ASSESSOR'S PARCEL NUMBER(s) 122-720-15

PROJECT NAME/REQUEST: (Describe proposed use)
Four lot tentative parcel map to subdivide single parcel into 4 parcels due to the bifurcation of the property with the Silva Valley Parkway and interchange project. The northern parcel will be subdivided into 3 parcels, one for the future Country Club Dr. extension and 2 additional parcels for finance purposes.

IF SUBDIVISION/PARCEL MAP: Create 4 lots, ranging in size from 7.65 to 17.11 acre(s) / square feet

IF ZONE CHANGE: From ______ to ______
IF GENERAL PLAN AMENDMENT: From ______ to ______

APPLICANT/AGENT RSC Engineering, Inc.
Mailing Address 2250 Douglas Blvd., Ste. 150 Roseville, California 95661
Phone (916) 788-2844 City Roseville State California ZIP 95661
FAX (916) 788-4408

PROPERTY OWNER EDH 52 GP
Mailing Address 7700 College Town Dr. #101 Sacramento, California 95826
Phone (916) 383-2550 City Sacramento State California ZIP 95826
FAX ( )

LOCATION: The property is located on the ______ side of Old Silva Valley Road N/E/W/S Street or Road
0 ______ feet/miles North of the intersection with Tong Road N/E/W/S Major Street or Road
in the ______ area. PROPERTY SIZE 41.87 Acreage / Square Feet

FOR OFFICE USE ONLY
Date 9/20/17 Fee $ 13,581.00 Receipt # 30541 Rec'd by Census
Zoning C GPD CC-PP Supervisor District 7 Sec 1 Twn 9 N Rng 8 E
ACTION BY: □ PLANNING COMMISSION ACTION BY BOARD OF SUPERVISORS
Hearing Date ____________________ Hearing Date ____________________
Approved ______ Denied ______ (Findings and/or conditions attached)
Approved ______ Denied ______ (Findings and/or conditions attached)
APPEAL: Approved ______ Denied ______

Executive Secretary
(Revised 09/07)

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REQUIRED SUBMITTAL INFORMATION for
Tentative Parcel Map

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 (✓)

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1. Application Form and Agreement for Payment of Processing Fees, completed and signed.
2. Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
4. A copy of official Assessor’s map, showing the property outlined in red.
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.
6. Environmental Questionnaire form, completed and signed.
7. Provide name, mailing address and phone number of all property owners and their agents.
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.
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.
10. Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following:
   a) General identification of the tree canopy noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall either be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist.

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b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

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<th>Percent of Canopy Cover to be</th>
<th>Existing Canopy Cover</th>
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<td>Retained or Replaced</td>
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<td>80 - 100 percent</td>
<td>60 percent of existing canopy</td>
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<td>60 - 79 percent</td>
<td>70 percent of existing canopy</td>
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<td>40 - 59 percent</td>
<td>80 percent of existing canopy</td>
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<td>20 - 39 percent</td>
<td>85 percent of existing canopy</td>
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<tr>
<td>19 percent or less</td>
<td>90 percent of existing canopy</td>
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c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.

ii) In any situation where the tree or its drip line lie within any proposed road, driveway, leach field area, or cut or fill slope area:

1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction

2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

11. Preceding parcel map, final map, or record of survey, if any exists.

12. 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.)

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

Check (✓)

Applicant County

N/A □ □ 14. 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.)

N/A □ □ 15. 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

N/A □ □ 16. 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.

N/A □ □ 17. 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.)
18. 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.

19. 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.

20. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

21. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

22. Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. All maps MUST be folded to 8 ½" 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 8½" 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.

REQUIRED INFORMATION ON TENTATIVE MAP

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

N/A  □  12. Fire hydrant location, existing and/or proposed

N/A  □  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.

✓  □  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.

✓  □  16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.

✓  □  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.

✓  □  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 (√)

f) Source of topography
g) Section, Township and Range
h) Assessor's Parcel Number(s)
i) Present zoning
j) Total area
k) Total number of parcels
l) Minimum parcel area
m) Water supply
n) Sewage disposal
o) Proposed structural fire protection
p) Date of preparation
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.
Owner

EDH 52 GP
7700 College Town Drive, Suite 101
Sacramento, CA 95826
(916) 383-2500

Applicant/Engineer

RSC Engineering, Inc.
2250 Douglas Blvd., Suite 150
Roseville, CA 95661
(916) 788-2884
EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title: EDH 52 Lead Agency: El Dorado County
Name of Owner: EDH 52 GP Telephone: (916) 383-2500
Address: 7700 College Town Drive, Ste. 101 Sacramento, CA 95826
Name of Applicant: RSC Engineering, Inc. Telephone: (916) 788-2884
Address: 2250 Douglas Blvd., Ste. 150 Roseville, CA 95661
Project Location: NE Corner of old Silva Valley Road and Highway 50
Assessor's Parcel Number(s): 122-720-15 Acreage: 41.87 Zoning: PD-CR

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

1. Type of project and description:
   Four lot tentative parcel map to subdivide single parcel into 4 parcels due to the bifurcation of the property with the Silva Valley Parkway and interchange project. The northern parcel will be subdivided into 3 parcels, one for the future Country Club Dr. extension and 2 additional parcels for finance purposes.

2. What is the number of units/parcels proposed? 4

GEOLGY AND SOILS
3. Identify the percentage of land in the following slope categories:
   ✔ 0 to 10% ✔ 11 to 15% ✔ 16 to 20% ✔ 21 to 29% ✔ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

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? 2/3 miles +/- Name of the water body: Carson Creek

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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? not with the map

10. Does the project area contain any wet meadows, marshes or other perennially wet areas? Yes, some wetlands

### VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 98% grasses, 2% oak woodland

12. How many trees of 6-inch diameter will be removed when this project is implemented? 0 with the map

### FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant at Silva Valley Parkway

15. What is the distance to the nearest fire station? 2.25 miles +/- Bass Lake Station

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? Yes 150' from Highway 50

19. What types of noise would be created by the establishment of this land use, both during and after construction? None with map

### AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? None with map
WATER QUALITY

21. Is the proposed water source  ☑ public or  □ private,  □ treated or  □ untreated?
   Name the system:  EID________________________________________

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.)  Yes________________________

SEWAGE

25. What is the proposed method of sewage disposal?  □ septic system  ☑ sanitation district
   Name of district:  EID________________________________________

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?  None with map ____________________________________________

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)?  N/A
31. Will the project require the extension of existing public utility lines? _No ________
   If so, identify and give distances: ________________________________

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)? None with map

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)

24. See cultural report from April 2013 by Ric Windmiller previously provided for the overall PD project.

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: ___________________________ Date: 9/13/17

(Revised 06/07)
AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

THE UNDERSIGNED hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☐ Yes  ☑ No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☐ Yes  ☑ No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

OWNER'S SIGNATURE  [Signature]
DATE  9-13-17

APPLICANT'S SIGNATURE  [Signature]  [Company]

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Areas, boundaries, and characteristics are not guaranteed. Users should verify terms such as dimensions and acreage.

Acreages Are Estimates

Acreages Are Estimates

Assessor's Map Bk 122 - Pg 72
County of El Dorado, CA

Rev. JUL 26, 2016

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