

COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE# TMZ5-000)

ASSESSOR'S PARCEL NUMBER(s) 331-020-057			
PROJECT NAME/REQUEST: (Describe proposed use)	he El Dorado 'Y' TPM.	The project proposes t	he division
9.772 acre partially developed parcel into four parcels			
IF SUBDIVISION/PARCEL MAP: Create 4 lots, range if ZONE CHANGE: From to IF GENERAL IF TIME EXTENSION, REVISION, or CORRECTION: Orice APPLICANT/AGENT Willard Overholtzer	ERAL PLAN AMENDMEN	NT: Fromto	EL DORAD
Mailing Address 2555 Montgomery Place,	El Dorado Hills, CA 957	62	- B
P.O. Box or Street Phone 916-939-3686	City	State	COUNTY SEPARTMENT SEPARTMENT
PROPERTY OWNER Overholtzer, Willard E. Surv TR 8	k Rev TR of 12/19/90	-	3
Mailing Address 2555 Montgomery Place, El D	orado Hills, CA 95762		
P.O. Box or Street Phone 916-939-3686	City	State	ZIP
LIST ADDITIONAL PROPERTY OWNER	ERS ON SEPARATE SH	EET IF APPLICABLE	
ENGINEER/ARCHITECT_Lebeck Engineering, Inc.			
The state of the s	Cameron Park,	CA	95682
P.O. Box or Street Phone 630-677-4080	City FAX	State	ZIP
OCATION: The property is located on the North 900 feet _feet/miles East		Pleasant Valley Road Street or Road Motherlode Drive	d
N/E/W/S	of the intersection with	Major Street or Road	
in the Kingsville	area. PROF	PERTY SIZE 9.772 Acres	3
willed Owlette	· A	Acreage/S	quare Feet
Signature of property owner or authorized agent		Date	
Coning 74 GPD 4 Supervisor	258528Rec'd by		
ACTION BY: PLANNING COMMISSION ZONING ADMINISTRATOR	ACTION BY BO	ARD OF SUPERVISORS	
pproved Denied	Approved	Denied	
(Findings and/or conditions attached)	APPEAL:	Findings and/or conditions atta	iched)
Executive Secretary	Approved	Denied	

TM25-0001

Revised 11/2017



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

TENTATIVE PARCEL MAP

REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (

column on the left to be sure you have all the required information. All plans and maps MUST be folded to 8½" x 11".

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

1. Application Form and Agreement for Payment of Processing Fees, completed and signed. NA 🗍 2. Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. X 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax X 4. A copy of official Assessor's map, showing the property outlined in red. 5. An 8 1/2" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. X 6. Environmental Questionnaire form, completed and signed. 7. Provide name, mailing address and phone number of all property owners and their X 8. If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. NA 9. If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

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FAMILIE DORNOR COUNTY

TO NO 1

TM25-0001

FORMS AND MAPS REQUIRED

Check (√) Applicant County

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

FORMS AND MAPS REQUIRED

Chec Applica	ck (√) int Co	unty	
X		15.	A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.
NA 🗌		16.	A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
NA 🗌		17.	An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.
NA 🗌		18.	Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
NA 🔲		19.	An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
NA 🗍		20.	A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 1/2" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.
X			a) Four (4) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
X			 b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
NA 🔲			c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

The foll Trees, (i.e. cut	owing or Her down	supple itage 1) cons	OODLAND REMOVAL emental information shall be required if any Oak Woodlands, Individual Native Oak Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project istent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – opment Projects).
×		21.	Oak Resources Code Compliance Certificate.
NA 🗌		22.	Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
NA		23.	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
NA 🗌		24.	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
NA 🗌		25.	Reason and objective for Impact to oak trees and/or oak woodlands.
REQUI	RED II	NFOR	MATION ON TENTATIVE MAP
Check Applica		unty	
×		1.	North point and scale
X		2.	Project boundaries with dimensions
X		3.	Approximate dimensions and area of all lots
X		4.	Adjacent ownership with book and page number of recorded deeds or parcel map references
X		5.	Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

REQUIRED INFORMATION ON TENTATIVE MAP

Chec Applica	 unty	
X	6.	Purpose, width, and approximate location of all proposed and existing easements (other than roads)
X	7.	Approximate radii of centerline on all street curves
X	8.	Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
X	9.	Names of adjacent subdivisions
X	10.	All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
NA	11.	The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
×	12.	Fire hydrant location, existing and/or proposed
X	13.	Existing water and sewer line locations
X	14.	Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
NA.	15.	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
NA	16.	Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
NA.	17.	Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
NA 🗌	18.	Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
	19.	The following information is to be listed on the tentative parcel map in the following consecutive order:
X		a) Owner of record (name and address)
×		b) Name of applicant (name and address)
X		c) Map prepared by (name and address)
×		d) Scale
X		e) Contour interval (if any)

REQUIRED INFORMATION ON TENTATIVE MAP

Applicant Oquity	Check Applica	k (√) int County		
F	X X X X X X X X X X X X X X X X X X X		g) Section, Township and Range h) Assessor's Parcel Number(s) i) Present zoning j) Total area k) Total number of parcels l) Minimum parcel area m) Water supply n) Sewage disposal o) Proposed structural fire protection p) Date of preparation q) In the lower right-hand corner of each map a signature block should be shown, giving space for: Zoning Administrator: Approval/Denial Date: Board of Supervisors:	

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.



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

https://www.edcgov.us/Government/Planning

2850 Fairlane Court, Placerville, CA -- 167

OAK RESOURCES COD	E COMPLIANCE CERTIFIC	CATE
This Certification is required by the Oak Resources Conserva	ation Ordinance (El Dorado County Co	de, Title 130, Chapter 130.39).
Assessment Number(s) (ANs): 331-020-057		
Address: 5775 Pleasant Valley Road, Placerville, CA 9	h additional pages if needed] 95667	RECEIVED
Permit Number or Description (e.g. building/grading pe	ermit discretionary project other).	RECEIVED
Tentative Parcel Map Application	mini, disordionary project, emor).	FER 0 5 2025
Under penalty of perjury, I/we certify the following stat	tement(s) (Check all that apply):	PLANEIRS AND RULDING DEPARTMENT
No Oak Woodlands, Individual Native Oak Trees, have been impacted (i.e., cut down) on the above the date of this certificate.	, or Heritage Trees, as defined in Sillisted AN(s) for the current project	or within two (2) years prior to
Yes, Oak Woodlands, Individual Native Oak Tree have been impacted (i.e., cut down) on the above the date of this certificate.		
Oak Resources Technical Report is attached	d.	
Oak tree removal qualifies for exemption(s Reductions) as documented in writing by a [Explain on separate attachment]		ption de d'Mitigation
Oak tree removal was previously permitted	by the County. [Attach copies of p	prior permit(s)]
No previous oak mitigation was required. [Explain on separate attachment]	
Date: 12-32-24 By 1 2/6/20 0 w/20		ec.,
By: X Signature of Property Owner/Authorized Agent	Signature of Property Owner/A	uthorized Agent
	Signature of Property Owner/A	tutilorized Agent
Willard E. Overholtzer Printed Name of Property Owner/Authorized Agent	Printed Name of Property Own	ner/Authorized Agent
County Use Only		
Consistent with Chapter 130.39 (Oak Resources Con	nservation): Yes No	28 - 2A
Accepted By Staff (Name):	Date:	

COUNTY OF EL DORADO CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number:			
Application or Solicitation Title:			
Was a campaign contribution, regardless of Supervisors or to any County Agency of the applicant's proposed subcontractor	Officer on or aft	er January 1, 2023, by the appli	
Yes No_			
If no, please sign and date below.			RECEIVED
II no, prease sign and date below.			
If yes, please provide the following inform	nation:		FEB 0 5 2025
Applicant's Name:			EL DORADO COUNTY
Contributor or Contributor Firm's Name:			ANNUNG AND BUILDING DEPARTMENT
Contributor or Contributor Firm's Addres	s:		
Is the Contributor:			
o The Applicant	Yes	No_	
o Subcontractor	Yes	No_	
 The Applicant's agent/ or lobbyi 	st Yes	No	
Identify the Board of Supervisors Member and/or agent/lobbyist made campaign condates of contribution(s) and dollar amount year of the contribution. Name of Board of Supervisors Member of	tributions on or t of the contribut	after January 1, 2023, the name ion. Each date must include the	of the contributor, the
V 60		Officer.	-
Date(s) of Contribution(s):			-
Amount(s):			
(Please add an additional sheet(s) to identifyour subconsultants, and/or agent/lobbyis By signing below, I certify that the statem County any future contributions made to I applicable, any of the applicant's propose signing this disclosure form, and within 12 license, permit, or entitlement to use.	t made campaign ents made herein Board Members d subcontractors	n contributions) n are true and correct. I also ago or County Agency Officers by or the applicant's agent or lobb	ree to disclose to the the applicant, or, if byist after the date of
Print Firm Name if applicable		Print Name of Applicant	

TM25-00001

AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

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

 Have you at any time owned or held any interest whatsoever in any land which included parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision. 					
		Yes	No		
	If "yes", explain and attac Parcel Number, and peri		ls to such property, if availe	able, the Assessor's	
2.		ng of a parcel of which	peen involved in any mann th the present parcel propo contiguous thereto?		
		Yes	W No		
	If so, give the relevant de subdivision.	etails, including date,	parcel map number, and y	our role in the	
	NER'S SIGNATURE		DAT DAT	E <u>13-32-2</u> #	
(*) T	HIS FORM MUST BE COM	PLETED BY BOTH	THE APPLICANT AND RE	CORD OWNER(S)	

RECORDING REQUESTED BY

PLACER TITLE COMPANY

WHEN RECORDED MAIL TO: WILLARD E. OVERHOLTZER 2555 MONTGOMERY PLACE EL DORADO HILLS, CA 95762

Order Number: 201-40849-L.B.

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2009-0019574-00

Acct 6-PLACER TITLE CO

Thursday, APR 30, 2009 08:12:29
Ttl Pd \$27.00 Nbr-0001167781
JLR/C1/1-7

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF CHANGE OF TRUSTEE

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE EXECUTION DATE OF THE TRUST NAMED THEREIN

RECEIVED

FEB 0 5 2025

EL DORADO COUNTY .
PLANKING AND BUILDING DEPARTMENT

OADooCover doe (09/01

019574

Recording Requested By

PLACER TITLE COMPANY

And when recorded mail to WILLARD E. OVERHOLTZER - 2555 MONTGONERY PLACE EL DORADO HILLS, CA 95762

Escrow No. 201-40849-L.B.

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2008-0054986-00

Acct 6-PLACER TITLE CO

Wednesday, NOV 19, 2008 14:32:52

Ttl Pd \$27.00

Nbr-0001131556

(Space above this line for Recorder's use)

AFFIDAVIT OF CHANGE OF TRUSTEE

California Probate Code Section 18105

STATE OF CALIFORNIA

COUNTY OF EL DORADO

SS

PCOS

WILLARD E. OVERHOLTZER, of legal age, being first duly sworn, deposes and says:

- 1. The Trust known as THE WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER DECLARATION OF TRUST ESTABLISHED, executed on December 19, 2090/ Is a valid and existing trust.
- 2. The name(s) of the settlor(s) of the Trust is (are): WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER
- 3. The name(s) of the previous trustee(s) of the Trust is (are): WILLARD E. OVERHOLTZER AND BETTY J. OVERHOLTZER
- I (we) am (are) all of the currently acting successor trustees. WILLARD E. OVERHOLTZER
- The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
- The legal description of real property in the Trust is attached hereto as Exhibit "A".
 - 7. I (we) became the successor trustee(s) by reason of () resignation, () incompetency, () guardianship, (X) death of the prior trustee(s). If death is checked, attach a certified copy of the Death Certificate.

Dated: November 17, 2008

(054986)

019574

WILLARD E. OVERHÖLTZER

STATE OF CALIFORNIA

COUNTY OF EL DORADO

Subscribed and swom to (or affirmed) before me on this	18th day of	November	, 20 08	

SS.

WillarddEE.Overholtzer

proved to me on the basis of satisfactory evidence to be the person (ii) who appeared before me.

Hotary Public Notary Public

L. BRIDENBAKER
Commission Ø 1611179
Notary Public - California
El Dorado County
My Comm. Spares Oct 6, 2009

201-40849-L.B.

EXHIBIT "A"

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF EL DORADO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POST MARKED B.S.W. COR. ON EASTERLY LINE OF STATE HIGHWAY NO. 50, FROM WHICH THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS NORTH 37 DEG 26' EAST 2009.23 FEET; THENCE SOUTH 21 DEG 00' EAST 236.2 FEET TO A 2 INCH BY 2 INCH POST MARKED B.S.E. COR.; THENCE ON THE FENCE LINE ON THE NORTHERLY LINE OF COUNTY ROAD, SOUTH 63 DEG 15' WEST 272.0 FEET AND SOUTH 60 DEG 35' WEST, 189.0 FEET TO A CULVERT POST 210+60; THENCE NORTH 36 DEG 32' EAST 542.3 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO THE COUNTY OF EL DORADO IN DEED RECORDED NOVEMBER 6, 1976 IN BOOK 1692 AT PAGE 558 OFFICIAL RECORDS OF EL DORADO COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO THE COUNTY OF ELDORADO IN QUITCLAIM DEED RECORDED JULY 17, 1980 IN BOOK 1891 AT PAGE 370 OFFICIAL RECORDS OF ELDORADO COUNTY.

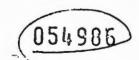
PORTION OF A.P.N. 331-020-43-100

PARCEL TWO:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A 10 INCH BY 10 INCH FENCE POST CORNER ON THE EASTERLY LINE OF STATE HIGHWAY NO. 50, MARKED B.N.W. COR., FROM WHICH THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS NORTH 38 DEG 34' EAST 1769.2 FEET; THENCE SOUTH 29 DEG 12' WEST 243.2 FEET TO A POST MARKED B.S.W. COR., IDENTICAL WITH THE NORTHWEST CORNER OF PARCEL NO. 1; THENCE SOUTH 21 DEG 00' EAST 236.2 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 1; THENCE ON THE FENCE LINE ON THE NORTHERLY LINE OF COUNTY ROAD, NORTH 64 DEG 10' EAST 427.0 FEET TO A 2 INCH BY 2 INCH POST, MARKED B.S.E. COR.; THENCE NORTH 13 DEG 25' WEST 264. 8 FEET TO A 2 INCH BY 2 INCH POST ON FENCE LINE MARKED B.N.E. COR.; THENCE SOUTH 87 DEG 50' WEST 289.10 FEET ON FENCE LINE TO THE POINT OF BEGINNING.

Page 3 of 6 - 11/17/08



EXCEPTING THEREFROM THE EASTERLY 50 FEET THEREOF AS MEASURED PARALLEL TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, A 1-1/2 INCH CAPPED IRON PIPE STAMPED "L.S. 2725", FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 28 DEG 49' EAST 1717.91 FEET; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 13 DEG 58' EAST 150.00 FEET TO A SIMILAR PIPE ON THE NORTHERLY LINE OF THE COUNTY ROAD (OLD U.S. HIGHWAY NO. 50); THENCE ALONG SAID NORTHERLY LINE, SOUTH 64 DEG 10' WEST 110.00 FEET, A SIMILAR PIPE; THENCE LEAVING SAID NORTHERLY LINE, NORTH 13 DEG 58' WEST 150.00 FEET; A SIMILAR PIPE; THENCE NORTH 64 DEG 10' EAST 110.00 FEET TO THE POINT OF BEGINNING.

A PORTION OF A.P.N. 331-020-43-100

PARCEL THREE:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED A 1-1/2 INCH CAPPED IRON PIPE STAMPED "L.S. 2725", FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 13 DEG 58' EAST 150 FEET AND NORTH 28 DEG 49' EAST 1717.91 FEET; THENCE LEAVING SAID POINT OF BEGINNING NORTH 64 DEG 10' EAST 50 FEET TO A 2 INCH BY 2 INCH POST, MARKED B.S.E. CORNER; THENCE NORTH 13 DEG 25' WEST 264.8 FEET TO A SIMILAR POST; THENCE SOUTH 87 DEG 50' WEST 50 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

A.P.N. 331-020-09-100

PARCEL FOUR:

A PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH-87 DEG 22' WEST 502. 80 FEET TO A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY NO. 50, A 3/4 INCH CAPPED IRON PIPE; THENCE ALONG SAID HIGHWAY ON A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 4940.0 FEET A DISTANCE OF 214.94 FEET THE CHORD OF WHICH BEARS SOUTH 24 DEG 11' 15" WEST 214.89 FEET; THENCE CONTINUING ALONG SAID HIGHWAY NORTH 67 DEG 08' WEST 9.90 FEET, SOUTH 22 DEG 56' 30" WEST 1102.30 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID HIGHWAY ON A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 3050 FEET A DISTANCE OF 170.34

Page 4 of 6 - 11/17/08.

054986 019574

FEET, THE CHORD OF WHICH BEARS SUTH 24 DEG 29' WEST 170.31 FEET; THENCE DEPARTING FROM SAID HIGHWAY NORTH 87 DEG 45' EAST 290.50 FEET (CITE NORTH 82 DEG 50' EAST 289.10 FEET) TO A METAL POST WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE NORTH 87 DEG 45' WEST 598.94 FEET (CITE NORTH 87 DEG 50' EAST) TO A 3/4 INCH CAPPED IRON PIPE; THENCE NORTH 0 DEG 37' 30" EAST 609.13 FEET TO A 3/4 INCH CAPPED IRON PIPE; THENCE NORTH 86 DEG 35' EAST 234.57 FEET; THENCE NORTH 12 DEG 18' 30" EAST 738.27 FEET TO A 3/4 INCH CAPPED IRON PIPE TO THE NORTH LINE OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE NORTH 88 DEG 02' WEST 185.63 FEET (CITE NORTH 88 DEG 55' WEST) TO THE POOINT OF BEGINNING.

EXCEPTING THEREFROM ALL THT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY.

PORTION OF A.P.N. 331-020-10-100

PARCEL FIVE:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 30 DEG 40' WEST 1595.45 FEET FROM THE NORTH QUARTER SECTION CORNER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., THENCE NORTH 87 DEG 50' EAST 646,90 FEET TO A POINT IN THE NORTHERLY LINE OF A COUNTY ROAD; THENCE SOUTH 64 DEG 10' WEST 649.70 FEET ALONG SAID NORTHERLY LINE OF ROAD AND THENCE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM FROM PARCELS 4 AND 5 ABOVE, ALL THAT PORTION OF SECTION 34 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 64 DEG 10' EAST 180.00 FEET, THENCE SOUTH 13 DEG 25' EAST 264.80 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PLEASANT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 64 DEG 10' WEST 180.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

PORTION OF A.P.N. 331-020-10-100

PARCEL SIX:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M. DESCRIBED AS FOLLOWS:

Page 5 of 6 - 11/17/08

Affehtt.doc

BEGINNING AT A POINT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 30 DEG 40' EAST 1595.45 FEET; THENCE LEAVING SAID POINT OF BEGINNING, NORTH 64 DEG 10' EAST 180.00 FEET; THENCE SOUTH 13 DEG 25' EAST 264.80 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PLEASANT VALLEY ROAD; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 64 DEG 10' WEST 180.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 13 DEG 25' WEST 264.80 FEET TO THE POINT OF BEGINNING.

PORTION OF A.P.N. 331-020-10-100

Date: 02-05-2025

To:

EDC Planning 2850 Fairlane Court Placerville, CA 95667

Transmittal Letter from:



LERECK Enginetring, Inc.

3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080

www.lebeckeng.com

Regarding: Overholtzer Tentative Parcel Map, Initial submittal

# copies	Description
1	Signed Tentative Map Application Check for combined fees (\$9,024.01) Grant Deed Assessor's Plat Vicinity Map
1	Check for combined fees (\$9,024.01)
1	Grant Deed
1	Assessor's Plat
1	Vicinity Map
1	Signed Environmental Questionnaire
1	Signed Environmental Questionnaire Facilities Improvement Letter
1	Preceding Parcel Map
1	Archaeological Records Search Results
4	Tentative Parcel Maps
4	Slope Maps
1	Signed Oak Resources Code Compliance Certificate
1	Project Description
1	Air Quality Impact Analysis Waiver
1	Title Report
1	Signed Affidavit of Previous Land Division Activity
1	Signed Agreement to Pay Processing Fees
1	Signed Campaign Contribution Disclosure
1	Tentative Parcel Map Checklist

Comments:

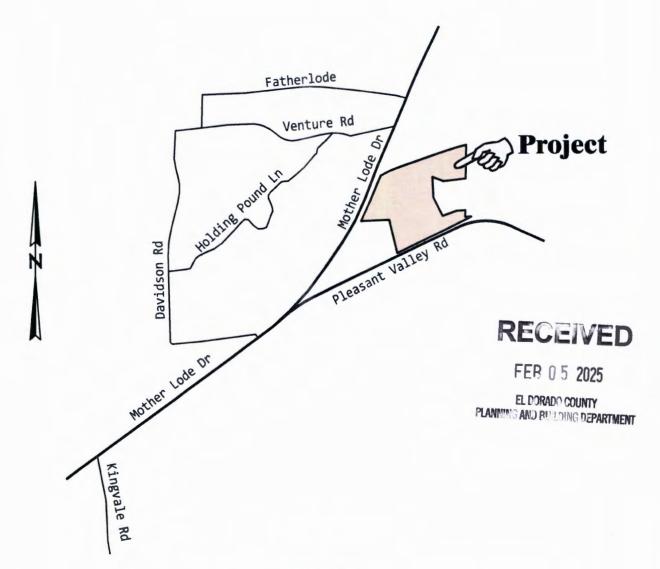
Please find enclosed our initial submittal of the Overholtzer Tentative Parcel Map.

Regards,

Ron Personius



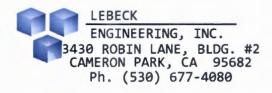
5775 Pleasant Valley Road, Placerville, CA 95667 APN: 331-020-057 - El Dorado County, CA



NOT TO SCALE

OWNER / APPLICANT:

OVERHOLTZER, WILLARD E. Surv TR & Rev TR of 12/19/90, Willard E. Overholtzer, Trustee 2555 Montgomery Place, El Dorado Hills, CA 95762 916-939-3686 koverholtzer@sbcglobal.net





Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188 www.diamondfire.org

October 23, 2024

El Dorado Irrigation District 2890 Mosquito Rd. Placerville, CA 95667

Re: Fire Flow Letter for The El Dorado Y, Overholtzer Tentative Map

Address: APN 331-020-057

To Whom It May Concern:

The potable water system with the purpose of fire protection for the existing commercial buildings that shall provide a minimum fire flow as indicated below, per the 2022 CFC (Table BB105.1). This requirement is based on the existing square footage and construction type with a reduction given for the installation of a NFPA 13 sprinkler system or without a sprinkler system. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

Type V-B construction without sprinklers, upto 3,600 square feet will require 1500 GPM for 2 hours.

Type V-B construction without sprinklers, upto 4,800 square feet will require 1,750 GPM for 2 hours.

Type V-B construction without sprinklers, upto 13,400 square feet will require 3,000 GPM for 2 hours.

Type V-B construction with sprinklers, upto 20,600 square feet will require 1,500 GPM for 2 hours.

See attached Site Plan designed by Lebeck Engineering, TPM dated September 2024.

Existing fire hydrants serve the existing buildings. Any additions, alterations, or new buildings may require addition fire hydrant(s). The location of the fire hydrants shall be approved by the Fire District prior to installation.

If you have any additional questions regarding these comments, please do not hesitate to contact Braden Stirling at stirlingb@eldofire.com or (530) 626-3190.

Sincerely,

Diamond Springs/El Dorado Fire Protection District

Cc: file

TM25-0001

PLANNING AND BUILDING DEPARTMENT



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

RECEIVED

ENVIRONMENTAL	LQUESTIONN	AIRE	
			FEB 0 5 2025
		PI	EL DORADO COUNTY LANNIMA AND RULDING DEPARTMEN
The El Dorado 'Y' TPM	Lead Agency	Planning	
Willard E. Overholtzer Trust	Telephone	916-939-3686	-
2555 Montgomery Place, El [Dorado Hills, CA 957	762	
nt Willard E. Overholtzer	Telephone	916-939-3686	-
2555 Montgomery Place, El I	Dorado Hills, CA 957	762	
5775 Pleasant Valley Road, F	Placerville, CA 9566	7	
Number(s) 331-020-057	Acreage 9.772	Zoning	IL
all of the following questions a	s completely as po	ossible. Subdivis	sions and
lects will require a Technical S	supplement to be f	iled together with	n this
,			
	ere nartially develop	ed parcel into four	r (4) il zoned
			(+) IL 20110d
	Equa(4)		
the number of units/parcels properties	osed? Four (4)		
SOILS			
	ving slope categorie	es:	
<u>@ 0-10%</u> <u>13% @ 10-20%</u> <u></u>	5% @ 20-30%]	1% @ 30-40%]	7% @ >40%
observed any building or soil se	ttlement, landslides	, rock falls or avala	anches on
project affect any existing agricu	ulture uses or result	in the loss of agric	cultural
	The El Dorado 'Y' TPM Willard E. Overholtzer Trust 2555 Montgomery Place, El II Willard E. Overholtzer 2555 Montgomery Place, El II 5775 Pleasant Valley Road, II II Strong I	The El Dorado 'Y' TPM Lead Agency Willard E. Overholtzer Trust Telephone 2555 Montgomery Place, El Dorado Hills, CA 957 Millard E. Overholtzer Telephone 2555 Montgomery Place, El Dorado Hills, CA 957 5775 Pleasant Valley Road, Placerville, CA 9566 Number(s) 331-020-057 Acreage 9.772 all of the following questions as completely as periodic and description: Map to divide an existing 9.772 Acre, partially develop Proposed parcels range from 1.57 Acres to 3.78 Acres the number of units/parcels proposed? Four (4) SOILS The El Dorado 'Y' TPM Lead Agency Telephone 2555 Montgomery Place, El Dorado Hills, CA 957 5775 Pleasant Valley Road, Placerville, CA 957 5775 Pleasant Valley	The El Dorado 'Y' TPM Lead Agency Willard E. Overholtzer Trust Telephone 916-939-3686 2555 Montgomery Place, El Dorado Hills, CA 95762 Int Willard E. Overholtzer Telephone 916-939-3686 2555 Montgomery Place, El Dorado Hills, CA 95762 5775 Pleasant Valley Road, Placerville, CA 95667 Ple

31.	Will the project require the extension of existing public utility lines? No life so, identify and give distances: NA	
GEN	IERAL	
32.		
32.	Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No	
33.	Will the project involve the application, use or disposal of potentially hazardous materials,	
	including pesticides, herbicides, other toxic substances or ra No	dioactive material?
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 i	
	limited to, flies, mosquitoes, rodents and other disease vectors)?	
36.	Will the project displace any community residents? No	
MITI	GATION MEASURES (attached additional sheets if necessary	')
Propo	osed mitigation measures for any of the above questions where	e there will be an adverse
impa	ct:	
	D 4111 D	
	m Completed by: Ronald V. Personius	Date:08/12/2024

Revised 11/2017

George Osborne, Director, Division 1
 Pat Dwyer, Director, Division 2
 Brian K. Veerkamp, Director, Division 3



Lori Anzini, Director, Division 4
Alan Day, Director, Division 5
Jim Abercrombie, General Manager
Brian D. Poulsen, General Counsel

Letter No.: DS1224-235

December 17, 2024

RECEIVED

FEB 0 5 2025

EL DORADO COUNTY

PLANNING AND RULDING DEPARTMENT

VIA EMAIL

Willard Overholtzer 2555 Montgomery Place El Dorado Hills, CA 95762

Email: koverholtzer@sbcgobal.net

Subject: Facility Improvement Letter (FIL), Overholtzer Parcel Split - 4266FIL

Assessor's Parcel No. 331-020-057 (Placerville)

Dear Mr. Overholtzer:

This letter is in response to your request dated October 30, 2024 and is valid for a period of three years.

This proposed project is a 4-lot commercial subdivision on 9.77 acres. Verification of available fire flow for the existing buildings on the property is requested at this time; this parcel already has a single water meter. Sewer service has not been requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2022, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 3 additional EDUs of water supply.

Water Facilities

A 24-inch water line exists in Pleasant Valley Road and the parcel is served by a combination of a 6-inch and 8-inch water line (see enclosed System Map). Water services for each of the new parcels to be created can be installed off of the existing onsite 8-inch water line. The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project ranges from 1,500 GPM up to 3,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can only deliver a maximum fire flow of 1,500 GPM. In order to provide a fire flow greater than 1,500 GPM you would be required to upsize the existing onsite water line or construct a new



connection to the 24-inch water line in Pleasant Valley Road that would loop the onsite water lines. The 24-inch water line located in Pleasant Valley Road can provide the requested 3,000 GPM fire flow. The hydraulic grade line for the existing water distribution facilities is 1,780 feet above mean sea level at static conditions and 1,730 feet above mean sea level during fire flow (1,500 GPM) and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

The existing parcel is apparently served by a private onsite septic system. EID does have existing sewer forcemains on two sides of the existing parcel. EID sewer service was not requested.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of <u>both</u> offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary



December 17, 2024 Page 3 of 3

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

Michael J. Brink, P.E.

Supervising Civil Engineer

MB/MM:LV

Enclosures: System Map

Fire Flow Letter

cc w/ Enclosures:

El Dorado County Planning and Building Department

Via email - planning@edcgov.us

Lucas Shepard - Fire Marshal

Diamond Springs / El Dorado Fire Department

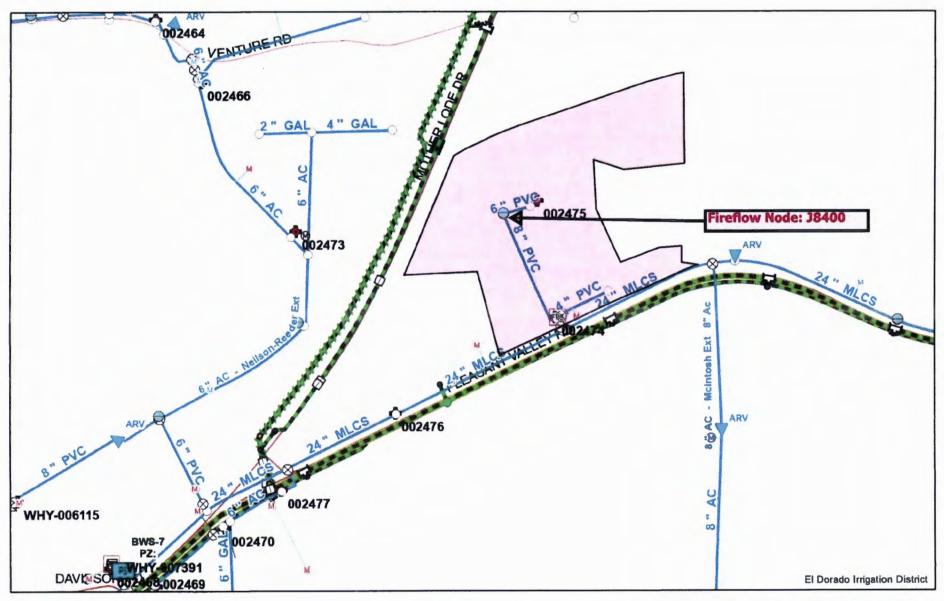
Via email - shepardl@eldofire.com

Ron Personius

Lebeck Engineering Inc.

Via email- ron@lebeckeng.com

Overholtzer Parcel Split



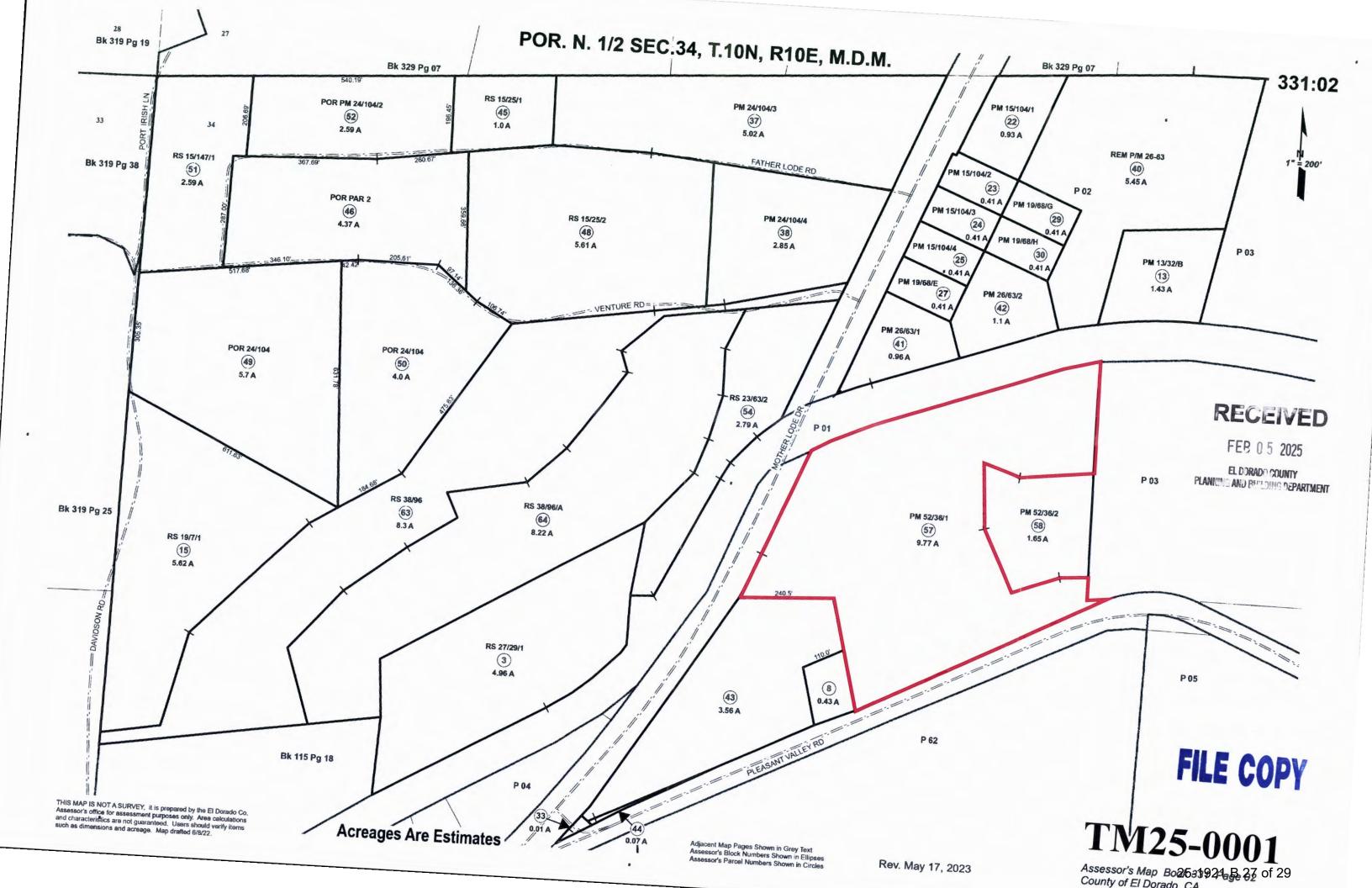


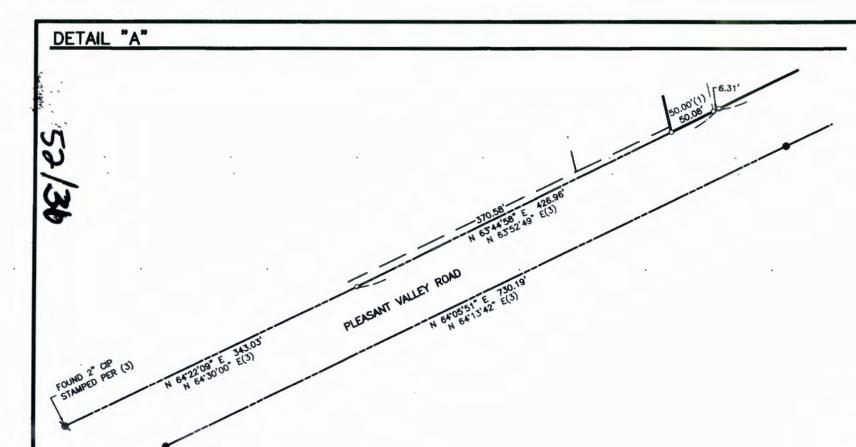
Date: December 13, 2024

Project: Overholtzer Parcel Split

APN: 331-020-057

TM25-0001 25-1921 B 26 of 29





BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THE MERIDIAN OF PM 7-123 AS DETERMINED BY FOUND MONUMENTS ALONG THE

NOTES

- REFER TO DOCUMENT No. 2020-00044/4 FOR
 THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
- 2. UNABLE TO LOCATE EASEMENT 99 OR 43 FROM RECORD
- 3. UNABLE TO LOCATE EASEMENT 552 OR 399 FROM RECORD DOCUMENT.
- 2. UNABLE TO LOCATE EASEMENT 1891 OR 367 FROM RECORD

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND RECORD INFORMATION AS THE BEST AVAILABLE EVIDENCE PRESENTED ITSELF IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WILLARD E. OVERHOLITZER ON FEBRUARY 2018 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE



DATED: 01-25-2020

BLA NO. 18-0006 APPROVED: FEBRUARY 21, 2018

EXISTING FEE PARCEL NUMBERS: 331-020-09 AND 10

Parcel Map

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34 T.10N., R.10E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA JANUARY 2020 SHEET 1 of 2

RECEIVED

36

W)

S

FEB 0 5 2025

REFERENCES

EL DORADO COUNTY PLANNIA" AND PULLDING DEPARTMENT

DOC.# 2009-19574

(2) PM 7-123 (3) RS 29-124

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 AND SECTIONS 66412 (D) AND 66467 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

1/31/20

Stilif R. Morbook PHILIP R. MOSBACHER, LS. 7189 COUNTY OF EL DORADO, CALIFORNIA

DEPUTY SURVEYOR COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

I, JANELLE K. HORNE, HEREBY CERTIFY THAT PLACER TITLE COMPANY
PARCEL MAP GUARANTEE NO. PMGA-8000779 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED
THIS 31 DAY OF JOYNOGY 2020 AT 1 : 24:11 IN BOOK 50
OF PARCEL MAPS AT PAGE 312 AT THE REQUEST OF WILLARD E OVERHOLTZER DOCUMENT NO. 2020- 0004413

Janelle K. Horne
JANELLE K. HORNE
COUNTY RECORDER—CLERK
COUNTY OF EL DORADO, CALIFORNIA BY: Unichelle Whatford

