) issued a Preliminary Jurisdictional Determination (PJD) for the G&S wetland delineation for Dixon Ranch on 26 August 2011. This PJD, including the associated map, is included as **Attachment A**. Since 2011, the proposed project has changed dramatically and been renamed, and the project boundaries have changed. These new project boundaries now include expected off-site infrastructure improvements. In addition, the extent of USACE jurisdiction over aquatic resources on the site has changed with the implementation of the 2020 *Navigable Waters Protection Rule* (NWPR). We have prepared this package to summarize these changes, and request an Approved Jurisdictional Determination of the Aquatic Resources Delineation map included in **Attachment B**. Preparation of this package involved both surveys of the new portions of the Study Area (which are discussed below), as well as surveys throughout the previously verified portions of the Study Area to document any changes that may have occurred in the intervening time. These surveys were conducted by Senior Biologist Daria Snider and Biologist Matt Shaffer on 26 April, 7 and 24 May, and 9 June 2021.

Changes to Project Boundaries

The majority of the main project site has remained the same; however, small slivers of additional area were added along the southern and eastern boundaries to reflect the surveyed parcel boundaries. In addition, a few small parcels along Green Valley Road were removed from the Project, and portions of Green Valley Road have been added to the Project Area in anticipation of required road improvements. The exhibit provided in **Attachment C** shows the original verified boundary in comparison to the current Project Boundary.

Changes to Land Use within the Project Area

Since 2011, the land use within the vast majority of the Project Area has remained unchanged. Surveys conducted by Ms. Snider throughout the site indicated that the previously mapped aquatic resources were very consistent with current conditions. The only changes observed by Ms. Snider were in the northeastern-most parcels, where an active berry farm and associated fruit stand have been abandoned, and a large amount of

GPA22-0001, Z22-0001,
TM22-0001

grading occurred in the general vicinity. The grading did not leave the ground entirely flat, and hydrophytic vegetation has established in some of the lower areas. However, three parameter data were collected in representative depressions, and hydric soils and wetland hydrology indicators were not found. As a result, these areas appear to be mesic areas in winter, and no aquatic resources were added to the map in these locations. One small depressional seasonal wetland was added to the delineation along an abandoned dirt road, and a seasonal wetland swale just to the northwest (SW1) was changed to a depressional seasonal wetland. In addition, wetland types were adjusted to match nomenclature that Madrone typically uses for aquatic resources delineations. All of these modifications are reflected in the aquatic resources delineation map included in **Attachment B**.

Extent of USACE Jurisdiction

In light of the *Navigable Waters Protection Rule: Definition of "Waters of the United States"* Final Rule, (NWPR) which went into effect on 22 June 2020, we have analyzed which of the aquatic resources mapped on-site would qualify as Waters of the U.S. (Waters) under the NWPR, and which would be considered Non-Jurisdictional Waters under the NWPR. We believe that Green Springs Creek, the ponds that were created within Green Springs Creek, and the seasonal wetland swales that abut Green Springs Creek would be considered Waters under the NWPR, and the remaining features would be considered Non-Jurisdictional Waters under the NWPR (**Attachment D**). The reasoning for these assertions is detailed below, and an ORM sheet that reflects this breakdown is being transmitted to your office digitally along with this letter.

Green Springs Creek is an intermittent drainage that is tributary to Folsom Lake via New York Creek. We believe that this feature would be considered a Waters under Paragraph (a)(2) of the NWPR.

The two ponds on-site are impoundments of Green Springs Creek, with outlets that flow for much of the winter and spring each year. As such, we believe that these features would be considered Waters under Paragraph (a)(3) of the NWPR.

Seasonal wetland swales (SWS) 6, 7, and 9 abut Green Springs Creek and the ponds that are impoundments of the creek. We believe that SWS-10 abuts Green Springs Creek on an off-site property to the north (downstream of the site). Regardless, the hydrology of SWS-10 appears to have a groundwater component, so even if the feature is channelized prior to reaching the creek, we expect that feature would function as an intermittent drainage. Therefore, we believe that SWS-6, SWS-7, SWS-9, and SWS-10 would all be considered Waters under Paragraph (a)(4) of the NWPR.

SWS-5 is connected to SWS-6 by a culvert that goes under a road crossing. As noted in Paragraph (c)(1)(iv) of the NWPR, "An adjacent wetland is jurisdictional in its entirety when a road or similar artificial structure divides the wetland, as long as the structure allows for a direct hydrologic surface connection through or over that structure in a typical year." We feel that this accurately describes the situation with SWS-5 and SWS-6 (which is identified as jurisdictional in the paragraph above), and therefore, we feel that SWS-5 is also a Waters under Paragraph (a)(4) of the NWPR.

A number of features within the Project Area experience ephemeral flow. These include seven ephemeral drainages and 16 roadside ditches. We feel that all of these features are not subject to USACE jurisdiction per NWPR Paragraph (b)(3). Furthermore, the roadside ditches would also be excluded from USACE jurisdiction under Paragraphs (b)(5) and (b)(10) of the NWPR.

SWS-1, SWS-2, SWS-3, SWS-4, and SWS-8, as well as all four seeps, ultimately drain into ephemeral drainages, either on-site or off-site. As ephemeral drainages are not themselves jurisdictional, these

wetland features would be excluded from USACE jurisdiction by Paragraph (b)(1) of the NWPR. We are aware that the term "seep" implies groundwater hydrology, and it appears that groundwater does seep out of the ground in these locations. However, the amount of seepage at these locations is quite small, and appears to merely saturate the soil for a relatively short duration in a typical year. As a result, although seeps are present, they do not contribute flow to the drainages downstream, and the flow within the drainages below the seeps still appears to be ephemeral.

The depressional seasonal wetlands within the Project area do not abut any of the otherwise jurisdictional features on-site (i.e., the (a)(2), (a)(3), or (a)(4) Waters identified above), are not inundated by their flooding in a typical year, and are not separated from them only by a natural berm. Therefore, we believe that the seasonal wetlands within the Study Area are excluded from USACE jurisdiction by Paragraph (b)(1) of the NWPR.

In summary, we are requesting an Approved Jurisdictional Determination of the map included as **Attachment B**. It is our assertion that only Green Springs Creek, the ponds, and abutting seasonal wetlands are subject to USACE jurisdiction under the NWPR. An ORM spreadsheet and GIS shapefiles are being transmitted to you digitally with this letter. If you have any questions or require additional information, please contact me at (916) 822-3230, or at gfodge@madroneeco.com.

Sincerely,



Ginger E. Fodge
Principal

Attachments

CC: Aidan Barry, The True Life Companies

Attachments

Attachment A: Preliminary Jurisdictional Determination for Dixon Ranch (SPK 2011-00758)

Attachment B: Aquatic Resources Delineation Map for Generations at Green Valley

Attachment C: Comparison of PJD Study Area to Current Study Area

Attachment D: USACE Jurisdictional Waters Exhibit

Attachment A

Preliminary Jurisdictional Determination for Dixon Ranch (SPK 2011-00758)



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

August 26, 2011

Regulatory Division SPK-2011-00758

Mr. Joel Korotkin
Dixon Ranch Partners, LLC
949 Tuscan Lane
Sacramento, California 95864

Dear Mr. Korotkin:

We are responding to your August 3, 2011, request for a preliminary jurisdictional determination (JD), in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the Dixon Ranch site. The approximately 296-acre site is located on Section 24, Township 10 North, Range 8 East, Mount Diablo Meridian, Latitude 38.7046°, Longitude -121.0466°, El Dorado Hills, El Dorado County, California.

Based on available information, **we concur with the estimate of potential waters of the United States, as depicted on the August 2011, Jurisdictional Delineation, Dixon Ranch, El Dorado County, California, drawing prepared by Gibson & Skordal, LLC (enclosure 1).** The approximately 7.4145 acres of wetlands or other water bodies present within the survey area may be jurisdictional waters of the United States. These waters may be regulated under Section 404 of the Clean Water Act.

A copy of our RGL 08-02 Preliminary Jurisdictional Determination Form for this site is enclosed. Please sign and return a copy of the completed form to this office (enclosure 2). Once we receive a copy of the form with your signature we can accept and process a Pre-Construction Notification or permit application for your proposed project.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A Notification of Appeal Process and Request for Appeal (RFA) form is enclosed to notify you of your options with this determination (enclosure 3).

This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

Please refer to identification number SPK-2011-00758 in any correspondence concerning this project. If you have any questions, please contact Mr. Peck Ha at our California North Branch Office, Regulatory Division, Sacramento District, U.S. Army Corps of Engineers, 650 Capitol Mall, Suite 5-200, Sacramento, California 95814-2922, email Peck.Ha@usace.army.mil, or telephone 916-557-6617. For more information regarding our program, please visit our website at www.spk.usace.army.mil/regulatory.html.

Sincerely,



Nancy Arcady Haley
Chief, California North Branch

Enclosures

Copies Furnished with enclosure 1:

Mr. Dan Radulescu, Storm Water and Water Quality Certification Unit, California Regional Water Quality Control Board, Central Valley Region, 11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114

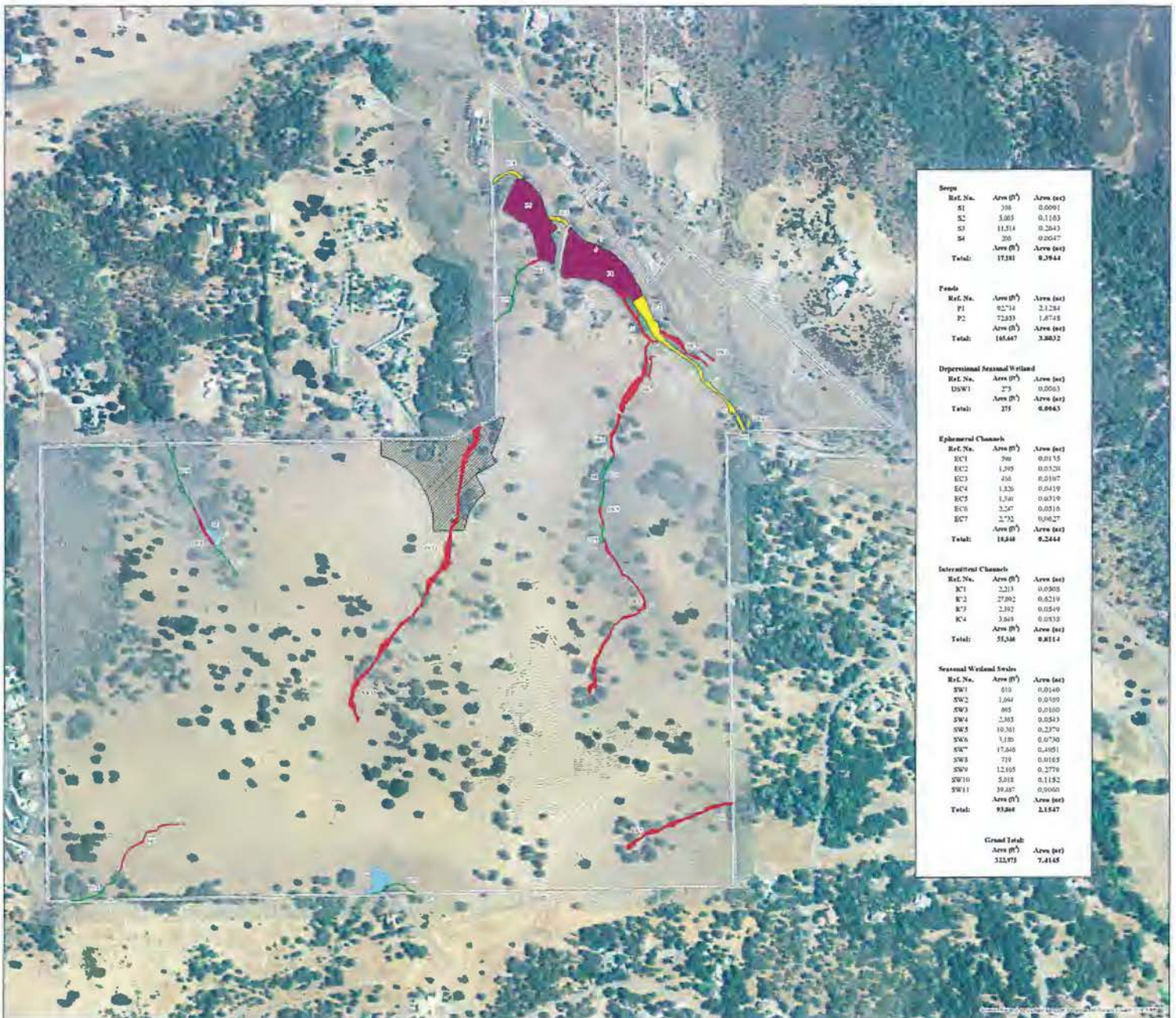
Mr. Kent Smith, California Department of Fish and Game, Region 2, 1701 Nimbus Drive, Rancho Cordova, California 95670-4599

Ms. Kim Squires, Forest Foothill Branch, U.S. Fish and Wildlife Service, Endangered Species Division, 2800 Cottage Way, Suite W2605, Sacramento, California 95825-3901

Mr. Jason Brush, Environmental Protection Agency, WRT-8, 75 Hawthorne Street, San Francisco, California 94105

✓ Mr. Jim Gibson, Gibson & Skordal, LLC, 2277 Fair Oaks Blvd, Suite 105, Sacramento, California 95825

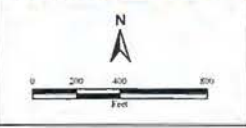
El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California 95667-4103



Seeps			
Ref. No.	Area (ft ²)	Area (ac)	
S1	390	0.0091	
S2	5,863	0.133	
S3	11,314	0.259	
S4	30	0.0007	
Total:	17,597	0.3994	
Ponds			
Ref. No.	Area (ft ²)	Area (ac)	
P1	92,716	2.1284	
P2	72,893	1.6718	
Total:	165,609	3.8002	
Depressional Seasonal Wetland			
Ref. No.	Area (ft ²)	Area (ac)	
DSW1	273	0.0063	
Total:	273	0.0063	
Ephemeral Channels			
Ref. No.	Area (ft ²)	Area (ac)	
EC1	390	0.0091	
EC2	1,289	0.0292	
EC3	456	0.0107	
EC4	1,326	0.0319	
EC5	1,741	0.0399	
EC6	2,227	0.0516	
EC7	2,732	0.0627	
Total:	13,244	0.2944	
Intermittent Channels			
Ref. No.	Area (ft ²)	Area (ac)	
I1	2,213	0.0505	
I2	27,892	0.6319	
I3	2,392	0.0549	
I4	3,569	0.0813	
Total:	35,066	0.8184	
Seasonal Wetland Soils			
Ref. No.	Area (ft ²)	Area (ac)	
SW1	619	0.0140	
SW2	1,064	0.0239	
SW3	789	0.0180	
SW4	2,363	0.0541	
SW5	10,701	0.2429	
SW6	1,130	0.0258	
SW7	17,246	0.3911	
SW8	731	0.0165	
SW9	12,105	0.2770	
SW10	5,012	0.1132	
SW11	39,287	0.9000	
Total:	93,869	2.1347	
Grand Total:			
	Area (ft²)	Area (ac)	
	332,979	7.6145	

Revised Jurisdictional Delineation
Dixon Ranch
 El Dorado County, California

Dedicated to Others	Pond
Data Point	Ephemeral Channel
Depressional Seasonal Wetland	Intermittent Channel
Seep	Study Area Boundary (± 200 meters)
Seasonal Wetland Soils	

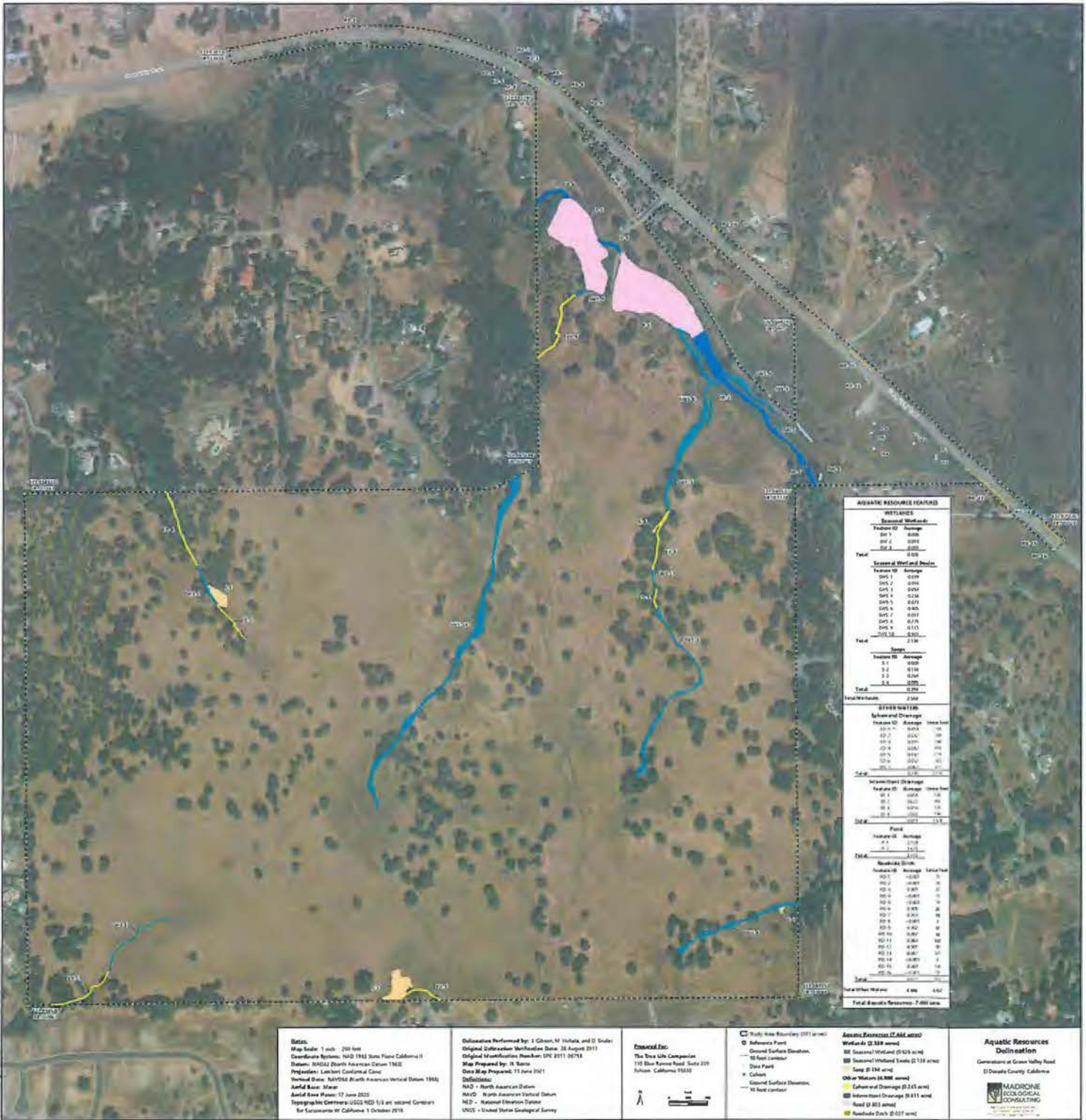


Prepared For:
 Dixon Ranch Partners, LLC
 949 Canyon Lane
 Sacramento, California 95864

GIBSON & SEVERIN, LLC 4000 KENNEDY BLVD., SUITE 300 SACRAMENTO, CA 95827 Telephone: 916.441.1000	
Prepared By:	M. Harkala
Project Date:	August 2011
Revised Date:	
Issue Date:	July 1, 2011

Attachment B

Aquatic Resources Delineation Map for Generations at Green Valley



AQUATIC RESOURCE FEATURES

Seasonal Wetlands			
Feature ID	Average	Area (ac)	Area (ha)
SW 1	0.00%	0.00	0.00
SW 2	0.00%	0.00	0.00
SW 3	0.00%	0.00	0.00
Total		0.00	0.00
Seasonal Wetland Buffer			
Feature ID	Average	Area (ac)	Area (ha)
SW 1	0.00%	0.00	0.00
SW 2	0.00%	0.00	0.00
SW 3	0.00%	0.00	0.00
SW 4	0.00%	0.00	0.00
SW 5	0.00%	0.00	0.00
SW 6	0.00%	0.00	0.00
SW 7	0.00%	0.00	0.00
SW 8	0.00%	0.00	0.00
SW 9	0.00%	0.00	0.00
SW 10	0.00%	0.00	0.00
Total		0.00	0.00
Scrub			
Feature ID	Average	Area (ac)	Area (ha)
S 1	0.10%	0.10	0.04
S 2	0.10%	0.10	0.04
S 3	0.10%	0.10	0.04
Total		0.30	0.12
Stream Wetlands			
Feature ID	Average	Area (ac)	Area (ha)
SW 1	0.00%	0.00	0.00
SW 2	0.00%	0.00	0.00
SW 3	0.00%	0.00	0.00
SW 4	0.00%	0.00	0.00
SW 5	0.00%	0.00	0.00
SW 6	0.00%	0.00	0.00
SW 7	0.00%	0.00	0.00
SW 8	0.00%	0.00	0.00
SW 9	0.00%	0.00	0.00
SW 10	0.00%	0.00	0.00
Total		0.00	0.00
Submerged Drainage			
Feature ID	Average	Area (ac)	Area (ha)
SD 1	0.00%	0.00	0.00
SD 2	0.00%	0.00	0.00
SD 3	0.00%	0.00	0.00
SD 4	0.00%	0.00	0.00
SD 5	0.00%	0.00	0.00
SD 6	0.00%	0.00	0.00
SD 7	0.00%	0.00	0.00
SD 8	0.00%	0.00	0.00
SD 9	0.00%	0.00	0.00
SD 10	0.00%	0.00	0.00
Total		0.00	0.00
Intertidal Drainage			
Feature ID	Average	Area (ac)	Area (ha)
ID 1	0.00%	0.00	0.00
ID 2	0.00%	0.00	0.00
ID 3	0.00%	0.00	0.00
ID 4	0.00%	0.00	0.00
ID 5	0.00%	0.00	0.00
ID 6	0.00%	0.00	0.00
ID 7	0.00%	0.00	0.00
ID 8	0.00%	0.00	0.00
ID 9	0.00%	0.00	0.00
ID 10	0.00%	0.00	0.00
Total		0.00	0.00
Pond			
Feature ID	Average	Area (ac)	Area (ha)
P 1	1.00%	1.00	0.41
P 2	1.00%	1.00	0.41
P 3	1.00%	1.00	0.41
P 4	1.00%	1.00	0.41
P 5	1.00%	1.00	0.41
P 6	1.00%	1.00	0.41
P 7	1.00%	1.00	0.41
P 8	1.00%	1.00	0.41
P 9	1.00%	1.00	0.41
P 10	1.00%	1.00	0.41
Total		10.00	4.07
Riparian Buffer			
Feature ID	Average	Area (ac)	Area (ha)
RB 1	0.00%	0.00	0.00
RB 2	0.00%	0.00	0.00
RB 3	0.00%	0.00	0.00
RB 4	0.00%	0.00	0.00
RB 5	0.00%	0.00	0.00
RB 6	0.00%	0.00	0.00
RB 7	0.00%	0.00	0.00
RB 8	0.00%	0.00	0.00
RB 9	0.00%	0.00	0.00
RB 10	0.00%	0.00	0.00
Total		0.00	0.00
Road			
Feature ID	Average	Area (ac)	Area (ha)
R 1	0.00%	0.00	0.00
R 2	0.00%	0.00	0.00
R 3	0.00%	0.00	0.00
R 4	0.00%	0.00	0.00
R 5	0.00%	0.00	0.00
R 6	0.00%	0.00	0.00
R 7	0.00%	0.00	0.00
R 8	0.00%	0.00	0.00
R 9	0.00%	0.00	0.00
R 10	0.00%	0.00	0.00
Total		0.00	0.00

Notes:
 Map Scale: 1 inch = 200 feet
 Coordinate System: NAD 1983 State Plane California II
 Datum: NAD83 North American Datum 1983
 Projection: Lambert Conformal Conic
 Vertical Datum: NAVD83 North American Vertical Datum 1983
 Aerial Base: 1:50,000
 Aerial Base Date: 12 June 2002
 Topographic Contours: 1:50,000 1:10,000 1:5,000
 Air Photo: W. California 1 October 2018

Delineation Performed by: T. Gibson, M. Holsa, and D. Sailer
 Original Delineation Verification Date: 28 August 2011
 Original Quantification Method: SPS 2011 02/18
 Map Prepared by: T. Gibson
 Date Map Prepared: 11 June 2021
 Definitions:
 NAD - North American Datum
 NAVD - North American Vertical Datum
 NED - National Elevation Dataset
 USGS - United States Geological Survey

Contract No.:
 The Borealis Corporation
 110 Blue Arrow Road, Suite 200
 Ukiah, California 95520

Legend:
 - 2017 New Boundary (2017) (red)
 - Substrate Point
 - Ground Surface Elevation
 - 10 foot contour
 - Data Point
 - Contour
 - Ground Surface Elevation
 - 1/2 foot contour

Aquatic Resources (2,464 acres)
 Wetlands (2,188 acres)
 Seasonal Wetland (5,624 ac)
 Seasonal Wetland Buffer (2,118 ac)
 Scrub (2,100 ac)
 Other Wetlands (8,888 ac)
 Submerged Drainage (2,215 ac)
 Intertidal Drainage (2,215 ac)
 Road (2,802 ac)
 Riparian Buffer (2,027 ac)

Aquatic Resources Delineation
 Consultants at Green Valley Road
 11 Douglas County, California

Attachment C

Comparison of PJD Study Area to Current Study Area



Aerial Source: Maxar, 17 June 2020.

Study Areas

Generations at Green Valley
El Dorado County, California



Attachment D

USACE Jurisdictional Waters Exhibit



Scale:
 Map Scale: 1 inch = 200 feet
 Aerial Base: 1/4 inch
 Aerial Base Dates: 17 June 2010
 Data Map Prepared: 22 June 2021



Study Area Boundary (201 acres)
Acacia Reservoir (2.64 acres)
 USACE Jurisdictional Waters (6.127 acres)
 Not USACE Jurisdictional Waters (1.117 acres)

USACE Jurisdictional Waters
 Conterminus at Green Valley Road
 © Contra Costa County, California





1420 Rocky Ridge Drive, Suite 100
Roseville, CA 95661
(916) 784-2490 Fax: (916) 760-9011

PRELIMINARY REPORT

THIRD UPDATED/AMENDED REPORT

FAYE LOUIS 2001 LIVING TRUST
3225 Christmas Tree Lane
Bakersfield, CA 93306

Our Order Number 2121041212-TR

When Replying Please Contact:

Tamara Robledo
tamarar@ortc.com
(916) 784-2490

Property Address:

Green Valley Road, El Dorado Hills, CA 95762
[Unincorporated area of El Dorado County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 30, 2021, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

Page 1 of 11 Pages

GPA22-0001, Z22-0001,

TM22-0001

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

JENNY LOUIE HELM, WAYLAND H. LOUIE and JEN LYNN LOUIE, Successor Trustees of the Fay Louie 2001 Living Trust (created by a Declaration of Trust dated May 11, 2001), as to an undivided 50% interest;

JENNY LOUIE-HELM, as Trustee of the Louie-Helm Living Trust (created by a Declaration of Trust dated November 15, 2003), as to an undivided 16.7% interest;

WAYLAND H. LOUIE, as Trustee of the Wayland H. Louie 2002 Living Trust (created by a Declaration of Trust dated July 23, 2002), as to an undivided 16.7% interest;

JEN LYNN LOUIE, as Trustee of the Jen Lynn Louie 2003 Living Trust (created by a Declaration of Trust dated October 18, 2003), as to an undivided 16.6% interest

The land referred to in this Report is situated in the unincorporated area of the County of El Dorado, State of California, and is described as follows:

PARCEL ONE:

The West half of the Southeast quarter and the East half of the Southwest quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M.

EXCEPTING THEREFROM the East half of the Northwest quarter of the Southeast quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M.

Assessor's Parcel Number (APN): 126-020-002-000 (portion)

PARCEL TWO:

All that portion of the Southwest quarter of the Northeast quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 24; thence running North 120 feet to Stake No. 1; thence running Southwesterly 240 feet to Stake No. 2; thence 240 feet East to the POINT OF COMMENCEMENT.

Assessor's Parcel Number (APN): 126-020-002-000 (portion)

PARCEL THREE:

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

The East half of the Southeast quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M.

Assessor's Parcel Number's (APN): 126-020-003-000
126-020-004-000

PARCEL FOUR:

All that portion of the East half of the Northeast quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M., lying Southwesterly of Old Green Valley Road, as said Road Existed on June 1, 1950.

EXCEPTING THEREFROM any portion thereof lying within the parcel of land conveyed to the County of El Dorado, in the Deed recorded November 29, 1960 in Book 531, Official Records at page 15.

ALSO EXCEPTING THEREFROM:

All that portion of the Northeast quarter of Section 24, Township 10 North, Range 8 East, M. D. B. & M. described as follows:

BEGINNING at a 2 inch diameter capped iron pipe stamped RCE 13409, marking the East quarter corner of said Section 24;
thence from said POINT OF BEGINNING along the Easterly line of said Section 24, North 00° 24' 00" West 342.10 feet to a 1 1/2 inch diameter capped iron pipe set at the Southeasterly corner of PARCEL 2 of that certain Parcel Map filed for record August 21, 1989 in the Office of the El Dorado County Recorder in Book 41 of Parcel Maps at page 3;
thence along the Southerly line of said PARCEL 2 North 46° 07' 20" West 12.01 to a 3/4 inch diameter capped iron pipe and continuing North 46° 07' 20" West 150.32 feet;
thence leaving said Southerly line South 10° 26' 38" East, 394.74 feet;
thence South 35° 46' 15" East 81.84 feet to the POINT OF BEGINNING, as granted to Michael J. Peters et ux, in the deed recorded May 31, 2001 as Document No. 2001-0030614.

Assessor's Parcel Number (APN): 126-150-023-000

PARCEL FIVE:

A NON-EXCLUSIVE EASEMENT for road and public utility purposes over, under, along and across a strip of land, 90 feet in width, and being described as follows:

All that real property situate in the County of El Dorado, State of California and being a portion of TRACT 1, as shown on that certain Record of Survey, filed in the office of the County Recorder of El Dorado County in Book 24 of Surveys, page 138, being a portion of the Northeast One-quarter of Section 24, Township 10 North, Range 8 East and the Northwest One-quarter of Section 19, Township 10 North, Range 9 East, and being more particularly described as follows:

COMMENCING at a 2" capped iron pipe stamped RCE 13409 as shown on said Record of Survey marking the One-quarter corner common to said Sections 24 and 19;

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

thence along the Westerly line of said TRACT 1, North 35° 46' 15" West 44.84 feet to the True POINT OF BEGINNING;

thence continuing along said Westerly line North 35° 46' 15" West 37.00 feet to an angle point in said Westerly line;

thence along said line North 10° 26' 38" West 56.04 feet;

thence leaving said Westerly line, along the arc of a curve to the left having a radius of 955.00 feet, the chord of which bears North 51° 29' 10" East 321.80 feet;

thence North 41° 47' 11" East 281.17 feet, more or less, to the Southwesterly right of way line of Green Valley Road;

thence along the Southwesterly line of Green Valley Road South 48° 12' 49" East 90.00 feet; thence leaving said Southwesterly line South 41° 47' 11" West 281.17 feet;

thence along the arc of a curve to the right, having a radius of 1045.00 feet, the chord of which bears South 51° 50' 50" West 365.11 feet to a point on said Westerly line and the True POINT OF BEGINNING.

NOTE: PARCEL FIVE herein described is only being included so as to avoid the Company being the cause of excluding it from deeds or encumbrances, but NO INSURANCE is to be provided as to said parcel.

Anything to the contrary in the policy or endorsements thereto notwithstanding, said parcel is NOT INSURED even though it may be included as part of the description of the land described or referred to in the policy.

The Company requires that the insured(s) acknowledge in writing that they understand this.

Should a request, however, be made for insurance in this regard, it must be referred to the Title Department for an appropriate response.

As disclosed by that certain Road & Public Utility Easement recorded May 3, 2011 in Official Records as Document No. 2011-0020310.

OLD REPUBLIC TITLE COMPANY
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THIRD UPDATED/AMENDED REPORT

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	126-020-002-000	
Code No.	:	100-172	
1st Installment	:	\$12,176.05	NOT Marked Paid
2nd Installment	:	\$12,176.05	NOT Marked Paid
Land Value	:	\$2,279,144.00	

Affects PARCELS ONE and TWO

2. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	126-020-003-000	
Code No.	:	100-172	
1st Installment	:	\$6,850.47	NOT Marked Paid
2nd Installment	:	\$6,850.47	NOT Marked Paid
Land Value	:	\$1,282,288.00	

Affects PARCEL THREE

3. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	126-020-004-000	
Code No.	:	100-172	
1st Installment	:	\$3.73	NOT Marked Paid
2nd Installment	:	\$3.73	NOT Marked Paid
Land Value	:	\$698.00	

Affects PARCEL THREE

4. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, as follows:

Assessor's Parcel No	:	126-150-023-000	
Code No.	:	100-172	
1st Installment	:	\$3,728.34	NOT Marked Paid
2nd Installment	:	\$3,728.34	NOT Marked Paid
Land Value	:	\$697,878.00	

Affects PARCEL FOUR

5. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

6. Bonds or assessments, whether or not shown as existing liens by the records of any authority that levies assessments on real property, or by the public records, or included in the taxes shown or referred to herein.

NOTE: An examination of these matters is not being done at this time. Upon a specific request to do so, we will supplement this preliminary report accordingly.

7. Assessments that may be levied of the Cameron Park Zone of Benefit (zone D) within County Service Area No. 10 as disclosed by various resolutions of record, the last of which recorded July 27, 2010, as Document No. 2010-0033862.

8. The herein described property lying within the proposed boundaries of a Community Facilities District, as follows:

District No : 2014-1
For : Annexation to the California Home Finance Authority Community
Facilities District (Clean Energy)
Disclosed By : Assessment Map Book 5, Page 12
Recorded : August 26, 2015 in Official Records under Recorder's Serial Number
2015-0040190

Further information may be obtained by contacting:
Golden State Finance Authority
(530)621-5390

9. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Old Green Valley Road and Jason Lane.

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Pacific Gas and Electric Company
For : Pole line
Recorded : May 7, 1946 in Book 225 of Official Records, Page 353
Affects : PARCELS THREE AND FOUR, as described therein

OLD REPUBLIC TITLE COMPANY
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11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Granted To : Sacramento Municipal Utility District
For : Line of poles and/ or towers for the distribution of electric energy and communication purposes, and associated fixtures
Recorded : March 7, 1960 in Book 500 of Official Records, Page 333
Affects : PARCEL THREE, as described therein

12. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Granted To : Pacific Gas and Electric Company
For : Electric transmission lines and associated fixtures
Recorded : February 11, 1965 in Book 729 of Official Records, Page 333
Affects : PARCEL THREE, as described therein

13. Agreement for : License for Diversion and Use of Water
Executed By : Ronard M. Dixon
and Between : State of California

On the terms, covenants and conditions contained therein,

Recorded : April 24, 1970 in Book 982 of Official Records, Page 369

The above matter is also dated June 17, 1969, recorded May 15, 1970 in Book 986 of Official Records, Page 95.

14. A Notice as follows:

Entitled : Notice to Correct Construction without a permit
By : El Dorado County Development Services Department
Recorded : September 1, 2010 in Official Records under Recorder's Serial Number 2010-0040767
Which Among Other Things Provides : Misdemeanor Violation: California Building code, County Ordinance 15.16.010 and County Ordinance 15.16.020

Said matters affect PARCEL FOUR

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

15. Any loss resulting from the taxes for Assessor's Parcel Number 126-020-004-000 being assessed to Sacramento Municipal Utility District, and not to the owner of record, as disclosed by information obtained from the El Dorado County Assessor and Tax Collector.

Said matter affects a portion of PARCEL THREE
16. Any unrecorded and subsisting leases.
17. Rights and claims of parties in possession.
18. Any facts, rights, interests or claims which an accurate survey would show.
19. Terms and conditions contained in the Fay Louie 2001 Living Trust (created by a Declaration of Trust dated May 11, 2001) as disclosed by Grant Deed.

Recorded January 17, 2002 in Official Records under Recorder's Serial Number 2002-0004454

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

And as disclosed by Grant Deed recorded January 17, 2002 in Official Records under Recorder's Serial Number 2002-0004456.

In connection therewith, Affidavit Change of Trustee recorded June 19, 2019 in Official Records under Recorder's Serial Number 2019-0023649.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

20. Terms and conditions contained in the Wayland H. Louie 2002 Living Trust (created by a Declaration of Trust dated July 23, 2002) as disclosed by Grant Deed.

Recorded July 29, 2002 in Official Records under Recorder's Serial Number 2002-0054937

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

And as disclosed by Grant Deed recorded July 29, 2002 in Official Records under Recorder's Serial Number 2002-0054938.

21. Terms and conditions contained in the Jen Lynn Louie 2003 Living Trust (created by a Declaration of Trust dated October 18, 2003 as disclosed by Grant Deed.

Recorded November 7, 2003 in Official Records under Recorder's Serial Number 2003-0115084

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

And as disclosed by Grant Deed recorded November 7, 2003 in Official Records under Recorder's Serial Number 2003-0115085.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

22. Terms and conditions contained in the Louie-Helm Living Trust (created by a Declaration of Trust dated November 15, 2003) as disclosed by Grant Deed.

Recorded January 7, 2004 in Official Records under Recorder's Serial Number 2004-0001131

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

And as disclosed by Grant Deed recorded January 7, 2004 in Official Records under Recorder's Serial Number 2004-0001132.

In connection therewith, Affidavit Change of Trustee recorded June 19, 2019 in Official Records under Recorder's Serial Number 2019-0023650.

23. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
24. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 2121041212-TR
THIRD UPDATED/AMENDED REPORT

NOTE: Parcel FIVE herein described is only being included so as to avoid the Company being the cause of excluding it from deeds or encumbrances, but NO INSURANCE is to be provided as to said parcel.

Anything to the contrary in the policy or endorsements thereto notwithstanding, said parcel is NOT INSURED even though it may be included as part of the description of the land described or referred to in the policy.

The Company requires that the insured(s) acknowledge in writing that they understand this.

Should a request, however, be made for insurance in this regard, it must be referred to the Title Department for an appropriate response.

As disclosed by that certain Road & Public Utility Easement recorded May 3, 2011 in Official Records as Document No. 2011-0020310.

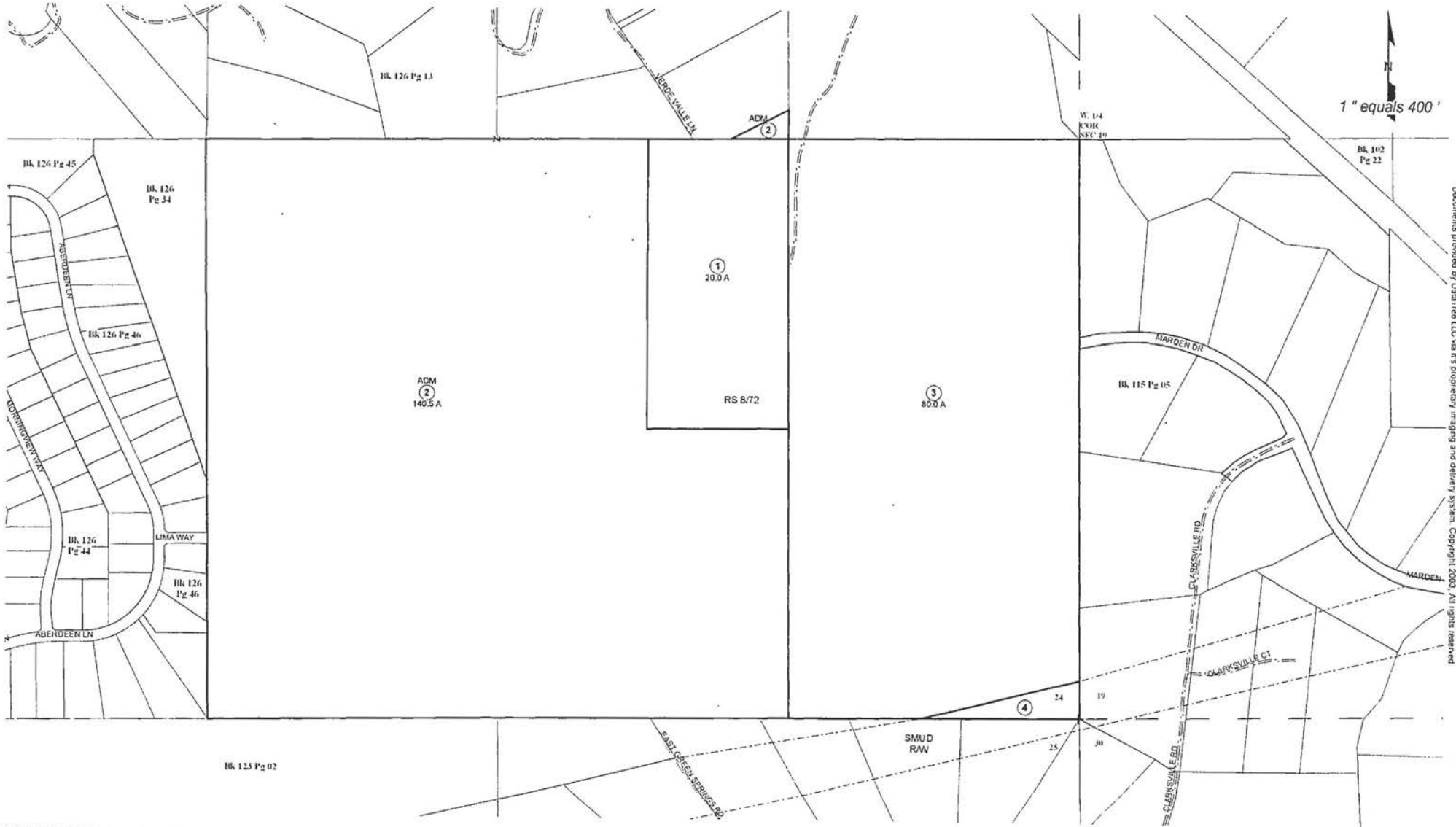
----- **Informational Notes** -----

- A. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:
1. "AFFIDAVIT CHANGE OF TRUSTEE", executed by Jenny Louie Helm, Successor Trustee; Jen Lynn Louie, Successor Trustee; and Wayland H. Louie, Successor Trustee; for the Estate of Hon Fay Louie, Trustee, Deceased, recorded 06/19/2019 as Instrument No. 2019-0023649-00.
 2. "AFFIDAVIT CHANGE OF TRUSTEE", executed by Jenny Louie-Helm, Successor Trustee; for the Estate of Verne D. Helm, Trustee, Deceased, recorded 06/19/2019 as Instrument No. 2019-0023650-00.

POR. SECS. 14 & 24, T.10N., R.8E., M.D.M.

126:02

1" equals 400'



Documents provided by DataTree LLC as its proprietary imaging and delivery system. Copyright 2003. All rights reserved.

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

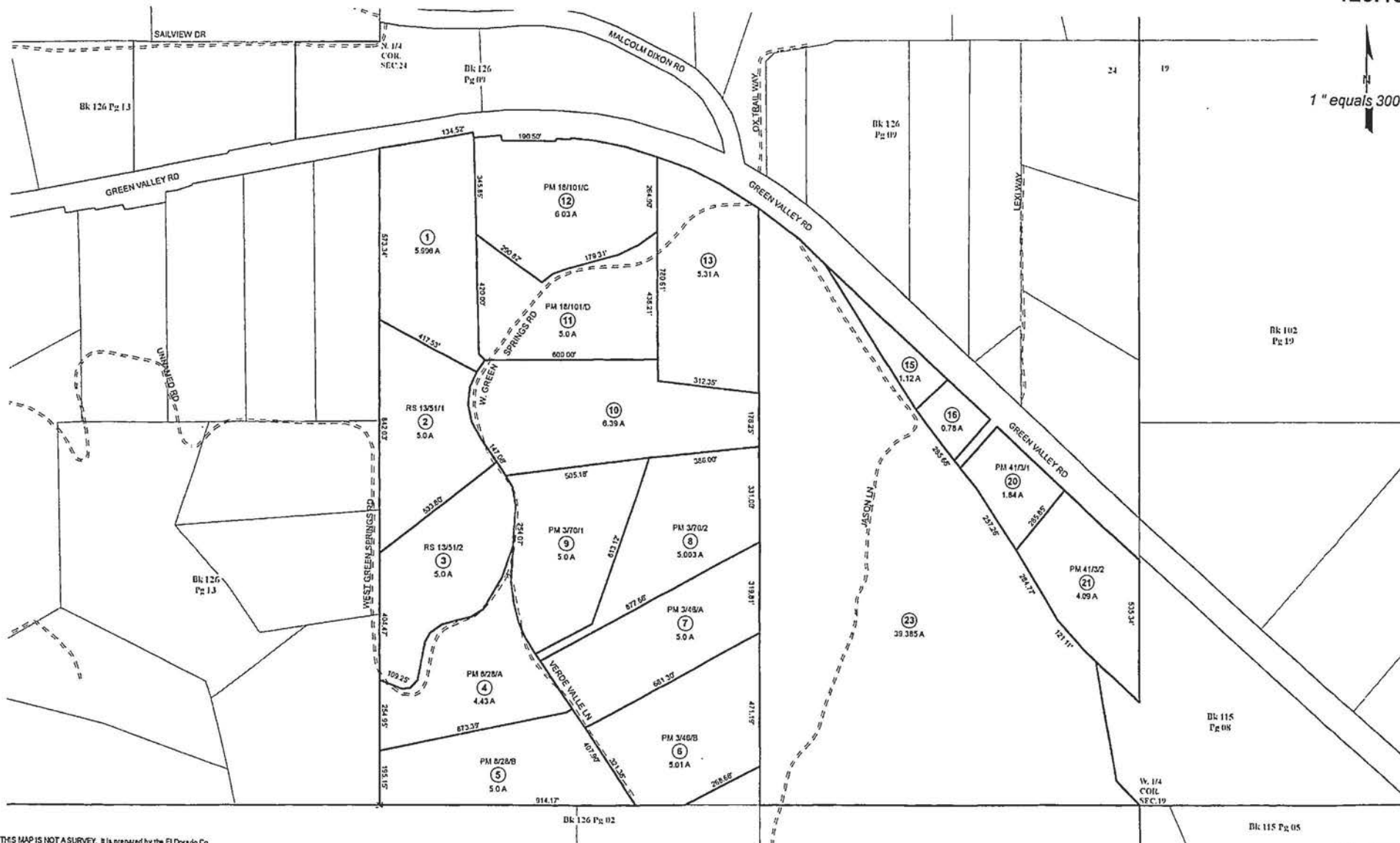
Adjacent Map Pages Shown in Gray Text
Assessor's Parcel Numbers Shown in Circles

Rev. Sept. 30, 2006 Assessor's Map Bk. 126, Pg. 02
County of El Dorado, CA

POR. NE 1/4 SEC. 24, T.10N., R.8E., M.D.M.

126:15

1" equals 300'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. Dec 31, 2006

Assessor's Map Bk. 126, Pg. 15
County of El Dorado, CA

Proforma - Updated



First American Title

First American Title Company

4750 Willow Road, Suite 275
Pleasanton, CA 94588

California Department of Insurance License No. 151

Escrow Officer: Barbara Clarke
Phone: (916)786-5300
Fax No.: (866)648-7806
E-Mail: bclarke@firstam.com

Title Officer: Sheryl Taylor
Phone: (559)470-8819
Fax No.:
E-Mail: ShTaylor@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: Green Valley Road Benefits LLC
Owner: Kimberly S. Dixon and Amanda R. Pena and Robert N. Pena
Property: 200 Verde Valle Lane, 126-020-004 & 126-150-023-000
El Dorado Hills, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

CLTA Preliminary Report Form
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upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 07, 2021 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

JENNY LOUIE HELM, WAYLAND H. LOUIE AND JEN LYNN LOUIE, SUCCESSOR TRUSTEES OF THE FAY LOUIE 2001 LIVING TRUST (CREATED BY A DECLARATION OF TRUST DATED MAY 11, 2001), AS TO AN UNDIVIDED 50% INTEREST; WAYLAND H. LOUIE AS TRUSTEE OF THE WAYLAND H. LOUIE 2002 LIVING TRUST (CREATED BY A DECLARATION OF TRUST DATED JULY 23, 2002), AS TO AN UNDIVIDED 16.7% INTEREST; JEN LYNN LOUIE AS TRUSTEE OF THE JEN LYNN LOUIE 2003 LIVING TRUST (CREATED BY A DECLARATION OF TRUST DATED OCTOBER 18, 2003), AS TO AN UNDIVIDED 16.6% INTEREST AND JENNY LOUIE-HELM, SUCCESSOR TRUSTEE OF THE LOUIE-HELM LIVING TRUST (CREATED BY A DECLARATION OF TRUST DATED NOVEMBER 15, 2003), AS TO AN UNDIVIDED 16.7%, SUBJECT TO ITEM NOS. 13 AND 24 AS TO PARCELS ONE THROUGH FOUR; AND

KIMBERLY S. DIXON, A SINGLE WOMAN AS TO AN UNDIVIDED 50% INTEREST AND AMANDA R. PENA, A SINGLE WOMAN AND ROBERT N. PENA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 50% INTEREST AS TO PARCEL 5

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A fee.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Intentionally Deleted
2. Intentionally Deleted
- 2A. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$12,176.05, OPEN

Penalty: \$0.00
Second Installment: \$12,176.05, OPEN
Penalty: \$0.00
Tax Rate Area: 100104
A. P. No.: 126-020-002-000

Affects: Parcels One and Two

2B. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$6,850.47, OPEN
Penalty: \$0.00
Second Installment: \$6,850.47, OPEN
Penalty: \$0.00
Tax Rate Area: 100104
A. P. No.: 126-020-003-000

Affects: Portion of Parcel Three

2C. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$3.73, OPEN
Penalty: \$0.00
Second Installment: \$3.73, OPEN
Penalty: \$0.00
Tax Rate Area: 100104
A. P. No.: 126-020-004-000

Affects: Portion of Parcel Three

2D. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$3,728.34, OPEN
Penalty: \$0.00
Second Installment: \$3,728.34, OPEN
Penalty: \$0.00
Tax Rate Area: 100104
A. P. No.: 126-150-023-000

Affects: Parcel Four

2E. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$2,573.07, OPEN
Penalty: \$0.00
Second Installment: \$2,573.07, OPEN
Penalty: \$0.00
Tax Rate Area: 100104

A. P. No.: 126-020-001-000

Affects: Parcel Five

2F. The lien of defaulted taxes for the fiscal year 2021-2022, and any subsequent delinquencies.

Tax Rate Area: 100104
A. P. No.: 126-020-001-000
Amount to redeem: \$5,918.22
Valid through: October 31, 2021
Amount to redeem: \$
Valid through:

Please contact the tax office to verify the payoff amount.

Affects: Parcel Five

3. Assessments that may be levied of the Cameron Park Zone of Benefit (zone D) within County Service Area No. 10 as disclosed by various resolutions of record, the last of which recorded July 27, 2010, as Document No. 2010-0033862.

Affects: Parcels One through Four

4. The land lies within the boundaries of proposed community facilities District No. 2014-1 (Clean Energy), as disclosed by a map filed August 26, 2015 in Book 5, Page 12 of maps of assessment and community facilities districts recorded August 26, 2015 as Instrument No. 2015-0040190 of Official Records.

Affects: Parcels One through Four

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

The Following Matters Affect Parcels One through Four:

6. An easement for Pole line and incidental purposes, recorded May 07, 1946 as Book 225, Page 353 of Official Records.

In Favor of: Pacific Gas and Electric Company
Affects: Portion of Parcel Three and Four

7. An easement for Line, or lines of poles and/ or towers and incidental purposes, recorded March 07, 1960 as Book 500, Page 333 of Official Records.

In Favor of: Sacramento Municipal Utility District
Affects: Southeasterly corner of Parcel Three as described therein

8. An easement for Electric transmission lines and incidental purposes, recorded February 11, 1965 as Book 729, Page 333 of Official Records.
In Favor of: Pacific Gas and Electric Company
Affects: Portion of Parcel Three as described interest therein
9. The terms and provisions contained in the document entitled "Agreement" recorded April 17, 1968 as Book 873, Page 482 of Official Records.
10. The terms and provisions contained in the document entitled License for Diversion and Use of Water, executed by and between Ronard M. Dixon and State of California, recorded April 24, 1970, as Book 982, Page 369 of Official Records.

The above matter is also dated June 17, 1969, recorded May 15, 1970 in Book 986 of Official Records, Page 95.

11. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded February 26, 1971 as Book 1037, Page 696 of Official Records.

Affects: Parcel One

12. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded February 26, 1971 as Book 1038, Page 1 of Official Records.

Affects: portion of Parcel Three and Four

The effect of a document entitled "Correction of Notice of Non-Renewal", recorded December 15, 1992 as Book 3926, Page 147 of Official Records.

Notice to Correct Construction without a permit recorded September 1, 2010 as Instrument No. 2010-0040767 discloses that the Williamson-Act is still active.

13. The effect of a document entitled "Grant Deed", recorded July 29, 2002 as Instrument No. 2002-0054937 and November 7, 2003 as Instrument No. 2003-0115085, both of Official Records.

The requirement the document is re-recorded to include a complete and correct legal description.

14. The terms and provisions contained in the document entitled "Notice to Correct Construction without a permit" recorded September 01, 2010 as Instrument No. 2010-0040767 of Official Records.

Which Among Other Things Provides : Misdemeanor Violation: California Building code, County Ordinance 15.16.010 and County Ordinance 15.16.020

Affects: Parcel Four

15. Any right, title or interest of Sacramento Municipal Utility District, as disclosed by Taxes

Affects: Portion of Parcel 3

16. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

17. Water rights, claims or title to water, whether or not shown by the Public Records.

The Following Matters Affect Parcel 5:

18. A Deed of Trust to secure an original indebtedness of \$70,000.00 recorded June 11, 2012 as Instrument No. 2012-0028294 of Official Records.
Dated: May 25, 2012
Trustor: KIMBERLY S. DIXON, A SINGLE WOMAN AND AMANDA R. PENA, A SINGLE WOMAN AND ROBERT N. PENA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
Trustee: EL DORADO CHARTER CORPORATION
Beneficiary: EL DORADO SAVINGS BANK, A FEDERALLY CHARTERED SAVINGS BANK

The Following Matters Affect All Parcels:

19. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
20. Rights of parties in possession.
21. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
22. This is a pro-forma preliminary report. It does not reflect the present status of title and is not intended to be a commitment to insure.

There are requirements that must be met before a policy of title insurance can be issued. Such requirements may include the recordation of a map or maps and/or a deed or deeds. A commitment to insure setting forth those requirements should be obtained from the Company.

Prior to the issuance of any policy of title insurance, the Company will require:

23. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.
24. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

(Affects Parcels One through Four)

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.

(Affects Parcels One through Four)
2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Single Family Residence known as 3200 Verde Valle Lane, El Dorado Hills, California.

(Affects Parcel Five)
3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
4. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

(Affects Parcels One through Four)

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of El Dorado, State of California, described as follows:

PARCEL ONE:

THE WEST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B.&M.

EXCEPTING THEREFROM THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B.&M.

PARCEL TWO:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THENCE RUNNING NORTH 120 FEET TO STAKE NO. 1; THENCE RUNNING SOUTHWESTERLY 240 FEET TO STAKE NO. 2; THENCE 240 FEET EAST TO THE POINT OF COMMENCEMENT.

PARCEL THREE:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 10 NORTH, RANGE 8 EAST, M. D. B. &M.

PARCEL FOUR:

ALL THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B. & M., LYING SOUTHWESTERLY OF GREEN VALLEY ROAD, AS SAID ROAD EXISTED ON JUNE 1, 1950.

EXCEPT ANY PORTION THEREOF LYING WITHIN THAT PARCEL OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF EL DORADO, DATED NOVEMBER 29, 1960 IN BOOK 531 OF OFFICIAL RECORDS, PAGE 15, EL DORADO COUNTY RECORDS.

EXCEPTING THEREFROM

ALL THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH DIAMETER CAPPED IRON PIPE STAMPED RCE 13409, MARKING THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID SECTION 24, NORTH 00° 24' 00" WEST 342.10 FEET TO A 1 1/2 INCH DIAMETER CAPPED IRON PIPE SET AT THE SOUTHEASTERLY CORNER OF PARCEL 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF EL DORADO, CALIFORNIA, IN BOOK 41 OF PARCEL MAPS AT PAGE 3; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 NORTH 46° 07' 20" WEST 12.01 TO A 3/4 INCH DIAMETER CAPPED IRON PIPE AND CONTINUING NORTH 46° 07' 20" WEST 150.32 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 10° 26' 38" EAST, 394.74 FEET; THENCE SOUTH 35° 46' 15" EAST 81.84 FEET TO THE POINT OF BEGINNING, AS GRANTED TO MICHAEL J. PETERS ET UX, RECORDED MAY 23, 2001 AS DOCUMENT NO. 2001-0030614 OF OFFICIAL

RECORDS.

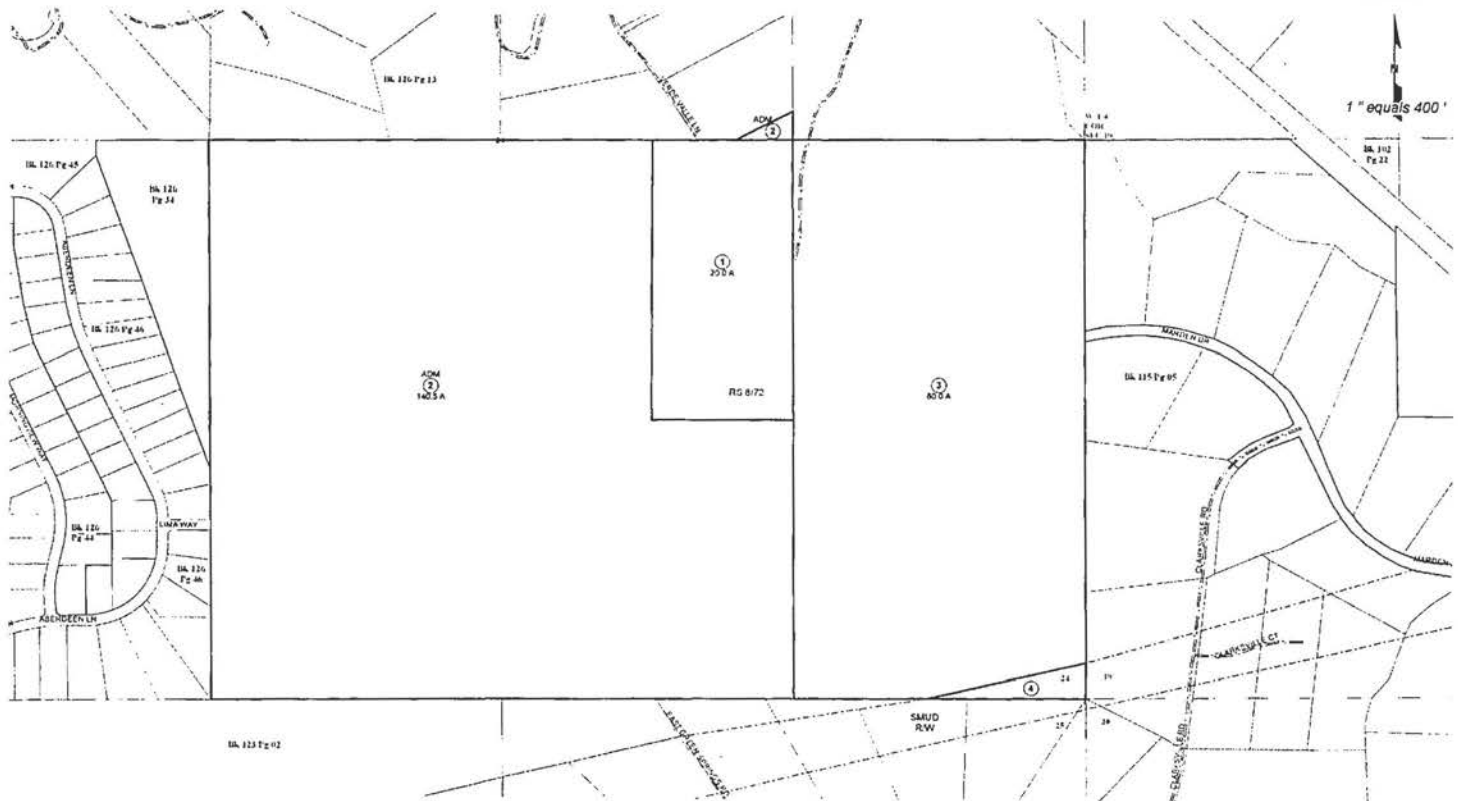
PARCEL FIVE:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B.&M.

APN: 126-020-002-000 (PARCELS ONE AND TWO);
126-020-003-000 AND 126-020-004-000 (PARCEL THREE);
126-150-023-000 (PARCEL FOUR); AND
126-020-001-000 (PARCEL FIVE)

POR. SECS. 14 & 24, T.10N., R.8E., M.D.M.

126:02



1" equals 400'

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor in order to be used for assessment purposes only. Areas could change as a result of changes in the map or other information. It is not intended to be used as a legal document and does not constitute an offer of insurance or any other financial product.

Acreages Are Estimates

Assessor's Map Shows Information Only. Assessor's Map Shows Information Only.

Rev. Sept. 30, 2008 Assessor's Map Bk. 126, Pg. 02 County of El Dorado, CA



2022 JAN 19 AM 11:11
RECEIVED
PLANNING DEPARTMENT

FILE # _____
DATE FILED _____

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

Project Title Generations at Green Valley Lead Agency EDC
 Name of Owner See attached Telephone _____
 Address _____
 Name of Applicant Green Valley Road Benefits, LLC Telephone 510-227-0030
 Address c/o TTL Management, Inc., 110 Blue Ravine, Suite 209, Folsom, CA 95630
 Project Location S of Green Valley Road and eastern Malcolm Dixon Road intersection.
 Assessor's Parcel Number(s) 126-020-001 to 004, & 126-150-23 Acreage 280.7 Zoning see attached

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:

Residential subdivision with park, clubhouse, open space, landscape, and roadway lots. A portion of the residential units would be age-restricted. One residential unit is existing.

2. What is the number of units/parcels proposed? 379 residential, 1 park, 1 clubhouse, various landscape, open space, and roadway.

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 51.15% 0 to 10% 37.8% 10-20% 8.58% 16 to 20% 2.19% 21 to 29% 2.4% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? refer to geotechnical report

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? In recent years, the site has been grazed and strawberry patches have operated in the northwest property corner and offsite on APN115-080-004, but the land is designated LDR in the community

DRAINAGE AND HYDROLOGY region per the El Dorado County General Plan.

6. Is the project located within the flood plain of any stream or river?
 If so, which one? Green Springs Creek flows east to west through the northern portion of the site.

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
 onsite _____ Name of the water body? onsite ponds and Green Springs Creek flow west through the site.

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? Yes, see the grading plan

9. Will the project result in the physical alteration of a natural body of water or drainage way?
 If so, in what way? Yes, see the grading plan.

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
Yes, refer to jurisdictional delineation.

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: See Biological Resource Assessment, Arborist's report, & Tree Preservation Plan
12. How many trees of 6-inch diameter will be removed when this project is implemented?
See Arborist's report & Tree Preservation Plan for information per current County policy requirements.

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EDH Water Co. SOI (99.5%)
Rescue Fire Protection District (.5%)
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? proposed hydrants
15. What is the distance to the nearest fire station? Project west connection to Green Valley Road is approx. 2.6 +/- miles to 2180 Francisco Dr., El Dorado Hills, CA
16. Will the project create any dead-end roads greater than 500 feet in length? Yes, see tentative map
17. Will the project involve the burning of any material including brush, trees and construction materials? Unknown, any burning would be required to comply w/County regulations.

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? yes
If so, how far? 2.8+/- mi. to US 50 or 5 +/- mi. driving distance, 2.5+/- mi. to Cameron Park Airport
19. What types of noise would be created by the establishment of this land use, both during and after construction? see noise study

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? See air quality analysis

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?
Name the system: EID water will be provided to all new homes. The existing residence may remain on an existing well. Two other existing wells may also remain on site.
22. What is the water use (residential, agricultural, industrial or commercial)? residential, park, and clubhouse per zoning code allowed uses.

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? no

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) See cultural resources assessment

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID, see onsite sewer and water exhibit for location of septic/public sewer. Existing residence will also remain on septic. Park sewer need is undetermined at this time.
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? no, excepting park sewer, if applicable, is undetermined at this time.

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? see traffic study
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
no

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
no
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

TBD by others, see traffic study, onsite & offsite sewer and water exhibits, dry utility exhibit, and tentative map for information about expanded infrastructure which could be considered during the project review process.

31. Will the project require the extension of existing public utility lines? yes
If so, identify and give distances: See onsite & offsite sewer and water exhibits and dry utility exhibit.

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? no
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
To the extent normally used in construction and occupation or operation & maintenance of similar residential uses, parks, landscape areas, utilities, and roadway improvements.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? To the extent normally expected for similar projects in the area. (ie: rock wall material, rip rap, crushed rock, or firewood repurposing use in the
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)? unknown compared to existing conditions. local area)
36. Will the project displace any community residents? no

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS

(attach additional sheets if necessary)

Please contact CTA Engineering & Surveying at 916-638-0919 with any questions.

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

To be determined by others.

Form completed by: CTA Engineering & Surveying



Date: 12/22/21

(Revised 07/07)