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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CCUP22-0002
FILE # CCUP22-0002

CONDITIONAL/MINOR USE PERMIT

ASSESSOR'S PARCEL NO.(s) 046-061-037-000

PROJECT NAME/REQUEST: (Describe proposed use) 2145 Hidden Ranch, LLC. Commercial Cannabis Cultivation Application

APPLICANT/AGENT Emmanuel Rodriguez

Mailing Address 2145 Hidden Ranch Road, Somerset, CA 95684

P.O. Box or Street City State & Zip

Phone () 312-714-0670 EMAIL: E.RODRIGUEZ0786@GMAIL.COM

PROPERTY OWNER Gregory N. Baiocchi and Sharon Baiocchi

Mailing Address 2145 Hidden Ranch Road, Somerset, CA 95684

P.O. Box or Street City State & Zip

Phone () Unknown EMAIL: greg@baiocchiwines.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Graphia Architecture & Engineering

Mailing Address 100 Gateway Dr Ste 120, Lincoln, CA 95648

P.O. Box or Street City State & Zip

Phone () (916) 209-9890 EMAIL: Unknown

LOCATION: The property is located on the side of street or road

feet/miles of the intersection with major street or road

in the area. PROPERTY SIZE acreage / square footage

X signature of property owner or authorized agent Date 1/5/22

FOR OFFICE USE ONLY

Date 3/10/22 Fee \$ 15,100 Receipt # 37949 Rec'd by Mowr Census

Zoning GPD Supervisor Dist Sec TwN Rng

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

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

(Application Revised 4/2016)

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(Last revised 04/16)



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I Emmanuel Rodriguez, as Managing Member and Owner of 2145 Hidden Ranch LLC, hereby authorize Julie G. He and Michael G. Abrate to submit to the County of El Dorado, California, any and all documents required to apply for or obtain a Commercial Cannabis Permit or License on behalf of 2145 Hidden Ranch LLC.

2/23/2022

Date:

DocuSigned by:

CDCCD57B348E4F0...

Emmanuel Rodriguez

CCUP22-0002



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5355

<http://edcgov.us/Planning/>

REQUIRED SUBMITTAL INFORMATION **for Conditional/Minor Use Permit**

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable 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 and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1) | Application form, completed and signed. |
| <input checked="" type="checkbox"/> | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" 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"/> | 6) | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| <input checked="" type="checkbox"/> | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #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 the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| <input checked="" type="checkbox"/> | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| <input type="checkbox"/> | 10) | 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. |

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FORMS AND MAPS REQUIRED

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☐ 11) 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 ground water 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.

☐ 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- a) Percolation rate and location of test on 4.5 acres or smaller
- b) Depth of soil and location of test
- c) Depth of groundwater and location of test
- d) Direction and percent of slope of the ground
- e) 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 Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

☐ 13) Preceding parcel map, final map, or record of survey, if any exists.

☐ 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

☐ a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).

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

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

☐ 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. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- ☐ 15) 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 110.14.240 of County Grading Ordinance for submittal detail)
- ☐ 16) 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 & Wildlife 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 & Wildlife 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.)
- ☐ 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- ☐ 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, 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.)
- ☐ 19) 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 noise levels and define how the project will comply with standards set forth in the General Plan.
- ☐ 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), 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.
- ☐ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1) | Project name (if applicable). |
| <input checked="" type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input checked="" type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input checked="" type="checkbox"/> | 4) | Entire parcel of land showing perimeter with dimensions. |
| <input checked="" type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input checked="" type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards). |
| <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input checked="" type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | 12) | Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16). |
| <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | 14) | Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards). |
| <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | 17) | Tentative subdivision or parcel map (if applicable). |
| <input type="checkbox"/> | 18) | Public uses (schools, parks, etc.) |
| <input type="checkbox"/> | 19) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed). |

SITE PLAN REQUIREMENTS

Check (✓)

Applicant County

- ☐ 20) Identify areas subject to a 100-year flood on 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. (Refer to the Federal Emergency Management Agency (FEMA) website).
- ☐ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (✓)

Applicant County

- ☐ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- ☐ 2) Note quantity/type of trees to be removed.
- ☐ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- ☐ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- ☐ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)

Applicant County

- ☐ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- ☐ 2) Drainage improvements, culverts, drains, etc.
- ☐ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction**).

Check (✓)
Applicant County

- | | | |
|--------------------------|----|--|
| <input type="checkbox"/> | 1) | Building design, elevations of all sides. |
| <input type="checkbox"/> | 2) | Exterior materials, finishes, and colors. |
| <input type="checkbox"/> | 3) | Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses. |

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.

File # _____
Date Filed: _____

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**EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE**

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Project Title 2145 Hidden Ranch, LLC
Lead Agency N/A
Name of Owner Gregory N. Baiocchi and Sharon Baiocchi Telephone Unknown
Address 2145 Hidden Ranch Road, Somerset, CA 95684
Name of Applicant Emmanuel Rodriguez Telephone 312-714-0670
Address 2145 Hidden Ranch Road, Somerset, CA 95684
Project Location 2145 Hidden Ranch Road, Somerset, CA 95684
Assessor's Parcel Number(s) 046-061-037-000
Acreage 35.22 Acres Zoning PA-20

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: Commercial Cannabis Cultivation for Recreational Use

2. What is the number of units/parcels proposed? 1

GEOLOGY 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? If so, which one?
No
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
Unknown Name of the water body? There is no body of water on property
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

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(Last revised 04/16)

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: Grass
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Pioneer Fire District
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Unknown
15. What is the distance to the nearest fire station? 0.8 Miles
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? If so, how far?
No
19. What types of noise would be created by the establishment of this land use, both during and after construction? General noise during construction/painting/Harvesting. None thereafter.

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?
Name the system: Private Well
22. What is the water use (residential, agricultural, industrial or commercial)?
Agricultural & Residential

AESTHETICS

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

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? X septic system _____ sanitation district
Name of 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? If so, identify and give distances: No

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? Yes
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, mosquitos, rodents and other disease vectors)?
No
36. Will the project displace any community residents? No

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

The property is subject to the Williamson Act for 12.5 acres. However, we believe that conversion of the contracted land would not constitute a breach of the Act.

MITIGATION MEASURES (attach additional sheets if necessary)

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

Form completed by: _____ Date: _____

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PLANNING AND BUILDING DEPARTMENT



EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION

for

SUPPLEMENTAL SUBMITTAL INFORMATION FOR COMMERCIAL CANNABIS FACILITIES

**PROJECT DESCRIPTION QUESTIONNAIRE
(Required for ALL license types)**

Any responses that exceed available space should be provided in an attached document, with answers to questions listed by section number, item number, in the order requested. The applicant must put together a well-organized application with all sections clearly labeled and items numbered in the order that they were asked. If the applicant attempts to reformat the responses out of order or without clearly labelling the section and number of the application item the applicant is addressing, the application will be rejected. Please fill out the Transportation Impact Study (TIS) form at the end of the pre application.

1. What State of California cannabis business license types are you applying for? (check all that apply)

Cultivation/Nursery ✓
Delivery
Distribution
Dispensary/Retail
Laboratory
Manufacture
Micro Business

2. What is the location/situs of the proposed cannabis business site? If the site includes contiguous APN's, all APN's must be listed. To determine your zoning designation, click on the following (please have your APN number): <http://edcapps.edcgov.us/Planning/parceldatainfo.asp> If you do not know your APN, click here: <https://parcel.edcgov.us/>

Address	APN	Zoning Designation	Land Use Designation
2145 Hidden Ranch Road, Somerset, CA 95684	046-061-037-000	PA-20	AL

3. Do you own the property, lease the property, or have another arrangement? Explain. If you are the owner please provide evidence of property ownership & authorization.

The real property that is the subject of the application is owned by Gregory N. Baiocchi and Sharon Baiocchi, as cotrustees of the Baiocchi Family Trust, dated June 11, 2015. Mr. Gregory N. Baiocchi has designated Emmanuel Rodriguez, on behalf of 2145 Hidden Ranch, LLC, as his authorized agent and has provided authorization for Mr. Rodriguez to apply for a commercial cannabis permit.

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Please attach the following supporting information, as applicable.

- Copy of current deed, or other proof of ownership for the property where commercial activity will occur.
- Copy of lease or similar instrument explicitly authorizing cannabis business activities and development/permits you are applying for (if you are not the property owner).
- Notarized written consent of the property owner to allow named applicant(s) to apply for cannabis business permit activity (if you are not the owner of record and do not have authority to apply for commercial cannabis permits through lease or written agreement).

4. Aerial Imagery (OPTIONAL: may be included with other maps): Please attach the following supporting information:

- a. Vicinity Map- Aerial vicinity map with parcel boundaries clearly demarcated showing all parcel(s) associated with proposed cannabis business and surrounding neighboring parcels.
- b. Site Map- Updated (recent) aerial photo of the proposed cannabis annual operating site in relation to the entire parcel(s) that shows all structures and/or grow areas superimposed/outlined over aerial where cannabis business activities will occur. Label all business activity areas and show dimensions. The map must be of sufficient scale and level of detail to accurately depict the proposed location of the cannabis activity on the property. For very large parcels show overview map with entire parcel depicted and provide a zoomed-in map of the portion of the parcel where cannabis business activities will occur. See Supplemental Materials (pp. 20-23) for examples of appropriate aerial maps.

5. Copy of Assessor's Parcel map highlighting all parcels involved in cannabis annual operating permit application. This could require a trip to the Planning and Building Department.

6. Interior Facility Plan (floor plan) for existing and proposed structures. See Phase 1, Supplemental Materials (pg. 22).

7. Lighting Diagram for cultivation structures. See Phase 1, Supplemental Materials (pg. 23).

8. If you have/had an existing cannabis business in the El Dorado County, did you or will you relocate your cannabis business?

☐ Yes ☐ No

Not Applicable

If so, identify previous location. _____
Please attach documentation.

9. Are there any contracts or easements that affect the use of the property? e.g. Williamson Act Contract, etc.

☒ Yes ☐ No

If yes, attach contract information to this packet.

10. Does the property for which a license is sought have a residence onsite or under construction?

☒ Yes ☐ No

If no, please explain status: _____

11. If applicable, does or will the cultivator or cultivation manager reside on property for which a license is requested? Attach evidence if available.

☐ Yes ☒ No

12. Provide the name and contact information for the Designated Local Contact?

Michael G. Abrate- 655 University Avenue, Suite 230, Sacramento, CA 95825; 916-550-2688
Julie G. He- 9401 E. Stockton Blvd, Suite 230, Elk Grove, CA 95624; 916-230-6060

13. Program Scope

- a. Please provide a short, general overview of the proposed cannabis facility (attach additional sheets if needed). Please limit your description to the physical and logistical requirements of the facility ONLY.

See Attachment 13

- b. Please indicate what products/services will be provided by the facility (attach additional sheets if needed).

See Attachment 13

- c. Will there be multiple licensees associated with this parcel, e.g., is co-location proposed? This includes existing dispensaries.

☐ Yes ☒ No
If yes, please also complete Phase 1, Form F

- d. Will there be multiple parcels sharing infrastructure, e.g., is a master planned site proposed?

☐ Yes ☒ No
If yes, please also complete Phase 1, Form F

- e. Provide description of number of employees proposed.

Distinguish between seasonal, full/part-time employees, and if employment is existing now or proposed. Clarify number of employees associated with each license type proposed or if same employees will perform various duties across multiple license types for your business.

5-6 Full-time employees and 15-20 part-time employees during planting and harvesting.

f. Will the operation maintain a fleet of vehicles?

☐ Yes ☒ No

If yes, explain further below including intended use of vehicles. Be sure to note existing vehicles and their use, as distinct from what is proposed in the future (if your operation has been in operation at the project location in the past).

g. Will delivery vehicles come to the facility?

☐ Yes ☒ No

If so, provide estimates on frequency and number of deliveries based upon proposed project buildout.

h. What is the source of electricity for the cannabis business operation?

☒ PG&E
☐ Generator
☐ Renewables (specify) _____
☐ Other (specify) _____

Generators may be used as a secondary or back-up power source pursuant to a valid permit from the El Dorado County Air Quality Management District and evidence that it meets EDC noise standards.

i. What is the source of water for the cannabis operation?

☒ Well
☐ District
☐ Spring
☐ Other (specify) _____

If you have a copy of the statement of water diversion, or other permit, license or registration filed with the California State Water Resources Control Board (SWRCB), Division of Water Rights, attach to your application.

j. How will wastewater be removed? This includes wastewater from cultivation or manufacturing processes.

☒ Septic
☐ District
☐ Other (specify) _____

k. What are the proposed hours of operation? Note differences, if applicable, for each license type.

6:00 am- 6:00 pm; 7 days per week.

l. If you intend to phase your development over several years and gradually add on square footage/structures, licensed activities, employees and the like, please describe approximate phasing plan (e.g. Year 1, Year 2, Year 3 with accompanying description of the physical development and operational requirements of each phase).

If no applicable, insert "N/A" and move on to next question.

Not Applicable

m. Describe ALL proposed land alteration needed to support site improvements such as development of structures, roads/parking, employee facilities, septic, fencing, etc. Check each of the following additional items that apply and describe in detail.

Attach additional sheet if necessary

Estimated grading (cut/fill) required to provide road access, support structural development, etc.,

Type and number of native oak trees to be removed, acreage of other vegetation to be altered/removed. Ensure full description includes any trimming of trees/vegetation.

Note any previous site alteration done to support existing operations (if applicable).

Stream/river crossings required to access cannabis operation. Detail if permits will be needed for development proposed near streams/river crossings. Provide determination from CDFW or USACE if available.

n. Will any of the following operations be performed as part of the cannabis operation?

☐

Open outdoor storage, processing and/or mixing of soil or soil amendments

☐

Vegetation clearing, soil disturbance or road construction/maintenance.

☐

Process that may generate fumes, dust, smoke or strong odors (Includes: manufacturing, processing, production, testing, dispensing facilities)

☐

Open outdoor burning

☐

Aggregate and/or wood processing activities

o. Will you be using or storing hazardous materials?

☐ Yes ☒ No

p. Are you aware of sensitive habitat or species of special concern on your property?

☐ Yes ☒ No
If yes, explain: _____

q. Do you or will you illuminate any portion of the property that is visible from the exterior between sunset and sunrise (e.g., security lights, mixed lighting)?

☐ Yes ☒ No
If yes, describe how you will comply with the El Dorado County Zoning Ordinance Chapter 130.34.

r. How do you intend to secure your site and comply with the Security and wildlife exclusionary fencing development standards (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis)

Explain and attach additional sheets and diagrams as needed.

See Attachment 13R

s. How do you intend to manage onsite cannabis waste?

See Attachment 13S

t. How do you intend to comply with the (Article 4 – Special Use Regulations, Chapter 130.41 – Cannabis), Renewable Energy Sources?

See Attachment 13T

u. Have you completed a Business Plan for your operation?

☒ Yes ☐ No
If yes, you may submit a copy for review.

v. Do you understand that the County staff may inspect your site, sometimes without notice?

☒ Yes ☐ No

FORM A
Identifying Information (Required for ALL Applicants)

a. APPLICANT NAME (PRINT)	(Note: Applicant must be one of the owners, directors or board members listed below who is authorized to act on behalf of the business. Please attach a completed Applicant / Owner Certification Form; see supplemental documents) <div style="text-align: center;">Emmanuel Rodriguez</div>		
b. AGENT NAME (PRINT) supplemental documents)	(Note: Submit an "Owner-Agent" authorization if applicable; see supplemental documents) <div style="text-align: center;">Michael G. Abrate</div>		
c. MAILING ADDRESS (Street number and name, city, state, zip code) 2145 Hidden Ranch Road Somerset, CA 95684			
d. PHONE NUMBER(S) Primary:		Alternate:	
312-714-0670		916-550-2688	
e. E-MAIL(S) Primary:		Alternate	
E.RODRIGUEZ0786@GMAIL.COM		MIKE@ABRATEANDOLSEN.COM	
f. TYPE OF OWNERSHIP (Check one)			
<input type="checkbox"/> Sole Owner <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership (LP)			
<input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Corporation			
<input type="checkbox"/> Other (Specify) _____			
<p>If the applicant is other than a natural person (including general partnerships of more than one individual natural person), the applicant must provide documentation regarding the nature of the entity and the names of the individual natural persons who manage, own or control the entity. The most common entities are corporations, limited liability companies (LLCs), limited partnerships (LPs), or trusts. These entities can be multi-layered and/or interlocking, e.g. a corporation can be owned by another corporation. If that is the case, documents for those other related entities are needed until the individual natural persons who manage, own or control the entities can be identified.</p>			
g. LIST ALL OFFICERS, DIRECTORS, GENERAL PARTNERS (if LLP) AND MANAGERS (if LLC), AND THEIR TITLES (attach additional sheets if necessary)			
Printed Name	Title	Printed Name	Title
Emmanuel Rodriguez	CEO/President	Paulina Atou	CFO/Treasurer
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

Printed Name	Title	Printed Name	Title
Printed Name	Title	Printed Name	Title

LIST ALL STOCKHOLDERS, LIMITED PARTNERS, LLC MEMBERS OR THOSE WITH A FINANCIAL INTEREST IN THE BUSINESS OF THE APPLICANT, AND THEIR PERCENTAGE OF OWNERSHIP. MUST TOTAL 100%

(Attach additional sheets if necessary)

Printed Name Emmanuel Rodriguez	50 %	Printed Name Paulina Atou	50 %
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
Printed Name	%	Printed Name	%
TOTAL OF ALL PERCENTAGES:	%		

a. Federal Tax Identification Number for this business	85-4295269	<input type="checkbox"/> NONE
b. State Tax Identification Number		<input checked="" type="checkbox"/> NONE
c. Board of Equalization Tax Identification Number for this business		<input checked="" type="checkbox"/> NONE

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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ATTACHMENT 3

The real property that is the subject of the application is owned by Gregory N. Baiocchi and Sharon Baiocchi, as cotrustees of the Baiocchi Family Trust, dated June 11, 2015. Mr. Gregory N. Baiocchi has designated Emmanuel Rodriguez, on behalf of 2145 Hidden Ranch, LLC, as his authorized agent and has provided authorization for Mr. Rodriguez to apply for a commercial cannabis permit.

CCUP22-0002

PREPARED AND RECORDING REQUESTED BY:

ROBERT A. GORDON, *Attorney at Law*
Redkey Gordon Law Corp
770 L Street, Suite 950 / 105 Boston Alley / Post Office Box 944
Sacramento / Sutter Creek, California 95814 / 95685
916.877.9700 / 209.267.1685



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2015-0028732-00

Check Number 2326
Wednesday, JUN 24, 2015 09:40:31
Ttl Pd \$24.00 Rcpt # 0001691684
RAB/C1/1-3

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

Greg Baiocchi and Sharon Baiocchi, as co-Trustees
2145 Hidden Ranch Road
Somerset, CA 95684

THIS SPACE FOR RECORDER'S USE ONLY

APN: 046-061-37-100

GRANT DEED TO A REVOCABLE TRUST

PCOS
FILED

The undersigned Grantors declare that this conveyance transfers
Grantors' interest to Grantors' revocable living trust for zero ("0") consideration.
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T §11930.

GREGORY N. BAIOCCHI and SHARON BAIOCCHI, husband and wife as Community Property with Right of
Survivorship, the GRANTORS,

HEREBY GRANT TO

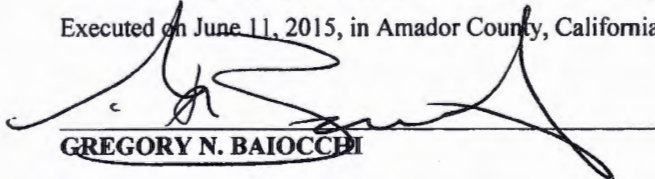
GREG BAIOCCHI and SHARON BAIOCCHI, as co-Trustees of THE BAIOCCHI FAMILY TRUST, U/A dated June
11, 2015, the GRANTEE,

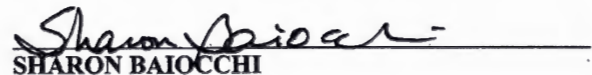
All of THAT PROPERTY situated in the County of El Dorado, State of California, and commonly known as 2147
Hidden Ranch Road, Somerset, CA; which property is bounded and described as set forth in Exhibit "A" (attached hereto
and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove
described real property; including, but not limited to, the power to convey.

Executed on June 11, 2015, in Amador County, California.


GREGORY N. BAIOCCHI


SHARON BAIOCCHI

RECEIVED

MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CCUP22-0002

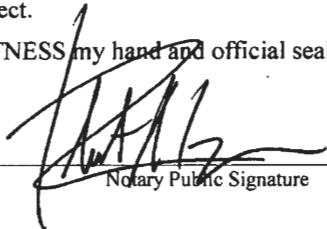
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF AMADOR

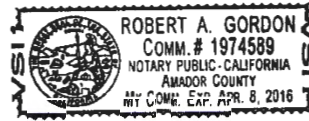
On June 11, 2015, before me, ROBERT A. GORDON, a Notary Public, personally appeared GREGORY N. BAIOCCHI and SHARON BAIOCCHI, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.



Notary Public Signature



Notary Public Seal

EXHIBIT A

All that certain real property situated in the County of El Dorado, State of California, described as follows:

All that portion of the Southeast quarter of the Southeast quarter of Section 25, Township 9 North, Range 11 East, M.D.B.&M., described as follows:

Beginning at a point from which the Southwest corner of said Section 25 bears North 89° 28' 20" West 1260.67 feet and South 63° 05' West 2973.87 feet; thence from said point of beginning South 1403.11 feet(record: 1403.44 feet) to a 3/4-inch capped iron pipe; thence South 80° 20' East 325.46 feet to a 3/4-inch capped iron pipe; thence North 25° 34' 40" East 300.72 feet to a 3/4-inch capped iron pipe; thence South 82° 10' 24" East 892.06 feet (record: 82° 10' 30" 891.93 feet) to a 3/4-inch capped iron pipe; thence North 01° 58' 57" East 163.73 feet (record: North 02° 01' 32" East); thence North 01° 58' 30" East 192.67 feet; thence North 01° 54' 53" East 280.43 feet (record: North 01° 57' 28" East); thence North 1° 36' 45" East (record: North 01° 39' 20" East) 295.35 feet; thence North 01° 52' 00" East 22.38 feet to a 1-1/2 inch capped iron pipe stamped "L.S. 2725-1973"; thence North 01° 46' 37" East 155.14 feet (record: North 01° 49' 12" East) North 01° 06' 45" East 33.03 feet (record: North 02° 08' 28" East) to a 3/4-inch capped iron pipe; thence North 89° 28' 20" West 1375.34 feet(record: 1375.79) to the point of beginning.

EXCEPTING THEREFROM the following:

All that portion of the Southeast quarter of the Southeast quarter of Section 25, Township 9 North, Range 11 East, M.D.B. & M., described as follows:

Beginning at a point from which the Southwest corner of said Section 25 bears North 89° 28' 20" West 709.89 feet, North 89° 03' 40" West 1260.67 feet and South 63° 05' West 2973.87 feet distant, said point of beginning marked by a 3/4-inch capped iron pipe stamped "LS 3750"; thence from said point of beginning South 89° 28' 20" East 238.05 feet to a similar pipe; thence South 20° 00' 00" East 659.79 feet to a similar pipe; thence West 463.70 feet to a similar pipe; thence North 822.19 feet to the point of beginning.

EXCEPTING THEREFROM the mobile home located thereon.

and more commonly known as 2147 Hidden Ranch Road, Somerset, CA.

TAX PARCEL NUMBER: 046-061-37-100

06/24/2015, 20150028732

MAR 10 2022

LEGEND

R	CL	FOUND MONUMENT AS NOTED
R	CL	CENTERLINE
CMP		CORRUGATED METAL PIPE
CMP		CORRUGATED PLASTIC PIPE
E	FL	FLOW LINE
MGPOST		GATEPOST
H	B	HOSE BIB
J	P	JOINT POLE
P	P	POWER POLE
PUE		PUBLIC UTILITY EASEMENT
T	TP	TELEPHONE POLE
W	L	WELL
WV		WATER VALVE
WO		WOOD FENCE
WF		WIRE FENCE

OWNER INFORMATION

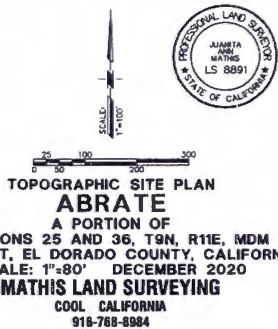
NAME: MIKE ABRATE
APR: 545-051-037
ADDRESS: 2145 HIDDEN RANCH ROAD
SOMERSET, CA 95684
RECORD DOC: 11 REG 14

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS
IDENTICAL TO THAT OF PCS 11-14
WHICH IS TRUE NORTH

ELEVATIONS ARE BASED ON AN ASSUMED DATUM

SURVEY DATE: DECEMBER 3, 2020



CCUP22-0002

08/20/2007, 20070054174

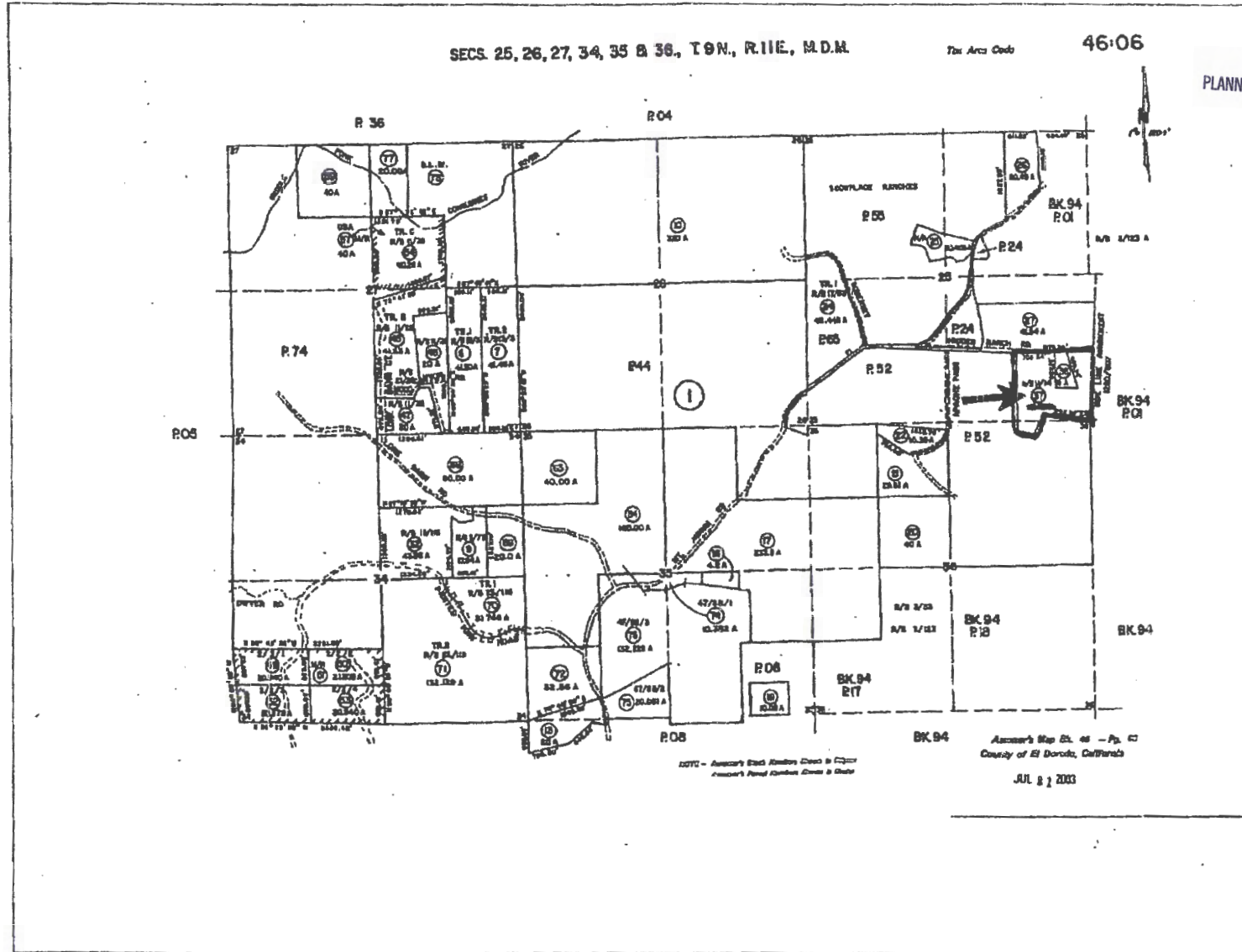
RECEIVED

MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

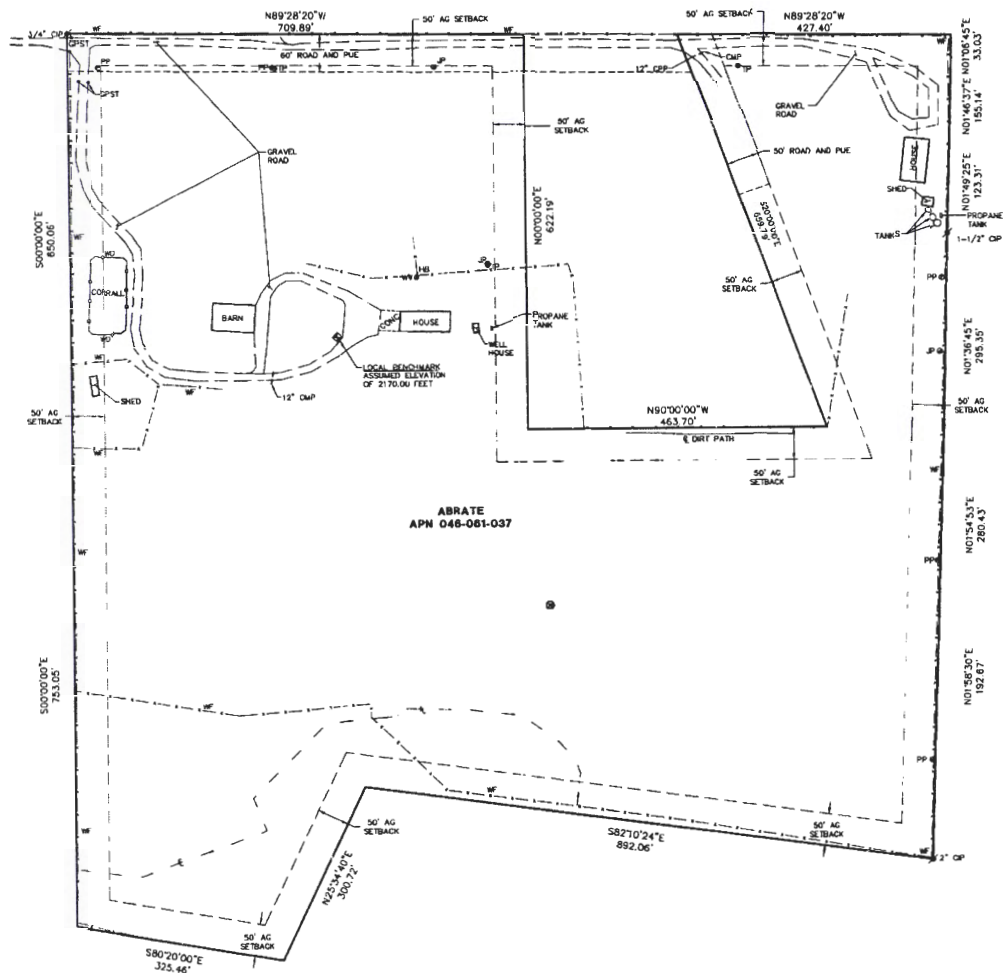
054174

Exhibit B



Page No. 6
Order No. 42471929-808-LT

CCUP22-0002



LEGEND

- FM FOUND MONUMENT AS NOTED
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CPV CORRUGATED PLASTIC PIPE
- FL FLOW LINE
- GP GATEPOST
- HB HOSE BIB
- JP JOINT POLE
- PP POWER POLE
- PUE PUBLIC UTILITY EASEMENT
- TP TELEPHONE POLE
- WL WELL
- WV WATER VALVE
- WF WIRE FENCE

OWNER INFORMATION

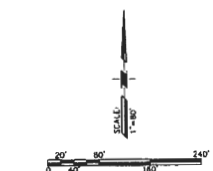
NAME: MIKE ABRATE
 APN: 046-081-037
 ADDRESS: 2148 HEDDEN RANCH ROAD
 SOMERSET, CA 95684
 RECORD DOC: 11 RDS 14

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS
 IDENTICAL TO THAT OF RDS 11-14
 WHICH IS TRUE NORTH

ELEVATIONS ARE BASED ON AN ASSUMED DATUM

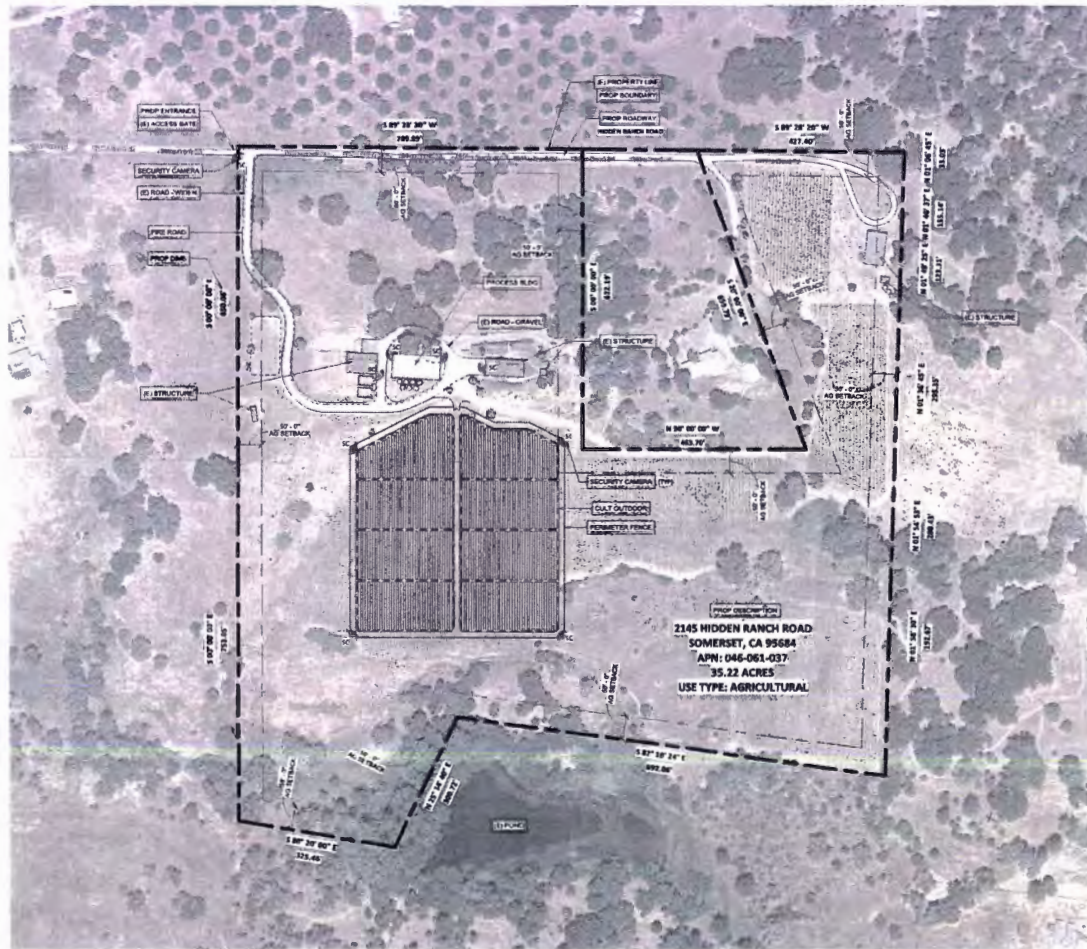
SURVEY DATE: DECEMBER 3, 2020



TOPOGRAPHIC SITE PLAN

ABRATE

A PORTION OF
 SECTIONS 25 AND 36, T9N, R11E, MDM
 SOMERSET, EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=80' DECEMBER 2020
MATHIS LAND SURVEYING
 COOL, CALIFORNIA
 916-768-8984



ITEM	REFERENCE DESCRIPTION
(1) ACCESS GATE	EXISTING PROPERTY ACCESS GATE, TO REMAIN.
(2) POND	EXISTING POND, TO REMAIN.
(3) PROPERTY LINE	EXISTING PROPERTY LINE.
(4) ROAD - GRAVEL	EXISTING GRAVEL ROAD, REMAINS UNCHANGED.
(5) ROAD - WIDEN	EXISTING GRAVEL ROAD TO BE WIDENED FOR FIRE ACCESS, MINIMUM 20' WIDE WITH AN ADEQUATE TURNING RADIUS 50'.
(6) STRUCTURE	EXISTING STRUCTURE, TO REMAIN.
(7) OUTDOOR	NEW OUTDOOR CULTIVATION CROP, LOCATED INSIDE PROPERTY, COMPRISED OF 10' WIDE ROW WITH 1' GAPS BETWEEN, SEE CULTIVATION AREA TABLE.
(8) FIRE ROAD	NEW FIRE ACCESS ROAD, GRAVEL, MINIMUM 20' WIDE WITH MINIMUM TURNING RADIUS 50'.
(9) PERIMETER FENCE	NEW PERIMETER FENCING, SEE DETAIL TAING 22.
(10) PROPOSED ROAD	UNIMPROVED PROPOSED AREA WITHIN NEW BUILDING, SEE ENLARGED PLANS.
PROPOSED BOUNDARY	PROPERTY BOUNDARY WHERE THE LECTURE WILL OPERATE.
PROPOSED DESCRIPTION	PROPERTY DESCRIPTION AND PARCEL NUMBER.
PROPOSED ROAD	PROPERTY PERIMETER DIMENSIONS.
PROPOSED DRIVEWAY	PROPERTY ENTRANCE ACCESS POINT.
PROPOSED BOUNDARY	PROPERTY BOUNDARY.
SECURITY CAMERA	SECURITY CAMERA LOCATION, SYSTEM AS SELECTED BY OWNER.

RECEIVED
MAR 10 2022
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

GRAPHIA
ARCHITECTURE
ENGINEERING

100 GATEWAY DRIVE, SUITE 100
OAKLAND, CA 94612
(510) 365-0500
www.graphia.com
info@graphia.com

PROJECT: 20210115

CLIENT:
DANIEL RODRIGUEZ
2145 HIDDEN RANCH RD
SOMERSET, CA 95684

NEW CULTIVATION PROJECT FOR:
DANIEL RODRIGUEZ
2145 HIDDEN RANCH RD
SOMERSET, CA 95684

TITLE:
PROJECT AND PLAN

DATE:
10/10/2021

DESIGN REVIEW DRAWING

NOT FOR CONSTRUCTION

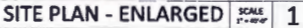
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE DESIGNER. ANY UNAUTHORIZED CHANGES TO THIS DRAWING WILL BE AT THE USER'S RISK.

SHEET:
A2.11

DATE: 10/10/2021

SITE PLAN SCALE 1" = 330' 0" 1

CCUP22-0002



PROGRAM AREAS

OUTDOOR CANYON	
DANIEL LECTURE 1-A	10,000 SF
DANIEL LECTURE 2	10,000 SF
DANIEL LECTURE 3	10,000 SF
DANIEL LECTURE 4	10,000 SF
DANIEL LECTURE 5	10,000 SF
DANIEL LECTURE 6	10,000 SF
DANIEL LECTURE 7	10,000 SF
DANIEL LECTURE 8	10,000 SF
TOTAL	80,000 SF

PROCESSEING BUILDING (LAB 20)	
HURDLEY LAB 17	
PROCESSING TRANSMISSION AREA, 200 S.V.A.C.H.E. = LAB 20 TOTAL SF	
STORY TELLING STORAGE AREA, 100 S.V.A.C.H.E. = LAB 20 TOTAL SF	
EQUIPMENT AREA TOWEL STORAGE AREA, 100 SF	
CHEMICAL TREATMENT AREA, 200 SF	
CULTIVATION OFFICE/CONFERENCE ROOM, 300 SF	
SECURITY GUARD OFFICE	

ENTRANCE BUILD	
RECEPTION AREA, 3000 S.V.A.C.H.E. = LAB 01 SF	

SECURE ENTRANCE BUILD	
CANINE KENNEL, 1000 SF	
CANINE COMPOST AREA, 100 SF	

























SHEET:
A2.15
SHEET OF SHEETS

[illegible]

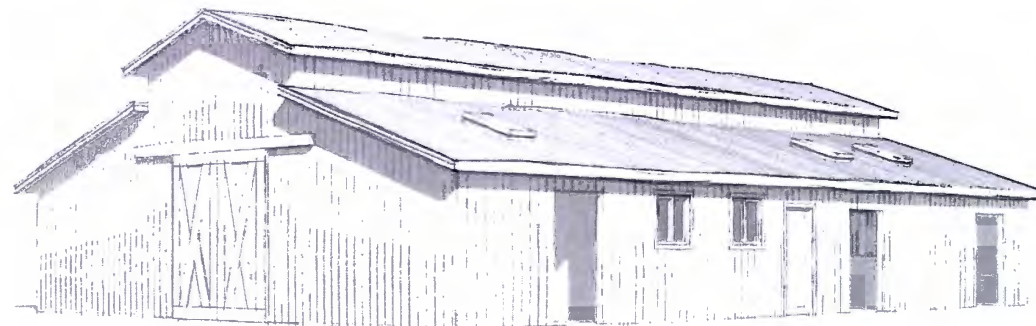
PROJECT DIRECTORY

ARCHITECT	SEAN FRIEDAL, AIA 100 GATEWAY DRIVE, SUITE 120 LINCOLN, CA 95848 TEL: 916-536-5997
DRAFTING	MICHELAS CYSHAKOFF, AIA 110 GATEWAY DRIVE, SUITE 240-2, LINCOLN, CA 95848 TEL: 916-536-5995
STRUCTURAL ENGINEER	
MEP ENGINEER	
CIVIL ENGINEER	
FIRE SPRINKLER	
TRUSS DESIGNER	

ARCHITECTURAL SYMBOLS

	LANDFILL	 SL	STOCKY		UP BOND		CAPIT
	WATER + GROUND CONSIDERS THE DRAP	 SM	DATA		ASPHALT SHINGLE ROOFING		EMER
	WATER + MOISTURE (HARD) CONSIDERATION	 ST	REVISION		STONE		CONCEPT
	ROCK MASSAGE RF A. AREA ORIGIN OF	 SL	SPOT BENCHMARK		DRIVEWAY CEMENT PAVING		RE
	ROCKFILL RETENTION DESIGNED RETENTION	 SL	SLURRYWALL		DIFFERENTIAL EXPANSION		SE WASTE
		 SL			PROJECT ROOFING/WALL TILE (GUTTER (RUC))		BATHING ON SHOUL

AS-BUILT:



DAN RODRIGUEZ - HIDDEN RANCH RD

ADDITIONAL NOTES



AERIAL VIEW

PROJECT VICINITY MAP



PROJECT INFORMATION

APPLICABLE BUILDING CODE:	2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA INTERNATIONAL CODE (CMIC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ELECTRICAL CODE (ECI) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ENERGY CODE (CEC) 2019 CALIFORNIA FIRE CODE (FC)		
GENERAL PROJECT DATA:	2019 CALIFORNIA GREEN BUILDING CODE (GGBC) 2019 CALIFORNIA SLOAN BUILDING CODE (SBC) 2019 CALIFORNIA CLIENT CODE (CC) OR OTHER CALIFORNIA STANDARD AS APPROVED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION.		
CONCRETE PROJECT DATA:			
APIN:	08-060-057		
ZONE:	PA-30 (PLANNED RESIDENTIAL ZONE 30 ACRES)		
BUILDING JURISDICTION:	10.BONAVILLE COUNTRY		
CODE COMPLIANCE:	ALLOWED:	ACTUAL:	
OCCUPANCY GROUP (CIBC CH 3):		SUB	M/S
OCCUPANCY TYPE (CIBC TABLE 501):			
ALLOWABLE HEIGHT:		SF	SQ FT
ALLOWABLE STORIES:			
ALLOWABLE AREA:			
FLOOR AREA RATIO:			

SHEET INDEX

SHEET	TITLE
A0.11	COVER SHEET
A1.11	SITE PLAN
A2.01	LEVEL -1 AS-BUILT
A2.01	LEVEL-1 PROPOSED PLAN
A3.11	ROOF PLAN
A4.11	SCHEDULES
A5.00	PERSPECTIVE VIEWS
A5.11	ELEVATIONS
A5.12	ELEVATIONS

PROJECT SCOPE

AS-BUILT DRAWINGS FOR THREE-STORY BAY

AREA CALCULATIONS

NAME	(7) AREA	(8) AREA	NET CHANGE
(2) RESIDENCE 1	2579 SF	2579 SF	0 SF
(2) RESIDENCE 2	2637 SF	2637 SF	0 SF
(2) BARN	2544 SF	2544 SF	0 SF
(2) WOOD HOUSE	134 SF	134 SF	0 SF
(2) SHED	280 SF	280 SF	0 SF
	11389 SF	11389 SF	0 SF
TOTAL:	81 SF	81 SF	0 SF

APN:0459-671-04

PROJECT LOCATION:
2145 HIDDEN RANCH RD
SOMERSET CA 95684-9247

LOW SIZE

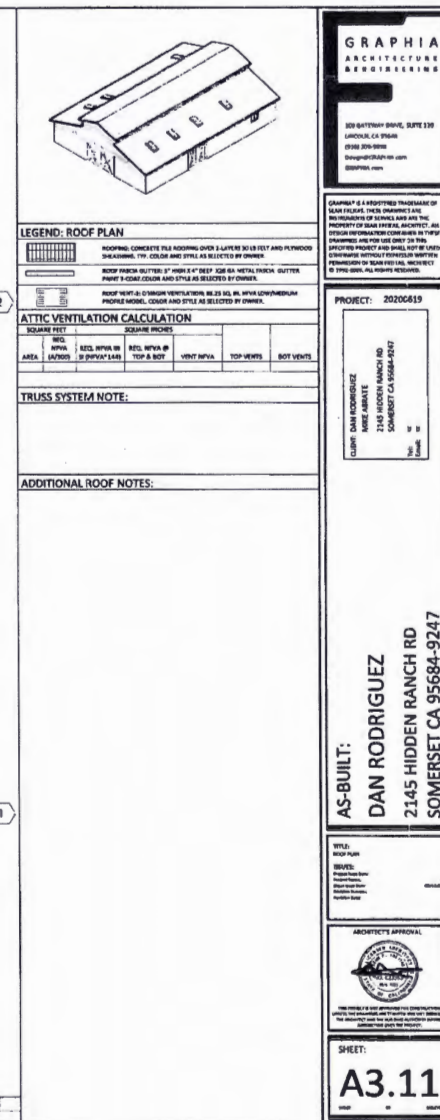
(E) SF	(H) SF	CHANGE	(E) SF	(E) %	(H) SF	(H) %	CHANGE (SF)	CHANGE (%)
1534187	1534183	0 SF	8188 SF	0.53%	8188 SF	0.53%	0 SF	0.00%

LOT COVERAGE (80% MAX)

(E) SF	(H) SF	CHANGE	(E) SF	(E) %	(H) SF	(H) %	CHANGE (SF)	CHANGE (%)
1534187	1534183	0 SF	8188 SF	0.53%	8188 SF	0.53%	0 SF	0.00%

[illegible]





THE CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK.

ROOM NOTES										DOOR NOTES										WINDOW NOTES									
										DOOR TYPES										WINDOW TYPES									
ROOM SCHEDULE										DOOR SCHEDULE										WINDOW SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	FINISHES (FINISHES)	BASE	WALL	CEILING	CEILING	CLO. HT.	NET AREA	NOTES	DOOR NO.	ROOM NO.	WIDTH	HEIGHT	TYPE	HARDWARE GROUP	DETAIL	NOTES	WINDOW NO.	ROOM NO.	WIDTH	HEIGHT	GLAZING	TYPE	HEAD HEIGHT	DETAIL	NOTES		
100	DRIVE BAY							12'-0"	813 SF		100	100	12'-0"	8'-0"	BARN-P				100	100	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
101	STALL 1							8'-0"	197 SF		101	101	8'-0"	10'-0"	BARN-P				101	101	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
102	STALL 2							8'-0"	181 SF		102	102	8'-0"	10'-0"	BARN-P				102	102	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
103	STORAGE 1							8'-0"	143 SF		103	103	8'-0"	10'-0"	BIC				103	103	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
104	STORAGE 2							8'-0"	85 SF		104	104	8'-0"	10'-0"	BARN-S				104	104	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
105	STALL 3							8'-0"	178 SF		105	105	8'-0"	10'-0"	BIC				105	105	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
106	STORAGE 3							8'-0"	188 SF		106	106	8'-0"	10'-0"	BIC				106	106	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
107	STALL 4							8'-0"	171 SF		107	107	8'-0"	10'-0"	BIC				107	107	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
108	STORAGE 4							8'-0"	63 SF		108	108	8'-0"	10'-0"	BIC				108	108	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
109	STALL 5							8'-0"	154 SF		109	109	8'-0"	10'-0"	BARN-S				109	109	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				
110	STALL 6							8'-0"	189 SF		110	110	8'-0"	10'-0"	BIC				110	110	2'-0"	6'-0"		FIX-SKT	12'-4 1/4"				

GRAPHIA ASSUMES NO RESPONSIBILITY FOR INFORMATION REPRESENTED THEREIN AND THE EXTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

GRAPHIA
ARCHITECTURE
& ENGINEERING

100 GUTTERBY DRIVE, SUITE 100
LYNDHURST, CA 95540
925-251-9999
info@graphia.com
GRAPHIA.COM

PROJECT: 20200619

CLIENT: DAN RODRIGUEZ
MATE AMATE
2145 HIDDEN RANCH RD
SOMERSET, CA 95684-9247

AS-BUILT:
DAN RODRIGUEZ
2145 HIDDEN RANCH RD
SOMERSET, CA 95684-9247

FILED:
1/17/2020

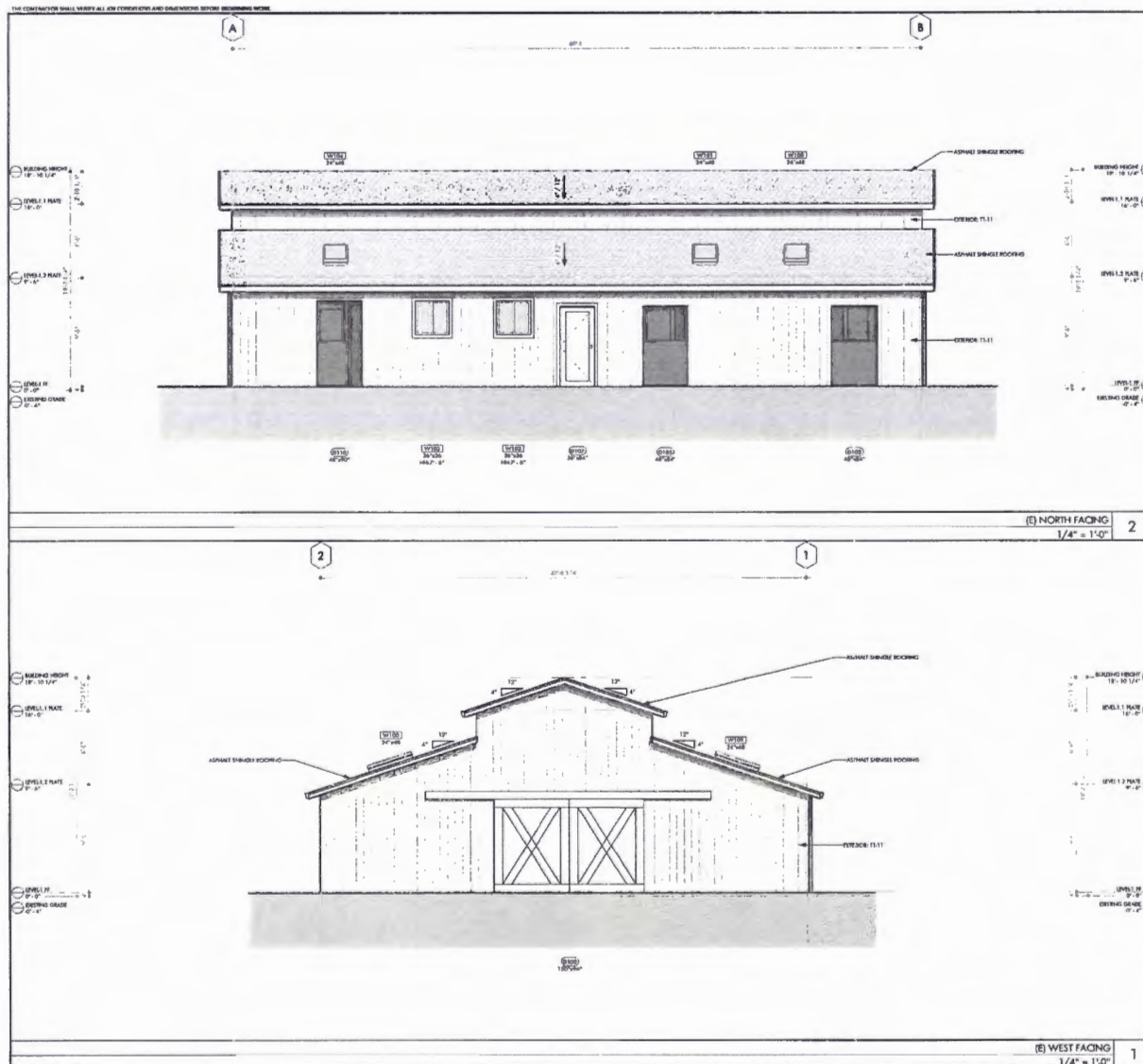
SEALS:
Project Seal
Professional Seal
Architect Seal
Engineer Seal

ARCHITECT'S APPROVAL

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE PROJECT AS DESIGNED AND CONSTRUCTED.

SHEET:
A4.11

1/17/20 12 1/17/20



GRAPHIA
ARCHITECTURE
ARCHITECTS

300 GATEWAY DRIVE, SUITE 120
SAN JOSE, CA 95128
(408) 298-0000
info@graphia.com
GRAPHIA.COM

GRAPHIA IS A REGISTERED MEMBER OF
THE NATIONAL ARCHITECTURAL ASSOCIATION
AND THE NATIONAL ASSOCIATION OF ARCHITECTS.
ALL DESIGN INFORMATION PROVIDED IN THESE
DRAWINGS ARE FOR THE USE OF THE
ARCHITECT ONLY. NO PART OF THESE
DRAWINGS SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF GRAPHIA ARCHITECTS.

PROJECT: 20200619

CLIENT: DAN RODRIGUEZ
NATE ARABATE
2145 HIDDEN RANCH RD
SOMERSET CA 95684-9247

AS-BUILT:
DAN RODRIGUEZ
2145 HIDDEN RANCH RD
SOMERSET CA 95684-9247

TITLE:
ARCHITECTURE
DESIGN
ARCHITECT
ARCHITECT
ARCHITECT
ARCHITECT

ARCHITECT'S APPROVAL

SEAL: DAN RODRIGUEZ
ARCHITECT
NO. 10000
STATE OF CALIFORNIA
EXPIRATION DATE: 12/31/2024

SHEET:
A5.11



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2007-0054174-00

Acct 30-EL DORADO CO BOARD OF SUPERVISORS
Monday, AUG 20, 2007 11:12:15
Ttl Pd \$0.00 Nbr-0001016363
JLR/C1/1-16

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**WILLIAMSON ACT CONTRACT - GREG AND SHARON BAIOCCHI - ESTABLISHING
AGRICULTURAL PRESERVE NO. 310.**

RECEIVED

MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

054174



RESOLUTION NO. 206-2007

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, the El Dorado County Planning Commission, at a meeting held July 12, 2007, recommended the establishment of an agricultural preserve as set forth herein; and

WHEREAS, on August 14, 2007, this Board held a public hearing after notice thereof, as provided by law, on said recommendation of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of El Dorado that this Board does hereby establish the following agricultural preserve comprising the Assessor's Parcel Numbers as set forth herein:

<u>Preserve No.</u>	<u>Owner</u>	<u>Parcel Nos.</u>	<u>Acres</u>	<u>Area</u>
310	Baiocchi, Greg and Sharon	046-061-37	35.2	Somerset

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 14 day of August, 2007, by the following vote of said Board:

Attest:
Cindy Keck
Clerk of the Board of Supervisors

Ayes: Helen K. Baumann, James R. Sweeney,
Rusty Dupray, Ron Briggs, Norma Santiago
Noes: none
Absent: none

By: [Signature]

Deputy Clerk

[Signature]
Vice Chairman, Board of Supervisors

RUSTY DUPRAY

I CERTIFY THAT
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____

WILLIAMSON ACT CONTRACT

THIS CONTRACT entered into this 14th day of August, 2007 by and between the COUNTY of EL DORADO, a political subdivision of the State of California, referred to herein as "County", and Greg & Sharon Baiocchi, referred to herein as "Owner".

1. DEFINITIONS.

- a. "Agricultural use" means use of land for the purpose of producing an agricultural commodity (including timber) for commercial purposes;
- b. "Board" means the County Board of Supervisors;
- c. "Compatible use" means any use determined by County to be compatible with agricultural use of the property;
- d. "Contract" means this document;
- e. "Williamson Act" means the California Land Conservation Act of 1965 as amended through the legislative session indicated before the reference;
- f. "Owner" means the person or persons entering into this Contract with County;
- g. "County" means El Dorado County.

2. FACTS.

This Contract is made with reference to the following facts:

- a. Owner is the owner of the real property in El Dorado County, California, described in Exhibit "A" and incorporated by reference;
- b. The property is within an agricultural preserve designated and established by Resolution of County. The property has been devoted to agricultural and compatible uses. The boundaries of the preserve are shown on the map attached as Exhibit "B" and incorporated by this reference and are co-extensive with the boundaries of the property.

3. LAND USE.

The use of the property is limited during the term of this Contract to agricultural and compatible uses. Structures may be erected on the property (and existing structures enlarged) if they are directly related to and compatible with permitted uses.

4. TERM.

The initial term of this Contract is ten (10) years. Unless notice of non-renewal is given as provided in Section 5, on each anniversary date of this Contract, a year shall be automatically added to the initial term. If Owner or County in any year serves written notice of non-renewal, this Contract shall remain in effect for the balance of the unexpired term.

5. NON-RENEWAL.

- a. Unless written notice of non-renewal is served by County upon Owner at least sixty (60) days before a renewal date or by Owner upon County at least ninety (90) days before a renewal date, this Contract shall be considered renewed under Section 4.
- b. The effect of a sale or transfer of any portion of the property, the subject of this Contract, except as provided in paragraph 6, b., or failure of a portion of the subject property to meet the agricultural contract criteria, or failure to engage in an agricultural pursuit, may be treated as a breach of this Contract and County may bring any action in court necessary to enforce this Contract, including, but not limited to, any action to enforce this Contract by specific performance or injunction.
- c. Upon receipt by Owner of written notice of non-renewal, Owner may protest the notice of non-renewal in writing. County may withdraw the notice before the next renewal date.
- d. Upon request by Owner, the County may authorize Owner to serve written notice of non-renewal on a portion of the property.

6. TRANSFER OF PROPERTY.

- a. This Contract, and the covenants herein, shall run with the land and shall be binding upon and inure to the benefit of all successors in interest of Owner.
- b. In the event that Owner conveys a portion of the property under this Contract, Owner, in addition to the conveyee, shall remain subject to the terms of this Contract as to the conveyed portion unless and until the conveyee enters into a separate contract with the County. Owner understands that County will not enter into a separate contract with the conveyee unless the conveyed portion of property meets the County's criteria for an agricultural preserve, and that County shall enter into a contract with the conveyee if the conveyed portion meets said criteria and exclude said conveyed portion from Owner's contract.

7. CANCELLATION.

- a. The purpose of this section is to provide relief from the provisions of this Contract only when the continued dedication of all or any portion of the property to agricultural use is neither necessary nor desirable for purposes of the 1969 Williamson Act.
- b. Owner may petition the Board for cancellation of this Contract as to all or any part of the property. The Board may approve the cancellation only if it finds that:
 - (i) cancellation is not consistent with the purposes of the 1969 Williamson Act; and,
 - (ii) cancellation is in the public interest.
- c. The existence of an opportunity for another use of the property involved will not be sufficient reason for cancellation of this Contract. A potential alternative use of the property involved may be considered only if there is not proximate, non-contracted land suitable for the use to which it is proposed the property involved be put. The uneconomic character of the existing use may be considered only if there is no other

reasonable or comparable agricultural use to which the property may be put. Prior to any action by the Board, the Board shall consider the recommendations of the Agricultural Commission and the Planning Commission.

- d. Prior to any action by the Board giving tentative approval to cancellation, the assessor shall determine the full cash value of the property involved as though it were free of the contractual restrictions. He shall multiply such value by the most recent County tax ratio announced pursuant to Section 401 of the Revenue and Taxation Code and shall certify the product to the Board as the cancellation valuation of the property involved for the purpose of determining the cancellation fee.
- e. Prior to giving tentative approval to the cancellation, the Board shall determine and certify to the Auditor the amount of the cancellation fee which Owner must pay the Treasurer as deferred taxes upon cancellation. That fee shall be an amount equal to fifty percent (50%) of the cancellation valuation of the property involved.
- f. If it finds that it is in the public interest to do so, the Board may waive any such payment (or any portion) or may make such payment (or any portion) contingent upon the future use made of the property involved and its economic return to Owner for a period of time not to exceed the unexpired term had it not been canceled, but only if:
 - (i) cancellation is caused by an involuntary transfer or change in the use which may be made of the property involved and such property is not immediately used for a purpose which produces a greater economic return to Owner; and,
 - (ii) the Board has determined it is in the best interest of the program to conserve agricultural land use that such payment (or any portion) be either deferred or not required.

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- g. This Contract may not be canceled until after County has given notice of and has held a public hearing on the matter as required by law.
- h. Upon tentative approval of the cancellation petition the Clerk of the Board of Council shall record in the office of the County Recorder of the County in which the land as to which the contract is canceled is located a certificate which shall set forth the name of the owner of such land at the time the contract was canceled with the amount of the cancellation fee certified by the Board or Council as being due pursuant to this article, the contingency of any waiver or deferment of payments, and legal description of the property. From the date of recording of such certificate the contract shall be finally canceled and, to the extent the cancellation fee has not yet been paid, a lien shall be created and attached against the real property described therein and any other real property owned by the person named therein as the owner and located within the County. Such lien shall have the force, effect and priority of a judgment lien. Nothing in this section or Section 51283 shall preclude the Board or Council from requiring payment in full of the cancellation fee prior to the cancellation becoming effective.

In no case shall the cancellation of a contract be final until the notice of cancellation is actually recorded as provided in this section. Notwithstanding any other provisions of the Revenue and Taxation Code, any payments required by Section 51283 shall not create nor impose a lien or charge on the land as to which a contract is canceled except as herein provided.

Upon the payment of the cancellation fee or any portion thereof, the Clerk of the Board or Council shall record with the County Recorder a written certificate of the release in whole or in part of the lien.

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8. EMINENT DOMAIN.

- a. In this section:
 - (i) "public agency" means any public entity included within the definition of "public agency" in the 1969 Williamson Act and in any subsequent amendments to that Act; and
 - (ii) "individual" means any person authorized under Section 1001 of the Civil Code or under any other existing or future California law to acquire property by eminent domain.
- b. When any action in eminent domain for the condemnation of the fee title of an entire parcel of the property is filed or when such parcel is acquired in lieu of eminent domain for a public use or improvement by a public agency or individual or whenever there is any such action or acquisition by the federal government or any person, instrumentality or agency action under authority or power of the federal government, this Contract shall be deemed null and void as to the property actually being condemned or acquired as of the date the action is filed or the acquisition occurs, and for the purpose of establishing the value of the property, this Contract shall be deemed never to have existed. Upon the termination of such a proceeding or occurrence of such an acquisition, this Contract shall be null and void for all property actually taken or acquired.
- c. When such an action to condemn less than an entire parcel of the property is filed, or when such an acquisition to acquire less than an entire parcel of the property occurs, this Contract shall be deemed null and void as to the property actually condemned or acquired and shall be disregarded in the valuation process only as to the property actually being taken or acquired unless the remaining property will be adversely affected by the condemnation in which case the amount of just compensation shall be computed without regard to this Contract.

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- d. The property actually taken or acquired shall be removed by this Contract. Under no circumstances shall property be removed that is not actually taken or acquired except as otherwise provided in the contract.

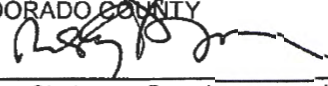
9. AMENDMENT.

This Contract may be amended to the extent permitted by law applicable at the time of amendment.

10. SEVERABILITY.

The invalidity of any provision of this Contract or its application to any particular factual situation will not affect the validity of any other provision or its application to any factual situation.

EL DORADO COUNTY

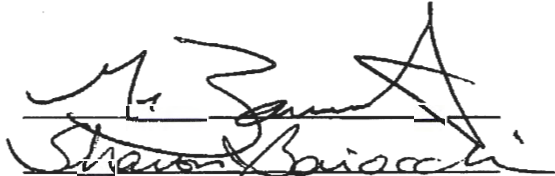
By: 
Vice Chairman, Board of Supervisors

RUSTY DUPRAY

ATTEST:

Cindy Keck
Clerk to the Board of Supervisors

By: 
Deputy



Owners

(jcb:WAC.CON/cmt:WilliamAct)
[Revised 6/21/94]

054174

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CaliforniaCounty of El DoradoOn August 20, 2007 before me, Loretta Featherston, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared RUSTY DUPRAY FIRST VICE-CHAIRMAN
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ 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.



WITNESS my hand and official seal.

Loretta Featherston
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Williamson Act Contract
 TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

054174

ALL PURPOSE ACKNOWLEDGEMENT

State of California
County of EL Dorado)

On 8-17-06 (Date) before me, Sheila Engvall (Name and title
"Notary Public"), personally appeared Gregory Baiocchi & Sharon Baiocchi (Name of
Signer(s)), personally known to me (or 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.

Witness my hand and official seal.

Sheila Engvall
Notary's Signature

Seal

Contract for
Williamson Act



LEGAL DESCRIPTION

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

All that certain real property situated in the County of El Dorado, State of California, described as follows:

All that portion of the Southeast quarter of the Southeast quarter of Section 25, Township 9 North, Range 11 East, M.D.B.&M., described as follows:

Beginning at a point from which the Southwest corner of said Section 25 bears North 89° 28' 20" West 1260.67 feet and South 63° 05' West 2973.87 feet; thence from said point of beginning South 1403.11 feet (record: 1403.44 feet) to a 3/4-inch capped iron pipe; thence South 80° 20' East 325.46 feet to a 3/4-inch capped iron pipe; thence North 25° 34' 40" East 300.72 feet to a 3/4-inch capped iron pipe; thence South 82° 10' 24" East 892.06 feet (record: 82° 10' 30" 891.93 feet) to a 3/4-inch capped iron pipe; thence North 01° 58' 57" East 163.73 feet (record: North 02° 01' 32" East); thence North 01° 58' 30" East 192.67 feet; thence North 01° 54' 53" East 280.43 feet (record: North 01° 57' 28" East); thence North 1° 36' 45" East (record: North 01° 39' 20" East) 295.35 feet; thence North 01° 52' 00" East 22.38 feet to a 1-1/2 inch capped iron pipe stamped "L.S. 2725-1973"; thence North 01° 46' 37" East 155.14 feet (record: North 01° 49' 12" East) North 01° 06' 45" East 33.03 feet (record: North 02° 06' 26" East) to a 3/4-inch capped iron pipe; thence North 89° 28' 20" West 1375.34 feet (record: 1375.79) to the point of beginning.

EXCEPTING THEREFROM the following:

All that portion of the Southeast quarter of the Southeast quarter of Section 25, Township 9 North, Range 11 East, M.D.B. & M., described as follows:

Beginning at a point from which the Southwest corner of said Section 25 bears North 89° 28' 20" West 709.89 feet, North 89° 03' 40" West 1260.67 feet and South 63° 05' West 2973.87 feet distant, said point of beginning marked by a 3/4-inch capped iron pipe stamped "LS 3750"; thence from said point of beginning South 89° 28' 20" East 238.05 feet to a similar pipe; thence South 20° 00' 00" East 659.79 feet to a similar pipe; thence West 463.70 feet to a similar pipe; thence North 622.19 feet to the point of beginning.

EXCEPTING THEREFROM the mobile home located thereon.

APN: 046-061-37-100

ARB: None

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

EXCEPTIONS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2005-2006.
2. Property taxes, including any assessments collected with taxes, for the fiscal year 2004-2005, are as follows:
Assessor's Parcel No.: 046-061-37-100
Code Area: 093-005
Bill No: 032213
Land: \$147,060.00
Improvements: \$197,895.00
Exemptions: \$7,000.00
1st Installment: \$1,744.10 Paid
2nd Installment: \$1,744.10 Open
3. 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.
4. Rights of the public as to any portion of the land lying within the area commonly known as Hidden Ranch Road.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as disclosed in a document,
Granted to: Fred C. Matteson
Purpose: Road and Public utilities
Recorded: March 5, 1982, in Book 2057, Page 745, Official Records
Affects: North and Northwesterly 60 feet and Easterly 60 feet
6. The terms, covenants, provisions and conditions contained in the Agreement
By and between: Harry W. Emerson, et ux et al
Purpose: Boundary line agreement
Recorded: March 12, 1974, in Book 1250, Page 807, Official Records
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.
Purpose: Road and utilities
Affects: A strip of land 60 feet in width along the West 709.89 feet of the North boundary and a strip of land 50 feet in width in the Northeasterly portion, as shown

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Page No. 4

Order No. 42471929-808-LT

8. Deed of Trust securing payment of the amount hereinafter set forth and any other amounts payable under the terms thereof
Dated: August 23, 2002
Amount: \$270,000.00
Trustor: Jack Lee Linville, Trustee of the Linville Family Living Trust and
Patricia A. Linville, Trustee of the Linville Family Living Trust
Trustee: First Assurance Trust Deed Services
Beneficiary: U.S. Bank N.A.
Loan Number: 7884055275
Recorded: September 3, 2002, as Document No. 2002-0065222, Official Records
9. Trust documents for the Linville Family Living Trust, including all amendments or Trustee's Certification, should be submitted prior to close of this transaction.

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NOTES:

Privacy Promise For Customers

We will not reveal non-public personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Occasionally, due to certain market conditions, it may not be possible to deliver policies of title insurance in a time frame that our clients request. Should you have individual needs please contact the title operation that issued this report. We recognize, appreciate and understand your needs.

- a. STR applies: yes
- b. This report does not reflect requests for notice of default, requests for notice of delinquency, subsequent transfers of easements, and similar matters not germane to the issuance of the policy of title insurance anticipated hereunder.
- c. If this company is requested to disburse funds in connection with this transaction, Chapter 598 of 1989 Mandates of the California Insurance Code requires hold periods for checks deposited to escrow or sub-escrow accounts. Such periods vary depending upon the type of check and anticipated methods of deposit should be discussed with the escrow officer.
- d. No endorsement issued in connection with the policy and relating to covenants, conditions or restrictions provides coverage for environmental protection.
- e. Our investigation has been completed and the improvements located on the land described herein is a single family residence known as 2147 Hidden Ranch Road, Somerset, CA 95684.

At the close of escrow, an ALTA Lenders Policy of Title Insurance will be issued with 100 and 116 series Endorsements.

- f. If the land is an improved residential lot on which there is located a one-to-four family residence and each insured buyer is a natural person, and unless otherwise directed, we will issue the extended coverage CLTA Homeowners Policy of Title Insurance (6/2/98).
- g. The following is furnished for information only:

There have been no recorded conveyances affecting the herein stated land within twenty-four months prior to the date of this report.
- h. This order was generated by Financial Title Company 1525 Response Road, Suite 2, Sacramento, CA 95815. Phone: 916-561-4940 Fax: 916-561-4949.

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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ATTACHMENT 13

Facility & Site Description

The subject property is a 35.22-acre parcel on the South side of El Dorado County, and is located at 2145 Hidden Ranch Road, in the city of Somerset, California, 95684. The Assessor's Parcel Number is 046-061-037. The property is on the South side of Hidden Ranch Road.

The property contains existing accessory structures such as a barn, a large residence, a small residence, a well with pump house and two sheds. The project area is rural and mostly open with rolling foothills containing a former vineyard, and scattered trees. The site is surrounded by rural residential and agricultural uses, and the entire area is zoned Agricultural.

The parcel gains access from the northwest side on Hidden Ranch Road with a gravel driveway (to be widened) and an agricultural gate, that allows onsite traffic to access the center portion of the lot. The projected area of development would be located to the south of the access road.

Water for irrigation and domestic uses on site are from an existing well and will feed seven new 5,000-gallon water tanks. Wastewater treatment is to be provided by a future on-site septic system. The project will utilize portable restrooms until that future phase.

Power is existing to the site with overhead power lines through the property and will contain a new backup generator (fed by a new propane tank).

The proposed cultivation operation will consist of 80,000 square feet of mature outdoor canopy separated into eight small licenses of 10,000 square feet to satisfy license requirements. Each 10,000 square foot increment will have an additional 175 square foot immature canopy within a new metal processing building 30'x 96' for the early stage of plant growth (immature canopy). The outdoor garden will consist of plants grown in plastic pots or fabric bags using a "pressure compensating" drip irrigation system. The entire cultivation premises are to be fenced with security fencing a single ingress/egress gate to the north.

All soil deliveries will be staged in a designated storage area, tarped and surrounded by straw rolls to prevent any erosion until time of use. Existing structures that will be utilized for this operation include the 2,400 square foot barn used for drying and curing. A new 5,000 square foot metal processing building will include programmatic space for Cultivation Nursery, Trim, Packaging, Harvest Storage, Equipment Storage, Chemical Storage, Security and Cultivation Office. There will be security fenced areas for cannabis composting and cannabis waste storage (located south of the existing barn).

Grow Room

All greenhouse will controlled by heating, cooling, humidifiers and CO2 burners. All the plants will be planted on rolling benches. All waste-water will drain down from bench and be collected by the holding tanks.

Strains

CCUP22-0002

We will order all our clones from an approved and permitted nursery farm. When we first plant, they will be in a 1 gallon pot for about 10 days in our vegetative room for supplement lighting. Once all the roots grow out, we will transplant them into a 10 gallon pot for another 3 weeks in our vegetative room. At that time, the plants will be transported to our flowering room after 4 weeks. The plants will then be in the flowering room for about 8 to 12 weeks depending on the type of strain.

When the plants are matured, we will have our trim team come in to trim the top flower of the plants. Once the plants are trimmed, they will be separated into small stems for hanging. Our drying room will have a cooling system to keep the temperature approximately 70 degrees. Cool-drying will get the best results for our flower. Drying usually takes about 12-14 days. Once the plants are dried, we will start trimming and we will cure them in covered bins, opening them every 2 hours to make sure the remaining moisture from inside the flower dries out.

Once the flower is completely dry we will vacuum and seal it for storage.

Distribution of Sales

We will grow and sell smokable flower to licensed distributors.

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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ATTACHMENT 13R

The cultivation area of the premises will be secured by a 6-7 foot high chain-link, wildlife exclusionary fence, with locked gates, and built in compliance with building and zoning codes.

CCUP22-0002

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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ATTACHMENT 13S

An experienced, licensed, and reputable cannabis waste company will be hired to transport and properly dispose of on-site cannabis waste.

CCUP22-0002

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MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

ATTACHMENT 13T

Electrical power for the operation will be provided by on-grid power with a 100% renewable source, on-site zero net-energy renewable source, or with the purchase of carbon offsets of any portion of power not from renewable sources.

CCUP22-0002



COMMUNITY DEVELOPMENT SERVICES **RECEIVED** LONG RANGE PLANNING

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

MAR 10 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

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: Binh Ly/BH&2K, LLC

Phone #: 415-423-4659

Address: 6011 Rose Arbor Blvd, San Pablo, CA 94806

Email: BHL1228@YAHOO.COM

Project Information:

Name of Project: BH&2K, LLC

Planning Number: _____

Project Location: 8260 Fairplay Road, Somerset, CA 95634

Bldg Size: _____

APN(s): 094-090-10

Project Planner: _____

Number of units: _____

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

The proposed cultivation operation will consist of 50,000 square feet of mature outdoor canopy separated into five small licenses of 10,000 square feet to satisfy license requirements. Each 10,000 square foot increment will have an additional 700 square foot immature canopy within two mixed-light 30x96 auto-darkening (blackout) greenhouses for the early stage of plant growth (immature canopy). The outdoor garden will consist of plants grown in plastic pots or fabric bags using a "pressure compensating" drip irrigation system. There will also be 9,990 square feet of mature mixed-light canopy as a single state mixed-light license within six new 32x 98 hoop houses. There will be an additional 700 square foot immature canopy located in one of the two 30x 96' greenhouses. As a future phase there will be an additional four 30'x 96' greenhouses of mixed-light cultivation.

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

CCUP22-0002

Rev 8/20/18



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

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