



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

FILE # P20-0004

ASSESSOR'S PARCEL NUMBER(s) 120-690-012

PROJECT NAME/REQUEST: (Describe proposed use) RCP Construction Inc. Office Building

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 0.51 acres to 2.51 acres acre(s) / square feet
IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____
IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Warren Consulting Engineers, Inc. Anthony Tassano
Mailing Address 1117 Windfield Way, Suite 110, El Dorado Hills, CA 95762
Phone (916) 985-1870 P.O. Box or Street _____ City El Dorado Hills State _____ ZIP _____
FAX (916) 985-1877

PROPERTY OWNER RCP Saratoga LLC
Mailing Address 4430 Fremont Loop, CA 95672
Phone (916) 358-9530 P.O. Box or Street _____ City _____ State _____ ZIP _____
FAX (916) 358-9533

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Warren Consulting Engineers, Inc. Anthony Tassano
Mailing Address 1117 Windfield Way, Suite 110, El Dorado Hills, CA 95762
Phone (916) 985-1870 P.O. Box or Street _____ City _____ State _____ ZIP _____
FAX (916) 985-1877

LOCATION: The property is located on the North side of Saratoga Way
200ft feet/miles East of the intersection with Finders Way
in the El Dorado Hills/Saratoga area. N/E/W/S _____ Street or Road _____
Major Street Finders Way
PROPERTY SIZE 3.745 Acreage / Square Feet
07-27-2020 Date
[Signature] Signature of property owner or authorized agent

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PLANNING DEPARTMENT

FOR OFFICE USE ONLY

Date 8-7-20 Fee \$ 15020 Receipt # R24152 Rec'd by [Signature] Census _____
Zoning CC GPD C Supervisor District 1 Sec _____ TwN _____ Rng _____

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR
Hearing Date _____
Approved _____ Denied _____
(Findings and/or conditions attached)

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

Executive Secretary _____

APPEAL: Approved _____ Denied _____

P20-0004



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

TENTATIVE PARCEL MAP REQUIRED SUBMITTAL INFORMATION

2008 AUG - 7 AM 9:51
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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 information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Provide name, mailing address and phone number of all property owners and their agents. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. 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/water district. <i>FIL APPLICATION SUBMITTED 7/30/20</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

10. Preceding parcel map, final map, or record of survey, if any exists.
- H/A 11. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- H/A 12. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
13. 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 and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)
- H/A 14. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- a) The percolation rate and location of test on 4.5 acres or smaller
 - b) The depth of soil and location of test
 - c) The depth of groundwater and location of test
 - d) The direction and percent of slope of the ground
 - e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - f) Identify the area to be used for sewage disposal
 - g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
 - h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- 15. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.
 - 16. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
 - HIA 17. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.
 - 18. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, 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.
 - 19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
 - 20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."
- Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 1/2" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.**
- a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction).
 - b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
 - c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

H/A 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).

- 21. Oak Resources Code Compliance Certificate.
- 22. Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- 23. Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- 24. 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).
- 25. Reason and objective for Impact to oak trees and/or oak woodlands.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- 1. North point and scale
- 2. Project boundaries with dimensions
- 3. Approximate dimensions and area of all lots
- 4. Adjacent ownership with book and page number of recorded deeds or parcel map references
- 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- 6. Purpose, width, and approximate location of all proposed and existing easements (other than roads)
- 7. Approximate radii of centerline on all street curves
- 8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
- 9. Names of adjacent subdivisions
- 10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
- 11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
- 12. Fire hydrant location, existing and/or proposed
- 13. Existing water and sewer line locations
- 14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% 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; i.e., benches or abrupt topographical changes, etc.
- M/A* 15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
- M/A* 16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
- M/A* 17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- M/A* 18. Identify areas subject to a 100-year flood, perennial streams or creeks, 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.
- 19. The following information is to be listed on the tentative parcel 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)
 - d) Scale
 - e) Contour interval (if any)

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <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 zoning |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j) Total area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k) Total number of parcels |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l) Minimum parcel area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m) Water supply |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Sewage disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o) Proposed structural fire protection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p) Date of preparation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q) In the lower right-hand corner of each map a signature block should be shown, giving space for: |

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services 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, 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.



2020 AUG -7 AM 9: 54

Date: August 3, 2020

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To: El Dorado County Planning Department
2850 Fairlane Court, Building "C"
Placerville, CA 95667

RE: Authorized Agent for Tentative Map for APN: 120-690-012, El Dorado County

To whom it may concern:

I am authorizing Warren Consulting Engineers, Inc. to act as my agent during the filing of the tentative map process.

Thank you,

Rick Poipao

Rick Poipao / President

Owner APN: 120-690-012

5180 Golden Foothill Pkwy., Suite 110 El Dorado Hills, CA 95831
Office: 916.358.9531 Fax: 916.358.9533
www.rcpconstructioninc.com info@rcpconstructioninc.com
License # 661482

P20-0004



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

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File Number _____

Date Filed _____

Project Title	<u>RCP Construction, Inc.</u>	Lead Agency	<u>El Dorado County</u>
Name of Owner	<u>RCP Saratoga LLC</u>	Telephone	<u>916-358-9530</u>
Address	<u>4430 Fremont Loop, Rescue, CA 95672</u>		
Name of Applicant	<u>Warren Consulting Engineers</u>	Telephone	<u>916-985-1870</u>
Address	<u>1117 Windfield Way, Suite 110, El Dorado Hill, CA 95762</u>		
Project Location	<u>Saratoga and Finders Way, El Dorado Hill, CA 95762</u>		
Assessor's Parcel Number(s)	<u>120-690-012</u>	Acreage	<u>3.745</u> Zoning <u>CC-DC</u>

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.

- Type of project and description:
Construction of a new office building and parking lot for RCP Construction, Inc.
- What is the number of units/parcels proposed? 3

GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories:
83% 0 to 10% 11 to 15% 5% 16 to 20% 21 to 29% 12% over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

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DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
1.25 miles Name of the water body? Carson Creek
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? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
NO

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Native Weeds/Grasses = 85%
Trees = 15%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills Fire Department
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrants
15. What is the distance to the nearest fire station? 1.25 miles (EDH Fire Station 85)
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Highway 50
If so, how far? 200ft
19. What types of noise would be created by the establishment of this land use, both during and after construction? During construction: equipment and material placement noises.
— After construction: vehicular traffic in and out of site. —

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or 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.) NO

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: El Dorado Irrigation District

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO

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)?
NO

31. Will the project require the extension of existing public utility lines? Yes
 If so, identify and give distances: Extension of water main approx. 300lf

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?
NO
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)?
NO
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

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

Form Completed by: Anthony Tassano

Date: 07-27-20



SUBMITTED
7/30/20

2020 AUG -7 AM 9:56

FACILITY IMPROVEMENT LETTER REQUEST

In order to obtain a Facility Improvement Letter, please complete this form, submit a letter from the appropriate Fire Protection District which states the fire flow requirements for your proposed project, and submit a check for the applicable fee payable to El Dorado Irrigation District. Please also provide a copy of your tentative parcel map, or site plan if available. Contact EID Development Services at (530)642-4028 or services@eid.org for the current fee amount.

Facility Improvement Letters are written in order of receipt of request and take approximately 6 to 8 weeks to prepare. The Facility Improvement Letter **is not a commitment to serve**, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

1. Owner's Name and Address: (To whom the letter will be addressed and sent to.)

RCP Construction, Inc. Contact Person Rick Poipao
 4821 Golden Foothills Parkway, Ste. 250 Phone Number 916-358-9530
 El Dorado Hills, CA 95762 E-mail address rick@rcpconstructioninc.com

Send Copy of Letter to: (Name and Address) Warren Consulting Engineers, Inc.
1117 Windfield Way, Ste. 110 El Dorado Hills, CA 95762

2. Has a Facility Improvement Letter been previously issued?
 If yes, indicate the date of issuance No

3. Project Information:
 Project Name RCP Construction, Inc. Office Building Projected No. of Lots 3
 Description Construction of new office building and parking lot for RCP Construction, Inc.
 El Dorado County Project Number _____

4. Site Information:
 Assessor's Parcel Number (s) 120-690-012
 Current Zoning CC/DC Proposed Zoning CC/DC Total Acreage 3.745
 County General Plan/Land Use Designation _____

Has El Dorado County or the City of Placerville put a deadline for staff review associated with this request? NO / YES If yes, indicate date _____

Services being requested: Indicate the type of service, number of water meters(s), meter size(s), and wastewater service(s) required for the project.

Type of Service	No. of Water	Meter Size(s)	No. of Wastewater	Type of Service	No. of Water	Meter Size(s)	No. of Wastewater
<input type="checkbox"/> Single Family	_____	_____	_____	<input type="checkbox"/> Industrial	_____	_____	_____
<input type="checkbox"/> Apartments	_____	_____	_____	<input type="checkbox"/> Agricultural	_____	_____	_____
<input type="checkbox"/> Condominium	_____	_____	_____	<input checked="" type="checkbox"/> Potable landscape	<u>1</u>	<u>1.50</u>	_____
<input type="checkbox"/> Townhouses	_____	_____	_____	<input type="checkbox"/> Recycled Water	_____	_____	_____
<input type="checkbox"/> Duplexes	_____	_____	_____	<input checked="" type="checkbox"/> Pvt. Fire Service	<u>6"</u>	_____	_____
<input checked="" type="checkbox"/> Commercial	<u>1</u>	<u>1.50</u>	_____	<input checked="" type="checkbox"/> Fire Hydrant	<u>1</u>	_____	_____

FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE

EID Use Only

Existing Water/Sewer:
 Account: _____ Water EDUs: _____ Sewer EDUs: _____
 Account: _____ Water EDUs: _____ Sewer EDUs: _____

Uninstalled Services:
 Account: _____ Water EDUs: _____ Sewer EDUs: _____
 Account: _____ Water EDUs: _____ Sewer EDUs: _____

Total FCCs Required for Project?
 Water EDUs: _____ Sewer EDUs: _____

Comments:

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

Oak Resources Code Compliance Certificate

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 120-690-012
[Attach additional pages if needed]

Address: Saratoga Way, El Dorado Hills, CA 95762

Permit Number or Description (e.g. building/grading permit, discretionary project, other):
P20-0004

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate.
- Oak Woodlands, Individual Native Oak Trees, or Heritage Trees were impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate, but such removal is exempt from permitting and/or mitigation based on the following criteria:
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions). [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 8-4-20

By: [Signature]
Signature of Property Owner/Authorized Agent

Anthony Tassano
Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

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Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name):

Date:

P20-0004

Revised 1/29/2018



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Anthony Tassano
Address: 1117 Windfield Way, Suite 110

Phone #: 916-985-1870
Email: anthony@wceinc.com

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Project Information:

Name of Project: RCP Construction Office
Project Location: Saratoga and Finders Way, El Dorado Hill, CA 95762
APN(s): 120-690-012

Planning Number: _____
Bldg Size: (1) 7700sf
Project Planner: _____
Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

Construction of a 7700 sf office building for RCP Construction, Inc. located on Parcel 120-690-012. Improvements included required parking and site utilities on said parcel.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

P20-0004



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date

PRINT

Anthony Tassano

From: Natalie Porter <natalie.porter@edcgov.us>
Sent: Tuesday, August 04, 2020 11:17 AM
To: Anthony Tassano
Cc: Tia Raamot
Subject: Re: TIS Initial Determination Parcel 120-690-012

2020 AUG -7 AM 9: 5
RECEIVED
PLANNING DEPARTMENT

We will get the project logged in and let you know when we have made a determination.

Your contact will be Tia Raamot, Transportation Planner. She can be reached at tia.raamot@edcgov.us or 530-621-5918.

Thank you.

On Tue, Aug 4, 2020 at 10:53 AM Anthony Tassano <Anthony@wceinc.com> wrote:

Submitting TIS Form and site plan for a new development located on Parcel 120-690-012. Cross streets are Saratoga and Finders Way. Site plan included. Project includes a new 7700sf office building for RCP Construction Inc. and associated site work.

Anthony Tassano

Warren Consulting Engineers, Inc.

1117 Windfield Way, Suite 110

El Dorado Hills, CA 95762

(916) 985-1870

--

Natalie K. Porter, P.E., T.E.
Senior Traffic Engineer

County of El Dorado
Community Development Services

P20-0004

Department of Transportation, Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
530-621-5442
natalie.porter@edcgov.us

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20209002154000003
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0021540-00
Acct 1001-Placer Title Company
Wednesday, MAY 13, 2020 12:45:48
Ttl Pd \$1,439.55 Nbr-0002093592
MMW/C1/1-3

RECORDING REQUESTED BY:

Simplifile
Placer Title Company
Branch Number: 205

2020 AUG -7 AM 9:51
RECEIVED
PLANNING DEPARTMENT

WHEN RECORDED MAIL TO:

RCP SARATOGA LLC, a California Limited Liability
Company
5180 Golden Foothill Parkway, Suite 110
El Dorado Hills, CA 95762

Order No: P-373852

APN: 120-690-012-000

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

P20-0004

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-373852
Branch: 205

AND WHEN RECORDED MAIL TO

RCP SARATOGA LLC, a California Limited Liability
Company
5180 Golden Foothill Parkway, Suite 110
El Dorado Hills, CA 95762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 120-690-012-000

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,419.55 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of El Dorado Hills

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC, a Delaware limited liability company**

Hereby GRANT(S) to **RCP SARATOGA LLC, a California Limited Liability Company**

The land described herein situated in the State of California, County of El Dorado, an unincorporated area and described as follows:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON SEPTEMBER 19, 2017, IN BOOK 51 OF PARCEL MAPS, AT PAGE 133.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AND REAL PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE THE SURFACE OF SUCH LAND AND REAL PROPERTY OR ANY PORTION THEREOF ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SUCH LAND AND REAL PROPERTY FOR ANY PURPOSE WHATSOEVER, AS EXCEPTED AND RESERVED IN THE DEEDS FROM EL DORADO HILLS INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED OCTOBER 23, 1989, IN BOOK 3227 OF OFFICIAL RECORDS, AT PAGE 279 AND 303.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

APN: 120-690-012-000

Dated: May 11, 2020

SERRANO ASSOCIATES, LLC, a Delaware limited liability company

By: Parker Development Company, a California corporation
Managing Member

By *L. Clark Winn*
L. Clark Winn, Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of El Dorado) ss.

On May 12, 2020 before me,

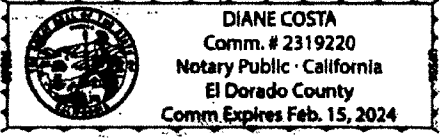
Diane Costa

Notary Public personally appeared L. Clark Winn

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *Diane Costa*





PLACER TITLE COMPANY
A MOTHER LODE COMPANY

Placer Title Company
3840 El Dorado Hills Blvd, Suite 302
El Dorado Hills, CA 95762
Phone: (916) 933-4550
Fax: (916) 782-0987

2020 AUG -7 AM 9:57
RECEIVED
PLANNING DEPARTMENT
Amend (Version 3)

Order No.: P-373852
Reference:
Escrow Officer: Cathy French
Email: cafrench@placertitle.com
Email Loan Docs To: 205edocs@placertitle.com

Proposed Insured:
Proposed Loan Amount:

Proposed Underwriter: Westcor Land Title Insurance Company

Property Address: 8075 Saratoga Way, El Dorado Hills, CA 95762

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, Placer Title 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 Attachment One. 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 Attachment One. 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 Attachment One 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: December 17, 2019 at 7:30AM
Title Officer: Kelly Riddle

P20-0004

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

CLTA Standard Owners Policy

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

Fee Simple

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

Serrano Associates, LLC, a Delaware Limited Liability Company

The land referred to in this report is described as follows:

See Exhibit "A" Attached for Legal Description

Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON SEPTEMBER 19, 2017, IN BOOK 51 OF PARCEL MAPS, AT PAGE 133.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AND REAL PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE THE SURFACE OF SUCH LAND AND REAL PROPERTY OR ANY PORTION THEREOF ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SUCH LAND AND REAL PROPERTY FOR ANY PURPOSE WHATSOEVER, AS EXCEPTED AND RESERVED IN THE DEEDS FROM EL DORADO HILLS INVESTORS, LTD., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED OCTOBER 23, 1989, IN BOOK 3227 OF OFFICIAL RECORDS, AT PAGE 279 AND 303.

APN: 120-690-012-000

EXCEPTIONS

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

1. Taxes, special and general, assessment districts and service areas for the Fiscal Year 2019-2020:

1st Installment:	\$1,648.18	Paid
2nd Installment:	\$1,648.18	Due
Parcel Number:	120-690-012-000	
Code Area:	054-007	
Land Value:	\$276,436.00	
Imp. Value:	\$0.00	
Total Value:	\$276,436.00	
Exemption Amount:	\$0.00	

Note: First Installment is due November 1 and delinquent December 10. Second Installment is due February 1 and delinquent April 10.

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5, (commencing with Section 75) of the Revenue and Taxation Code, of the State of California.
3. Any taxes or assessments levied by:
 - A. El Dorado Irrigation District
 - B. El Dorado Hills Community Service District
4. A special assessment for the El Dorado Schools CFD No. 1, in accordance with the "Mello Roos Community Facilities Act of 1982". Said assessments are/or will be collected with the annual tax bill. No amounts due at this time.
5. INTENTIONALLY DELETED
6. An easement over said land for construction, operation and maintenance of sewer pipelines and incidental purposes, as granted to El Dorado Irrigation District, in deed recorded September 30, 1988, (book) 3022 (page) 484, Official Records.

Affects: A strip of land in the Northeasterly portion of said land, as shown on Parcel Map Book 51, page 133.
7. Terms, conditions and Restrictions as set forth in "Notice of Restriction Pursuant to Section 16.52.110 of the El Dorado County Ordinance Code", recorded on October 21, 1988 in Book 3034 at page 398 official records.
8. The terms, conditions, provisions and stipulations as contained in the agreement entitled "Gravity Flow Sewer Upgrade Agreement", by and between El Dorado Hills Investors LTD, et al, and El Dorado Irrigation District, recorded December 16, 1988, (book) 3062 (page) 387, Official Records.
9. An easement over said land for perpetual maintenance easement for maintenance and repair of sound wall and provisions therein and incidental purposes, as set forth in Final Order of Condemnation in favor of the County of

El Dorado, recorded July 27, 2006, [\(instrument\) 2006-50476](#), Official Records.

Affects: A strip of land along the Northwesterly boundary, as shown in Book 51 at page 133 of Parcel Maps

10. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Covenants, Conditions and Restrictions, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, in document recorded February 1, 2007, [\(instrument\) 2007-7347](#), Official Records.

Note: Section 12956.1 of the Government Code provides the following:

"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Contains: Mortgage Protection Clause.

11. An easement over said land for the purpose of existing pole line, and incidental purposes as set forth on Parcel Map filed September 19, 2017, in Book [\(book\) 51, Page \(page\) 133](#) of Parcel Maps.

Affects: As shown on said Map

12. Provisions and conditions set forth in the "NOTES" of the following map:
Map: [Parcel Map Book 51, Page 133](#)

Reference is made to a copy of said map for further particulars.

13. Terms, conditions and provisions contained in the Notice of Restriction, recorded September 19, 2017, as [\(instrument\) 2017-40943](#), Official Records.

Reference is made to said document for full particulars.

14. Terms, conditions and provisions contained in the Declaration of Covenants, Conditions and Restrictions and Grant of Easements, recorded October 2, 2017, as [\(instrument\) 2017-43867](#), Official Records.

Reference is made to said document for full particulars

15. Terms, conditions and provisions contained in the Declaration of Restrictive Covenant, recorded October 2, 2017, as [\(instrument\) 2017-43868](#), Official Records.

Reference is made to said document for full particulars

16. The terms, conditions, provisions and stipulations as contained in the agreement entitled "Extension of Facilities Agreement - Water", recorded October 27, 2017, [\(instrument\) 2017-48388](#), Official Records.

17. The terms, conditions, provisions and stipulations as contained in the agreement entitled "Extension of Facilities Agreement - Wastewater", recorded October 27, 2017, (instrument) 2017-48390, Official Records.
18. The requirement that Placer Title Company be provided with a Free and Clear Affidavit-Verification of Unencumbered Property executed by the vestee(s) herein.

***** SPECIAL INFORMATION *****

*** CHAIN OF TITLE REPORT:

According to the public records, no deeds conveying the property described in this report have been recorded within a period of 2 years prior to the date of this report, except as shown herein: NONE

*** LENDER'S SUPPLEMENTAL ADDRESS REPORT:

The above numbered report is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association Loan Form Policy:

Placer Title Company states that the herein described property is vacant land and that the property address is:

8075 Saratoga Way, El Dorado Hills, CA 95762

***NOTICE REGARDING MAPS

Any maps provided herewith are for reference only. The property and/or easements shown are but approximations, and no assurances are given as to accuracy, reliability, dimensions or acreage. This will not limit the coverage provided by a CLTA 116, 116.1 or 116.03 endorsement if issued to the policy.

*** NOTICE REGARDING FUNDS DEPOSITED IN ESCROW:

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

Please be advised that in accordance with the provisions of the California Insurance Code, Section 12413.1, any funds deposited for the closing must be deposited into the escrow depository and cleared prior to disbursement. Funds deposited by wire transfer may be disbursed upon receipt. Funds deposit via cashier's checks drawn on a California based bank may be disbursed the next business day. If funds are deposited with the Company by other methods, recording and/or disbursement may be delayed.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

NOTE: If you intend to remit multiple cashier's checks to close your escrow (which may or may not include gift funds or third party funds) IRS cash reporting under IRS Code 8300 may be required. For this reason, you may wish to consider wiring funds in lieu of remitting cashier's checks.

***** DISCLOSURE OF DISCOUNTS *****

You may be entitled to a discount on your title premiums and/or escrow fees if you meet any of the following conditions:

1. You are an employee of the title insurer or Placer Title Company and the property is your primary residence; or
2. The transaction is a loan, the purpose of which is to rebuild the improvements on the property as a result of a governmentally declared disaster; or
3. The property is being purchased or encumbered by a religious, charitable or nonprofit organization for its use within the normal activities for which such entity was intended.

Please advise the company if you believe any of the above discounts apply.

***** LENDER'S NOTE *****

In accordance with Executive Order 13224, and the USA Patriot Act, **PLACER TITLE COMPANY** compares the names of parties to the proposed transaction to the Specially Designated Nationals and Blocked Persons (SDN List) maintained by the United States Office of Foreign Asset Control.

***** BUYER'S NOTE *****

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters exception under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

CLTA PRELIMINARY REPORT FORM
Attachment One (Rev 06-05-14)
CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I (continued)

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a) building; b) zoning; c) land use; d) improvements on the Land; e) land division; and f) environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks: a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records; b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c) that result in no loss to You; or d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right: a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b) in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

EXCLUSIONS FROM COVERAGE (continued)

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

EXCLUSIONS FROM COVERAGE (continued)

3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in 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.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**NOTICE
FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)**

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445), Revised by the Path Act of 2015, These changes may be reviewed in full in H.R. 2029, now known as Public Law 114-113. See Section 324 of the law for the full text of FIRPTA changes. Effective February 27, 2016, the amendments to FIRPTA contained in the PATH Act have increased the holdback rate from 10% of gross proceeds to 15% of gross proceeds of the sale, regardless of whether the actual tax due may exceed (or be less than) the amount withheld if ANY of the following conditions are met:

1. If the amount realized (generally the sales price) is \$300,000 or less, and the property will be used by the Transferee as a residence (as provided for in the current regulations), no monies need be withheld or remitted to the IRS.
 2. If the amount realized exceeds \$300,000 but does not exceed \$1,000,000, and the property will be used by the Transferee as a residence, (as provided for in the current regulations) then the withholding rate is 10% on the full amount realized (generally the sales prices)
 3. If the amount realized exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the Transferee. The exemption for personal use as a residence does not apply in this scenario.
- If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445.

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$25.00 payable to the escrow holder.

CALIFORNIA WITHHOLDING

In accordance with Sections 18662 and 18668 of the Revenue and Taxation Code, a transferee (Buyer) may be required to withhold an amount equal to 3 1/3 percent of the sales price or an alternative withholding amount certified to by the seller in the case of a disposition of California real property interest by either:

1. A seller who is an individual or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary or the seller,
OR
2. A corporate seller that has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000.00), OR
2. The seller executes a written certificate, under the penalty of perjury, of any of the following:
 - a. The property qualifies as the seller's (or decedent's, if being sold by the decedent's estate) principal residence within the meaning of Internal Revenue Code (IRC) Section 121; or
 - b. The seller (or decedent, if being sold by the decedent's estate) last used the property as the seller's (decedent's) principal residence within the meaning of IRC Section 121 without regard to the two-year time period; or
 - c. The seller has a loss or zero gain for California income tax purposes on this sale; or
 - d. The property is being compulsorily or involuntarily converted and the seller intends to acquire property that is similar or related in service or use to qualify for non-recognition of gain for California income tax purposes under IRC Section 1033; or
 - e. If the transfer qualifies for non-recognition treatment under IRC Section 351 (transfer to a corporation controlled by the transferor) or IRC Section 721 (contribution to a partnership in exchange for a partnership interest); or
 - f. The seller is a corporation (or an LLC classified as a corporation for federal and California income tax purposes) that is either qualified through the California Secretary of State or has a permanent place of Business in California; or
 - g. The seller is a partnership (or an LLC that is not a disregarded single member LLC and is classified as a partnership for federal and California income tax purposes) with recorded title to the property in the name of the partnership or LLC; or
 - h. The seller is a tax-exempt entity under either California or federal law; or
 - i. The seller is an insurance company, individual retirement account, qualified pension/profit sharing plan, or charitable remainder trust; or
 - j. The transfer qualifies as a simultaneous like-kind exchange within the meaning of IRC Section 1031; or
 - k. The transfer qualifies as a deferred like-kind exchange within the meaning of IRC Section 1031; or
 - l. The transfer of this property will be an installment sale that you will report as such for California tax purposes and the buyer has agreed to withhold on each principal payment instead of withholding the full amount at the time of transfer.

The Seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

NOTICE
DEPOSIT OF FUNDS AND DISBURSEMENT DISCLOSURE

Unless you elect otherwise (as described below), all funds received by (the "Company") in escrow will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The depositor acknowledges that the deposit of funds in a non-interest bearing demand account by Escrow Holder may result in said company receiving a range of economic benefits from the bank in the form of services, credits, considerations, or other things of value. The depositor hereby specifically waives any claim to such economic benefits payable to Escrow Holder resulting from non-interest bearing deposits. Unless you direct the Company to open an interest-bearing account (as described below), the Company shall have no obligation to account to you in any manner for the value of, or to compensate any party for, any benefit received by the Company and/or its affiliated company. Any such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow.

If you elect, funds deposited by you prior to the close of escrow may be placed in an individual interest-bearing account arrangement that the Company has established with one of its financial institutions. You do not have an opportunity to earn interest on the funds deposited by a lender. If you elect to earn interest through this special account arrangement, the Company will charge you an additional fee of \$50.00 for the establishment and maintenance of the account. This fee compensates the Company for the costs associated with opening and managing the interest-bearing account, preparing correspondence/documentation, transferring funds, maintaining appropriate records for audit/reconciliation purposes, and filing any required tax withholding statements. It is important that you consider this cost in your decision since the cost may exceed the interest you earn.



**Placer Title Co., Montana Title and Escrow, National Closing Solutions,
National Closing Solutions of Alabama, National Closing Solutions of Maryland,
North Idaho Title Insurance, Placer Title Insurance Agency of Utah, Premier Reverse Closings,
Premier Title Agency, Texas National Title, Western Auxiliary Corp., Wyoming Title and Escrow**

NOTICE AT COLLECTION AND PRIVACY POLICY
updated December 20, 2019, effective January 1, 2020

We respect your personal information and are committed to protecting it. We are disclosing how Mother Lode Holding Company and its subsidiaries listed above (together referred to as "we," "us," or "our") collect, use, and share your personal information. Sections 1 and 2 constitute our Notice at Collection, Sections 1 – 9 are our Privacy Policy, and Sections 10 – 11 are additional sections of our Privacy Policy that apply only to California residents.

1. Personal Information We Collect

We may collect and over the last 12 months have collected personal information in the following categories: (A) Identity information such as name, postal address, email address, date of birth, social security number, driver's license, passport, signature, physical characteristics or description, telephone number, or other similar information; (B) Financial information (such as bank account information) and insurance information; (C) Records of services or products requested or purchased; (D) Biometric information (thumbprints obtained by notaries); (E) Internet or other electronic network activity information, such as online identifiers, Internet Protocol address, and information relating to interaction with our Internet websites and mobile applications; (F) Audio (voice messages), electronic, or similar information; (G) Professional or employment-related information; (H) Education information; (I) Characteristics of protected classifications such as marital status; and (J) Geolocation information (with consent when using our mobile applications).

1. Purposes

We collect the above information, and have collected it in the last 12 months, for the following purposes: Our operational purposes, including providing escrow and title services, fulfilling a transaction, verifying customer information, and providing and improving customer service (categories A-J); Detecting, protecting against, and reporting malicious, deceptive, fraudulent, or illegal activity (A-I); Providing and improving Websites, and debugging to find and repair errors (A, C E, F, J); and Auditing and complying with legal and other similar requirements (A-I).

1. Sources, Sharing

The sources from which the information is and was collected include: the consumer or their authorized representative (A-J); government entities, service providers, financial institutions, our affiliates, real estate settlement service providers, real estate brokers and agents (A-D, F-I); and our internet websites and mobile applications (A-C, E-J). The categories of third parties with whom we share and have shared personal information include: a consumer's authorized representative (A-I); government entities, service providers and consultants, financial institutions, our affiliates, real estate settlement service providers, real estate brokers and agents, abstractors (A-I); and data analytics and internet service providers (E, F, J). We may also disclose your information as part of a business transaction, such as a merger, sale, reorganization or acquisition (A-J).

1. Cookies and similar technologies

We use "cookies" and similar technologies when you access our websites or mobile applications. A "cookie" is a piece of information that our website sends to your browser, which then stores this information on your system. If a cookie is used, our website will be able to "remember" information about you and your preferences either until you exit your current browser window (if the cookie is temporary) or until you disable or delete the cookie. Many users prefer to use cookies in order to help them navigate a website as seamlessly as possible.

We use "cookies" in the following situations. The first situation is with respect to temporary cookies. If you are accessing our services through one of our online applications our server may automatically send your browser a temporary cookie, which is used to help your browser navigate our site. The only information contained in these temporary cookies is a direction value that lets our software determine which page to show when you hit the back button in your browser. This bit of information is erased when you close your current browser window. The second situation in which we may use cookies is with respect to permanent cookies. This type of cookie remains on your system, although you can always delete or disable it through your browser preferences. There are two instances in which we use a permanent cookie. First, when you visit our website and request documentation or a response from us. When you are filling out a form, you may be given the option of having our website deliver a cookie to your local hard drive. You might choose to receive this type of cookie in order to save time in filling out forms and/or revisiting our website. We only send this type of cookie to your browser when you have clicked on the box labeled "Please remember my profile information" when submitting information or communicating with us. The second instance where we use a permanent cookie is where we track traffic patterns on our site. Analysis of the collected information by our tracking technologies allows us to improve our website and the user experience. In both instances of a persistent cookie, if you choose not to accept the cookie, you will still be able to use our website. Even if you choose to receive this type of cookie, you can set your browser to notify you when you receive any cookie, giving you the chance to decide whether to accept or reject it each time one is sent.

1. Links to Other Websites and Do Not Track

Our website may contain links to third party websites, which are provided and maintained by the third party. Third party websites are not subject to this notice or privacy policy. Currently, we do not recognize "do not track" requests from Internet browsers or similar devices.

1. Sale

We do not sell personal information about consumers and have not sold information about consumers in the last 12 months.

1. Minors

We do not collect information from minors under the age of 18.

1. Safeguards

We restrict access to the information we collect to individuals and entities who need to know the information to provide services as set forth above. We also maintain physical, electronic and procedural safeguards to protect information, including data encryption.

1. Access and Changes

This notice and policy can be accessed <https://www.mlhc.com/privacy-policy>. Disabled consumers may access this notice in an alternative format by contacting MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661, or calling our toll free number at 1-877-626-0668, or emailing privacy@mlhc.com. This notice and policy will change from time to time. All changes will be provided at <https://www.mlhc.com/privacy-policy> and furnished through an appropriate method such as electronically, by mail, or in person. The effective date will be stated on the notice and policy.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

CALIFORNIA SUPPLEMENT - THE REMAINDER OF THIS POLICY APPLIES ONLY TO CALIFORNIA RESIDENTS

1. Requests Under the California Consumer Privacy Act ("CCPA")

Effective January 1, 2020, California residents have the right to make a "request to know" (1) the specific pieces of personal information we have collected about them; (2) categories of personal information we have collected; (3) categories of sources from which the personal information was collected; (4) categories of personal information we disclosed for a business purpose; (5) purpose for collecting the information; and (6) categories of third parties with whom we shared personal information. California residents have the right to request that we deliver to them their personal information free of charge. California residents have the right to make a "request to delete" from our records of their personal information that we have collected, subject to legal limitations.

We do not discriminate against consumers for exercising rights under the CCPA or other laws.

1. How to Make a Request under the California Consumer Privacy Act

To make a CCPA "request to know," a "request to delete," or any other request under the CCPA, a California consumer may (1) submit a request via our Internet website at <https://www.placertitle.com>; (2) call us toll-free at 1-877-626-0668; or (3) send a written request to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661. Please note that you must verify your identity before we take further action. To verify your identity, we will try to use information you have already provided. We may also need additional information. Consistent with California law, you may designate an authorized agent to make a request on your behalf. To do this, you must provide a valid power of attorney, the requester's valid government issued identification, and the authorized agent's valid government issued identification. California residents may "opt out" of the sale of their personal information. However, we do not sell your personal information and therefore we do not offer an "opt out."

Upon receipt of a verified consumer request, we will respond by giving you the information requested for the 12-month period before our receipt of your verified consumer request at no cost to you, or deleting the information and notifying any service providers to delete it, subject to legal limitations. If we have a valid reason to retain personal information or are otherwise unable to comply with a request, we will tell you. For example, the law may not require us or allow us to delete certain information collected. In addition, personal information we collect pursuant to the federal Gramm-Leach-Bliley Act is exempt from most of the provisions of the CCPA.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

GRAMM-LEACH-BLILEY ACT PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) requires financial companies to provide you with a notice of their privacy policies and practices, such as the types of nonpublic personal information that they collect about you and the categories of persons or entities to whom it may be disclosed. In compliance with the Gramm-Leach-Bliley-Act, we are notifying you of the privacy policies and practices of:

Mother Lode Holding Co.
Montana Title and Escrow Co.
National Closing Solutions, Inc.
National Closing Solutions of Alabama
National Closing Solutions of Maryland
Premier Reverse Closings

Placer Title Co.
Placer Title Insurance Agency of Utah
Premier Title Agency
North Idaho Title Insurance Co.
Texas National Title
Western Auxiliary Corp.
Wyoming Title and Escrow Co.

The types of personal information we collect and share depend on the transaction involved. This information may include:

- Identity information such as Social Security number and driver's license information.
- Financial information such as mortgage loan account balances, checking account information and wire transfer instructions
- Information from others involved in your transaction such as documents received from your lender

We collect this information from you, such as on an application or other forms, from our files, and from our affiliates or others involved in your transaction, such as the real estate agent or lender.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliates as permitted by law for our everyday business purposes, such as to process your transactions and respond to legal and regulatory matters. We do not sell your personal information or share it for marketing purposes.

We do not share any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or privacy@mlhc.com.

PRIVACY POLICY
Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

Our Privacy Policy applies to each customer who purchases a WLTIC title insurance policy. Typically, this means that the customer covered by our Privacy Policy at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

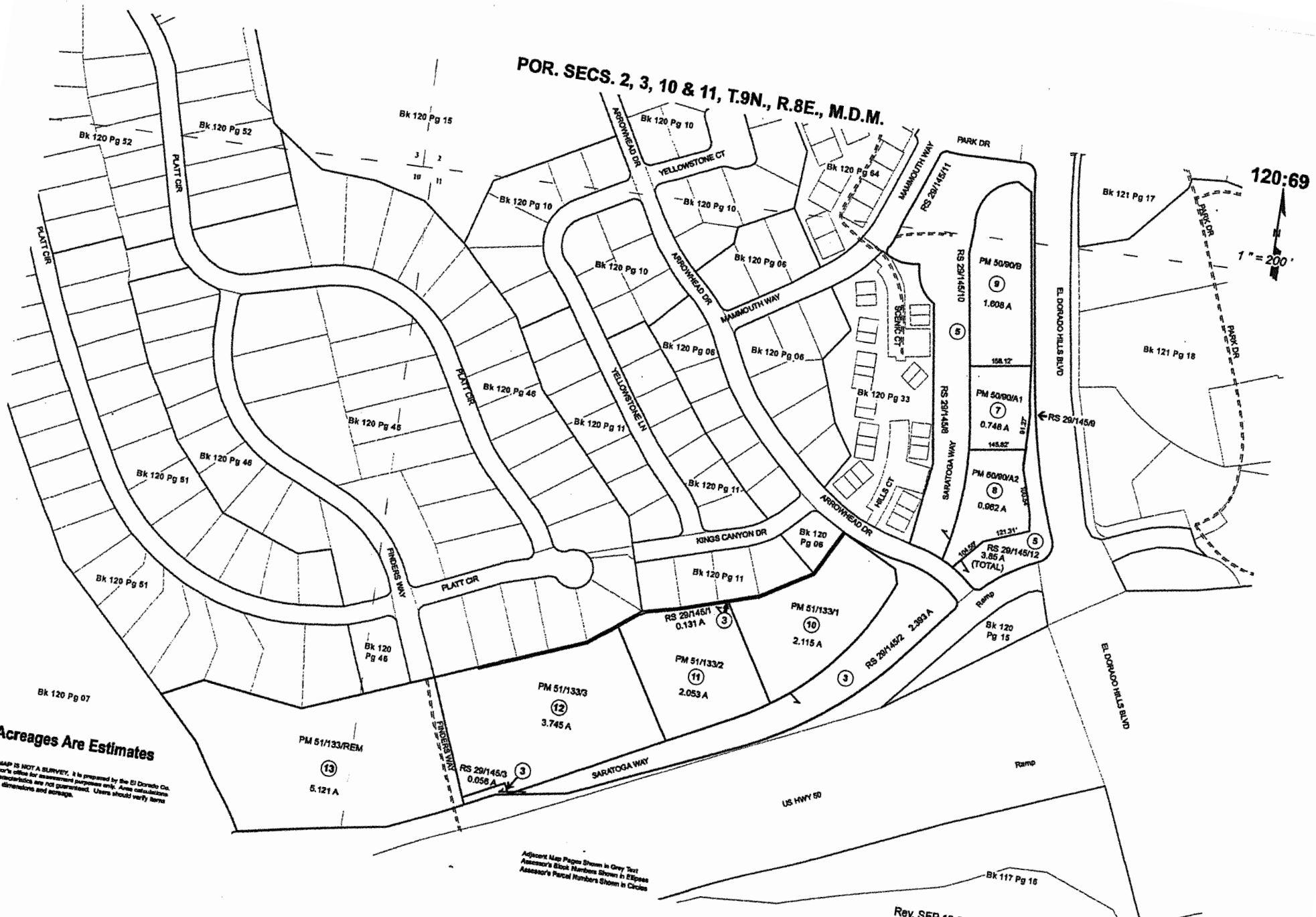
Information Sharing

It is the policy of WLTIC not to share nonpublic personal information that it collects with anyone other than our policy issuing agents as necessary to complete the real estate settlement services and issue the title insurance policy requested by our customer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures to those that WLTIC uses to protect this information and only to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

POR. SECS. 2, 3, 10 & 11, T.9N., R.8E., M.D.M.



120:69
1" = 200'

Acreages Are Estimates

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.

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

Rev. SEP 19 2017

Assessor's Map Bk. 120, Pg. 69
County of El Dorado, CA

Mapcheck 1: OVERALL

Closure Summary

Precision, 1 part in: 221065.69'
 Error distance: 0.01'
 Error direction: N69° 41' 31.74"W
 Area: 3.745acres
 Square area: 163142.84
 Perimeter: 1707.31'

Point of Beginning

Easting: 11072.76'
 Northing: 9362.56'

Side 1: Line

Direction: S62° 47' 09.00"W
 Angle: [62°47'09"]
 Deflection angle: [-117°12'51"]
 Distance: 427.95'
 Easting: 10692.18'
 Northing: 9166.85'

Side 2: Line

Direction: N26° 35' 52.00"W
 Angle: [-89°23'01"]
 Deflection angle: [90°36'59"]
 Distance: 29.54'
 Easting: 10678.95'
 Northing: 9193.26'

Side 3: Line

Direction: S63° 24' 21.00"W
 Angle: [90°00'13"]
 Deflection angle: [-89°59'47"]
 Distance: 115.05'
 Easting: 10576.08'
 Northing: 9141.76'

Side 4: Line

Direction: N21° 53' 57.00"W
 Angle: [-85°18'18"]
 Deflection angle: [94°41'42"]
 Distance: 315.65'
 Easting: 10458.35'
 Northing: 9434.63'

Side 5: Line

Direction: N68° 06' 07.00"E
 Angle: [-89°59'56"]
 Deflection angle: [90°00'04"]
 Distance: 116.82'
 Easting: 10566.74'
 Northing: 9478.20'

Side 6: Line

Direction: S21° 54' 29.00"E
 Angle: [-90°00'36"]
 Deflection angle: [89°59'24"]
 Distance: 4.78'
 Easting: 10568.52'
 Northing: 9473.76'

Side 7: Line

Direction: N68° 05' 24.00"E
 Angle: [89°59'53"]
 Deflection angle: [-90°00'07"]
 Distance: 287.54'
 Easting: 10835.29'

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Northing: 9581.06'
 Side 8: Line
 Direction: N52° 41' 58.00"E
 Angle: [164°36'34"]
 Deflection angle: [-15°23'26"]
 Distance: 90.46'
 Easting: 10907.25'
 Northing: 9635.88'

Side 9: Line
 Direction: S31° 11' 44.00"E
 Angle: [-83°53'42"]
 Deflection angle: [96°06'18"]
 Distance: 319.52'
 Easting: 11072.75'
 Northing: 9362.56'

Mapcheck 2: PARCEL A

Closure Summary

Precision, 1 part in: 1421552.49'
 Error distance: 0.00'
 Error direction: N81° 20' 54.86"W
 Area: 2.518acres
 Square area: 109680.88
 Perimeter: 1457.17'

Point of Beginning

Easting: 11554.38'
 Northing: 9344.73'

Side 1: Line

Direction: S62° 47' 09.00"W
 Angle: [62°47'09"]
 Deflection angle: [-117°12'51"]
 Distance: 222.95'
 Easting: 11356.11'
 Northing: 9242.77'

Side 2: Line

Direction: N26° 35' 52.00"W
 Angle: [-89°23'01"]
 Deflection angle: [90°36'59"]
 Distance: 29.54'
 Easting: 11342.89'
 Northing: 9269.18'

Side 3: Line

Direction: S63° 24' 21.00"W
 Angle: [90°00'13"]
 Deflection angle: [-89°59'47"]
 Distance: 115.05'
 Easting: 11240.01'
 Northing: 9217.68'

Side 4: Line

Direction: N21° 53' 57.00"W
 Angle: [-85°18'18"]
 Deflection angle: [94°41'42"]
 Distance: 315.65'
 Easting: 11122.28'
 Northing: 9510.55'

Side 5: Line

Direction: N68° 06' 07.00"E
 Angle: [-89°59'56"]
 Deflection angle: [90°00'04"]
 Distance: 116.82'

Easting: 11230.67'

Northing: 9554.12'

Side 6: Line

Direction: S21° 54' 29.00"E

Angle: [-90°00'36"]

Deflection angle: [89°59'24"]

Distance: 4.78'

Easting: 11232.45'

Northing: 9549.68'

Side 7: Line

Direction: N68° 05' 24.00"E

Angle: [89°59'53"]

Deflection angle: [-90°00'07"]

Distance: 287.54'

Easting: 11499.22'

Northing: 9656.98'

Side 8: Line

Direction: S19° 47' 09.00"W

Angle: [-48°18'15"]

Deflection angle: [131°41'45"]

Distance: 86.70'

Easting: 11469.88'

Northing: 9575.40'

Side 9: Line

Direction: S70° 12' 51.00"E

Angle: [90°00'00"]

Deflection angle: [-90°00'00"]

Distance: 35.67'

Easting: 11503.44'

Northing: 9563.32'

Side 10: Line

Direction: S19° 47' 09.00"W

Angle: [-90°00'00"]

Deflection angle: [90°00'00"]

Distance: 58.72'

Easting: 11483.56'

Northing: 9508.07'

Side 11: Line

Direction: S27° 47' 09.00"W

Angle: [-172°00'00"]

Deflection angle: [8°00'00"]

Distance: 14.31'

Easting: 11476.89'

Northing: 9495.41'

Side 12: Line

Direction: S27° 12' 51.00"E

Angle: [125°00'00"]

Deflection angle: [-55°00'00"]

Distance: 169.44'

Easting: 11554.38'

Northing: 9344.73'

Mapcheck 3: PARCEL B

Closure Summary

Precision, 1 part in: 380629.46'

Error distance: 0.00'

Error direction: N70° 03' 32.27"W

Area: 0.511 acres

Square area: 22242.64

Perimeter: 761.50'

Point of Beginning

Easting: 11774.45'
 Northing: 9395.19'

Side 1: Line

Direction: S62° 47' 09.00"W
 Angle: [62°47'09"]
 Deflection angle: [-117°12'51"]
 Distance: 93.75'
 Easting: 11691.07'
 Northing: 9352.32'

Side 2: Line

Direction: N27° 12' 51.00"W
 Angle: [-90°00'00"]
 Deflection angle: [90°00'00"]
 Distance: 169.44'
 Easting: 11613.59'
 Northing: 9503.00'

Side 3: Line

Direction: N27° 47' 09.00"E
 Angle: [-125°00'00"]
 Deflection angle: [55°00'00"]
 Distance: 14.31'
 Easting: 11620.26'
 Northing: 9515.66'

Side 4: Line

Direction: N19° 47' 09.00"E
 Angle: [172°00'00"]
 Deflection angle: [-8°00'00"]
 Distance: 58.72'
 Easting: 11640.13'
 Northing: 9570.91'

Side 5: Line

Direction: N70° 12' 51.00"W
 Angle: [90°00'00"]
 Deflection angle: [-90°00'00"]
 Distance: 35.67'
 Easting: 11606.57'
 Northing: 9582.99'

Side 6: Line

Direction: N19° 47' 09.00"E
 Angle: [-90°00'00"]
 Deflection angle: [90°00'00"]
 Distance: 86.70'
 Easting: 11635.92'
 Northing: 9664.57'

Side 7: Line

Direction: S27° 12' 51.00"E
 Angle: [-47°00'00"]
 Deflection angle: [133°00'00"]
 Distance: 302.91'
 Easting: 11774.44'
 Northing: 9395.19'

Mapcheck 4: PARCEL C

Closure Summary

Precision, 1 part in: 174469.05'
 Error distance: 0.00'
 Error direction: N67° 01' 25.57"W
 Area: 0.717 acres
 Square area: 31219.04

Perimeter: 824.14'
Point of Beginning
Easting: 12018.86'
Northing: 9427.74'
Side 1: Line
Direction: S62° 47' 09.00"W
Angle: [62°47'09"]
Deflection angle: [-117°12'51"]
Distance: 111.25'
Easting: 11919.93'
Northing: 9376.86'
Side 2: Line
Direction: N27° 12' 51.00"W
Angle: [-90°00'00"]
Deflection angle: [90°00'00"]
Distance: 302.91'
Easting: 11781.40'
Northing: 9646.24'
Side 3: Line
Direction: N52° 41' 58.00"E
Angle: [-100°05'11"]
Deflection angle: [79°54'49"]
Distance: 90.46'
Easting: 11853.36'
Northing: 9701.06'
Side 4: Line
Direction: S31° 11' 44.00"E
Angle: [-83°53'42"]
Deflection angle: [96°06'18"]
Distance: 319.52'
Easting: 12018.86'
Northing: 9427.74'



Warren Consulting Engineers, Inc.

2020 AUG -7 AM 9: 54

RECEIVED
PLANNING DEPARTMENT

To: El Dorado County
Planning Division
2850 Fairlane Court
Placerville, CA 95667

Date: 08-04-20

Project Number: 20-090

Re: Tentative Parcel Map RCP Construction APN 120-690-012

We are sending: Attached By Separate Cover VIA Delivery

Originals Specifications Cost Estimate Letter Prints
 Submittals Calculations Change Order Disk Other

Item(s)	Date	Description
1		Tentative Parcel Map Submittal Package

Which is/are
 For Approval Per Your Request Approved
 For Your Use For Review & Comment Approved as Noted
 For Your Information As Faxed Revise and Resubmit

Remarks:

By: Anthony Tassano
anthony@wceinc.com

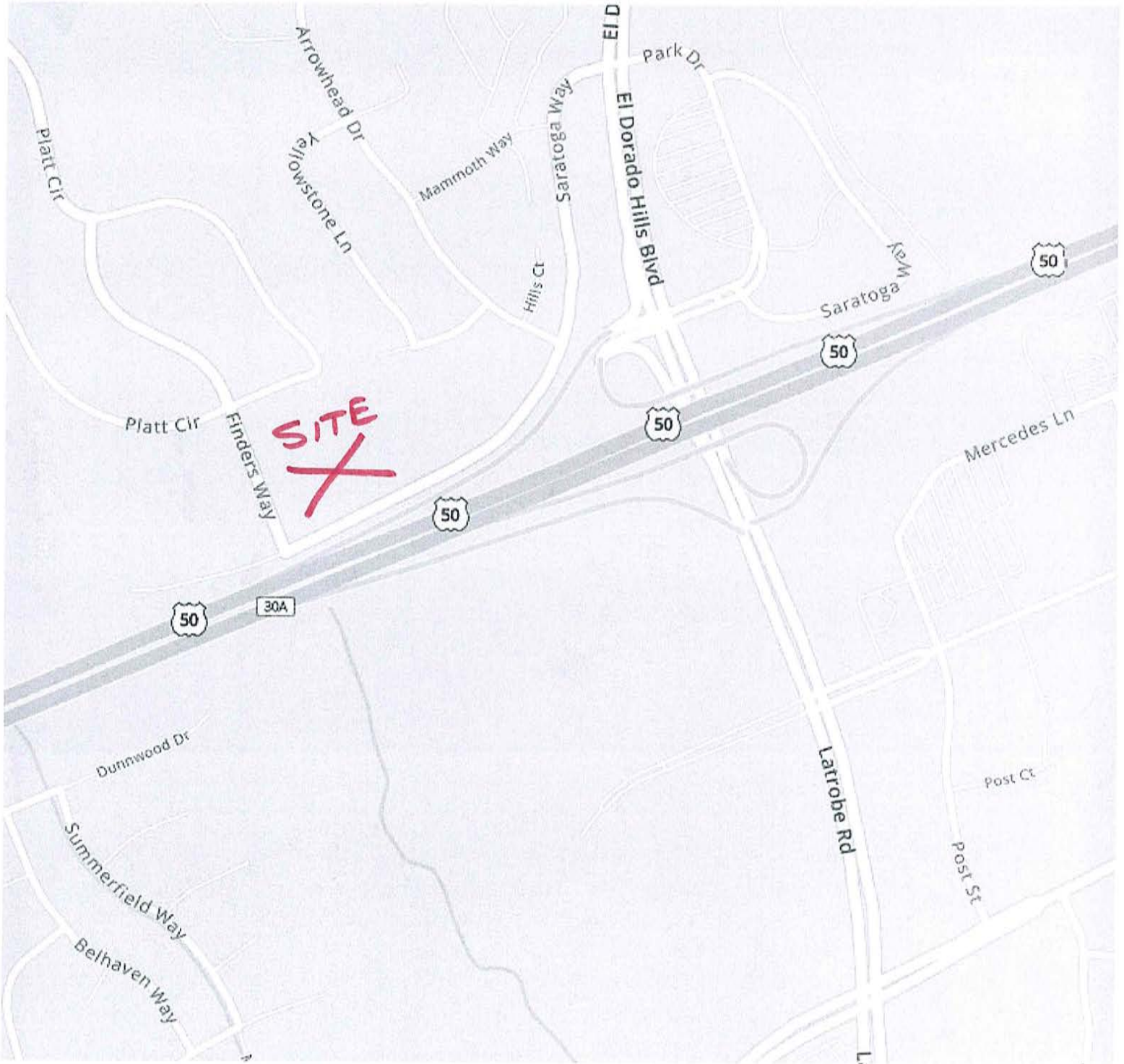
Cc:

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PLANNING DEPARTMENT



VICINITY MAP



P20-0004

POR. SECS. 2, 3, 10 & 11, T.9N., R.8E., M.D.M.

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120:69

1" = 200'



Acreages Are Estimates

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.

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

Rev. SEP 19 2017

Assessor's Map Bk. 120, Pg. 69
County of El Dorado, CA

P20-0004

LEGEND

- - - - - PROJECT BOUNDARY
- - - - - PROPOSED PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- - - - - CENTERLINE
- - - - - EASEMENT
- - - - - PROPERTY CORNER
- - - - - SLOPE
- - - - - CONTOUR
- TREE SIZE/TYPE INDICATED
- - - - - STORM DRAIN LINE
SIZE & DIRECTION OF FLOW
- DROP INLET
- - - - - SANITARY SEWER LINE
SIZE & DIRECTION OF FLOW
- - - - - SANITARY SEWER LINE
RECORD INFORMATION
- SANITARY SEWER LINE
PROPOSED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TELEPHONE MANHOLE
- - - - - WATER LINE RECORD INFORMATION
- - - - - WATER LINE PROPOSED
- WATER VALVE
- WATER METER
- WATER BOX
- FIRE HYDRANT
- BACKFLOW PREVENTER

ABBREVIATIONS

- C CA
- CO CO
- DI DI
- DW DW
- E ESMT
- FS FS
- OR OR
- FM FM
- FUE FUE
- R.O.W. R.O.W.
- R.S. R.S.
- SD SD
- SS SS
- SSCO SS
- SMH SMH
- T T
- W W
- WV WV

- COMMUNICATIONS CENTERLINE
- CLEANOUT
- DROP INLET
- DOMESTIC WATER
- ELECTRICAL EASEMENT
- FIRE HYDRANT
- FIRE SERVICE
- OFFICIAL RECORDS
- PARCEL MAP
- PUBLIC UTILITY EASEMENT
- RECORD OF SURVEY
- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE
- TELEPHONE MANHOLE
- WATER
- WATER VALVE

TENTATIVE PARCEL MAP

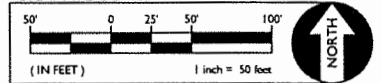
2020 AUG -7 AM 9:58

OF
PARCEL 3 OF PARCEL MAP RECORDED
IN BOOK 51 OF PARCEL MAPS AT PAGE 133
BEING
A PORTION OF THE NW 1/4 OF SECTION 11
TOWNSHIP 9 NORTH RANGE 8 EAST M.D.M.
COUNTY OF EL DORADO,
STATE OF CALIFORNIA
AUGUST 2020

RECEIVED
PLANNING DEPARTMENT

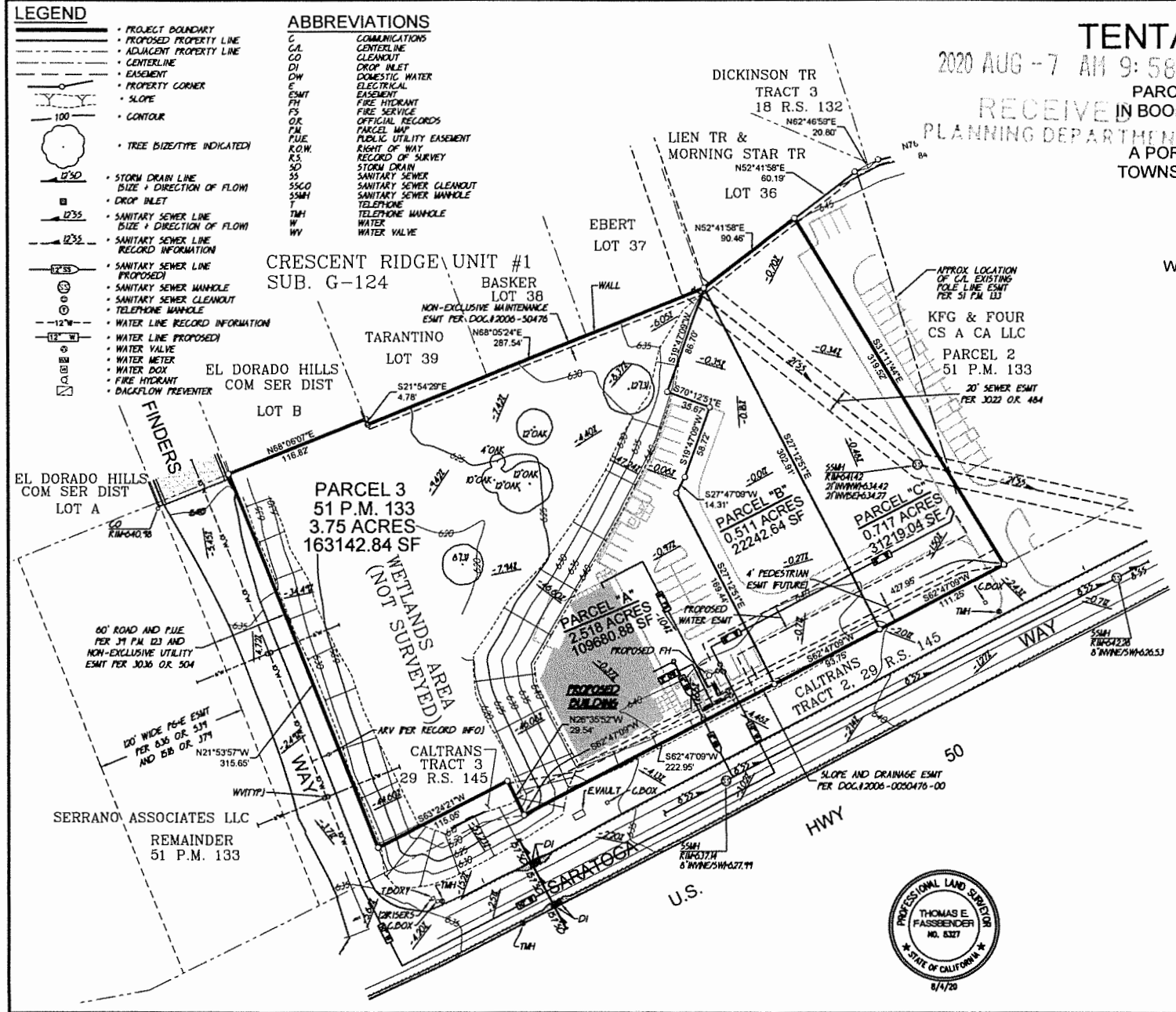
WARREN CONSULTING ENGINEERS
SHEET 1 OF 1

GRAPHIC SCALE

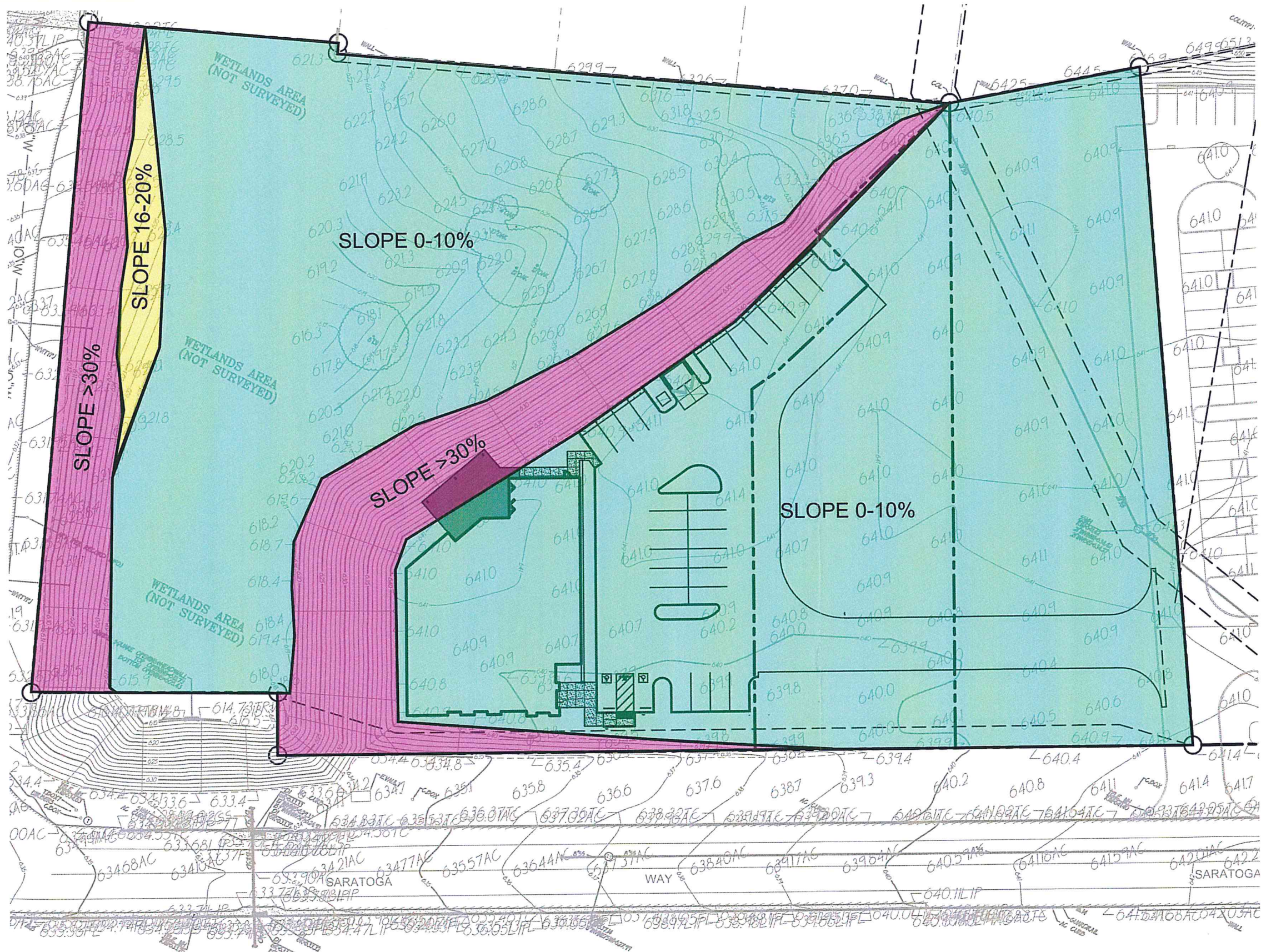


THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.
CONTOUR INTERVAL = 5 FEET

- A.) OWNER OF RECORD: RCP SARATOGA LLC, 5180 GOLDEN Foothill PARKWAY, SUITE 110, EL DORADO HILLS, CA 95762 PHONE (916) 358-9530
- B.) APPLICANT NAME: RCP CONSTRUCTION INC., 5180 GOLDEN Foothill PARKWAY, SUITE 110, EL DORADO HILLS, CA 95762 PHONE (916) 358-9530
- C.) MAP PREPARED BY: WARREN CONSULTING ENGINEERS INC., 1117 WINDFIELD WAY, SUITE 110, EL DORADO HILLS, CA 95672 (916) 985-1870
- D.) MAP SCALE: 1 INCH = 50 FEET
- E.) CONTOUR INTERVAL = 5 FEET
- F.) TOPOGRAPHY SOURCE: FIELD SURVEY BY WARREN CONSULTING ENGINEERS INC. COMPLETED 6/8/20
- G.) SECTION, TOWNSHIP, AND RANGE: SECTION 11, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.M.
- H.) ASSESSOR'S PARCEL NO.: 120-690-012
- I.) ZONING DESIGNATION: CC-DC (COMMUNITY COMMERCIAL-DESIGN REVIEW COMMUNITY)
 - 1.) REAR SETBACK = 30 FEET
 - 2.) SIDE SETBACK = 5 FEET
 - 3.) FRONT SETBACK = 10 FEET
 - 4.) LANDSCAPE SETBACK = 10 FEET
- J.) TOTAL AREA: 3.75 ACRES
- K.) TOTAL NUMBER OF PARCELS = 3
- L.) MINIMUM PARCEL AREA = 4000 SQ. FEET
- M.) WATER SUPPLY: EL DORADO IRRIGATION DISTRICT
- N.) SEWAGE DISPOSAL: EL DORADO IRRIGATION DISTRICT
- O.) PROPOSED STRUCTURAL FIRE PROTECTION: BUILDING SPRINKLERS
- P.) DATE OF PREPARATION: 7/30/20
- Q.) FLOOD ZONE INFO: "ZONE X" PER FIRM PANEL 06017C0725E DATED 9/26/08



ZONING ADMINISTRATOR: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____



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Title: SLOPE MAP

Project: RCP CONSTRUCTION INC.

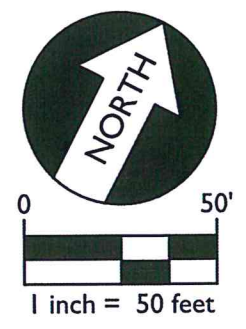
Ref: Job No:

Scale: 1"=50'

Date: 08-03-20

Sheet No. C1

P20-0004



WARREN CONSULTING ENGINEERS, INC.
 1117 WINDFIELD WAY, SUITE 110
 EL DORADO HILLS, CA 95762 | (916) 985-1870

51/133

51/133

PARCEL MAP
PORTIONS OF THE NE 1/4 OF SECTION 10 &
THE NW 1/4 OF SECTION 11, T.9N., R.8E., M.D.M.
BEING A PORTION OF PARCEL 2 OF PM 39-123

EL DORADO COUNTY CALIFORNIA
SEPTEMBER 2017

R. E. Y. ENGINEERS, Inc. 

2017 AUG -7 AM 9:55

RECEIVED
PLANNING DEPARTMENT

NOTE

REFER TO DOCUMENT NO. 2017-40942 FOR THE CONSENT
OF ALL PARTIES HAVING RECORD TITLE INTEREST.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC., IN MAY 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THIONNET L.S. 6866

DATE: 8/31/17



COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

 9-14-17

RICHARD L. BRINER L.S. 5084
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



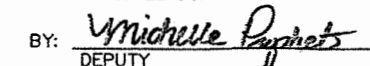
PHILIP R. MOSBACHER L.S. 7189
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT PLACER TITLE CO. SUBDIVISION MAP GUARANTEE NO. DACA-08000589 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 19 DAY OF September, 2017, AT 08:24:08 IN BOOK 51 OF PARCEL MAPS AT PAGE 133 AT THE REQUEST OF SERRANO ASSOCIATES, LLC.

DOCUMENT NO. 2017-40941


WILLIAM E. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO

BY: 
DEPUTY

P20-0004

51/133
SHEET 1 OF 2 SHEETS

51/133

51133A

51133A

PARCEL MAP

PORTIONS OF THE NE 1/4 OF SECTION 10 &
THE NW 1/4 OF SECTION 11, T.9N., R.8E., M.D.M.
BEING A PORTION OF PARCEL 2 OF PM 39-123

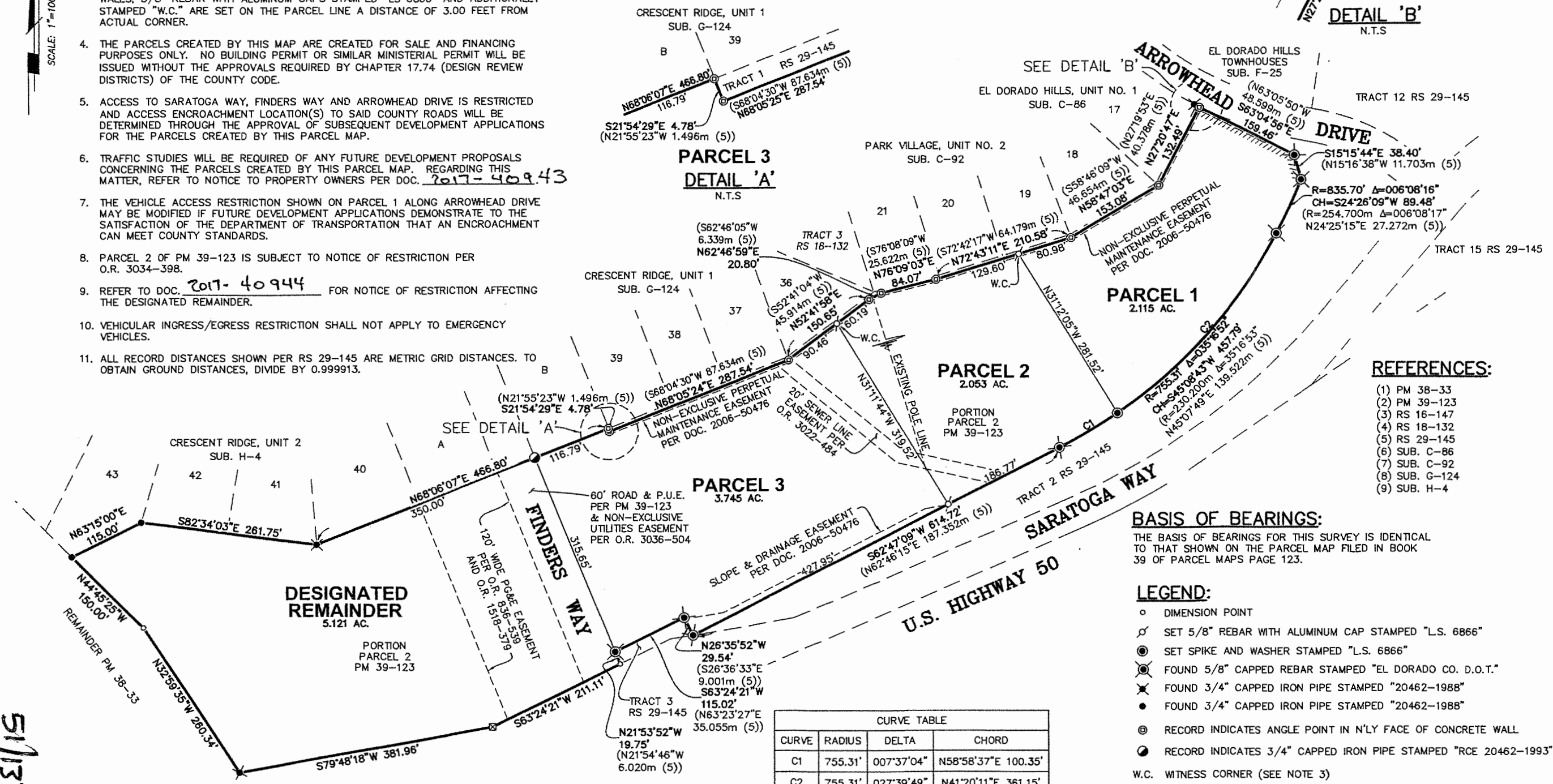
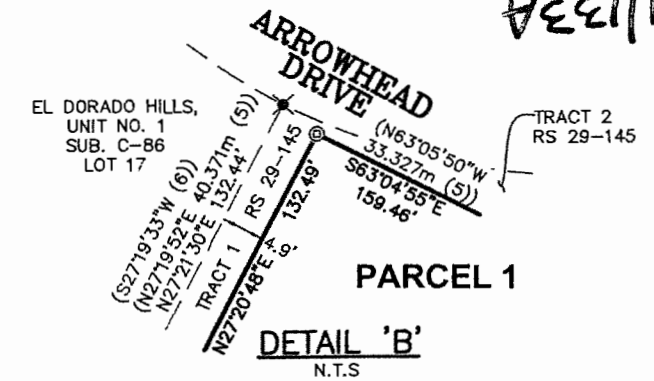
EL DORADO COUNTY CALIFORNIA
SEPTEMBER 2017

R. E. Y. ENGINEERS, Inc. 

NOTES:

1. THE TOTAL AREA WITHIN THIS PARCEL MAP IS 13.035 ACRES GROSS.
2. ALL DISTANCES SHOWN FOR CURVED LINES ARE CHORD MEASUREMENTS.
3. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT PARCEL CORNERS. ALTERNATELY, WHERE PARCEL CORNER POSITIONS CONFLICT WITH SOUND WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE PARCEL LINE A DISTANCE OF 3.00 FEET FROM ACTUAL CORNER.
4. THE PARCELS CREATED BY THIS MAP ARE CREATED FOR SALE AND FINANCING PURPOSES ONLY. NO BUILDING PERMIT OR SIMILAR MINISTERIAL PERMIT WILL BE ISSUED WITHOUT THE APPROVALS REQUIRED BY CHAPTER 17.74 (DESIGN REVIEW DISTRICTS) OF THE COUNTY CODE.
5. ACCESS TO SARATOGA WAY, FINDERS WAY AND ARROWHEAD DRIVE IS RESTRICTED AND ACCESS ENCROACHMENT LOCATION(S) TO SAID COUNTY ROADS WILL BE DETERMINED THROUGH THE APPROVAL OF SUBSEQUENT DEVELOPMENT APPLICATIONS FOR THE PARCELS CREATED BY THIS PARCEL MAP.
6. TRAFFIC STUDIES WILL BE REQUIRED OF ANY FUTURE DEVELOPMENT PROPOSALS CONCERNING THE PARCELS CREATED BY THIS PARCEL MAP. REGARDING THIS MATTER, REFER TO NOTICE TO PROPERTY OWNERS PER DOC. 2017-40943
7. THE VEHICLE ACCESS RESTRICTION SHOWN ON PARCEL 1 ALONG ARROWHEAD DRIVE MAY BE MODIFIED IF FUTURE DEVELOPMENT APPLICATIONS DEMONSTRATE TO THE SATISFACTION OF THE DEPARTMENT OF TRANSPORTATION THAT AN ENCROACHMENT CAN MEET COUNTY STANDARDS.
8. PARCEL 2 OF PM 39-123 IS SUBJECT TO NOTICE OF RESTRICTION PER O.R. 3034-398.
9. REFER TO DOC. 2017-40944 FOR NOTICE OF RESTRICTION AFFECTING THE DESIGNATED REMAINDER.
10. VEHICULAR INGRESS/EGRESS RESTRICTION SHALL NOT APPLY TO EMERGENCY VEHICLES.
11. ALL RECORD DISTANCES SHOWN PER RS 29-145 ARE METRIC GRID DISTANCES. TO OBTAIN GROUND DISTANCES, DIVIDE BY 0.999913.

SCALE: 1"=100'



REFERENCES:

- (1) PM 38-33
- (2) PM 39-123
- (3) RS 16-147
- (4) RS 18-132
- (5) RS 29-145
- (6) SUB. C-86
- (7) SUB. C-92
- (8) SUB. G-124
- (9) SUB. H-4

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS PAGE 123.

LEGEND:

- DIMENSION POINT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ FOUND 5/8" CAPPED REBAR STAMPED "EL DORADO CO. D.O.T."
- ⊗ FOUND 3/4" CAPPED IRON PIPE STAMPED "20462-1988"
- FOUND 3/4" CAPPED IRON PIPE STAMPED "20462-1988"
- ⊙ RECORD INDICATES ANGLE POINT IN N'LY FACE OF CONCRETE WALL
- ⊙ RECORD INDICATES 3/4" CAPPED IRON PIPE STAMPED "RCE 20462-1993"
- W.C. WITNESS CORNER (SEE NOTE 3)
- ||||| VEHICULAR INGRESS/EGRESS RESTRICTION (SEE NOTE 7)

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	755.31'	007°37'04"	N58°58'37"E 100.35'
C2	755.31'	027°39'49"	N41°20'11"E 361.15'

51133A

51133A