

Exhibit M



Committee Members

Carl Hillendahl
Larry Patterson
Randy Pesses
Bob Smart
Meredith Stirling
Chris Whitaker

DIAMOND SPRINGS AND EL DORADO COMMUNITY ADVISORY COMMITTEE

Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95619

AGENDA
August 15, 2019

PLACE: Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95916

TIME: 6 P.M.

POSTED: 8-9-19

For purposes of the Brown Act (Government Code Section 54954.2 (a)), the numbered items on this agenda give a brief general description of each item of business to be transacted or discussed.

ROLL CALL

FLAG SALUTE

ADOPT AGENDA

APPROVE 7-18-19 DRAFT MINUTES-Attachment 1

OPEN FORUM

Public testimony will be received on each agenda item as it is called. Matters not on the agenda may be addressed by the general public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by majority vote.

CORRESPONDENCE:

Comment letter sent to County re: Diamond Village Apartments (Copy attached)

Topics:

1. Presentation by the project proponents for the new Target store, at the Prospector's Plaza shopping center on Missouri Flat Rd.
2. Discussion of the upcoming public scoping meeting for the Environmental Impact Report (EIR) for the proposed Dorado Oaks residential development project, to determine if the Committee wishes to submit formal written comments concerning areas of concern to be analyzed in the project EIR.

Coming Events:

1. Public review and scoping meeting for the EIR for Dorado Oaks Tentative Subdivision Map, to be held on August 20, 2019 between 6:00 and 8:00 at the Fire fighter's Memorial Hall in Diamond Springs.

Committee Reports: None

Adjourn

Committee Members

Carl Hillendahl
Larry Patterson
Randy Pesses
Bob Smart
Meredith Stirling
Chris Whitaker



DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE

Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95619

Meeting Minutes

AGENDA
July 18, 2019

PLACE: Diamond Springs Fire Station
501 Main Street
Diamond Springs, CA 95916

TIME: 6 P.M.

POSTED: 7-12-19

For purposes of the Brown Act (Government Code Section 54954.2 (a)), the numbered items on this agenda give a brief general description of each item of business to be transacted or discussed.

ROLL CALL: Hillendahl, Pesses, Smart and Whitaker present

FLAG SALUTE: led by Whitaker

ADOPT AGENDA: moved, seconded, and passed

APPROVE 5-16-19 DRAFT MINUTES-Attachment 1 : moved, seconded and approved

OPEN FORUM

Public testimony will be received on each agenda item as it is called. Matters not on the agenda may be addressed by the general public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by majority vote.

CORRESPONDENCE:

None.

Topics:

1. Hearing to consider the Diamond Springs Village Apartments off of Racquet Way in Diamond Springs. This project was previously heard by the Committee in 2018, with our comments forwarded to the Planning Department. The Project was approved by the Board of Supervisors, but was subsequently withdrawn. The project has been re-submitted under the provisions of a recently adopted California affordable housing law known as SB 35. Planning staff will present the revised project to the Committee, as well as provide us with a briefing on the provisions of SB 35.

Evan Mattes from the Planning Department provided a brief overview and history of the project. Craig Sandberg, the attorney for the project provided a more detailed presentation regarding the original approval of the project in 2018, and the subsequent lawsuit filed by residents in the adjacent townhouse development. During that time, SB 35 was enacted by the State legislature which provides significant permit streamlining, and relief from CEQA and discretionary approval requirements for affordable multi-family housing projects. The project proponents realized that they met the criteria for SB 35, and re-submitted their project under that authority.

They have agreed to maintain the components of the project that were incorporated as conditions of approval under the original project submittal, even though SB 35 would provide relief from many of them.

The committee stated that our concerns would continue to be those expressed in the original project submittal, i.e.: the congestion at Racquet Way, and Pleasant Valley Rd is unacceptable, and the project Traffic Study indicates that that intersection will operate at LOS F. We request that a full project access route be provided on Black Rice Rd to Hwy 49. We requested that there be recreation facilities for the children of the project, and we requested that they make provisions for pedestrians and bicyclists.

The item was closed with the committee acknowledging that under SB 35 there are limited abilities for the local jurisdictions to impose conditions of approval, but that we would send a letter to the Planning Department requesting that the above outlined provisions be incorporated into the project as part of the approval.

Coming Events:

1. PG&E Wildfire Safety Open House July 25, 2019, 6-8 PM, at the Best Western Plus, Placerville Inn
2. US 50 Recreational Travel Hot Spot Transportation Management Study: Monday, July 29, 2019, 5:30 -7:00 PM at Placerville Town Hall

Anticipated topics for next meeting:

1. A presentation on the anticipated changes and upgrades to the Prospector's Plaza commercial development.
2. The public scoping meeting for the environmental document being prepared for the Dorado Oaks residential subdivision.

Committee Reports: None

Adjourn : Meeting was adjourned at 7:30



**DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE**

Mr. Evan Mattes
El Dorado County Planning Dept.
2850 Fairlane Ct.
Placerville, CA 95667

Re: PD 19-0003 – Diamond Village Apartments

July 23, 2019

Dear Mr. Mattes;

This letter is to summarize the comments and recommendations of the Diamond Springs and El Dorado Community Advisory regarding the subject 81-unit apartment project as a result of the project presentation held at our meeting on July 18, 2019.

It is our understanding that this project was approved by the Board of Supervisors in 2018, and was subsequently sued by the Courtside Manor Townhomes property owners based upon the project's impacts on their on-street parking opportunities. During this time, the State of California adopted SB 35 that provides CEQA exemptions and permit streamlining to low income/affordable housing projects within the state, and relieves them from many obligations for the mitigations of impacts.

At the presentation by the project representatives, they indicated that the original project has not been withdrawn, and that in spite of the relief offered by SB 35, they are willing to comply with the conditions of approval that are attached to the approval of the original project, but that they are keeping their options open as they try to settle the ongoing litigation on the original project.

At the presentation, Committee Members reiterated their concerns expressed for the original project i.e. that the intersection of Pleasant Valley Rd and Racquet Way is heavily congested, and there needs to be additional points of ingress and egress on Black Rice Rd to Hwy 49, that there needs to be on-site recreational opportunities for the children of all ages that will be living in the apartments, and improvements need to be provided for pedestrians and bicyclists to be able to walk/ride to and from downtown Diamond Springs.

It is important to note that the Traffic Study done for this project by Fehr and Peers in 2015 concluded that there will be significant traffic impacts to Diamond Springs as a result of this project, resulting in severe **LOS F** at several intersections and road segments, and that under the provisions of SB 35 this project will be exempt from the responsibility of mitigating those impacts.

This circumstance is deeply disturbing from a community perspective, and it shouts to the importance of completing the Diamond Springs Parkway to provide comprehensive relief to both existing and future traffic congestion within our community.

Also, it was pointed out that the plans for phase 1A of the Diamond Springs Parkway call for Black Rice Rd and Lime Kiln Rd to not be a full intersection with the Parkway, but that they be limited to right-in, right-out only. It is our feeling that this is a very unwise and short-sighted restriction, in that it will eliminate much of the potential congestion relief to Pleasant Valley Rd and downtown Diamond Springs. We would strongly urge the County Department of Transportation, and Caltrans to reconsider that restriction.

Please incorporate these comments into your staff report for this project, and to the extent possible under the law, incorporate all possible impact mitigations into the conditions of approval for this project.

Sincerely,

Randy Pesses, Chairman

wrp

cc: Brian Veerkamp, Supervisor District III
John Hidahl, Supervisor District I
Shiva Frentzen, Supervisor District II
Lori Parlin, Supervisor District IV
Sue Novasel, Supervisor District V
Kathy Witherow
Jeff Hansen, Planning Commissioner, District III
Anne Novotny, Asst Planning Director
Mel Pabalinas, County Planning Dept.
Rafael Martinez, Director of Transportation
Matt Smeltzer, Deputy Director, Department of Transportation



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

Housing, Community and Economic Development Programs

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

February 15, 2017

CoreCare Foundation
Mr. Sergei Oleshko, Trustee
P.O. Box 2708
Orangevale, CA 95662

Dear Mr. Oleshko:

I am pleased to inform you that your request for a TIM Fee Offset for a 81-unit multi-family development to be located at 6035 Service Drive, parcel number 051-461-59-100 in Diamond Springs in the amount of up to \$1,463,200 was approved by the El Dorado County Board of Supervisors at their meeting on February 14, 2017.

The recommendation approved by the Board is for a TIM Fee Offset in the amount of up to \$1,463,200 which represents 100% of the TIM Fee amount for your zone effective February 13, 2017, contingent upon deed restrictions for a total of 80 units, executing a TIM Fee Offset Agreement, including Recapture Agreement, Rent Limitation Agreement and a Residential Anti-Displacement Agreement, to restrict 80 rental units for fifty-five (55) years for very-low and low-income tenants (earning 50% to 80% of Median Family Income). These documents must be executed and recorded prior to receiving a "final" building permit. The Board's approval of the 100% offset is contingent upon the project receiving the Low Income Housing Tax Credit Allocations restricting the project to 55-year affordability and submission of the project to the County Planning Services Division on or before July 15, 2017.

You will need to take a copy of this letter with you to the Building Department for your building permit application to ensure the TIM Fee Offset will be awarded to your project. You should keep the original letter in your possession. Please call our office at (530) 621-5159 when you are ready to apply for your building permit(s) and we will prepare the required TIM Fee Offset documents for your signature. Construction must be completed within two years from the award date. If there is any delay please contact our office to discuss an extension. Failure to complete any action may result in forfeiture of the offset and the TIM Fee to be paid in full.

Thank you for your support and efforts in our county to encourage decent, safe, affordable housing for people of all income categories. If you have any questions or concerns regarding this request, please don't hesitate to contact me at (530) 621-5159 or by email at cynthia.freeland@edcgov.us.

Sincerely,

C.J. Freeland, Department Analyst
Housing, Community and Economic Development Programs

Exhibit O

**ARBORIST REPORT
TREE INVENTORY SUPPLEMENT
and
IMPACT ASSESSMENT**

**DIAMOND SPRINGS VILLAGE APARTMENTS
PROJECT SITE**

**6035 Service Drive, Diamond Springs
County of El Dorado, California**

Prepared for:

**Sergei Oleshko
CoreCare Foundation
8863 Greenback Lane, Suite 324
Orangevale, California 95662**

Prepared by:

**Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists**

**Acorn Arboricultural Services, Inc.
P.O. Box 401
Roseville, California 95678**

May 2, 2018

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COPYRIGHT STATEMENT

This consultant's report, dated May 2, 2018, is for the exclusive and confidential use of CoreCare Foundation concerning potential development of the Diamond Springs Village Apartments Project Site, located at 6035 Service Drive, in Diamond Springs, California. Any use of this report, the accompanying appendices, or portions thereof, other than for project review and approval by appropriate governmental authorities, shall be subject to and require the written permission of Acorn Arboricultural Services. Unauthorized modification, distribution and/or use of this report, including the data or portions thereof contained within the accompanying appendices, is strictly prohibited.

QUALIFICATION STATEMENT

Acorn Arboricultural Services, Inc. is a fully insured, Roseville-based arboriculture consulting firm founded by its Principal, Jay Bate. Edwin E. Stirtz is an ISA Certified Arborist and a member of the American Society of Consulting Arborists and International Society of Arboriculture. Mr. Stirtz possesses in excess of 30 years of experience in horticulture and arboriculture, both maintenance and construction, and has spent the last 23 years as a consulting and preservation specialist in the Sacramento and surrounding regions.

INTRODUCTION

Acorn Arboricultural Services is pleased to present this Arborist Report, Tree Inventory Supplement and Impact assessment for the trees located within and/or overhanging the Diamond Springs Village Apartments Project Site, located at 6035 Service Drive in Diamond Springs, California. This Arborist Report, Tree Inventory Supplement, and Impact Assessment has been prepared for the CoreCare Foundation in an effort to provide a guide to aid in the development of this site. The Tree Inventory Supplement documents tree data obtained by Edwin E. Stirtz, ISA Certified Arborist WE-0510A, at the time of field reconnaissance and inventory efforts on May 1, 2018 for trees located on Black Rice Road. An Oak Tree Survey, Preservation & Replacement Plan prepared by Natural Investigations Company and dated April 2017 was provided to evaluate for comparison to The County of El Dorado's revised Oak Resource Management Plan (ORMP) and Oak Resource Conservation Ordinance (ORCO), which was adopted on October 24, 2017. The Natural Investigations Replacement Plan was prepared prior to the implementation of the new ordinance and Core Care Foundation has requested a review of the Replacement Plan for consistency with the revised ordinance and how the revised ORMP/ORCO may impact it.

SCOPE OF INVENTORY EFFORT

A tree inventory was performed on the project site in April 2017. This report documents data collected on additional trees along Black Rice Road (between Wimbledon Drive and Highway 49. Oak trees along this section 5 inches (10 inches for multi-stem trees) or more measured at 54 inches above ground level (diameter at standard height/DSH) were included in the inventory effort. Non-oak trees were noted on the Tree Inventory Field Exhibit, but not tagged or inventoried. There are various small trees (<5 inches) and shrubs along this section which were not tagged or included within this inventory.

METHODOLOGY

During field reconnaissance and inventory efforts on May 1, 2018, Edwin E. Stirtz of Acorn Arboricultural Services conducted a visual review from ground level of the trees within and/or overhanging Black Rice Road. The proposed improvements to this area include widening the road from 20 feet to 24 feet and adding a 6-foot wide sidewalk along the south side of this road. The trees which met the defined criteria were identified in the field by affixing pre-stamped, round, aluminum number tags to the tree trunks. The tree numbers utilized in this report and accompanying Tree Inventory Supplement correspond to the tree tags which were affixed to the trees in the field, and those tree numbers or grouping of numbers have been digitized on an aerial Tree Inventory Field Exhibit to document the trees general locations.

At the time of field identification and inventory efforts specific data was gathered for each tagged tree including the tree’s species, diameter measured at breast height (“DBH”) and dripline radius (“DLR”). Utilizing this data the tree’s overall structural condition and vigor were separately assessed ranging from “excellent”¹ to “poor” based upon the observed characteristics noted within the tree and the Arborist’s best professional judgment. Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as foliage size, color and density; the amount of deadwood within the canopy; bud viability; evidence of reaction growth; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay and the potential for structural failure. Finally, notable characteristics were documented and recommendations on a tree-by-tree basis were made which logically followed the observed characteristics noted within the trees at the time of the field inventory effort. These recommendations and maintenance specifications are based on the typical requirements for the age and species of each tree as well as the condition of the tree in terms of a normal shape and structure for the species.

SUMMARY OF INVENTORY EFFORT

Field reconnaissance and inventory efforts found 11 trees measuring 5 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area. Composition of the 11 inventoried trees includes the following species and accompanying aggregate diameter inches:

| SPECIES DIVERSIFICATION | | | |
|-------------------------|---|-----------------|--|
| Interior Live Oak | = | 9 trees | (158 aggregate diameter inches) |
| Blue Oak | = | 2 tree | (49 aggregate diameter inches) |
| TOTAL | = | 11 trees | (207 aggregate diameter inches) |

¹ It is rare that a tree qualifies in an “excellent” category, and it should be noted that there were no trees observed within the project area which fell within the criteria of an “excellent” or “good” rating. A complete description of the definitions and ratings utilized in this report and accompany inventory summary are found on pages 8-9.

Recommended Removals

At this time, one individual tree has been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. For reference, the tree which has been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability is highlighted in green within the accompanying Tree Inventory Summary and briefly summarized as follows:

| TREE # | COMMON NAME | SPECIES | MULTI-STEMS (inches) | TOTAL DBH (inches) | DLR (feet) | CONDITIONAL ASSESSMENT | | PRIORITY |
|--------|-------------------|----------------------------|----------------------|--------------------|------------|------------------------|-------|----------|
| | | | | | | STRUCTURE | VIGOR | |
| 774 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 13,14 | 27 | 16 | Poor | Poor | 1 |

It is important to note that under the revised ORMP/ORCO, only Valley Oaks (*Quercus lobata*) need to be mitigated for this project type. Therefore, the removal recommended above does not require mitigation. There may be other inventoried trees along Black Rice Road that require removal to implement the proposed widening and improvements. Since none of the trees in the Supplemental Tree Inventory are Valley Oaks, none should require mitigation should they need to be removed. This statement does not apply to the original Tree Inventory performed in April 2017 where Valley Oaks were inventoried.

REVIEW OF NATURAL INVESTIGATIONS REPLACEMENT PLAN (DATED APRIL 18, 2017)

An Oak Tree Survey, Preservation and Replacement Plan prepared by Natural Investigations Co. dated April 18, 2017 concluded that the project site is "...dominated by annual grassland habitats. Remnants of mixed oak-conifer woodlands and a small riparian corridor and associated wetlands are interspersed within the grasslands." It also concluded that "The percentage of oak species in the canopy is greater than the 10% threshold to define it as oak woodland; thus the woodland is an oak woodland as defined by County regulations."

The author stated that "the Property is subject to Canopy Retention and Replacement because the Property is greater than 1 acre and it contains more than 1 percent oak canopy cover." The calculated area of oak canopy to be removed was 0.110 acres, approximately 10% of the total oak canopy. The 90% retention standard was met.

The revision to the El Dorado County Oak Resource Management Plan (ORMP) and Oak Resource Conservation Ordinance (ORCO; adopted October 24, 2017) does not change the original impact assessment. Since the canopy impacts are to Valley Oak trees the mitigation requirement of 22 new oak trees is still mandated by the ordinance.

ADDITIONAL COMMENTS ON ARBORIST'S REPORT (DATED APRIL 18, 2017)

The report correctly states that Tree 78 is a Heritage tree (as defined by the ORMP/ORCO). The current condition of this tree is summarized below:

| TREE # | COMMON NAME | SPECIES | TOTAL DBH (inches) | DLR (feet) | CONDITIONAL ASSESSMENT | | | | | |
|--------|-------------|-------------------------|--------------------|------------|------------------------|-------|--------------|---------|-----------|-------|
| | | | | | ROOT CROWN | TRUNK | LIMBS | FOLIAGE | STRUCTURE | VIGOR |
| 78 | Valley Oak | <i>(Quercus lobata)</i> | 46 | 50 | Fair | Poor | Poor to fair | Dormant | Poor | Fair |

Should the tree be retained, we recommend that additional examination of the tree take place prior to development. This should include an aerial inspection, decay inspection, and root crown inspection. Trees in this condition may be suited for intensive preservation efforts such as cabling, canopy reduction, and cleaning. Risk to humans may be mitigated by restricting access under it. Should the client decide to remove this tree, it meets the El Dorado County ORMP/ORCO criteria of “dead, dying or diseased” and should be exempt from mitigation requirements.

All recommendations are based on the current, applicable American National Standards Institute Standards (ANSI) for tree care activities (ANSI A300 (Part 1) – 2017) and all work performed under these specifications shall comply with the ANSI A300 standards and the International Society of Arboriculture Best Management Practices for pruning. All tree maintenance activities shall comply with ANSI Z133-2012 Safety requirements for Arboricultural Operations.

SUMMARY

No new mitigation required for Black Rice Road widening. No change in previous mitigation for on-site Oak Woodland/Individual Oak Impacts, 22 trees (based on 0.110 ac impact per Natural Investigations) which = \$3,366.00 (\$153 per/inch) or \$911 using the acreage replacement calculation.

COMMENTS AND ARBORISTS' DISCLAIMER

The County of El Dorado regulates the removal of “protected trees” and prior to any tree removal it should be determined which if any trees proposed for removal require a tree permit which may then be obtained from the County.

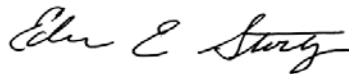
Please bear in mind that implementation of the recommendations provided within this report will help to reduce risk associated with trees however, implementation of any

recommendations should not be viewed as a guarantee or warranty against the trees' ultimate demise and/or failure in the future. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and ***attempt to reduce the risk of living near trees***. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Individuals who choose to live in treed areas accept a certain level of risk from unpredictable tree related hazards such as toppling in storms and limbs falling that may damage property at some time in the future. Since trees are living organisms their structure and vigor constantly change over time, and they are not immune to changes in site conditions or seasonal variations in the weather. Further, conditions are often hidden within the tree and/or below ground. Arborists and other tree care professionals cannot guarantee that a tree will be healthy and/or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To develop land and live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees would be to eliminate all of the trees. Acorn Arboricultural Services cannot predict acts of nature including, without limitation, storms of sufficient strength which can even take down a tree with a structurally sound and vigorous appearance.

Finally, the trees included in the Diamond Springs Village Apartments Project Site should be regularly monitored on an annual basis as well as after significant storm events. As trees age, the likelihood of failure of branches or entire trees increases and occasional pruning, fertilization, mulch, pest management, replanting and/or irrigation may be required and annual inspections can often identify these items prior to a significant event. Therefore, ***the future management plan must include an annual inspection*** by a qualified ISA Certified Arborist to keep abreast of the trees' changing condition(s) and to assess the trees' ongoing structural integrity and potential for hazard in a developed environment.

Thank you for allowing Acorn Arboricultural Services to assist you with this tree inventory and maintenance specification. Please feel free to give me a call if you have any questions or require additional information and/or clarification.

Sincerely,



Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of

reference. Inclusion of such information does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.

10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.
11. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
12. This report is based on the observations and opinions of Edwin E. Stirtz, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services has assumed any responsibility for liability associated with the trees on or adjacent to this Project Site, their future demise and/or any damage which may result therefrom.
13. The information contained within this report is true to the best of the author's knowledge and experience as of the date it was prepared; however, certain conditions may exist which only a comprehensive, scientific, investigation might reveal which should be performed by other consulting professionals.
14. The legal description, dimensions, and areas herein are assumed to be correct. No responsibility is assumed for matters that are legal in nature.
15. Any changes to an established tree's environment can cause its decline, death and/or structural failure.

DEFINITIONS

| | |
|--------------------------|--|
| Tree Number: | Corresponds to aluminum tag attached to the tree. |
| Species Identification: | Scientific and common species name. |
| Diameter (“DSH”): | This is the trunk diameter measured at standard height (industry standard 4.5 feet above ground level). |
| Dripline radius (“DLR”): | A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting. When depicted on a map, the dripline will appear as an irregularly shaped circle that follows the contour of the tree’s branches as seen from overhead. |
| Protected Zone: | A circle equal to the largest radius of a protected tree’s dripline plus 1 foot. |
| Root Crown: | Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level. |
| Trunk: | Assessment of the tree’s main trunk from ground level generally to the point of the primary crotch structure. |
| Limbs: | Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips. |
| Foliage: | Tree’s leaves. |
| Overall Condition: | Describes overall condition of the tree in terms of structure and vigor. |
| Recommendation: | Pre-development recommendations based upon observed characteristics noted at the time of the field inventory effort. |
| Obscured: | Occasionally some portion of the tree may be obscured from visual inspection due to the presence of dense vegetation which, during the course of inspection for the arborist report, prevented a complete evaluation of the tree. In these cases, if the tree is to be retained on site the vegetation should be removed to allow for a complete assessment of the tree prior to making final decisions regarding the suitability for retention. |

TREE CONDITION RATING CRITERIA

| RATING TERM | ROOT CROWN | TRUNK | LIMBS | FOLIAGE | STRUCTURE | VIGOR |
|--------------------|---|--|--|---|--|---|
| Good | No apparent injuries, decay, cavities or hollowing; no anchoring roots exposed; no indications of infestation or disease | No apparent injuries, decay, cavities or hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease | No apparent injuries, decay, cavities or hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous | Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident | No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay | Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy |
| Fair | Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure | Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; some infestation or disease may be present but not currently affecting the tree's structure | Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average | Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect or disease infestation/infection may be present | Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing | Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback |
| Poor | Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure | Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the tree's structure; presence of infestation or disease may be significant and affecting the tree's structure | Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average | Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe | Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present | Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal |

The ratings "good to fair" and "fair to poor" are used to describe trees that fall between the described major categories and have elements of both

Tree Inventory Supplement
 Core Care Foundation
 Diamond Springs Village Apartments
 Co. of El Dorado, CA

| TREE # | COMMON NAME | SPECIES | MULTI-STEMS (inches) | TOTAL DBH INCHES | DLR (feet) | CONDITIONAL ASSESSMENT | | | | | | NOTABLE CHARACTERISTICS | MAINTENANCE RECOMMENDATIONS |
|--------|-------------------|----------------------------|----------------------|------------------|------------|------------------------|-----------|-----------|---------|-----------|-------|--|--|
| | | | | | | RT CR | TRUNK | LIMBS | FOLIAGE | STRUCTURE | VIGOR | | |
| 768 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 5,6,7 | 18 | 12 | Poor-fair | Poor-fair | Poor-fair | Fair | Poor-fair | Fair | Callousing basal trunk cavity, partial stem fail | None at this time |
| 769 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 8,8 | 16 | 13 | Poor-fair | Poor-fair | Fair | Fair | Poor-fair | Fair | Forks 1' above grade w/ weak attachments. | None at this time |
| 770 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 4,4,6 | 14 | 7 | Fair | Fair | Fair | Fair | Fair | Fair | Slightly above average amount of deadwood | None at this time |
| 771 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 3,4,5,6,7 | 27 | 10 | Poor-fair | Poor-fair | Fair | Fair | Poor-fair | Fair | Weak attachments; one-sided to the South | None at this time |
| 772 | Blue Oak | <i>(Quercus douglasii)</i> | 5,6,7,7 | 25 | 12 | Poor-fair | Poor-fair | Poor-fair | Fair | Poor | Fair | Callousing basal trunk wounds, moderate decay | None at this time |
| 773 | Blue Oak | <i>(Quercus douglasii)</i> | 3,5,4,6,6 | 24 | 15 | Poor-fair | Poor-fair | Poor-fair | Fair | Poor-fair | Fair | Fork at grade to 1' above grade. Out of balance | None at this time |
| 774 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 13,14 | 27 | 16 | Poor-fair | Poor-fair | Poor-fair | Poor | Poor | Poor | 85% dead | Recommend removal due to nature and extent of noted defects. |
| 775 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 7,7,12 | 26 | 12 | Poor-fair | Poor-fair | Fair | Fair | Poor-fair | Fair | Minor decay on S side; weak attachments, slight | None at this time |
| 776 | Interior Live Oak | <i>(Quercus wislizeni)</i> | | 11 | 13 | Fair | Fair | Fair | Fair | Fair | Fair | | None at this time |
| 777 | Interior Live Oak | <i>(Quercus wislizeni)</i> | 6,6 | 12 | 17 | Poor-fair | poor | Poor-fair | Fair | Fair | Fair | | None at this time |
| 778 | Interior Live Oak | <i>(Quercus wislizeni)</i> | | 7 | 12 | Fair | Fair | Fair | Fair | Fair | Fair | Slightly above average amount of deadwood | None at this time |

| |
|---|
| TOTAL INVENTORIED TREES = 11 trees (207 aggregate diameter inches) |
| TOTAL RECOMMENDED REMOVALS = 1 tree (27 aggregate diameter inches) |

Core Care: Diamond Springs Village Apartments Black Rice Rd. Improvements Impact Assessment Tree Inventory Supplement-Field Exhibit

Key
 BB=Buck brush
 BO=Blue oak
 CB=Coyote Brush
 ILO= Interior live oak
 MM=Mtn. mahogany
 MZ=Manzanita
 PP=Ponderosa Pine

PP, 16" BO, 4" BO, 3" PP, 7,7" MM
 774 dead BO, 4" ILO, 5,6" BB 770 769 768
 PP, 18" BO, 3" BO, 1" CB ILO 1, 2" 771
 773 772 776 777 778
 Black Rice Ln PP, 12" PP, 20"
 BO, 5" PP, 17"
 BO, 13" BO, 1"
 MZ BO, 1"
 BO, 12" PP, 9" PP, 14"
 ILO, 6,7,7"

Google Earth

Prepared by Acorn Arboricultural Services Inc.

© 2018 Google
 © SPOT IMAGE

May 1, 2018

19-1425 F 23 of 36
 200 ft



ACORN

ARBORICULTURALSERVICES INC.



April 8, 2019

Sergei Oleshko, Director
CoreCare Foundation
8863 Greenback Lane, Suite 324
Orangevale, California 95662

RE: *Review of revised plans and reconciliation of tree impacts -
Diamond Springs Village Apartments Project Site
6035 Service Drive, Diamond Springs, County of El Dorado, California*

Dear Mr. Oleshko:

As you are aware, on April 4, 2019 you provided to me a revised set of plans for the Diamond Springs Village Apartments in Diamond Springs, California along with a request to review the plans and provide comments regarding any changes in tree impacts and ultimately the impact assessment and mitigation plan prepared by Acorn Arboricultural for the project in May 2018.

The plan review included the following changes from the previous plans -

The building setback distance was changed from 15' – 20' to 30'.

Parking deleted in several locations.

Revised street configuration with EVA at the west end of Village Way and Black Rice Road.

Delete the proposed 24' road at the north west corner of the site.

None of the revisions create any new encroachments or impacts to native oak trees. The previous mitigation plan is still applicable with the revised plans.

Should you have any questions or require clarification please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Edwin E. Stirtz".

Edwin E. Stirtz
International Society of Arboriculture Certified Arborist #WE0510A
International Society of Arboriculture Qualified Tree Risk Assessor
Member American Society of Consulting Arborists

Exhibit P

047084

RECORDING REQUESTED BY

PLACER TITLE COMPANY
ACCOMMODATION ONLY

Placer Title Company

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME John P. Casper, Trustee
ADDRESS 1010 Racquet Club Dr., #103
Auburn, CA 95603

-SPACE ABOVE THIS LINE FOR RECORDER'S USE-
THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX \$.00
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Title Order No 204-10994 Escrow No 102-3129 DY

The Undersigned
Signature of Declarant or Agent determining tax. Firm Name

EASEMENT DEED

Grant Deed

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GERALD W. BURNETTE, a married man

hereby GRANT(s) to

JOHN P. CASPER, Trustee of the JOHN P. CASPER TRUST

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

(SEE DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A")
Assessor's Parcel No:

Dated September 15, 1997

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

Gerald W. Burnette
GERALD W. BURNETTE

On SEPTEMBER 16, 1997 before me,
NOREEN M. WRIGHT personally appeared

GERALD W. BURNETTE

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.

Noreen M. Wright



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NOT PARTY SHOWN, MAIL TO:

GRANTOR AT ADDRESS ABOVE

Exhibit "A"

A non-exclusive Right of Way for Road and Public Utilities over lots A and B as shown on that certain subdivision map entitled "Courtside Manor Townhouses-Unit No. 1A filed for record on August 27, 1997 in the office of the El Dorado County Recorder in Book H of subdivisions, at Page 136.

The above Right of Way shall be for the benefit of, and appurtenant to Parcel C as shown on that certain Parcel Map filed May 1, 1979 in Book 23 of Parcel Maps, at Page 131, El Dorado County Records.

END DOCUMENT

4997 248

23-131

23-131

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO THAT OF P.M. 17-23.

PARCEL MAP

A PORTION OF THE S. 1/2 OF SECTION 19 AND THE N. 1/2 OF SECTION 30 TION, RICE, MDM BEING PARCEL 1 OF P.M. 17-23

COUNTY OF ELDORADO STATE OF CALIFORNIA
DECEMBER, 1978 SCALE: 1" = 100'
J. FRED LAMBERT L.S. 4264

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF D. EDWARD GARCIA ON AUG. 4, 1978. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

J. Fred Lambert
J. FRED LAMBERT
L.S. 4264



NOTE:
PARCELS A THRU D ARE A DIVISION OF PARCEL 1, P.M. 17-23

COUNTY SURVEYOR'S CERTIFICATE:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATED May 6, 1979

Fred G. DeBerry
FRED G. DEBERRY L.S. 2403
COUNTY SURVEYOR
COUNTY OF ELDORADO



COUNTY RECORDER'S CERTIFICATE:

FILED THIS 1st DAY OF May, 1979, AT 11:52 A.M. IN BOOK 23 OF PARCEL MAPS, AT PAGE 131 AT THE REQUEST OF D. EDWARD GARCIA.

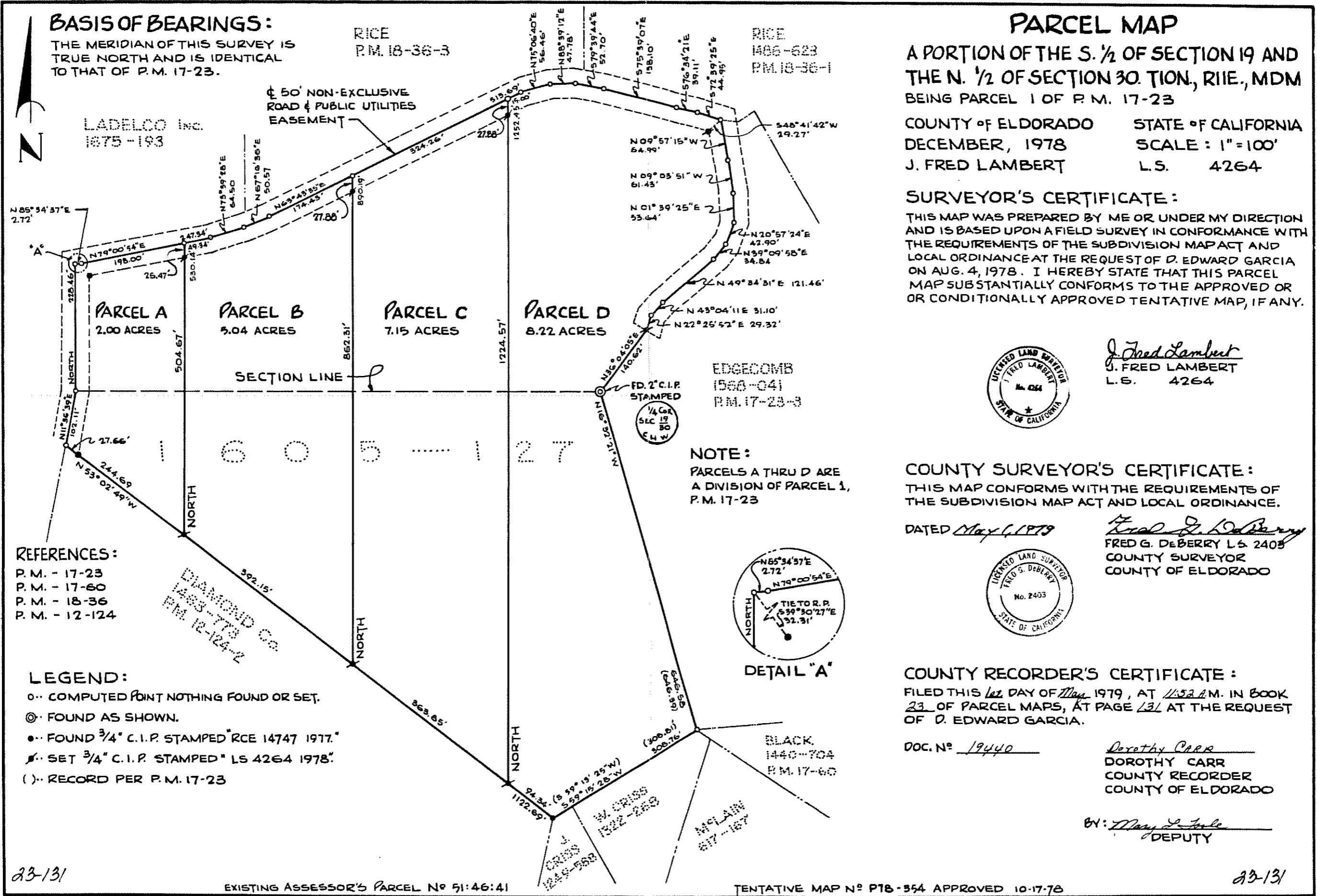
DOC. NO. 19440

Dorothy Carr
DOROTHY CARR
COUNTY RECORDER
COUNTY OF ELDORADO

BY: *Mary S. Tule*
DEPUTY

23-131

23-131



REFERENCES:
P.M. - 17-23
P.M. - 17-60
P.M. - 18-36
P.M. - 12-124

DIAMOND CO.
1483-173
P.M. 12-124-2

LEGEND:
o... COMPUTED POINT NOTHING FOUND OR SET.
⊙... FOUND AS SHOWN.
●... FOUND 3/4" C.I.P. STAMPED "RCE 14747 1977."
⊙... SET 3/4" C.I.P. STAMPED "LS 4264 1978."
()... RECORD PER P.M. 17-23

EXISTING ASSESSOR'S PARCEL NO 51:46:41

TENTATIVE MAP NO P18-354 APPROVED 10-17-78

23-131

19-EE

19-EE

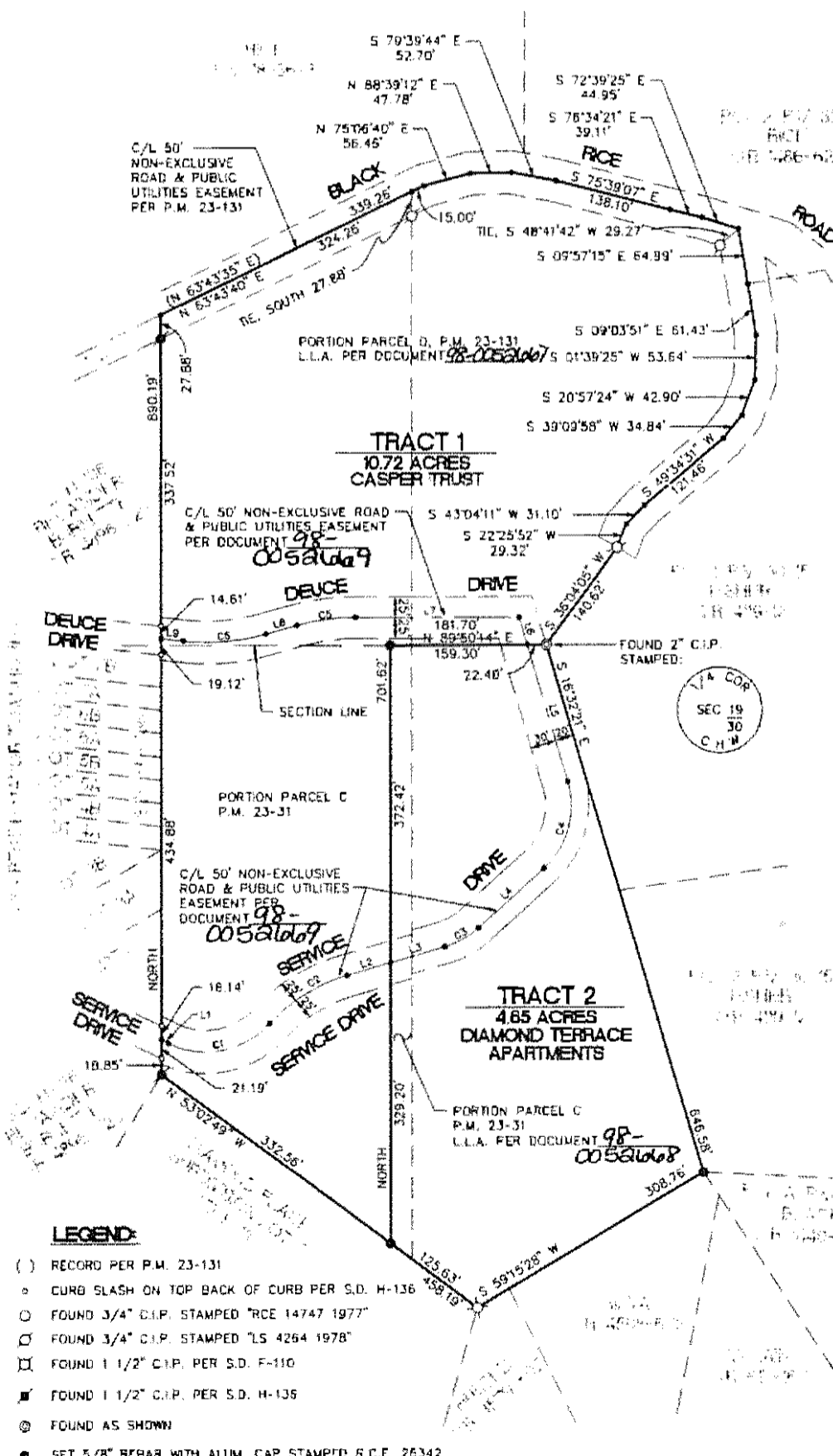
RECORD OF SURVEY

A PORTION OF THE SOUTH 1/2 OF SECTION 19 AND
 THE NORTH 1/2 OF SECTION 30 T.10 N., R.11 E., M.D.M.
 BEING PARCELS C AND D OF P.M. 23-131
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 AUGUST 1998 SCALE: 1"=100'
 PATTERSON DEVELOPMENT



| EASEMENT CENTERLINE DATA | | |
|--------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 9.05 | S63°55'11"E |
| L2 | 52.73 | N72°27'39"E |
| L3 | 85.57 | N72°27'39"E |
| L4 | 103.86 | N47°22'22"E |
| L5 | 168.43 | N16°32'21"W |
| L6 | 33.84 | N16°32'21"W |
| L7 | 189.93 | N90°00'00"W |
| L8 | 37.50 | S71°15'42"W |
| L9 | 25.64 | N81°00'00"W |

| EASEMENT CL CURVE TABLE | | | | | | |
|-------------------------|-----------|--------|----------------|--------|-----------------|-------------|
| CURVE | DELTA | RADIUS | TANGENT LENGTH | CHORD | CHORD DIRECTION | |
| C1 | 72°25'51" | 101.92 | 73.88 | 127.71 | 119.37 | N72°12'13"E |
| C2 | 30°39'50" | 200.00 | 54.83 | 107.04 | 108.76 | S58°07'44"W |
| C3 | 28°05'12" | 100.00 | 23.17 | 45.53 | 49.14 | S60°20'03"W |
| C4 | 63°24'48" | 100.00 | 62.38 | 111.58 | 105.85 | S14°25'03"W |
| C5 | 15°44'18" | 250.00 | 34.55 | 68.67 | 68.46 | S82°07'51"W |
| C6 | 22°14'18" | 250.00 | 49.13 | 97.03 | 96.42 | N82°07'51"E |



REFERENCES:
 P.M. 23-131
 S.D. H-136
 S.D. F-110

BASIS OF BEARINGS:
 THE MERIDIAN OF THIS SURVEY IS BASED ON FOUND MONUMENTS AS SHOWN AND IS IDENTICAL TO THAT OF P.M. 23-131 WHICH IS TRUE NORTH.

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF DIAMOND TERRACE APARTMENTS ON MARCH 9, 1998



Lawrence A. Patterson
 LAWRENCE A. PATTERSON
 R.C.E. 26342
 2-31-02
 LICENSE EXPIRATION DATE

COUNTY SURVEYOR'S STATEMENT:
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT.
 THIS 11th DAY OF September 1998



Daniel S. Russell
 DANIEL S. RUSSELL L.S. 5017
 COUNTY SURVEYOR
 COUNTY OF EL DORADO
 12-31-01
 LICENSE EXPIRATION DATE

RECORDER'S STATEMENT:
 FILED THIS 11th DAY OF Sept, 1998
 AT 15:00P. IN BOOK 23 OF RECORD OF SURVEYS AT PAGE 64 AT THE REQUEST OF DIAMOND TERRACE APARTMENTS.
 DOCUMENT NO. 98-00521666

William E. Schultz
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO
 BY *Andy Carver*
 DEPUTY

- LEGEND:**
- () RECORD PER P.M. 23-131
 - CURB SLASH ON TOP BACK OF CURB PER S.D. H-136
 - FOUND 3/4" C.I.P. STAMPED "RCE 14747 1977"
 - FOUND 3/4" C.I.P. STAMPED "LS 4264 1978"
 - FOUND 1 1/2" C.I.P. PER S.D. F-110
 - FOUND 1 1/2" C.I.P. PER S.D. H-136
 - ⊙ FOUND AS SHOWN
 - SET 5/8" REBAR WITH ALUM. CAP STAMPED R.C.E. 26342
 - COMPUTATION POINT NOTHING FOUND NOTHING SET

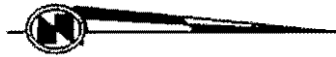
EXISTING ASSESSOR'S PARCEL NUMBERS 051-461-33 & 34

23-64

H-1368

H-1368

COURTSIDE MANOR TOWNHOUSES - UNIT NO. 1A
 A PORTION OF THE SOUTH 1/2 OF SEC. 19 AND THE NORTH 1/2 OF SEC. 30 T. 10 N., R. 11 E., M.D.M
 BEING PARCEL B OF P.M. 23-131, AND LOT 6 OF S.D. F-110
 COUNTY OF EL DORADO STATE OF CALIFORNIA
 JUNE 1997 SCALE 1" = 50'
 PATTERSON DEVELOPMENT
 SHEET 3 OF 3



LEGEND

- COMPUTATION POINT, NOTHING FOUND OR SET
- FOUND 3/4" CAPPED IRON PIPE STAMPED L.S.4264, SET 1-1/2" CAPPED IRON PIPE STAMPED R.C.E. 26342 OVER THE TOP
- ⊗ FOUND 3/4" CAPPED IRON PIPE STAMPED L.S.4264 MONUMENTATION AS SHOWN
- SET 3/4" CAPPED IRON PIPE STAMPED R.C.E. 26342
- ⊠ SET CURB SLASH AT TOP BACK OF CURB ON EXTENSION OF PROPERTY LINE
- P.U.E. PUBLIC UTILITIES EASEMENT

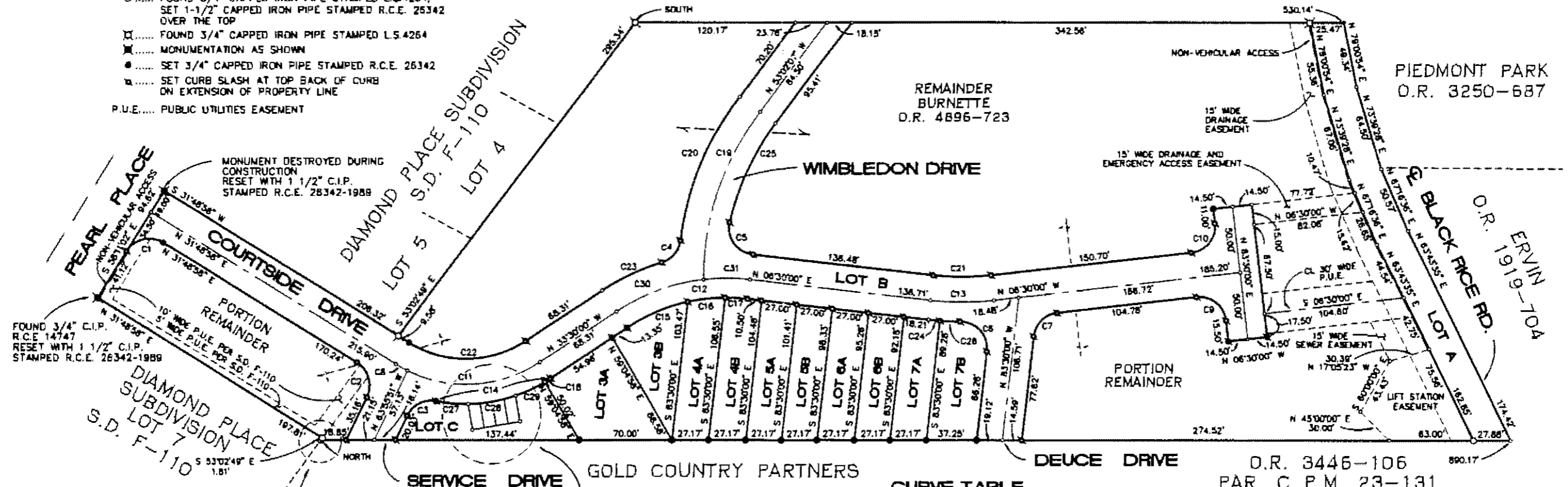
REFERENCES

P.M. 23-131
 S.D. F-110

BURNETTE
 O.R. 4896-723
 PAR. A P.M. 23-131

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 23-131 AND IS BASED UPON FOUND MONUMENTS AS SHOWN AND IS TRUE NORTH.

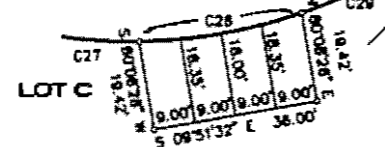


FOUND 3/4" C.I.P.
 R.C.E. 14747
 RESET WITH 1 1/2" C.I.P.
 STAMPED R.C.E. 26342-1989

MONUMENT DESTROYED DURING CONSTRUCTION
 RESET WITH 1 1/2" C.I.P.
 STAMPED R.C.E. 26342-1989

S 53°02'40" E
 1.81'
 NORTH

DETAIL
 NOT TO SCALE



OFF-STREET PARKING EASEMENT DETAIL
 NOT TO SCALE

CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|---------------|-----------|
| C10 | 20.00 | 31.42 | 28.28 | N 13°11'02" W | 90°00'00" |
| C11 | 114.00 | 114.00 | 107.82 | N 00°50'31" W | 65°18'58" |
| C12 | 150.00 | 110.74 | 102.81 | S 13°30'00" E | 40°00'00" |
| C13 | 208.00 | 47.18 | 47.09 | N 00°00'00" E | 13°00'00" |
| C14 | 114.00 | 69.34 | 67.59 | S 11°08'52" E | 44°42'16" |
| C15 | 135.50 | 50.31 | 50.02 | N 22°51'48" W | 21°18'28" |
| C16 | 135.50 | 27.74 | 27.69 | S 08°21'36" E | 11°43'52" |
| C17 | 135.50 | 18.54 | 18.45 | S 03°00'10" W | 08°59'40" |
| C18 | 114.00 | 5.75 | 5.75 | N 32°12'40" W | 02°34'40" |
| C19 | 208.00 | 135.58 | 133.18 | N 71°42'23" W | 37°20'51" |
| C20 | 227.00 | 118.15 | 118.82 | S 87°56'48" E | 29°49'22" |
| C21 | 188.00 | 42.88 | 42.79 | S 00°00'00" W | 13°00'00" |
| C22 | 81.00 | 82.34 | 87.42 | N 00°50'31" W | 65°18'58" |
| C23 | 188.00 | 48.85 | 48.67 | S 25°03'00" E | 16°54'00" |
| C24 | 222.50 | 8.79 | 8.79 | S 05°22'05" W | 02°15'51" |
| C25 | 193.50 | 82.88 | 82.23 | N 85°18'12" W | 24°32'09" |
| C26 | 222.50 | 14.92 | 14.92 | N 02°18'53" E | 03°50'32" |
| C27 | 114.00 | 24.02 | 23.97 | N 05°11'43" E | 12°01'07" |
| C28 | 114.00 | 36.15 | 36.00 | S 09°21'32" E | 18°05'22" |
| C29 | 114.00 | 24.02 | 23.97 | S 24°34'47" E | 12°01'07" |
| C30 | 150.00 | 70.78 | 70.11 | N 19°58'09" W | 27°01'42" |
| C31 | 150.00 | 33.08 | 33.88 | S 00°00'51" W | 12°58'18" |

O.R. 3446-106
 PAR. C P.M. 23-131

LOT AREA TABLE

| LOT NO. | AREA |
|---------|----------------|
| 3A | 4,158.6 SQ.FT. |
| 3B | 2,921.8 SQ.FT. |
| 4A | 2,848.4 SQ.FT. |
| 4B | 2,857.1 SQ.FT. |
| 5A | 2,778.8 SQ.FT. |
| 5B | 2,898.5 SQ.FT. |
| 6A | 2,613.5 SQ.FT. |
| 6B | 2,830.4 SQ.FT. |
| 7A | 2,447.8 SQ.FT. |
| 7B | 3,173.3 SQ.FT. |

EXISTING ASSESSOR'S PARCEL NUMBER 051-481-35 AND 051-541-06

H-1368

H-1368

H-136

H-136

COURTSIDE MANOR TOWNHOUSES - UNIT NO. 1A
A PORTION OF THE SOUTH 1/2 OF SEC. 19 AND THE NORTH 1/2 OF SEC. 30 T. 10 N., R. 11 E., M.D.M
BEING PARCEL B OF P.M. 23-131, AND LOT 6 OF S.D. F-110
COUNTY OF EL DORADO STATE OF CALIFORNIA

JUNE 1997
PATTERSON DEVELOPMENT
 SHEET 1 OF 3

COUNTY ENGINEER'S STATEMENT:

I, WARREN R. PEPPER, HEREBY STATE THAT THE PERMITTED CONSTRUCTION AS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS HAS BEEN STARTED AND THAT THE SUBDIVIDER HAS EXERCISED THE NECESSARY DILIGENCE AND HAS PROVIDED SUFFICIENT TO SECURE THE COMPLETION OF THE PERMITTED IMPROVEMENTS FOR THIS SUBDIVISION.

Warren R. Pepper 6-27-97
 WARREN R. PEPPER P.E. 27357
 COUNTY ENGINEER
 DEPARTMENT OF TRANSPORTATION
 COUNTY OF EL DORADO, CALIFORNIA


NOTE:

REFER TO BOOK 4981 PAGE 729 FOR NOTICE OF RESTRICTION.

ENGINEER'S STATEMENT:

I, LAWRENCE A. PATTERSON, HEREBY STATE THAT THE SURVEY AND FINAL MAP OF THIS SUBDIVISION WERE MADE UNDER MY DIRECTION IN APRIL 1989 AND ARE TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Lawrence A. Patterson
 LAWRENCE A. PATTERSON
 R.C.E. 26342



COUNTY SURVEYOR'S STATEMENT:

I, DANIEL S. RUSSELL, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP; THAT IT IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 28, 1986, AND APPROVED ALTERATIONS THEREOF BY THE BOARD OF SUPERVISORS; THAT IT IS TECHNICALLY CORRECT AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

Daniel S. Russell
 DANIEL S. RUSSELL L.S. 5017
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA
 DATE July 25, 1997
12-31-97
 LICENSE EXPIRATION DATE



OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP AND HEREBY OFFERS LOTS A, B, AND C INCLUDING THE UNDERLYING FEE THERE TO THE COUNTY OF EL DORADO FOR ANY AND ALL PUBLIC PURPOSES, SUBJECT TO THE ABOVE OFFER LOTS A,B, AND C ARE FURTHER OFFERED TO THE COURTSIDE MANOR TOWNHOUSES ASSOCIATION INCLUDING THE UNDERLYING FEE THERE TO AS ESTABLISHED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE UNDERSIGNED OWNER FURTHER HEREBY OFFERS TO THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES THE RIGHT OF ACCESS OVER AND ACROSS LOTS A,B, AND C SHOWN HEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING, OR REPLACING ON-SITE FACILITIES.

Gerald W. Burnette
 GERALD W. BURNETTE

PLANNING DIRECTOR'S STATEMENT:

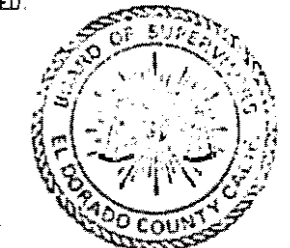
I, CONRAD B. MONTGOMERY, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON OCTOBER 28, 1986, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

DATE 7/25/97
Conrad B. Montgomery
 CONRAD B. MONTGOMERY
 PLANNING DIRECTOR
 COUNTY OF EL DORADO, CALIFORNIA

BOARD CLERK'S STATEMENT:

I, DIXIE L. FOOTE, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER, ON July 22, 1997, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, THE EASEMENTS SHOWN HEREON, LOTS A,B,C AND THE DRAINAGE EASEMENTS ARE HEREBY REJECTED.

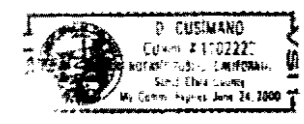
DATE July 24, 1997
Dixie L. Foote
 DIXIE L. FOOTE
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF EL DORADO, CALIFORNIA
 BY *Margaret E. Moody, Deputy Clerk*



STATE OF CALIFORNIA } S.S.
 COUNTY OF EL DORADO }
Sacramento
 ON 6-12, 1993, BEFORE ME D. Cusimano
 A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY
 APPEARED Gerald W. Burnette

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 SAME.

WITNESS MY HAND AND OFFICIAL SEAL
 SIGNATURE: *D. Cusimano*



COUNTY TAX COLLECTOR'S STATEMENT:

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE 6/13/97
C.L. Raffety
 C.L. RAFFETY
 TAX COLLECTOR
 COUNTY OF EL DORADO, CALIFORNIA
 BY *C. H. Owens*
 DEPUTY

COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ, HEREBY CERTIFY THAT Chicago Title TITLE CERTIFICATE NUMBER 1005426 WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED FOR RECORD AND FILED IN BOOK H, PAGE 136, DOCUMENT NO. 92788 ON Aug 27, 1997, AT 1 MINUTES PAST 2 O'CLOCK P. M.

William E. Schultz
 WILLIAM E. SCHULTZ
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO, CALIFORNIA
 BY *Cindy A. Carter*
 DEPUTY

H-136

H-136

H-136A

H-136A

COURTSIDE MANOR TOWNHOUSES - UNIT NO. 1A
A PORTION OF THE SOUTH 1/2 OF SEC. 19 AND THE NORTH 1/2 OF SEC. 30 T. 10 N., R. 11 E., M.D.M
BEING PARCEL B OF P.M. 23-131, AND LOT 6 OF S.D. F-110
COUNTY OF EL DORADO STATE OF CALIFORNIA
JUNE 1997
PATTERSON DEVELOPMENT
SHEET 2 OF 3

TRUSTEE'S STATEMENT:

CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION,
TRUSTEE UNDER THOSE DEEDS OF TRUST RECORDED AS FOLLOWS:

SEPTEMBER 20, 1991 IN BOOK 3632 AT PAGE 537
SEPTEMBER 20, 1991 IN BOOK 3632 AT PAGE 541
SEPTEMBER 20, 1991 IN BOOK 3632 AT PAGE 547

RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND
FILING OF THIS MAP.

Richard D. Niemiec
By: Richard D. Niemiec Assistant Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF EL DORADO }

ON June 19, 1997, BEFORE ME D. LeSieur-Heintz
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY

APPEARED Richard D. Niemiec

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
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
THE PERSON(S)ACTED, EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE D. LeSieur-Heintz

TRUSTEE'S STATEMENT:

WOODBRIIDGE MORTGAGE AND INVESTMENTS,
TRUSTEE UNDER THOSE DEEDS OF TRUST RECORDED AS FOLLOWS:

JULY 27, 1995 IN BOOK 4510 AT PAGE 242
JULY 27, 1995 IN BOOK 4510 AT PAGE 247
JULY 27, 1995 IN BOOK 4510 AT PAGE 236

RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND
FILING OF THIS MAP.

Neil White
By: Neil White (OWNER)

STATE OF CALIFORNIA } S.S.
COUNTY OF EL DORADO }

ON 6-12, 1997, BEFORE ME D. Cusimano
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY

APPEARED Neil White

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
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
THE PERSON(S)ACTED, EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE D. Cusimano



TRUSTEE'S STATEMENT:

CAPITAL FORECLOSURE SERVICES, A CALIFORNIA CORPORATION,
TRUSTEE UNDER THAT DEED OF TRUST RECORDED AS FOLLOWS:

SEPTEMBER 20, 1991 IN BOOK 3632 AT PAGE 547

RECORDS OF EL DORADO COUNTY, HEREBY CONSENT TO THE PREPARATION AND
FILING OF THIS MAP.

Hanno T. Powell
By: Hanno T. Powell President

STATE OF CALIFORNIA } S.S.
COUNTY OF EL DORADO }

ON 6-12, 1997, BEFORE ME D. Cusimano
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY

APPEARED Hanno T. Powell

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
THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
THE PERSON(S)ACTED, EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE D. Cusimano



H-136A

H-136A

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

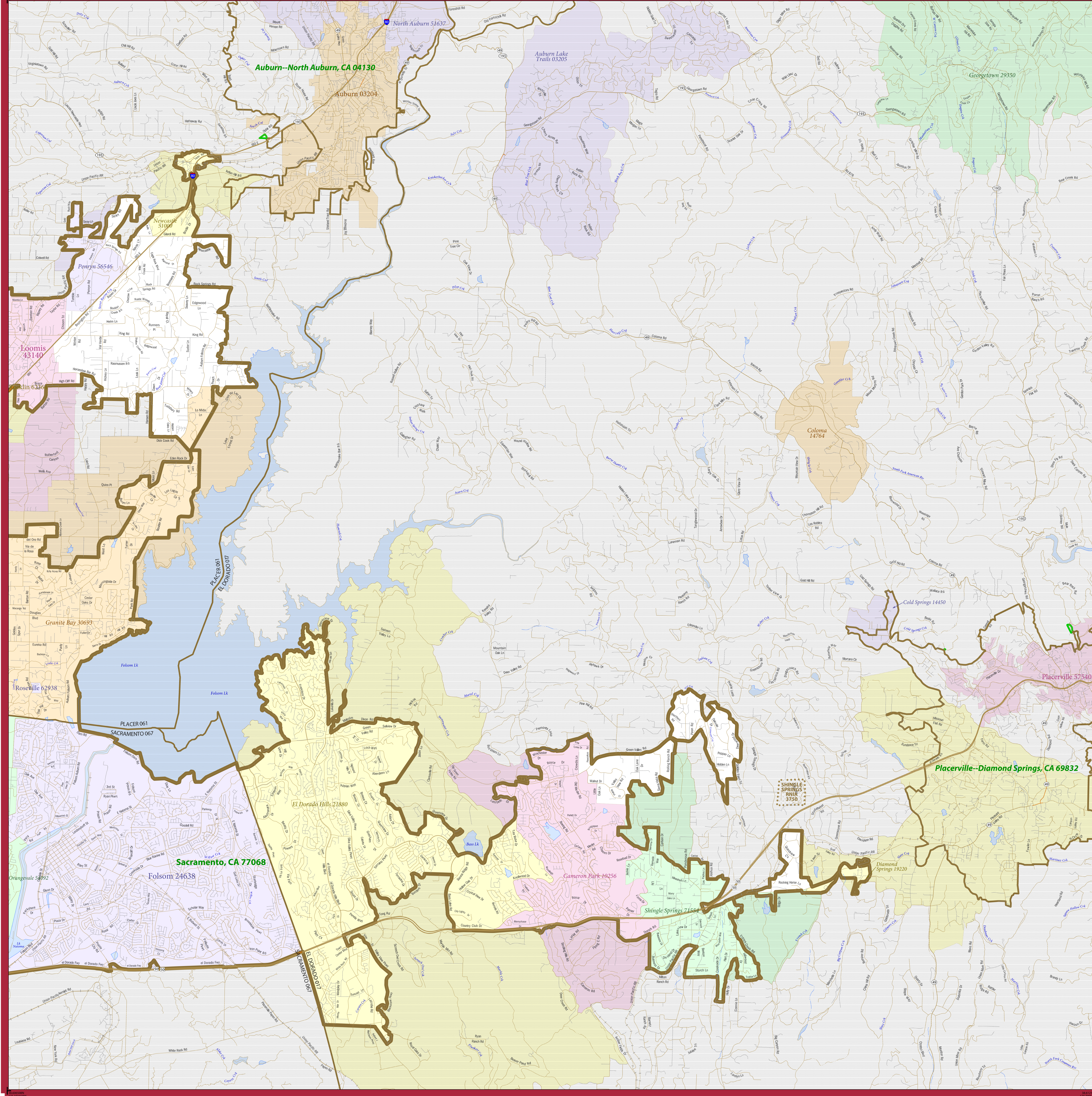
When Proposed Developments Include \geq 50% Affordability

When jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to SB 35 (Chapter 366, Statutes of 2017) streamlining for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

The following list includes the 187 jurisdictions that are not subject to SB 35 streamlining for proposed developments with \geq 10% affordability, but are subject to SB 35 streamlining for proposed developments with \geq 50% affordability.

| JURISDICTION | | JURISDICTION | | JURISDICTION | |
|--------------|---------------------|--------------|------------------|--------------|----------------|
| 1 | AGOURA HILLS | 36 | CORONADO | 71 | HERCULES |
| 2 | ALAMEDA | 37 | CORTE MADERA | 72 | HESPERIA |
| 3 | ALBANY | 38 | COSTA MESA | 73 | HOLLISTER |
| 4 | ALPINE COUNTY | 39 | COTATI | 74 | HUGHSON |
| 5 | ANAHEIM | 40 | CUPERTINO | 75 | IMPERIAL BEACH |
| 6 | ANTIOCH | 41 | CYPRESS | 76 | INDIO |
| 7 | ARTESIA | 42 | DALY CITY | 77 | IRVINE |
| 8 | AUBURN | 43 | DANA POINT | 78 | KING CITY |
| 9 | BALDWIN PARK | 44 | DANVILLE | 79 | LA MESA |
| 10 | BELL | 45 | DAVIS | 80 | LAFAYETTE |
| 11 | BELL GARDENS | 46 | DEL MAR | 81 | LAGUNA BEACH |
| 12 | BELLFLOWER | 47 | DIAMOND BAR | 82 | LAGUNA HILLS |
| 13 | BELMONT | 48 | DIXON | 83 | LAGUNA WOODS |
| 14 | BERKELEY | 49 | DUBLIN | 84 | LAKE ELSINORE |
| 15 | BREA | 50 | EASTVALE | 85 | LAKE FOREST |
| 16 | BRENTWOOD | 51 | EL CERRITO | 86 | LAKESWOOD |
| 17 | BRISBANE | 52 | EL DORADO COUNTY | 87 | LARKSPUR |
| 18 | BUELLTON | 53 | ELK GROVE | 88 | LINCOLN |
| 19 | BURLINGAME | 54 | EMERYVILLE | 89 | LIVERMORE |
| 20 | CALABASAS | 55 | ENCINITAS | 90 | LOMITA |
| 21 | CAMARILLO | 56 | FAIRFAX | 91 | LOS ANGELES |
| 22 | CAMPBELL | 57 | FAIRFIELD | 92 | LOS GATOS |
| 23 | CAPITOLA | 58 | FOLSOM | 93 | MADERA COUNTY |
| 24 | CARLSBAD | 59 | FONTANA | 94 | MALIBU |
| 25 | CERRITOS | 60 | FREMONT | 95 | MAMMOTH LAKES |
| 26 | CHICO | 61 | FRESNO | 96 | MARIN COUNTY |
| 27 | CHINO | 62 | FULLERTON | 97 | MENLO PARK |
| 28 | CHINO HILLS | 63 | GALT | 98 | MILPITAS |
| 29 | CHULA VISTA | 64 | GARDENA | 99 | MISSION VIEJO |
| 30 | CLAREMONT | 65 | GILROY | 100 | MONO COUNTY |
| 31 | CLOVIS | 66 | GLENDALE | 101 | MONROVIA |
| 32 | COACHELLA | 67 | GLENDORA | 102 | MONTE SERENO |
| 33 | COALINGA | 68 | GOLETA | 103 | MOORPARK |
| 34 | CONTRA COSTA COUNTY | 69 | GROVER BEACH | 104 | MORAGA |
| 35 | CORONA | 70 | HAWTHORNE | 105 | MORGAN HILL |

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Sacramento, CA



LEGEND

| SYMBOL DESCRIPTION | SYMBOL | LABEL STYLE |
|---|---------|-----------------------|
| International | --- --- | CANADA |
| Federal American Indian Reservation | | L'ANSE RES 1880 |
| Off-Reservation Trust Land | | T1880 |
| Urbanized Area | █ | Dover, DE 24580 |
| Urban Cluster | █ | Toolee, VT 88057 |
| State (or statistically equivalent entity) | --- | NEW YORK 36 |
| County (or statistically equivalent entity) | --- | ERIE 029 |
| Minor Civil Division (MCD) ^{1,2} | --- | Bristol town 07485 |
| Consolidated City | | MILFORD 47500 |
| Incorporated Place ^{1,3} | | Davis 18100 |
| Census Designated Place (CDP) ² | | Incline Village 35100 |

| DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL |
|---------------------|--------|----------------------|-----------------|
| Interstate | — — | Water Body | ■ Pleasant Lake |
| U.S. Highway | — — | Military | ■ Fort Belvoir |
| State Highway | — — | Outside Subject Area | ■ |
| Other Road | — — | | |
| Railroad | — — | | |
| Perennial Stream | — — | | |
| Intermittent Stream | — — | | |

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

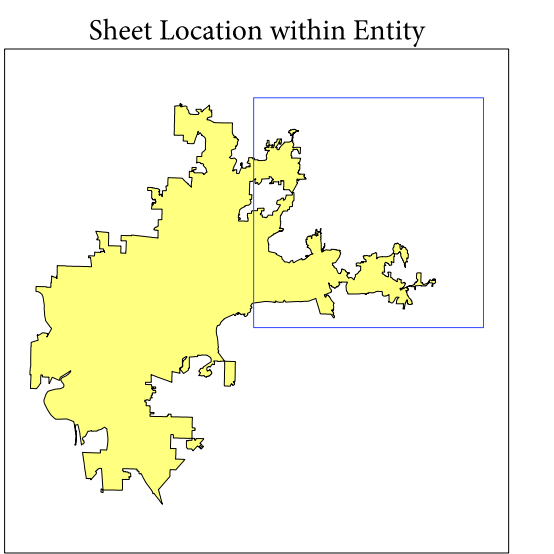
1 A ** following an MCD name denotes a false MCD. A *** following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
 06017 El Dorado
 06061 Placer
 06067 Sacramento

Exhibit R

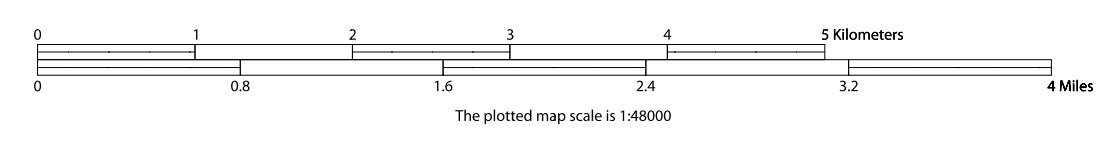


All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
 Data Source: U.S. Census Bureau's MA/TIGER database (TAB10)
 Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
 Datum: NAD 83
 Spheroid: GRS 80
 1st Standard Parallel: 34 06 27
 2nd Standard Parallel: 40 25 20
 Central Meridian: -119 18 20
 Latitude of Projection's Origin: 32 31 43
 False Easting: 0
 False Northing: 0

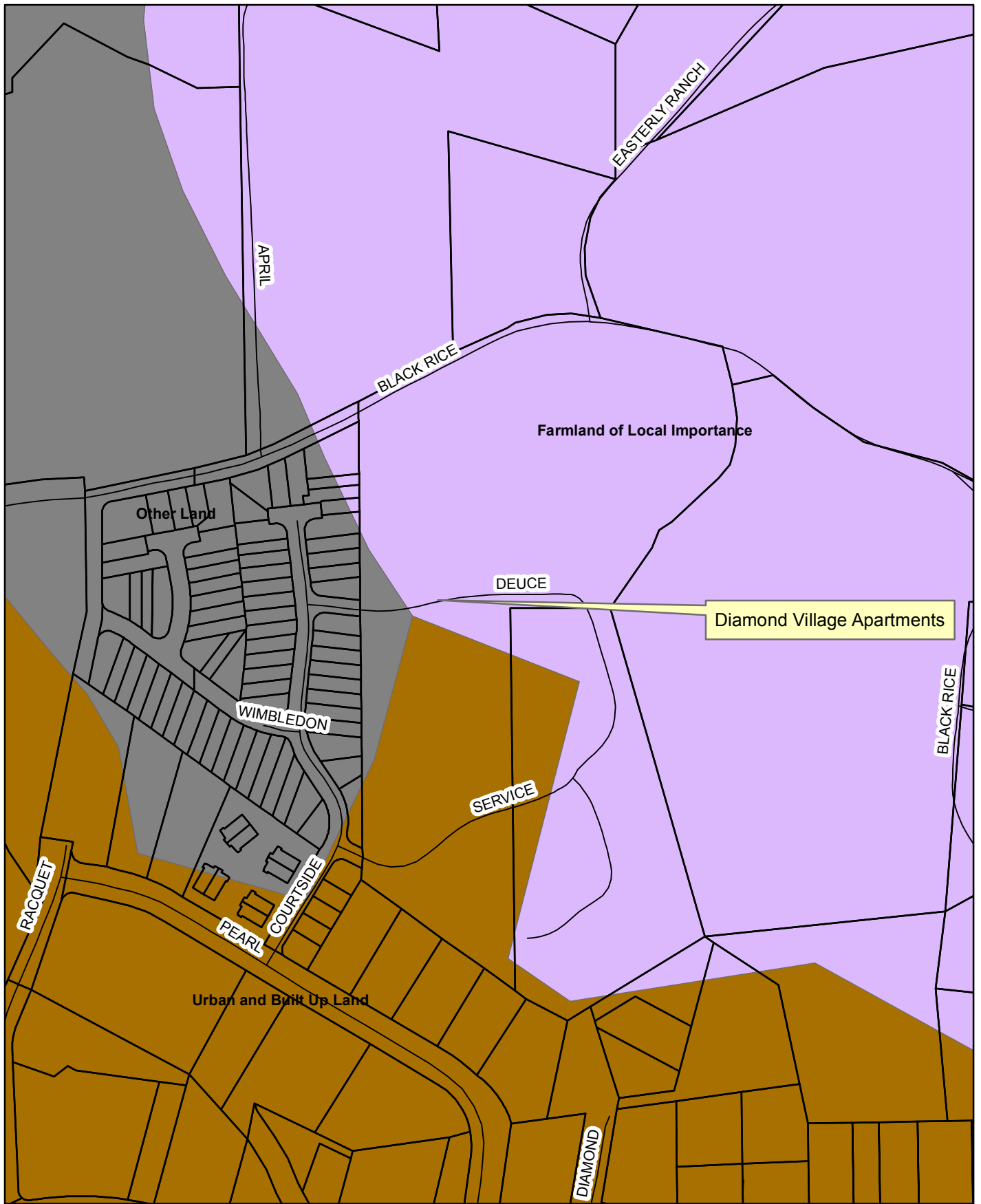


Key to Sheets

| | |
|---|---|
| 1 | 2 |
| 3 | |

PARENT SHEET 2
 Total Sheets: 4
 Index Sheets: 1
 Parent Sheets: 3

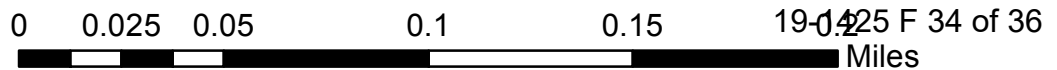
UA NAME: Sacramento, CA
 06017 El Dorado
 UA CODE: 77068
 ENTITY TYPE: Urbanized Area (UA)
 ST: California (06)

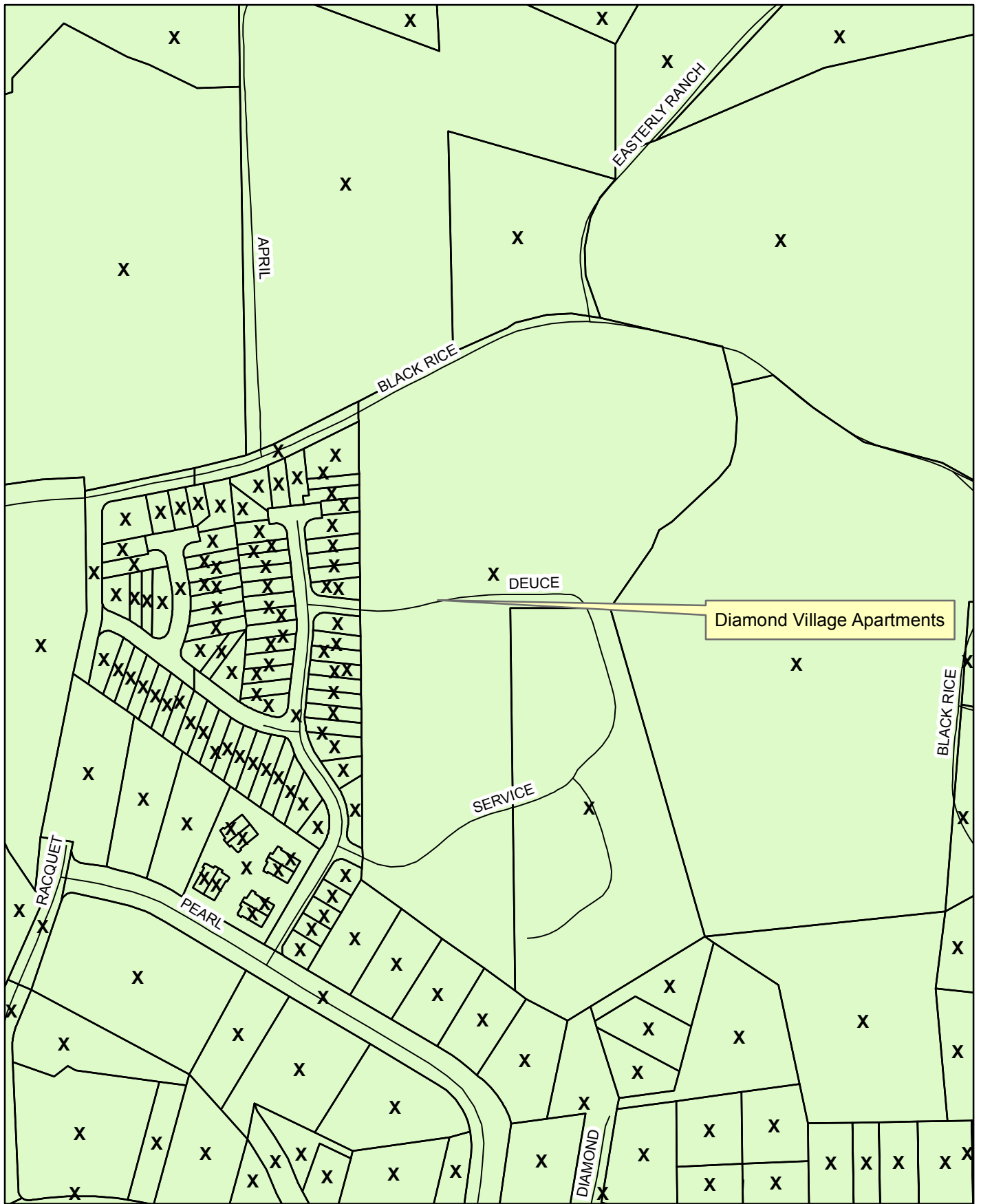


PD19-0003/Diamond Village Apartments
 Farmland Map
 Exhibit S



- Farmland of Local Importance
- Other Land
- Urban and Built Up Land

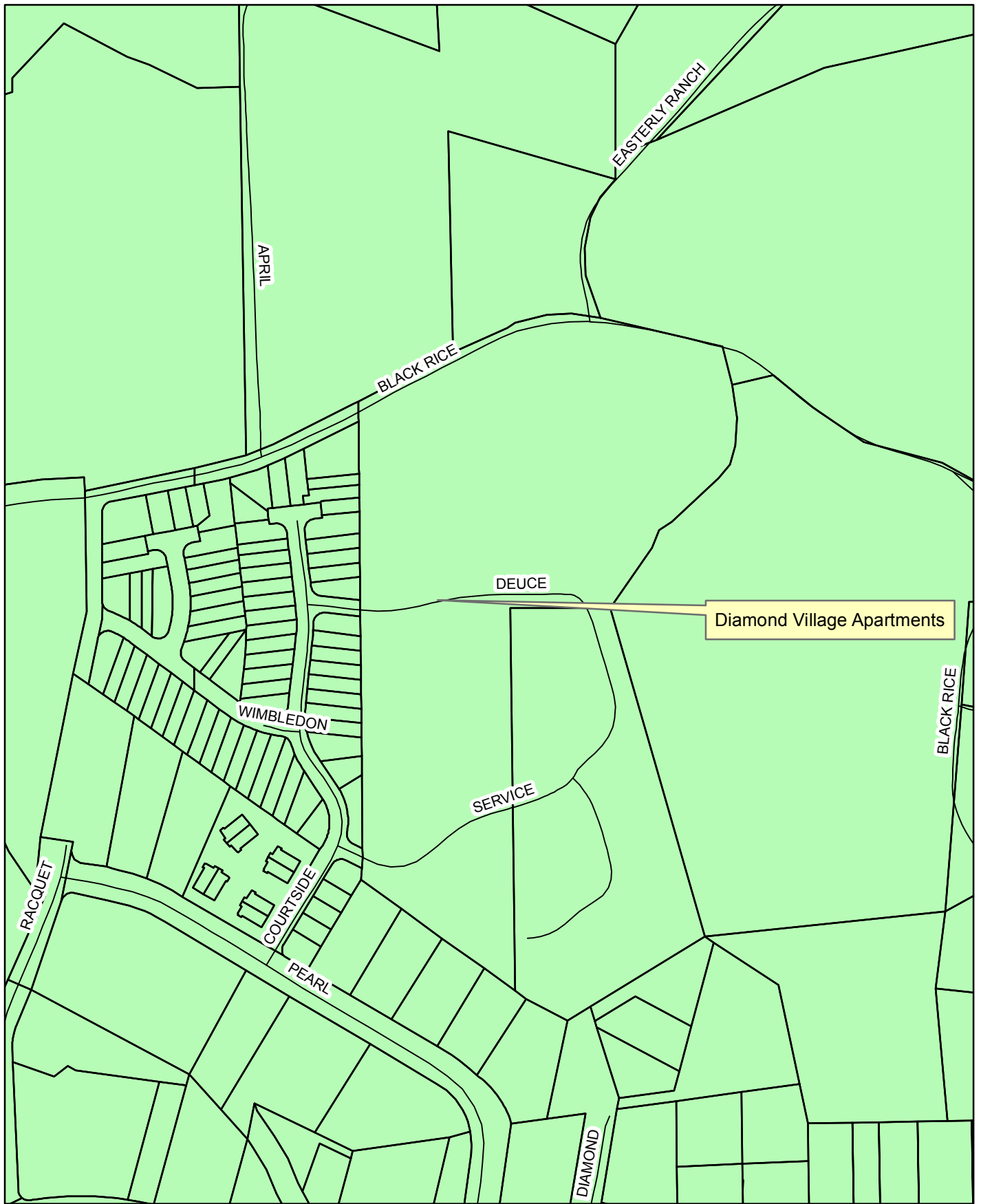




PD19-0003/Diamond Village Apartments
 Flood Zone Map
 Exhibit T

0 0.025 0.05 0.1 0.15 19-1425 F 35 of 36
 Miles





PD19-0003/Diamond Village Apartments
 Fire Hazard Map
 Exhibit U



Moderate

