



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**May 28, 2020
REGULAR MEETING
OPEN SESSION 6:00 PM
AGENDA**

CITY OF OROVILLE PLANNING COMMISSION

CHAIR: Carl Durling
VICE-CHAIR: Wyatt Jenkins
MEMBERS: Randy Chapman; Michael Britton, Tammy Flicker, Susan Sears

ALL MEETINGS ARE RECORDED AND BROADCAST LIVE

*This meeting may be broadcast remotely via audio and/or video conference at the following address:
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.
Meeting is streamed live at cityoforoville.org and on YouTube*

COVID-19 AND PUBLIC ACCESS AND PARTICIPATION

With the Governors Declaration of Emergency for the State of California (Executive Order N-25-20), the Oroville City Council requests the help of the public in preventing the spread of the coronavirus and COVID-19. In light of the social distancing requirements limiting groups to 10 people or less the council chambers will remain closed to the public for the foreseeable future.

To View the Planning Commission Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>

To Participate in the Planning Commission Meeting:

1. Email before the meeting by 5:00 PM your comments to publiccomment@cityoforoville.org
 2. Please note, there will not be an in-person mic or active speakers outside the council chambers, in order to help prevent the spread of COVID-19.
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CALL TO ORDER

ROLL CALL

Commissioners: Tammy Flicker, Michael Britton, Randy Chapman, Susan Sears, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Planning Commission on any subject not on the agenda related to the Planning Commission. Public wishing to comment at this meeting need to submit comments in writing to publiccomment@cityoforoville.org

APPROVAL OF MINUTES

1. The planning Commission may approve the minutes of February 27, 2020 and April 23, 2020 Meetings

REGULAR BUSINESS

2. DEVELOPMENT REVIEW FOR 48-UNIT SENIOR AFFORDABLE HOUSING PROJECT AT 300 HILLVIEW RIDGE LANE, OROVILLE, CA.

The Oroville Planning Commission will review and provide comments on the construction of a new 48-unit apartment complex at 300 Hillview Ridge Lane (APNs: 013-290-048). The subject property has a zoning designation of Commercial Mixed Use (MXC) and a General Plan land use designation of Mixed Use (MU).

RECOMMENDATION

Accept the recommendations of the Development Review Committee with regard to design, safety, engineering, housing and other aspects of the project; and

Approve the project with recommended conditions.

3. TENTATIVE PARCEL MAP 20-02

The Oroville Planning Commission will review and consider approving Tentative Parcel Map 20-02 (TPM 20-02) for a lot split to facilitate Phase 2 of the Sierra Heights Senior Housing development at 300 Hillview Ridge Lane. The map will split one lot into two lots.

RECOMMENDATION

Approve the recommended findings for Tentative Parcel Map 20-02 and recommended Conditions of Approval; and

Adopt Resolution No. P2020-06

DIRECTOR'S REPORT

The Director shall report on information pertinent to the Planning Commission.

COMMISSION REPORTS

Reports by commission members on information pertinent to the Planning Commission.

ADJOURNMENT

Adjourn to June 25, 2020 at 6:00 P.M. in the Oroville City Council Chambers

***** NOTICE *****

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

***** NOTICE *****

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.



OROVILLE PLANNING COMMISSION

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March 26, 2020 Meeting Continued to April 23, 2020 MEETING MINUTES

This agenda was posted on March 23, 2020 at 10am. This meeting was broadcast live and may be viewed at cityoforoville.org or on YouTube.

This meeting was continued from March 26, 2020 to April 23, 2020.

CALL TO ORDER – Vice Chairperson Jenkins opened the meeting at 6:03pm on April 23, 2020

ROLL CALL

Attended via Video Conferencing: Commissioners Randy Chapman, Tammy Flicker and Chairperson Carl Durling

Attended in Person: Commissioners Susan Sears and Vice Chair Wyatt Jenkins

Absent: Commissioner Mike Britton

Staff Present: Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Assistant City Clerk Jackie Glover, Intern Connor Musler

PLEDGE OF ALLEGIANCE – Led by Vice Chair Jenkins

PUBLIC COMMENTS

There were no public comment.

PUBLIC HEARINGS

- 1. MINOR USE PERMIT UP20-02 FOR A NEW HAMPTON INN AND SUITES AT 2355 FEATHER RIVER BOULEVARD (APN035-030-099).**

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP 20-02 for the construction of a new 86-room 4-story Hampton Inn and Suites at 2355 Feather River Boulevard, including a sign program and alcohol sales.

Motion by Commissioner Sears and second by Commissioner Chapman to Adopt the Class 32 Categorical Exemption for In-Fill Development Projects (CCR, Title 14, Sec. 15332 – as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and **Adopt** the recommended Findings for Use Permit No. UP20-02 with alcohol sales, and **Approve** Use Permit UP20-02 and recommended Conditions of Approval; and **Adopt** Resolution No. P2020-02. Motion passed. 4 yes, 1 no, 1 absent

ROLL CALL VOTE:

AYES: Durling, Chapman, Sears, Jenkins
NOES: Flicker
ABSTAIN: None
ABSENT: Britton

The planning commission agreed to move item 3 and 4 before item 2.

3. APPROVE VAR 20-01 FOR A NEW MAVERIK GAS STATION AND CONVENIENCE STORE FREESTANDING SIGN

The Oroville Planning Commission considered granting Variance 20-01 to allow Maverik, Inc. to construct a freestanding sign at 350 Oro Dam Blvd. that exceeds the maximum sign height by 25 feet, and that exceeds the maximum sign area by 472 square feet.

Motion by Commissioner Sears and second by Commissioner Flicker to Adopt the Class 32 Categorical Exemption for In-Fill Development Projects (CCR, Title 14, Sec. 15332 – as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and **Adopt** the recommended Findings for VAR 20-01, and **Adopt** Resolution No. P2020-03. Motion passed. 5 Yes, 0 No, 1 Absent

ROLL CALL VOTE:

AYES: Durling, Chapman, Sears, Flicker, Jenkins
NOES: None
ABSTAIN: None
ABSENT: Britton

4. APPROVAL OF TENTATIVE PARCEL MAP 20-01

The Oroville Planning Commission reviewed and considered approving Tentative Parcel Map 20-01 (TPM 20-01) for lot line adjustments to facilitate the Maverik gas station and convenience store project at 350 Oroville Dam Boulevard. This location is at the northwest corner the intersection with Feather River Boulevard. The map will split one lot into two lots.

Motion by Commissioner Flicker and Second by Chairperson Durling to approve the recommended findings for Tentative Parcel Map 20-01 and recommended Conditions of Approval; and **Adopt** Resolution No. P2020-04. Motion passed. 5 Yes, 0 No, 1 Absent

ROLL CALL VOTE:

AYES: Durling, Chapman, Sears, Flicker, Jenkins
NOES: None
ABSTAIN: None
ABSENT: Britton

2. INITIATION OF PROCEEDINGS FOR THE ANNEXATION OF PORTIONS OF SOUTH LINCOLN AVENUE AND MYERS STREET

The Planning Commission conducted a public hearing to initiate proceedings for annexation into the City 27 parcels constituting 14.2 acres at and near the intersection of Lincoln Boulevard and Myers Street in South Oroville and recommend to the City Council approval of the annexation application.

Motion by Commissioner Chapman and Second by Commissioner Sears to forward a recommendation to the City Council that they approve the annexation application and submit it to the Butte Local Agency Formation Commission (LAFCo). Motion passed. 5 Yes, 0 No, 1 Absent

AYES: Durling, Chapman, Sears, Flicker, Jenkins
NOES: None
ABSTAIN: None
ABSENT: Britton

DIRECTOR’S REPORT

Assistant Director of Community Development Dawn Nevers – AT&T is requesting to extend the Verizon Tower behind the Hospital, Reddy Creek Application was submitted, Riverbend Apartments are working on Phase 2 plans, There will be a Sign Ordinance Workshop when the COVID-19 restrictions are reduced, Staff are working on a General Plan Amendment, Staff are working on Shopping Cart Ordinance Changes and Sidewalk Vendor Ordinance changes to bring to the Commission, Staff are working on a Municipal Services Review.

COMMISSION REPORTS

There were no commission reports.

ADJOURNMENT

Vice Chair Jenkins adjourned the meeting at 7:01pm to May 28, 2020 at 6pm.

APPROVED:

ATTESTED:

Vice Chair Wyatt Jenkins

Assistant City Clerk Jackie Glover



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
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**February 27, 2020
MINUTES**

THIS AGENDA WAS POSTED ON FEBRUARY 21, 2020 AT 4PM. THIS MEETING WAS RECORDED AND MAY BE VIEWED AT CITYOFOROVILLE.ORG

CALL TO ORDER – Meeting called to order by Vice Chairperson Durling at 6:02pm.

ROLL CALL

PRESENT: Commissioners: Tammy Flicker, Michael Britton, Randy Chapman, Wyatt Jenkins, Susan Sears, Vice Chairperson Carl Durling

ABSENT: None

STAFF: Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Intern Conner Musler and Kaci Casaulong, Assistant City Clerk Jackie Glover

PLEDGE OF ALLEGIANCE – Led by Vice Chairperson Durling

PUBLIC COMMENTS

Individuals who spoke on agenda items:

- Gred Redelcer – Item 4
- Michael Kirty – Item 2
- Josh Hubbard – Item 2
- Scott Hubbard – Item 2
- Kulwin Lally – Item 2
- Donald Fredenburg – Item 2
- Ashok Vasudeva – Item 2
- Alexzander Hall – Item 2
- Justin Mutu – Item 2
- John Aliquo – Item 2
- Andrea Kelso – Item 2
- Jessie Ortega – Item 2
- Robert Rindin – Item 2
- David Ippolito – Item 2
- Seven Saige – Item 2
- Haley Meyers – Item 2

REGULAR BUSINESS

3. PLANNING COMMISSION CHAIRPERSON AND VICE CHAIRPERSON ELECTIONS

The Oroville Planning Commission elected a new Chairperson and Vice Chairperson.

RECOMMENDATION

Motion by Commissioner Sears and second by Commissioner Chapman to select Carl Durling at Chair of the Planning Commission. Motion passed.

AYES: Commissioner Sears, Chapman, Jenkins, Durling, Flicker, Britton
NOES: None
ABSTAIN: None
ABSENT: None

Motion by Commissioner Chapman and second by Commissioner Britton to select Wyatt Jenkins as the Vice Chair of the Planning Commission. Motion passed.

AYES: Commissioner Sears, Chapman, Durling, Flicker, Britton
NOES: None
ABSTAIN: Commissioner Jenkins
ABSENT: None

Motion by Commissioner Chapman and second by Commissioner Flicker to establish a 2-year term limit. Motion passed.

AYES: Commissioner Sears, Chapman, Jenkins, Durling, Flicker, Britton
NOES: None
ABSTAIN: None
ABSENT: None

APPROVAL OF MINUTES

1. Motion by Commissioner Sears and second by Commissioner Chapman to approve the minutes of the January 23, 2020 meeting. Motion passed.

AYES: Commissioner Sears, Chapman, Jenkins, Durling, Flicker
NOES: None
ABSTAIN: Commissioner Britton
ABSENT: None

PUBLIC HEARINGS

2. **MINOR USE PERMIT UP20-01 FOR A NEW MAVERIK GAS STATION AND CONVENIENCE STORE AT 350 ORO DAM BLVD.**

The Oroville Planning Commission considered and approved Use Permit No. UP 20-01 for alcohol sales at a new 6,000 square foot gas station and convenience store with 10 fuel dispensers, four high-flow dispensers.

Motion by Commissioner Chapman and second by Commissioner Flicker to Adopt the Class 32 Categorical Exemption for In-Fill Development Projects (CCR, Title 14, Sec. 15332 – as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and **Adopt** the recommended Findings for Use Permit No. UP20-01; and **Approve** Use Permit UP20-01 and recommended Conditions of Approval with an 85 ft height limit and understanding that if a variance is needed it will come back to the commission; and **Adopt** Resolution No. P2020-01. Motion passed.

AYES: Commissioner Sears, Chapman, Jenkins, Durling, Flicker, Britton
NOES: None
ABSTAIN: None
ABSENT: None

REGULAR BUSINESS

4. **ZC 20-01 SIGN CODE AMENDMENTS**

The Oroville Planning Commission discussed amending Section 26-19.10 through 26-19.140 and Section 26-19.160 through 26-19.180 of the Oroville Municipal Code relating to the City's sign regulations. The Planning Commission directed each other to send comments to staff and to set a date for a workshop after the next planning commission meeting.

DIRECTOR’S REPORT

Ervin – Introduced Assistant Community Development Director Dawn Nevers who will be the point person on the Sign Ordinance, mentioned the South Oroville Rezone and annexation of Lincoln Blvd Community Meeting will be March 10th at 6pm at the Southside Community Center, expecting Miners Alley, a hotel project, and tentative parcel map for Mavericks to be on the next Planning Commission Agenda.

COMMISSION REPORTS

None

ADJOURNMENT

Chairperson Durling adjourned the meeting at 8:12pm

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



City of Oroville

Leonardo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2436 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, May 28, 2020

RE: DEVELOPMENT REVIEW FOR 48-UNIT SENIOR AFFORDABLE HOUSING PROJECT AT 300 HILLVIEW RIDGE LANE, OROVILLE, CA.

SUMMARY: The Oroville Planning Commission will review and provide comments on the construction of a new 48-unit apartment complex at 300 Hillview Ridge Lane (APNs: 013-290-048). The subject property has a zoning designation of Commercial Mixed Use (MXC) and a General Plan land use designation of Mixed Use (MU).

RECOMMENDATION: Staff recommends the following actions:

1. Accept the recommendations of the Development Review Committee with regard to design, safety, engineering, housing and other aspects of the project.
2. Approve the project with recommended conditions.

APPLICANTS: Davis Slajchert, Willow Partners, LLC.

LOCATION: 300 Hillview Ridge Lane

GENERAL PLAN: MU (Mixed Use)

ZONING: MXC (Corridor Mixed Use)

FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332, and 15315 of Title 14, California Code of Regulations, and Exempt per AB430.

REPORT PREPARED BY:

REVIEWED BY:

Wes Ervin, Senior Planner
Community Development Department

Leonardo DePaola, Director
Community Development Director

DISCUSSION

This proposed project is nondiscretionary since it is permitted by right in the MXC Zone at a maximum density of 30 units per acre.

The project applicant has requested Development Review to be informed on possible

issues or concerns to ensure successful project completion. Additionally, as specified in Section 17.52.050 of the Oroville Municipal Code, development review is required for all new construction that requires a building permit, unless otherwise exempt.

Development Review Committee (DRC)

The DRC met on May 19, 2020 with all relevant departments and the applicant. Commissioner Carl Durling chaired the meeting with Commissioner Susan Sears in attendance. The project review comments are attached.

Project Description

Applicant is proposing constructing a new 48-unit affordable senior apartment complex targeting senior with 30-55% of the area median income for Butte County. The proposed project will be mix of 39 one-bedroom units (555 gross sq. ft) and 9 two-bedroom units (832 & 926 gross sq. ft). Each unit will have a small patio or balcony.

The 3-4 story residential building (4 stories facing the street and 3 stories facing the rear of the property) with a community center with kitchen, computer room, exercise room and laundry facilities. Applicant may decide to put the Community room to the first floor instead of the fourth.

The project will provide 54 parking spaces (Required: 64 spaces) with 2 accessible spaces. Applicant has provided justification for the reduced parking ratio of 1.2 based on experience with senior housing projects.

This project is Phase 2 of the Sierra Heights apartment complex, so the design and other project aspect are similar.

The applicant will be working with Oroville Fire Dept to ensure access by fire equipment, and with SC-OR to obtain the necessary sewer Equivalent Dwelling Unit capacity.

Hillside Overlay Zone

The MXC zoning allows up to 30 units per acre, or 112 units on the new 3.76-acre parcel. However, because the project is within the City's Hillside Development Overlay (HD-O), the City required a slope analysis to determine whether a density reduction is required. Applicant provided a slope analysis map for a portion of the property, and calculated a maximum density of 80%, or 51 units over 2.53 acres. The 48 proposed units meets this requirement.

Tentative Parcel Map TPM 20-02

As noted above, this project is being separated onto its own parcel in order to ensure a separate project, with different funding from Phase 1. Approval of Tentative Parcel Map TPM 20-02 is a separate agenda item.

Recommended Conditions

1. Applicant shall work with the Oroville Fire Department to verify that City's Ladder truck and/or emergency vehicles can navigate the entire site and properly access the building exterior in an emergency;
2. Each building must have its own FDC (Fire Department Connection);

3. Applicant shall provide trash enclosure that meets the requirements of OMC 17.12.110;
4. Applicant shall work with SC-OR (Sewerage Commission – Oroville Region) on a sewer capacity study acceptable to the City and SCOR;
5. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
6. The applicant shall ascertain and comply with the requirements of all City, County, State, Federal, and other local agencies as applicable to the proposed project.
7. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
8. All grading, paving, excavation and site clearance, including that which is exempt from obtaining a permit, shall be performed in conformance with the City's Engineering Design Standards; the Municipal Code; the requirements of the State Regional Water Quality Control Board; and any other applicable local, state and federal requirements.
9. This project is subject to "State Water Resources Control Board Water Quality Order No. 2013-001-DWQ NPDES General Permit No. CAS000004 Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems" (aka MS4 General Permit). Specifically, Section E.12. Post Construction Storm Water Management.
10. All construction projects are required to implement dust control measures to reduce particulate matter emissions due to disturbance of exposed top-soils, such as watering of active areas where disturbance occurs, covering haul loads, maintaining clean access roads, and cleaning the wheels of construction vehicles accessing disturbed areas of the site.
11. All grading and paving shall be conducted in compliance with the Butte County Air Quality Management District's Indirect Source Guidelines, in order to prevent degradation of ambient air quality.
12. All applicable development impact fees shall be paid prior to issuance of a building permit.
13. Pursuant to Section 17.12.050(L), the property owner shall enter into a written agreement for the installation and maintenance of landscaping. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.
14. Applicant hereby certifies that any and all statements and information provided as

part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

FISCAL IMPACT

None. The project is being proposed for a disaster relief grant application that includes tax credits for the residential complex. The project is subject to all customary fees, including the traffic impact fee.

ATTACHMENTS

1. Application package with project drawings
2. DRC Project Review Comments
3. Notice of Exemption (CEQA)



Typical Exterior Elevation

SIERRA HEIGHTS

OROVILLE, CALIFORNIA





City of Oroville

Planning Division - Community Development Department

Donald Rust
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#: PL2005-002

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION				Project's:	<i>Architect</i>
Name:	Davis Slajchert			Name:	Bob Davidson
Address:	310 N. Westlake Blvd			Company:	RL Davidson Architects
Phone:	805 379-8555			Address:	425 Spruce Ave. Clovis Ca
Email:	dslajchert@willowpartners.com			Phone:	559 435-3303
Is the applicant the Owner?	Y	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.		Email:	bob@rldavidson.com
DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)					
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input checked="" type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>	Tentative Subdivision Map
<input checked="" type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input checked="" type="checkbox"/>	Variance
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>	Zoning Clearance
<input type="checkbox"/>	Other: (Please Specify)				
ADMINISTRATIVE PERMITS (Please check all that apply)					
<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Special Event
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>	Street Closure
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>	Tree Removal
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	<input type="checkbox"/>	
<input type="checkbox"/>	Other: (Please Specify)				
*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application. ** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.					
PROJECT INFORMATION					
Project Name: Sierra Heights Phase II			Proposed Structure(s) (Sq Ft.): 39,695		
Address: Hillview Ridge Lane			Existing Structure(s) (Sq Ft.): N/A		
Nearest Cross Street: Executive Parkway			Water Provider: South Feather Water and Power		
Assessor Parcel Number: 013-290-048			School District: Oroville Union HS District		
Lot Size (Acres): 2.1 Acres			Number of Dwelling Units: 48		
APPLICANT'S SIGNATURE					
I hereby certify that the information provided in this application is, to my knowledge, true and correct.					
Signature: <i>Davis Slajchert</i>				Date: 05/11/2020	
OFFICE USE ONLY					
General Plan:	Zoning:	Zoning Conformity:	APN:		
File#	Overlay Zoning:	Minimum Setbacks:	FY	RY	SY

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

NAME OF AGENT:	PHONE NUMBER:
COMPANY NAME:	EMAIL:
ADDRESS:	CITY/ST/ZIP:

AGENT SIGNATURE:

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

1) WP Sierra Heights Apartments, LP		05/11/2020
Print Name of Owner	Signature of Owner	Date
2)		05/11/2020
Print Name of Owner	Signature of Owner	Date
3)		
Print Name of Owner	Signature of Owner	Date
4)		
Print Name of Owner	Signature of Owner	Date
Owner's Mailing Address	Owner's Email	Owner's Phone #

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Planning Division - Community Development Department

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 Oroville, CA 95965-4897
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TRAKIT#: PL2005-002

DEVELOPMENT REVIEW / PRE-APPLICATION

(Please print clearly and fill in all that apply)

REQUIRED FOR A COMPLETE APPLICATION					
<input checked="" type="checkbox"/>	Completed and signed Application Forms				
<input checked="" type="checkbox"/>	Application Fee Paid (\$230.42) + 6% Tech Fee = \$244.25				
**The Development Review Committee (DRC) will meet at least once per month, or as needed. Generally, the DRC will meet on the 4 th Wednesday of each month, with meetings starting at 9:00 a.m. and concluding once all the items on the agenda have been addressed.					
<input type="checkbox"/>	Are you requesting a Pre-Application (Initial Project Review)?	No			
<input type="checkbox"/>	Are you requesting a Development Review?	Yes			
<input type="checkbox"/>	Is the Project in the Downtown Historic Overlay?	No			
TYPE OF PROJECT (Please check all that apply)					
<input type="checkbox"/>	Accessory Structure	<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/>	Site Improvements
<input type="checkbox"/>	Fencing	<input type="checkbox"/>	New Use of Existing Structure(s)	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Landmark Demolition	<input type="checkbox"/>	Parking	<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Landmark Modification	<input type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Landscaping	<input type="checkbox"/>	Sign Program	<input type="checkbox"/>	Mixed Use
<input type="checkbox"/>	Other: (Please Specify)	The project is a 48-unit Low Income Senior Housing property			
REQUIRED DOCUMENTS (Please provide all that apply)					
<input checked="" type="checkbox"/>	Site Plans				
<input checked="" type="checkbox"/>	Architectural drawings showing proposed building elevations				
<input checked="" type="checkbox"/>	Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed				
<input checked="" type="checkbox"/>	Plans for the configuration and layout of all off-street parking spaces				
<input checked="" type="checkbox"/>	Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture				
<input checked="" type="checkbox"/>	Drawings of all signs that are proposed in association with the project				
<input checked="" type="checkbox"/>	Any appropriate studies required for the project (i.e. traffic, noise, geotechnical, sewer capacity, historical review, etc.)				
<input checked="" type="checkbox"/>	Project description, and explanation of what is being proposed. Including a description of the intended use, for commercial and projects, hours of operations, number of employees, and a description of daily operation, services offered, products manufactured and sold.				
ADDITIONAL INFORMATION					
<ol style="list-style-type: none"> For any project that requires development review, buildings permits shall not be issued until the project's development review application has been approved. Buildings plans submitted to the Building Division for review while simultaneously undergoing the development review process with the Planning Division are subject to change. All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and information necessary to make a full evaluation of the project. 					
APPLICANT'S SIGNATURE					
I hereby certify that the information provided in this application is, to my knowledge, true and correct.					
Signature: <i>[Handwritten Signature]</i>	Date: 5/8/20				
OFFICE USE ONLY					
Approved By:	Date:				
Payment:	Number:				

Detailed Description:

The project will be the second phase of the Sierra Heights Apartments that are currently under construction on the corner of Executive Parkway and Hillview Ridge Lane adjacent to the Oroville Hospital. The first phase has a 40-unit two building design with parking in front of each building. The apartments are reserved for low-income seniors (62 years and older) and laid out on a hillside with two story entrances and three story main structures. Completion is scheduled for year end 2020.

The second phase will be a 48-unit four story building on Hillview Ridge Lane adjacent and above the first phase. It will offer commanding views of the town and surrounding countryside. Eligible residents will be required to be low-income seniors (62 years and older). The property will include a large 1,426 sq. ft. community room with a computer center and adjacent laundry facility. Elevators will allow residents to move freely between floors. The property will include 54 parking stalls to provide ample parking for residents and their guests. Public transportation is available 1/10th of a mile down the street from the site.

The building will have a stucco and rock façade with a metal roof and match the design and feel of the first phase of the development. Each unit will have a balcony or patio. Thirty nine (39) of the units will be one-bedroom and one bath with nine (9) of the units two bedroom and one bath. The one bedrooms will be 555 sq. ft. and the two bedrooms will include six (6) units with 832 sq. ft. and the remaining three (3) will be a spacious 926 sq. ft. All units will be connected via wide interior hallways. The common areas will be warmly decorated to provide a welcoming and relaxed environment.

The Sierra Heights phase II development will be attractively landscaped and professionally managed. Management personnel will live on site and staff will include a full time maintenance position.



WILLOW
PARTNERS
LLC

PL2005-002

310 N. WESTLAKE BOULEVARD
SUITE 210
WESTLAKE VILLAGE, CA
91362
TEL: 805.379.8555
FAX: 805.379.8556

May 8, 2020

Mr. Wes Irvin
Planning Department
1735 Montgomery Street
Oroville, Ca. 95965

Re: Sierra Heights Apartments Phase II

Mr. Irvin,

We are looking forward to working with you and the City of Oroville to complete the plan review process. Enclosed please find the following documentation for your review and consideration.

1. Site Plan
2. Elevations with unit floor plans
3. Schematic Landscape plans
4. Site Plan reflecting all off-street parking
5. Tentative Parcel Map from Gateway Engineering
6. Previously sent Geotechnical Report and NEPA environmental study
7. Detailed Project Description

Thanks again for your assistance in helping to guide the Sierra Heights Phase II project through plan review.

Regards,

Davis Slajchert



Printed: 5/11/2020 1:14 pm

City of Oroville

Building Department

Cash Collections

RECEIPT: P911

Project Number: PL2005-002

Project Name: SIERRA HEIGHTS PHASE 2 SENIOR HOUSING

Fee Description	Account Number	Fee Amount
DEVELOPMENT REVIEW BC	2201 4625	\$230.42
TECH COST RECOVERY [SU	5141 4700	\$13.83
Total Fees Paid:		244.25

Date Paid: 5/11/2020

Paid By: WILLOW PARTNERSHIP LLC

Pay Method: CHECK

Check # 10198

Received By: CECILIA CARMONA

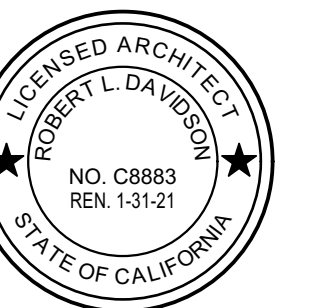
*****Credit Card Payments*****

A convenience fee is charged for all credit card payments. Please note that the convenience fee is a third-party fee and is not part of the City of Oroville. For all credit card payments the convenience fee is 2.50% of the total amount charged with a minimum charge of \$2.00.



BUILDING '3' - NORTH ELEVATION - FACING HILLVIEW RIDGE LANE (SIM. AT ALL SIDES)

SCALE: 3/16" = 1'-0"



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO. DATE ISSUE
05-07-2020 PLANNING SUBMITTAL

SHEET TITLE:

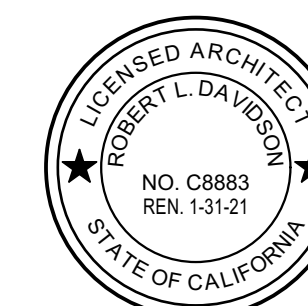
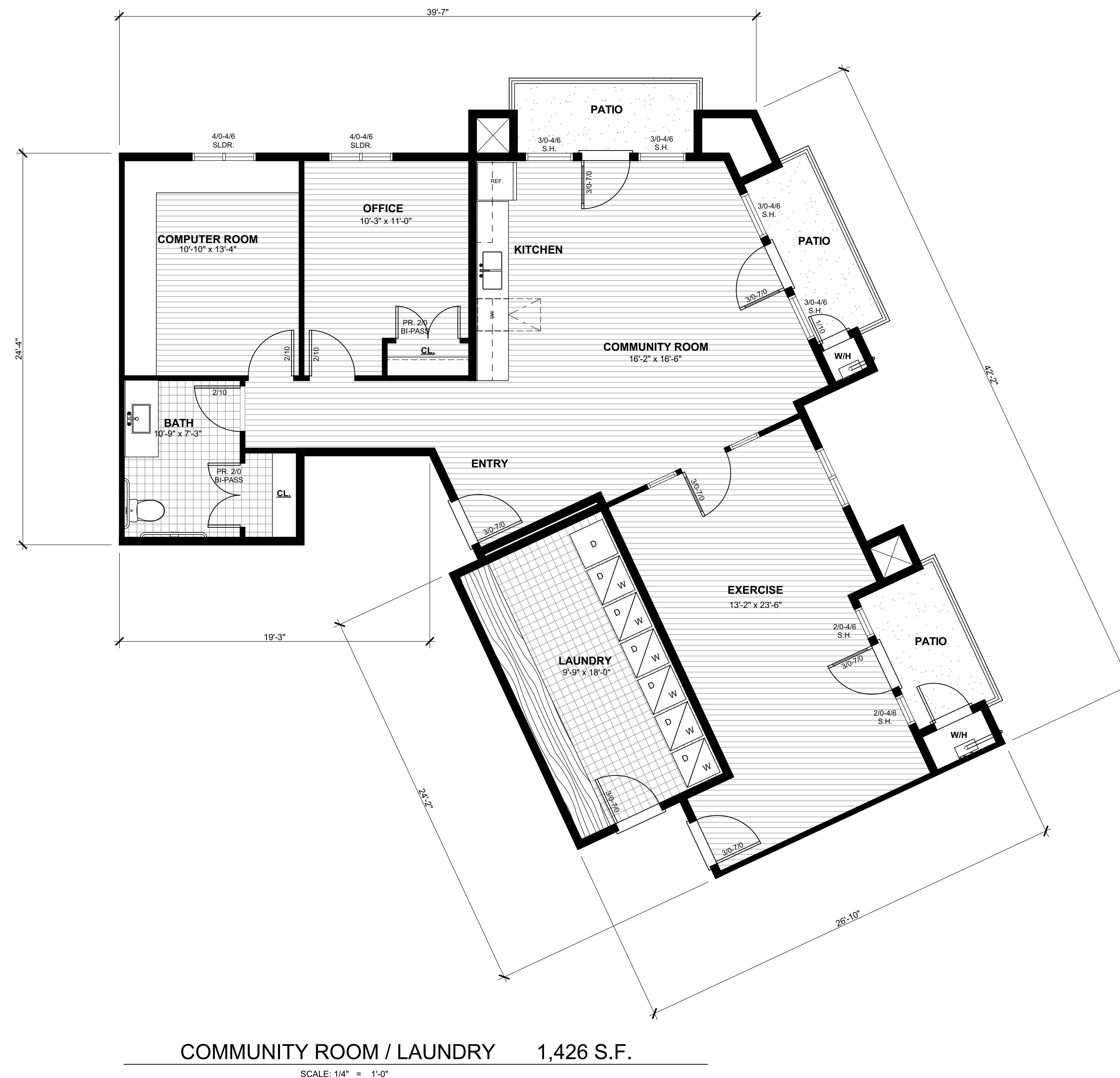
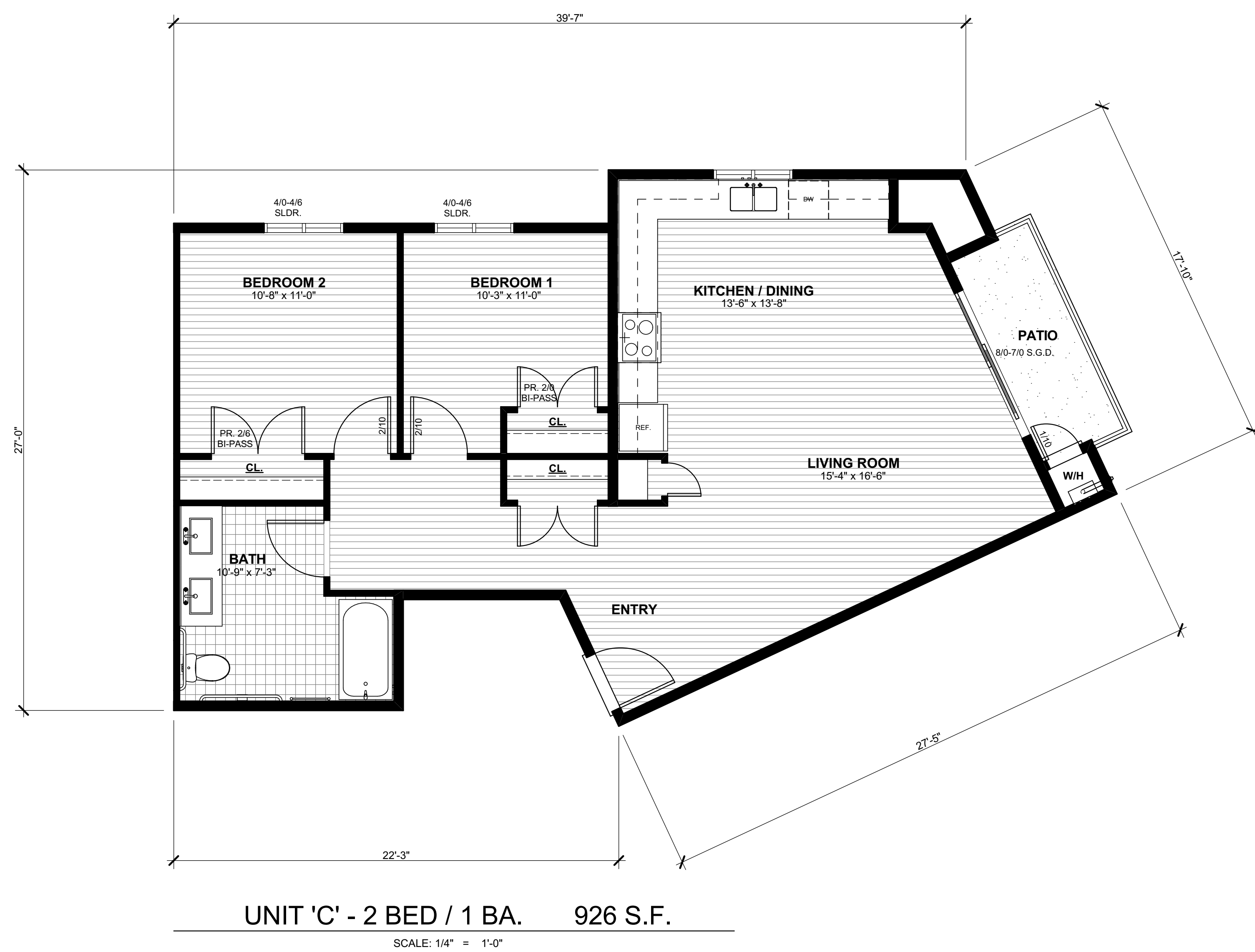
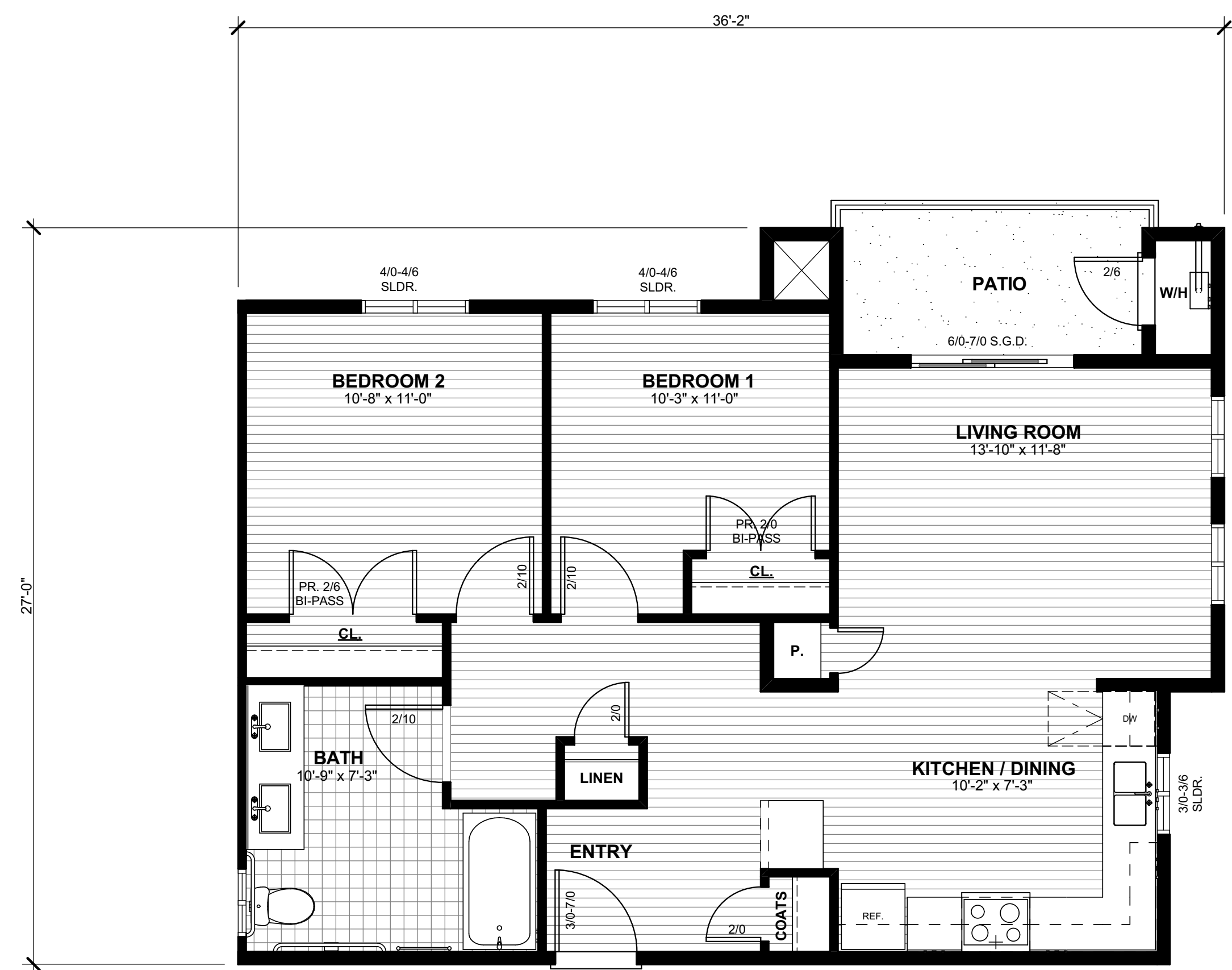
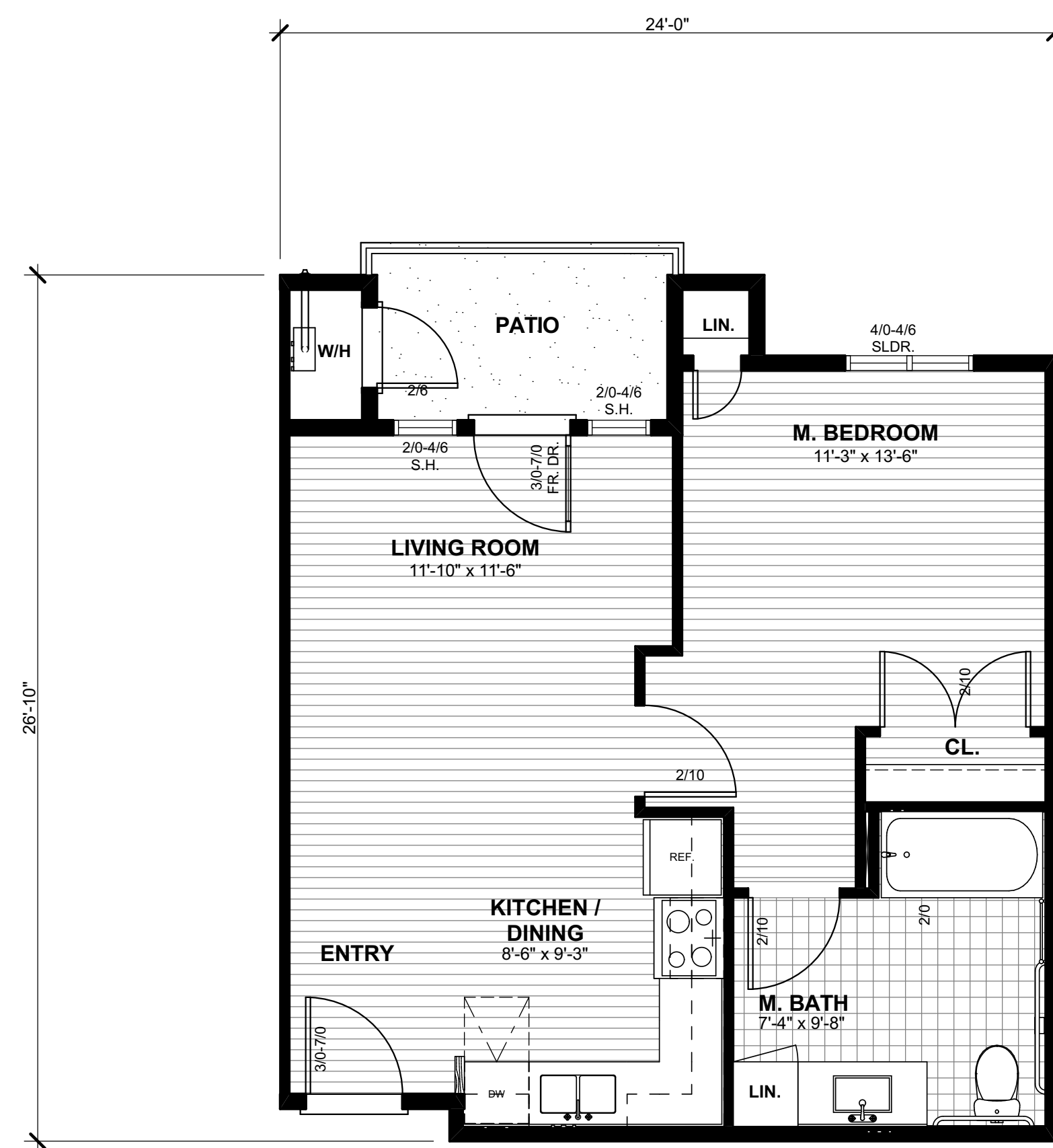
TYPICAL EXTERIOR
ELEVATIONS

SCALE: AS SHOWN
SHEET NO:

P-301

PROJECT NO. 2005

EXTERIOR FINISH & MATERIAL SCHEDULE			
(A) ROOFING	ASPHALT SHINGLES: CERTAINTED (OR EQUAL) MODEL: PRESIDENTIAL SHAKE SHINGLES COLOR: BLACK	(G) EXTERIOR DOORS	COLOR: SHERWIN WILLIAMS T.B.D.
(B) BOARD AND BATTEN SIDING	JAMES HARDIE: COLOR: SHERWIN WILLIAMS T.B.D.	(H) WINDOWS	T.B.D. VINYL
(C) CORRUGATED METAL PANELLING AND TRIM	METAL SALES (OR EQUAL) MODEL: COLOR: - PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER	(I) DOOR / WINDOW TRIM (ADJ. TO CEMENT PLASTER) & HORIZ. FOAM TRIM (U.N.O)	SHERWIN WILLIAMS COLOR: T.B.D.
(D) CEMENT PLASTER	SMOOTH TEXTURE - TROWELED COLOR: SHERWIN WILLIAMS T.B.D.	(J) DOOR / WINDOW TRIM (ADJ. TO BOARD & BATTEN SIDING)	SHERWIN WILLIAMS COLOR: T.B.D.
(E) CEMENT PLASTER	SMOOTH TEXTURE - TROWELED COLOR: SHERWIN WILLIAMS T.B.D.	(K) FASCIA / RAKE / OUTRIGGER	SHERWIN WILLIAMS COLOR: T.B.D.
(F) SIMULATED STONE	EL DORADO STONE: (ICC REPORT #ESR 1215) STYLE: T.B.D. COLOR: T.B.D.	(L) R.W. HORIZONTAL TRIM	SHERWIN WILLIAMS COLOR: T.B.D.
		(M) S.M. GUTTERS & DOWNSPOUTS	FACTORY FINISHED - WHITE
		(N) BRICK VENEER	EL DORADO STONE: STYLE: T.B.D. COLOR: T.B.D.
		(O) WROUGHT IRON RAILING	COLOR: T.B.D.
GENERAL EXTERIOR FINISH NOTES:			
1. ALL EXTERIOR WALL COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS.			
2. PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE.			
3. PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT CONNECTED MATERIAL (IE. WROUGHT IRON RAILING, ETC.)			
4. GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR MOCK-UP ON SITE FOR ARCHITECT & OWNER REVIEW. (4'-0" SQ. MIN. SIZE)			
5. GENERAL CONTRACTOR SHALL REMOVE ALL EFFLORESCENCE ON CONCRETE MASONRY AND PROVIDE 2-COATS OF CONCRETE BLOCK SEALER.			



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO. DATE ISSUE
05-07-2020 PLANNING SUBMITTAL

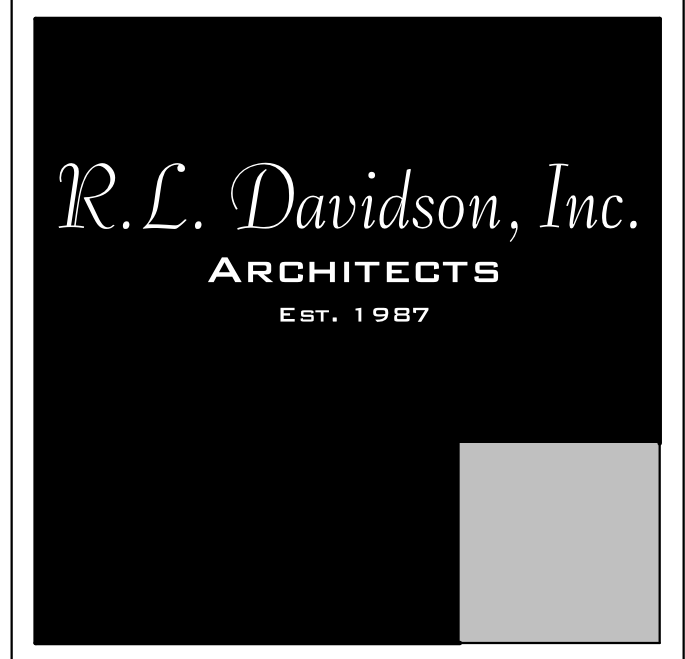
SHEET TITLE

UNIT FLOOR PLANS /
COMMUNITY ROOM

SCALE AS SHOWN
SHEET NO.

P-201

PROJECT NO. 2005

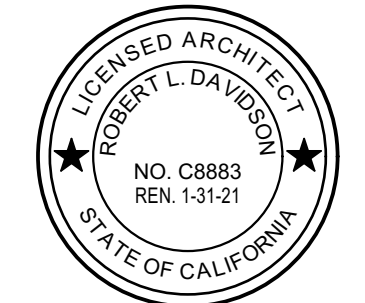


425 SPRUCE AVE.
CLOVIS, CA 93611
559.435.3303
WWW.RLDAVIDSON.COM



BUILDING '3' - LEVEL '1' COORDINATION PLAN

SCALE: 1/8" = 1'-0"



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO.	DATE	ISSUE
05-07-2020	PLANNING SUBMITTAL	

SHEET TITLE:
**- BUILDING '3' -
LEVEL '1'
COORDINATION PLAN**

SCALE: AS SHOWN
SHEET NO:

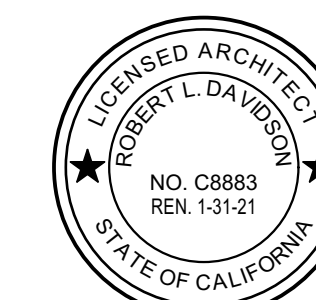
P-211

PROJECT NO. 2005



BUILDING '3' - LEVEL '2' (MAIN) COORDINATION PLAN

SCALE: 1/8" = 1'-0"



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO.	DATE	ISSUE
05-07-2020	PLANNING SUBMITTAL	

SHEET TITLE:

- BUILDING '3' -
LEVEL '2' (MAIN)
COORDINATION PLAN

SCALE: AS SHOWN
SHEET NO:

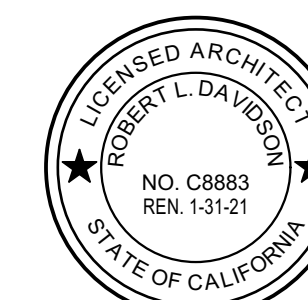
P-212

PROJECT NO. 2005



BUILDING '3' - LEVEL '3' COORDINATION PLAN

SCALE: 1/8" = 1'-0"



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO.	DATE	ISSUE
05-07-2020	PLANNING SUBMITTAL	

SHEET TITLE:

- BUILDING '3' -
LEVEL '3'
COORDINATION PLAN

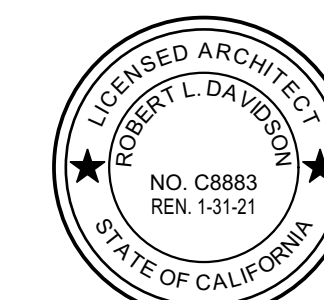
SCALE: AS SHOWN
SHEET NO:

P-213



BUILDING '3' - LEVEL '4' COORDINATION PLAN

SCALE: 1/8" = 1'-0"



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SIERRA HEIGHTS
SENIOR LIVING
COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.

FOR:
WILLOW PARTNERS, LLC

NO.	DATE	ISSUE
05-07-2020	PLANNING SUBMITTAL	

SHEET TITLE:

- BUILDING '3' -
LEVEL '4'
COORDINATION PLAN

SCALE: AS SHOWN
SHEET NO:

P-214

PROJECT NO. 2005



KEY TO SYMBOLS AND HATCHES

- PARKING LOT, GENERALLY 36' DIA AND 25' DIA**
LOCATED TO PROVIDE SHADE IN THE PARKING AREAS. EXAMPLES INCLUDE CHINESE PISTACHE, AUSTRALIAN WILLOW, PINE, MEXICAN SYCAMORE, CHINESE PISTACHE, OAKS. A MIX OF EVERGREEN AND DECIDUOUS MATERIALS, 15 GAL. MIN. 14 SHOWN
- LOW AND MODERATE WATER USE SITE TREES, GENERALLY 36' DIA AND 25' DIA**
PRIMARILY EVERGREEN AND DECIDUOUS CANOPY TREES FOR SHADE AND TO BEAUTIFY SITE. LOCATED ESPECIALLY WHERE TREES CAN PROVIDE SHADE ON PATHWAYS AND USE AREAS. EXAMPLES INCLUDE OAKS, CALIFORNIA PEPPER, FAN-TEX ASH, CHINESE PISTACHE. 15 GAL. MIN. 17 SHOWN
- STREET TREES, GENERALLY 30' DIA**
KEITH DAVEY CHINESE PISTACH, TO MATCH PHASE ONE. 6 SHOWN, APPROX. 40' OC.
- SMALLER ORNAMENTAL TREES, GENERALLY 12' DIA TO 20' DIA**
SUCH AS GRAPE MYRTLE, MARINA STRAWBERRY TREE, ITALIAN CYPRESS AND REDBUD, 15 GAL. MIN. 6 SHOWN
- AREAS OF ESPECIALLY WATER-EFFICIENT PERIMETER PLANTING**
SPARSELY PLANTED WATER CONSERVING LARGER OR SPRAWLING SHRUBS ALONG THE PERIMETER OF THE SITE. PARTICULAR CONCERN FOR FIRE-SAFE LANDSCAPE. APPROX 16,600 SF
- AREAS OF WATER CONSERVING SHRUBS AND GROUND COVERS**
WATER-EFFICIENT PLANTINGS OF SHRUBS AND GROUND COVERS TO PROVIDE VISUAL RELIEF AND TO BEAUTIFY THE SITE. WUCOLS LOW PLANTS. APPROX 16,000 SF
- AREAS OF MIXED MEDIUM AND LOW WATER USE PLANTS**
DESIGNED TO PROVIDE A RESIDENTIAL FEEL CLOSE TO THE BUILDINGS. APPROX. 2,410 SF
- BERMUDA TURF**
LOCATED IN STRATEGIC AREAS TO CONTRIBUTE TO RESIDENTIAL FEEL OF THE COMPLEX. APPROX 2,546 SF

PRELIMINARY PARKING LOT SHADE CALCULATION

TOTAL PARKING LOT PAVED AREA:	22,355 SF
LESS UNDER CARPORTS	4,104 SF
PAVED AREA TO BE SHADED:	17,250 SF
50% REQUIREMENT	8,718 SF
SHADE PROVIDED:	
LARGE TREES, 50% CREDIT	21 @ (962 x 5) 10,101 SF
10,101 > 8,718 THEREFORE DESIGN MEETS SHADING REQUIREMENT	

WATER CONSERVATION

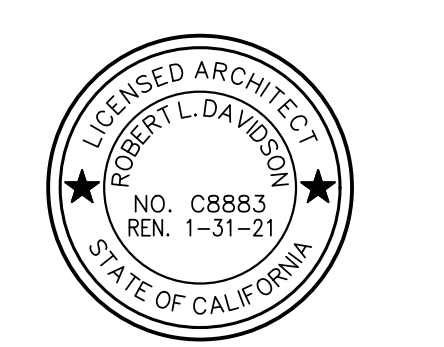
IT IS THE INTENT OF THIS PLAN TO EXCEED WELO REQUIREMENTS. PRELIMINARY WELO. SEE PRELIMINARY CALCULATIONS THIS SHEET.

FIRE SAFE LANDSCAPE

THE PERIMETER OF THE SITE WILL BE PLANTED SPARSELY WITH MATERIALS IDENTIFIED AS LOWER FIRE RISK, WELL SPACED OUT. LADDER FUELS DOWNHILL OF BUILDINGS WILL BE AVOIDED.

IRRIGATION

IRRIGATION WILL BE PROVIDED TO ALL PLANTING AREAS BY THE USE OF LOW-FLOW BUBBLER HEADS ON RIGID PVC PIPE AND SUB-SURFACE DRIP. THE SLOPE OF THE SITE WILL BE ACCOMMODATED BY THE USE OF CHECK VALVES AND APPROPRIATE VALVING OF THE SYSTEM. THE SYSTEM WILL BE FULLY AUTOMATIC AND MEET THE CITY'S WELO CRITERIA.



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SIERRA HEIGHTS SENIOR LIVING COMMUNITY
HILLVIEW RIDGE LANE
OROVILLE, CA.
FOR:
WILLOW PARTNERS, LLC

NO. DATE:	ISSUE:
05-04-2020	PRELIMINARY DESIGN

SHEET TITLE:
SCHEMATIC LANDSCAPE PLAN

SCALE:
SHEET NO.

L1.0



NOT FOR CONSTRUCTION

Sierra Heights Phase II
Parking Variance Request

The Sierra Heights Phase II property will be located on a unique hillside setting with commanding views of the City and surrounding countryside. It will be adjacent to the Sierra Heights Phase I development. Both properties serve a specific segment of the population. These rental communities will only be available to seniors age 62 and older that earn no more than 30-60% of the area median income for Butte County. This population typically does not drive as frequently as younger renters. They also tend to have others drive for them as they age in place. Because of this, low income or affordable senior housing properties usually do not require the amount of parking family rental properties would require.

Many cities do not require more than .5 parking spaces per senior apartment unit. Sacramento recently has approved senior projects that do not require any parking spaces if they are near public transit. However, we recognize the need for appropriate parking. Willow Partners operates approximately 1,000 affordable apartment units and roughly half are seniors. We provide parking ratios like those proposed here without parking issues at our senior properties.

We are requesting a parking variance under regulation 17.12.070(I)(5) that the zoning administrator determine this low-income housing development be allowed a parking ratio of 1.2 per apartment unit or 54 spaces for its 48 units. This allows all residents to have a parking space along with guest parking. The site dimensions limit the number of parking stalls from the required 64.5 parking spaces. Also, given the apartment's proximity to an assisted living facility, public transportation and the Oroville hospital we believe the location is ideal for a senior independent living rental community.

Thank you for your consideration,

WP Sierra Heights Phase II ownership



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Leo DePaola
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

Page 1 of 2

DEVELOPMENT REVIEW COMMITTEE PROJECT REVIEW COMMENTS

PROJECT: Sierra Heights Senior Apartments Phase 2

FILE: PL2005-002

DEPARTMENTS IN ATTENDANCE:

DATE: 5/19/2020

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> BUILDING DIVISION | <input checked="" type="checkbox"/> BUSINESS ASSISTANCE & HOUSING DEPARTMENT | <input checked="" type="checkbox"/> OROVILLE FIRE DEPARTMENT | <input type="checkbox"/> OROVILLE POLICE DEPARTMENT |
| <input checked="" type="checkbox"/> PUBLIC WORKS | <input type="checkbox"/> _____
WATER DISTRICT | <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> <u>Parks and Trees</u> |
| <input checked="" type="checkbox"/> PLANNING | <input type="checkbox"/> BUTTE COUNTY ENVIRONMENTAL HEALTH | <input type="checkbox"/> ECONOMIC DEVELOPMENT | <input type="checkbox"/> _____ |

DEPARTMENT

COMMENTS

Planning

- City Code requires 64 parking spaces. 54 spaces (including 2 ADA) are proposed. The applicant has provided justification for a reduction. The proposed parking ratio is similar to what was approved for Phase 1. The tandem parking might have some issues (applicant stated their management company has a policy for tandem parking. Staff requested that policy to be shared for review).
- The community center is on the 4th floor but the location is in flux, possibility of being moved to the first floor.
- Possibility of providing common open / garden space per City's design guideline recommendations.
- We will need lighting plans/information to ensure compliance with the City's code.
- Design of the building ok, matches Phase 1.
- Frontage improvements (curb, gutter, sidewalk, landscaping) along Hillview Ridge Lane will need to be installed at least to the path of travel.
- On final drawings, footpath (path of travel) must be shown to a maximum 5% grade along entire length.
- Commissioners mentioned linking to a van / transportation system (ex. Prestige Assisted Living has a van that takes residents to outings, Raley's, etc.) available for residents, especially if the applicant doesn't predict many residents will be driving.

Fire

- The building will need a Fire Department Connection (FDC). Fire hydrant placement will also need to be determined and shown after the applicant works with CalWater.
- 15% driveway grade will be an issue for the ladder truck. Need to ensure the ladder truck can reach the fourth floor, especially since this is a senior housing project. The ladder will need to be able to reach the top floor from the center of Hillview Ridge Lane.
- Ensure adequate access and turning radius for trucks around the whole site.



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Leo DePaola
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

Fire (cont.)

Parks and Trees

Engineering

- We will condition that the applicant works with the fire department to ensure adequate site access, hydrant placement, etc.

- Final landscape Plans will need shade calculations for all asphalt showing it meets the 50% shade in 15-year requirement outlined in the Oroville Municipal Code (OMC 17-12.050).

- The final landscaping plans will need a detail sheet including items such as soil amendments, fertilizing, planting, tree staking, groundcovers, etc.

- Will need to sign a Landscape Maintenance Agreement (OMC 17-12.050 (M)).

- 15% grade on driveways is a concern, work to minimize to the extent possible.

- The applicant will need to work with SC-OR to complete a capacity study. Should be straightforward since it was done previously for Phase 1 of the project.

- Drainage and grading plans are pending, careful planning needed on this steep parcel to ensure adequate drainage.

- This project is subject to "State Water Resources Control Board Water Quality Order No. 2013-001-DWQ NPDES General Permit No. CAS000004 Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems" (aka MS4 General Permit). Specifically, Section E.12. Post Construction Storm Water Management.

- The tentative parcel map is still under review, but the engineer can get a head start on preparing the final map / documents to ensure any major issues are taken care of while there is still time. Tentative map is the critical scheduling path.

Overall, we appreciate the applicant working with the City to bring this project to town. Applicants stated that Phase 1 already has some inquiries from potential tenants and that there is demand for this type of project. There will be an on-site maintenance and management person shared between the three buildings.

Next Steps

Will go before the Planning Commission at their May 28th meeting. The Tentative Parcel Map will also go before the Planning Commission on the same date

Other

Applicant or their engineer will need to work with SC-OR to complete a sewer capacity study.



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Leonardo DePaola
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO: Butte County Clerk
25 County Center Drive
Oroville, CA 95965

FROM: City of Oroville
1735 Montgomery Street
Oroville, CA 95965

Project Title: Sierra Heights Senior Affordable Housing Phase 2, including Tentative Parcel Map (TPM20-02)

Project Location – Specific: 300 Hillview Ridge Lane

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project:

The project applicant, Willow Partners, LLC, is proposing 48 units for the 4-story second phase of the 40-unit Sierra Heights Apartments that are currently under construction. The apartments are reserved for low-income seniors (62 years and older). The property will include a 1,426 sq. ft community room with adjacent laundry facilities. The subject property has a zoning designation of MXC (Corridor Mixed Use) and a General Plan designation of MU (Mixed Use).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Davis Slajchert, Willow Partners, LLC

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - In-Fill Development Projects, Title 14 CCR, §15332
 - Minor Land Divisions, Title 14 CCR, §15315
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

In-Fill Development Projects; Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. The project is consistent with the existing MXC Zoning as a permitted use at under 30 units per acre.

Minor Land Divisions; Title 14, CCR, §15315

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The average slope of the developed portion of the parcel is 18%.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Wes Ervin

Telephone: (530) 538-2408

Signature: _____

Date: _____

- Signed by Lead Agency
 Signed by Applicant



City of Oroville

Leonardo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2436 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, May 28, 2020

RE: Tentative Parcel Map 20-02

SUMMARY: The Oroville Planning Commission will review and consider approving Tentative Parcel Map 20-02 (TPM 20-02) for a lot split to facilitate Phase 2 of the Sierra Heights Senior Housing development at 300 Hillview Ridge Lane. The map will split one lot into two lots.

RECOMMENDATION: Staff recommends the following actions:

1. **Approve** the recommended findings for Tentative Parcel Map 20-02 and recommended Conditions of Approval;
2. **Adopt** Resolution No. P2020-06

APPLICANTS: Willow Partners, LLC.

LOCATION: 300 Hillview Ridge Lane,
Oroville, California

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS". In addition, as part of another project that is exempt, this map is also exempt.

REPORT PREPARED BY:

Matt Thompson, City Engineer
Community Development Department

REVIEWED BY:

Leonardo DePaola, Director
Community Development Director

A. DISCUSSION

The Planning Commission will review an application for Tentative Parcel Map 20-02 to separate a 6.35-acre lot into two parcels.

The request is to separate an existing parcel into two separate parcels. Parcel 1 will be for Phase 1 of the Sierra Heights Senior affordable housing project, now under construction. Parcel 1 will be 2.59 acres. Parcel 2 will be for Sierra Heights Phase 2, and be 3.76 acres. The Development Review approval for the project – a 48-unit multi family senior affordable housing project -- is a separate item.

Both parcels have frontage along Hillview Ridge Lane, a private road.

All required conditions and considerations per OMC 16.12.050 “Tentative Parcel Map” apply to this requested tentative parcel map, including curb, gutter and sidewalk.

Prior to filing the Final Parcel Map, all public improvements required by OMC 16 “Subdivisions” shall be completed and accepted by the City.

B. RECOMMENDATION

Staff recommends the Planning Commission review and approve Tentative Parcel Map 20-02 at 300 Hillview Ridge Lane along with all the findings and conditions pertaining thereto.

C. ENVIRONMENTAL DETERMINATION

This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 “MINOR LAND DIVISIONS”. As part of another project that is exempt, this map is also exempt. The Notice of Exemption for both the map and project is attached to the project item.

D. FINDINGS

Staff has determined that the following findings can be accurately and truthfully made (OMC 16.20.050 E);

1. The requested tentative parcel map is in conformance with the General Plan and the City’s zoning ordinance,
2. The site is physically suitable for the proposed density or type of development;
3. The design of the land division is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;
4. The design of the land division is not likely to cause serious public health problems;
5. A preliminary soils report or geological hazard report indicates no adverse soil or geological conditions that cannot be corrected to the satisfaction of the City Engineer;

6. The design of the land division will not conflict with any existing easements;
7. The proposed land division is consistent with OMC 16.12.050, and the requested parcel map seeks no variances or exceptions;
8. All services and access to the proposed parcels are available and meet City standards. No discharges of waste into a community sewer system will not violate existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);
9. The parcel was not involved in the division of a larger parcel anytime in the last two years.

E. CONDITIONS OF APPROVAL

1. These conditions of approval are to permit the land division of Tentative Parcel Map No. 20-02 (TPM 20-02) as generally described above.
2. This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
3. The Planning Commission approval date of this Tentative Parcel Map No. 20-02 referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
4. All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision -- must be noted on the Final Map and shown on site plans and improvement plans.
5. The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
6. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this action or any environmental or other documentation related to the approval of

this tentative parcel map. Applicant further agrees to provide a defense for the City in any such action

7. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
8. This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.
9. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
10. All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
11. The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
12. Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
13. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
14. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for construction on the parcels. Said monuments shall be protected or replaced per State law.
15. All easements of record that affect this property are to be shown on the Parcel Map.
16. Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- End of Conditions ---

F. FISCAL IMPACT

The total fees associated with this project are as follows:

Item	Price	Tech Fee	Total	Paid
Tentative Parcel Map	\$3,500.34	\$210.02	\$3,710.36	Yes
Total	\$3,500.34	\$210.02	\$3,710.36	Yes

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project. These fees will be paid for through the funds deposited.

ATTACHMENTS

1. TPM 20-02 Application
2. Proposed Map TPM 20-02
3. Preliminary Title Report
4. Resolution No. 2020-06



City of Oroville

Planning Division - Community Development Department

Donald Rust
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2420 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#:

TENTATIVE MAP APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		TYPE OF MAP - Please select all that apply:	
<input checked="" type="checkbox"/>	Completed and signed Application Forms	<input checked="" type="checkbox"/>	Tentative Parcel Map: \$3,500.34 (Deposit) + \$210.02 (6% Tech Fee) = \$3,710.36
<input checked="" type="checkbox"/>	Application Fee(s) Paid	<input type="checkbox"/>	Tentative Subdivision Map: \$4,041.06 (Deposit) + \$242.46 (6% Tech Fee) = \$4,283.52
*Additional fees from the Fire Department and Public Works Division may apply for their review.		<input type="checkbox"/>	Vesting Tentative Map: Same as Tentative Subdivision Map

MAP REQUIREMENTS

The tentative map shall be prepared in a manner acceptable to the city and shall be prepared by a registered civil engineer or licensed land surveyor. The tentative map shall be clearly and legibly drawn and shall contain not less than the following unless requested and specifically waived by the department director:

Four (4) 24" x 36' copies, folded to 8 1/2" x 11", and one (4) 8 1/2" x 11" copies of the tentative map and grading plan prepared by a Registered civil engineer, drawn to scale and containing the following:

- a. Name and address of property owner of record, subdivider and engineer.
- b. Project name, date prepared, north arrow, scale, and list of utility purveyors.
- c. Vicinity map.
- d. Existing zoning and land use.
- e. Existing topography, note contour interval of site to 100%, with 2 or 5 foot intervals for slopes greater than 10%.
- f. Type, location, and drip line of existing trees over 8 inches in diameter at breast height (DBH).
- g. Location of existing structures, including wells and septic system, with notation "to remain" or "to be abandoned / removed."
- h. Location, width, and direction of flow of each water course and any area subject to water inundation.
- i. Location, width and name of existing streets, right-of-way or pavement.
- j. Widths, location and identity of all existing and proposed easements.
- k. Proposed street location, grade, centerline and radius of curves, pavement, right-of-way width and street names. Show typical sections of all streets.
- l. Location and size of existing and proposed sanitary sewer mains, storm drains and fire hydrants.
- m. Lot layout and dimensions including parcel size.
- n. Proposed lot grading, building pad elevation, top and toe of cut and fill slopes, and approximate location of street grades. Include a separate grading plan for subdivisions.
- o. Proposed trails, parks, school sites, and common areas for public or private use.
- p. Phasing sequence, if any.
- q. The subdivider, or subdivider's designated agent, shall file a tentative parcel map application with the Zoning Administrator. The submitted material shall conform to the requirements of the Zoning Administrator as to form and content. Rules governing form and content shall conform to the requirements of Section 66445 of the Government Code and shall require enough information to ensure adequate consideration.
- r. The subdivider shall specify any deviation from city standards and the justification for such deviation.
- s. The name or names of any geologist or soils engineer whose services were required in the preparation of the design of the tentative map.

Upon the written request of the subdivider, the department may waive any of the above tentative map requirements if the department determines that the type of subdivision does not justify compliance with these requirements, or if the department determines that other circumstances justify a waiver. The department may require other drawings, data, or information as deemed necessary by the department to accomplish the purposes of the Subdivision Map Act.

Vesting Tentative Maps are processed in the same manner as regular tentative maps with the exception that all discretionary approvals required prior to issuance of the construction permits must be obtained prior to action of the tentative map. Vesting maps must comply with City requirements and Subdivision Map Act requirements. A Vesting Map protects the right to develop and obtain building permit(s) even if land use regulations change between the time when map approvals are obtained and building permit(s) are issued.

REQUIRED DATA / REPORTS

The tentative map shall be accompanied by the following data and reports:

- 1. **Street Names.** A list of proposed street names for any unnamed street or alley for review by the city engineer.
- 2. **Soils Report.** A preliminary soils report prepared in accordance with the provisions of chapter 70 (Excavation and Grading) of the Uniform Building Code shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the subdivision.
- 3. **Title Report.** Current Title Report, less than 6 months old.
- 4. **Environmental Review.** Information shall be submitted as required by the department to allow a determination on environmental review to be made in accordance with CEQA. The subdivider shall deposit and pay all fees as may be required for the preparation and processing of environmental review documents.
- 5. **Preliminary Engineering Calculations.** Information shall be submitted as required by the standard engineering specifications to demonstrate the adequacy of the design of the proposed improvements. Such information shall include design parameters and engineering calculations.
- 6. **Phasing.** If the subdivider plans to file multiple final maps on the tentative map, he shall submit a written notice to this effect to the community development director.
- 7. **Arborist Report.** If oak trees exist on the property, 3 copies of an Arborist Report.
- 8. **Other Reports.** Any other data or reports deemed necessary by the department.

An application will not be considered as complete until all of the information has been submitted to the Planning Department. Information required will vary by type of map (parcel / subdivision). Incomplete applications will not be processed.


REQUIRED DATA / REPORTS

By initialing below, I acknowledge and agree to the following:

- 1. The applicant shall defend, indemnify, and hold harmless the City, and each of its officers, employees and agents, from and against any and all claims, actions and proceedings, within the time period set forth in Government Code section 66499.37, to attack, set aside, void or annul any of the decisions or determinations which the City makes in connection with the approval of the tentative parcel map or with the adoption of any environmental document relating thereto under the California Environmental Quality Act (CEQA). The applicant shall reimburse the City and each of its officers, employees and agents for any costs, including but not limited to court costs, awards to plaintiff/ petitioner for costs and attorneys' fees and any other litigation expenses that the City may be required to pay to plaintiff/petitioner because of such approval or adoption. The City shall reasonably cooperate in the defense of any such litigation, which duty to cooperate shall include the following
 - a. The City shall notify the applicant promptly of any claim, action or proceeding of which it becomes aware.
 - b. The City shall have the right to retain legal counsel of its choice, at the sole cost and expense of the City, to defend the City in litigation, but such defense shall not relieve the applicant of any obligation imposed by this indemnity.
 - c. The applicant shall have the right to approve any settlement.

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:		Date:	05/13/2020
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OFFICE USE ONLY

Approved By:		Date:	
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Payment:		Number:	
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The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

10201

WILLOW PARTNERS LLC

310 N WESTLAKE BLVD STE 210
WESTLAKE VILLAGE, CA 91362-7058
(805) 379-8555

citibank

CITIBANK, N.A. BR. #179
787 W. 6TH ST., 28TH FL.
LOS ANGELES, CA 90071

Citi Private Bank

90-7172/3222

5/13/20

PAY TO THE
ORDER OF

City of Oroville

\$ 3,710.³⁶

Three thousand seven hundred and ten

36/100's

DOLLARS

MEMO

Tentative Parcel Map fee Sierra Heights II



[Signature]
AUTHORIZED SIGNATURE

⑈010201⑈ ⑆322271724⑆ 204072581⑈

WILLOW PARTNERS LLC

10201

Tentative Parcel Map fee

Sierra Heights Phase II

WILLOW PARTNERS LLC

10201



PRELIMINARY REPORT

Order No.: 738182
Your File No.:
Buyer/Borrower Name: WP Sierra Heights Apartments LP
Seller Name:

Property Address: APN 013-290-048, Oroville, CA 95965

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of March 18, 2020 at 7:30AM	
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When replying, please contact: Stacey Giguere, Escrow Officer

Stewart Title of California, Inc.
7480 North Palm Avenue, Ste 103
Fresno, CA 93711
(559) 650-3600
sgiguere@stewart.com

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

- CLTA Standard Coverage Policy
- CLTA/ALTA Homeowners Policy
- 2006 ALTA Owner's Policy
- 2006 ALTA Loan Policy
- ALTA Short Form Residential Loan Policy
-

SCHEDULE A

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

A fee as to Parcel(s) 1. An easement more particularly described below as to Parcel(s) 1A, 1B, 1C, 1D, 1E, 1F, 1-G and 1H.

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

[WP Sierra Heights Apartments LP, a California Limited Partnership](#)

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Butte, City of Oroville and described as follows:

PARCEL 1:

PARCEL 2 AND A PORTION OF PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE 91](#). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 16, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 00°04'00" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 16, AND THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 20.00 FEET;

THENCE LEAVING SAID WESTERLY SECTION LINE, NORTH 66°17'30" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 472.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 05°51'05" WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 89°56'00" EAST, A DISTANCE OF 455.32 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 16°23'33" EAST ALONG SAID EASTERLY LINE OF PARCEL 3, A DISTANCE OF 469.42 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ALSO ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE NORTH 89°58'28" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID SOUTHERLY QUARTER LINE A DISTANCE OF 563.38 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE CONTINUING ALONG SAID SOUTHERLY QUARTER LINE NORTH 89°58'28" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 432.00 FEET TO THE POINT OF BEGINNING;

SAID LAND ALSO SHOWN AS PARCEL 2 OF RECORD OF SURVEY, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, RECORDED IN [BOOK 182, PAGE 45](#), OF SAID RECORD OF SURVEY.

PARCEL I-A:

A RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE 91](#); THENCE SOUTH 66 DEG. 14' 30' WEST TO THE EASTERLY LINE OF A 100 FOOT RIGHT OF WAY FOR

INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT, RECORDED IN [BOOK 2556, PAGE 354](#), OFFICIAL RECORDS, AS SHOWN ON SAID PARCEL MAP

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED ABOVE.

PARCEL 1-B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEG. 59' EAST, 616.65 FEET ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 16; THENCE SOUTH 0 DEG. 05' WEST, 691.31 FEET TO A POINT IN THE NORTH LINE OF OLIVE HIGHWAY (80 FEET WIDE); THENCE ALONG SAID OLIVE HIGHWAY, NORTH 68 DEG. 31' WEST, 136.84 FEET TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1960 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEG. 06' WESTERLY FOR A DISTANCE OF 311.30 FEET; THENCE ALONG THE TANGENT TO SAID CURVE, NORTH 51 DEG. 25' WEST, 306.33 FEET TO A POINT-IN THE WEST LINE OF SAID SECTION 16; THENCE ALONG SAID WEST LINE NORTH 0 DEG. 05' EAST, 259.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHERLY LINE OF OLIVE HIGHWAY FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 0 DEG. 05' EAST, 259.20 FEET DISTANT; THENCE SOUTH 51 DEG. 25' EAST, 113.76 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION ON SAID NORTHERLY LINE OF OLIVE HIGHWAY; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTH 51 DEG. 25' EAST, 140.31 FEET; THENCE LEAVING SAID HIGHWAY NORTH 0 DEG. 05' EAST, 300.00 FEET; THENCE NORTH 89 DEG. 59' WEST, 109.81 FEET; THENCE SOUTH 0 DEG. 05' WEST, 212.54 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEG. 59' EAST, 616.65 FEET ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 16; THENCE SOUTH 0 DEG. 05' WEST, 391.31 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL-OF LAND HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 0 DEG. 05' WEST, 300 FEET TO THE NORTH LINE OF OLIVE HIGHWAY; THENCE ALONG THE NORTH LINE OF SAID HIGHWAY, NORTH 60 DEG. 31' WEST, 136.84 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1960 FEET THROUGH A CENTRAL ANGLE OF 9 DEG. 06', AN ARC DISTANCE OF 311.30 FEET ALONG THE NORTH LINE OF SAID HIGHWAY; THENCE NORTH 51 DEG. 25' WEST, 51.86 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM H.J. MOSELEY, ET AL, TO JOHN J. GILKEY, ET UX, RECORDED JUNE 18, 1957, IN [BOOK 890 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 275](#); THENCE LEAVING THE NORTH LINE OF SAID HIGHWAY AND ALONG THE EAST LINE OF SAID GILKEY PARCEL, NORTH 0 DEG. 05' EAST, 300 FEET; THENCE SOUTH 56 DEG. 45' EAST, 499.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1-C:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR UTILITIES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 6, 1985, IN [BOOK 98 OF MAPS, AT PAGE\(S\) 70.](#)

PARCEL 1-D:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE\(S\) 91.](#)

PARCEL 1-E:

AN EXCLUSIVE EASEMENT 121/2 FEET IN WIDTH LYING NORTHWESTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 45 OF MAPS, AT PAGE 10, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA; THENCE SOUTH 38 DEG. 35' WEST, 265.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1, AND THE END OF THIS DESCRIPTION.

TOGETHER WITH THE RIGHT TO CONSTRUCT, INSTALL, AND MAINTAIN AN UNDERGROUND STORM DRAINAGE FACILITY AND TO DRAIN THROUGH SAID UNDERGROUND STORM DRAINAGE FACILITY ANY AND ALL STORM OR DRAINAGE WATERS GENERATED FROM OR ARRIVING UPON SAID PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN [BOOK 45 OF MAPS, AT PAGE 10](#), IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, UP TO THE CAPACITY OF THE FACILITY CONSTRUCTED ON THE EASEMENT, INCLUDING INCIDENTAL RIGHTS OF MAINTENANCE, REPAIR, AND REPLACEMENT THERETO.

PARCEL 1-F:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE WESTERLY 100 FEET TO THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE\(S\) 91.](#)

PARCEL 1-G:

A 60 FOOT NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES OVER A STRIP OF GROUND LYING EASTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., FROM WHICH THE WEST ONE QUARTER CORNER BEARS SOUTH 89 DEG 58' 32" WEST, 995.38 FEET; THENCE NORTH 16 DEG 26' 33" WEST, 877.97 FEET;

THENCE NORTH 11 DEG 10' 33" WEST, 654.16 FEET TO THE END OF THIS DESCRIPTION.

PARCEL 1-H:

ALL THAT REAL PROPERTY SITUATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., CITY OF OROVILLE, BUTTE COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED FROM OROVILLE EXECUTIVE PARK LTD. AND TRI-SIERRA GROUP, A GENERAL PARTNERSHIP, TO WESLEY F. SUMAN, A MARRIED MAN, RECORDED DECEMBER 3, 1982, IN [BOOK 2775 OF THE OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 584](#), FROM WHICH THE SOUTHEAST CORNER OF SAID SUMAN PARCEL BEARS SOUTH 17 DEG 57' 49" EAST 446.00 FEET; THENCE SOUTH 72 DEG 2' 11" WEST 140.00 FEET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300 FEET, A CENTRAL ANGLE OF 18 DEG 0' 0", THE ARC LENGTH OF WHICH IS 94.25 FEET; THENCE SOUTH 54 DEG 2' 11" WEST, 65.00 FEET; THENCE ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 600 FEET, A CENTRAL ANGLE OF 31 DEG 45' 0", THE ARC LENGTH OF WHICH IS 332.49 FEET; THENCE SOUTH 85 DEG 47' 11" WEST 377 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUMAN PARCEL AND THE
END OF DESCRIPTION.

APN: 013-290-048

(End of Legal Description)

[MAP](#)

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2020 - 2021.
- B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California.
- C. Taxes and/or assessments affecting the land, if any, for Community Facility Districts including Mello Roos Districts which may exist by virtue of assessment maps or notices filed by said districts. Said taxes and/or assessments are typically collected with the County taxes; however, some districts may remove these taxes and/or assessment from the County taxes and assess and collect them separately.
- D. The herein described land lies within the bounds of Orville Sewer Service District. Collected with Butte County Taxes. None due and payable.

Exceptions:

- 1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 2. An easement for public utilities and rights incidental thereto as set forth in a document recorded June 18, 1908 in [Book 107, Page 325](#), of Deeds, affects the Westerly 100 feet.
- 3. An easement for road purposes and rights incidental thereto as set forth in a document recorded July 6, 1954 in [Book 726, Page 61](#), of Official Records, affects the Westerly 30 feet.
- 4. Oroville Redevelopment Project No. 1, as set forth in that redevelopment agreement recorded July 9, 1981 in [Book 2638 Page 228](#) of Official Records.
- 5. An easement for pedestrian and vehicular ingress and egress and utilities and rights incidental thereto as set forth in a document recorded February 14, 1985 as Instr. [# 85-04457](#), of Official Records, affects the Westerly 100 feet.

Said easement is subject to portions therein provided

- 6. An easement for construction, maintaining, relocating and removing mains and/or pipeline for distribution of water and rights incidental thereto as set forth in a document recorded September 15, 1986 as Instr. [# 86-30984](#), of Official Records, affects the West 52.80 feet.

Said easement is subject to portions therein provided.

7. An easement for public utilities and rights incidental thereto as set forth in a document recorded June 1, 1987 as Instr. [# 87-19649](#), of Official Records, affects the Westerly 60 feet.
8. Easements, set back lines, and note(s) if any, as shown or dedicated by Parcel Map recorded September 16, 1987 in [Book 107, Page 91](#), of Official Records
9. An easement for ingress, egress, public utilities and drainage and rights incidental thereto as set forth in a document recorded September 25, 1987 as Instr. [# 87-34996](#), of Official Records, affects the West 100 feet.
10. An easement for ingress, egress and public utilities and rights incidental thereto as reserved in a document reserved by American Pacific Investment Corporation, a California corporation, recorded December 28, 1990 as Instr. [# 90-55266](#), of Official Records, which affects over the West 100 feet of said Parcel 2 of PM [Book 98, Page 70](#).
11. An easement for ingress, egress and public utilities, drainage and rights incidental thereto as reserved in a document reserved by American Pacific Investments Corporation, a California corporation and Hollan Jones, a married man as his sole and separate property and Gloria R. Booth and Barbara Booth, as Trustees of The Booth Revocable Trust 1979 - Trust A and Gloria R. Booth, and Barbara Booth, as Trustees of The Booth Revocable Trust of 1979 - Trust C and Coburn Haskell as Trustee under the 1989 Restatement of Revocable Trust Agreement executed on October 2, 1989, recorded September 20, 1994 as Instr. [# 94-039229](#), of Official Records, which affects portion of Parcels 2 and 3 of PM in [Book 107, Page 91](#).
12. An easement for (see below) and rights incidental thereto in favor of the City of Oroville as set forth in a document recorded August 15, 2011 as Instrument No. [2011-0026340](#), of Official Records, affects said land.

A. Pedestrian, vehicular and multi-modal ingress, egress, passage and traffic.

B. Construction, installation, operation, maintenance, removal, repair, replacement and use, for public service purposes, any and all materials, fixtures, appliances, equipment, pipes, pipelines wires and cables (including fiber optics) necessary for the transmission, distribution and delivery of electricity, water, sewer, storm water, gas, cable television, communication and information service utilities over, along, under and across the easement premises.

C. Construction, installation, operation, maintenance, removal, repair and replacement of any roadway thereon.

Said easement is subject to provisions therein provided.

13. Regulatory Agreement and Declaration of Restrictive Covenants by and between California Statewide Communities Development Authority and WP Sierra Heights Apartments, LP, recorded June 25, 2019 as Instrument No. [2019-0029929](#), of Official Records.
14. Senior Regulatory Agreement (Affordability Restrictions) by and between the City of Oroville, a political subdivision of the State of California and WP Sierra Heights Apartments, LP, recorded June 25, 2019 as Instrument No. [2019-0029930](#), of Official Records.
15. Construction and Permanent Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	: \$5,056,650.00
Trustor	: WP Sierra Heights Apartments, LP, a California Limited Partnership
Trustee	: Stewart of Title of California Inc., a California Corporation
Beneficiary	: Rabobank, N.A., as agent
Recorded	: June 25, 2019 as Instrument No. 2019-0029931 , of Official Records

16. Matters contained in an instrument entitled "Home Investment Partnership Program Regulatory Agreement" dated June 20, 2019, by and between WP Sierra heights Apartments, LP and the City of Oroville recorded June 25, 2019 as Instrument No. [2019-0029933](#), of Official Records.

Subordination Agreement recorded June 25, 2019 as Instrument No. [2019-0029937](#), of Official Records by and between WP Sierra Heights Apartments, LP, City of Oroville and Rabobank, N.A.

17. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount : \$4,500,000.00

Trustor : WP Sierra Heights Apartments, LP, a California Limited Partnership

Trustee : Stewart Title of California, Inc.

Beneficiary : City of Oroville

Recorded : June 25, 2019 as Instrument No. [2019-0029934](#), of Official Records

18. Regulatory Agreement (Sierra Heights Apartments) by WP Sierra Heights Apartments, LP and the City of Oroville, recorded June 25, 2019 as Instrument No. [2019-0029935](#), of Official Records .

Subordination Agreement recorded June 25, 2019 as Instrument No. [2019-0029937](#), of Official Records, by and between WP Sierra Heights Apartments, LP, City of Oroville and Rabobank, N.A.

19. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount : \$660,000.00

Trustor : WP Sierra Heights Apartments, LP, a California Limited Partnership

Trustee : Stewart Title of California, Inc., a California Corporation

Beneficiary : City of Oroville

Recorded : June 25, 2019 as Instrument No. [2019-0029936](#), of Official Records

Subordination Agreement recorded June 25, 2019 as Instrument No. [2019-0029937](#), of Official Records, by and between WP Sierra Heights Apartments, LP, City of Oroville and Rabobank, N.A.

20. Any facts, rights, interests or claims which would be disclosed by an inspection of the land.

21. Rights of tenants in possession.

22. Rights of parties in possession.

23. In order to insure a conveyance, acquisition or encumbrance by the limited partnership names below, you must provide evidence that you have filed in the office of the Secretary of State, a certificate of limited partnership in compliance with provisions of The California Revised Limited Partnership Act, Section 15611 et. seq., Corporation Code and that a Certified Copy thereof be recorded:

Name of Limited Partnership: WP Sierra Heights Apartments, LP, a California Limited Partnership

Additional requirements or items may be requested upon review of the required document set forth above.

24. Any lien, or right to a lien, for services, labor, materials or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

(End of Exceptions)

NOTES AND REQUIREMENTS

- A. Property taxes for the fiscal year 2019 - 2020 shown below are paid. For proration purposes the amounts are:
1st Installment: \$2,742.42
2nd Installment: \$2,742.42
Parcel No.: 013-290-048-000
- B. If you have knowledge of any other transfers or conveyances, please contact your title officer immediately for further research and review. The only transfers or conveyances shown in the public records within 24 months of the date of this report are:

Regulatory Agreement (Sierra Heights Apartments) by WP Sierra Heights Apartments, LP and the City of Oroville, recorded June 25, 2019 as Instrument No. [2019-0029935](#), of Official Records

Subordination Agreement recorded June 25, 2019 as Instrument No. [2019-0029937](#), of Official Records, by and between WP Sierra Heights Apartments, LP, City of Oroville and Rabobank, N.A.

There are no items in this preliminary report that will cause Stewart Title Guaranty Company to decline to attach the CLTA Endorsement Form 116.01-06 (or similar ALTA 22-06 equivalent), indicating that there is located a Multiple Family Residence known as APN 013-290-048, Oroville, CA 95965.

All Transactions - Seller(s) and Buyer(s) or Borrowers are provided as attachments Stewart Title's document entitled "Acknowledgement of Receipt, Understanding and Approval of STG Privacy Notice for Stewart Title Companies and Stewart's Affiliated Business Arrangement Disclosure Statement" along with those individually named documents for your review and acknowledgment prior to closing.

All Transactions - Buyer(s)/Seller(s)/Borrower(s) are provided Stewart Title's Preliminary report for review and acknowledgment prior to closing. Buyer(s) approval to include the Preliminary Report items that remain as exceptions to the title policy.

Purchase Transactions Only - Seller(s)/Owner(s) are provided Stewart Title's Owner's Affidavit and Indemnity for completion prior to closing.

There are no items in this preliminary report that will cause Stewart Title Guaranty Company to decline to attach the CLTA Endorsement Form 100.2-06 (or a similar ALTA 9 equivalent), or, if applicable, the CLTA Endorsement Form 115.1-06 (or a similar ALTA 4 equivalent) or CLTA Endorsement Form 115.2-06 (or a similar ALTA 5 equivalent) to an ALTA Loan Policy, when issued.

A Preliminary Change of Ownership Report must be completed by the transferee (buyer) prior to the transfer of property in accordance with the provisions of Section 480.3 of the Revenue and Taxation Code. The Preliminary Change of Ownership Report should be submitted to the recorder concurrent with the recordation of any document effecting a change of ownership. If a document evidencing a change of ownership (i.e. Deed, Affidavit-Death Joint Tenant) is presented to the recorder for recording without a preliminary change of ownership report, the recorder may charge an additional \$20.00.

Some counties, including San Francisco, require that a Transfer Tax Affidavit be completed and signed by the Grantor for each deed submitted for recording. This is in addition to a Preliminary Change of Ownership Report.

In addition to County Transfer Tax (which is most typically \$1.10 per thousand), any conveyance may be subject to a City Transfer and/or Conveyance Tax, as follows.

Alameda \$12.00 per thousand

Albany \$11.50 per thousand
Berkeley \$1,500,000 and less = \$15.00 per thousand
\$1,500,001 and above = \$25.00 per thousand
Culver City \$4.50 per thousand
Emeryville \$12.00 per thousand
Hayward \$8.50 per thousand
Los Angeles \$4.50 per thousand
Mountain View \$3.30 per thousand
Oakland \$300,000 or less = \$10.00 per thousand
\$300,001 to \$2,000,000 = \$15.00 per thousand
\$2,000,001 to \$5,000,000 = \$17.50 per thousand
\$5,000,001 and above = \$25.00 per thousand
Palo Alto \$3.30 per thousand
Petaluma \$2.00 per thousand
Piedmont \$13.00 per thousand
Pomona \$2.20 per thousand
Redondo Beach \$2.20 per thousand
Richmond \$100 to \$999,999 = \$7.00 per thousand
\$1,000,000 to \$2,999,999 = \$12.50 per thousand
\$3,000,000 to \$9,999,999 = \$25.00 per thousand
\$10,000,000 and above = \$30.00 per thousand
Riverside \$1.10 per thousand
Sacramento \$2.75 per thousand
San Leandro \$6.00 per thousand
City and County of San Francisco
Up to \$250,000 = \$5.00 per thousand
\$250,000 to \$999,999 = \$6.80 per thousand
\$1,000,000 to \$4,999,999 = \$7.50 per thousand
\$5,000,000 to \$9,999,999 = \$22.50 per thousand
\$10,000,000 to \$24,999,999 = \$27.50 per thousand
Above \$25,000,000 = \$30.00 per thousand
(Do not add the additional \$1.10 for County Tax, it is included)
San Jose \$3.30 per thousand
San Mateo \$5.00 per thousand
San Rafael \$2.00 per thousand
Santa Monica \$3.00 per thousand
Santa Rosa \$2.00 per thousand
Vallejo \$3.30 per thousand
Woodland \$1.10 per thousand

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 738182
Escrow No.: 738182

The land referred to herein is situated in the State of California, County of Butte, City of Oroville and described as follows:

PARCEL 1:

PARCEL 2 AND A PORTION OF PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE 91](#), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 16, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 00°04'00" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 16, AND THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 20.00 FEET;

THENCE LEAVING SAID WESTERLY SECTION LINE, NORTH 66°17'30" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 472.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 05°51'05" WEST, A DISTANCE OF 241.88 FEET;

THENCE SOUTH 89°56'00" EAST, A DISTANCE OF 455.32 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3;

THENCE SOUTH 16°23'33" EAST ALONG SAID EASTERLY LINE OF PARCEL 3, A DISTANCE OF 469.42 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ALSO ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE NORTH 89°58'28" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID SOUTHERLY QUARTER LINE A DISTANCE OF 563.38 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE CONTINUING ALONG SAID SOUTHERLY QUARTER LINE NORTH 89°58'28" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 432.00 FEET TO THE POINT OF BEGINNING;

SAID LAND ALSO SHOWN AS PARCEL 2 OF RECORD OF SURVEY, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, RECORDED IN [BOOK 182, PAGE 45](#), OF SAID RECORD OF SURVEY.

PARCEL I-A:

A RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE,

STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE 91](#); THENCE SOUTH 66 DEG. 14' 30' WEST TO THE EASTERLY LINE OF A 100 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITY EASEMENT, RECORDED IN [BOOK 2556, PAGE 354](#), OFFICIAL RECORDS, AS SHOWN ON SAID PARCEL MAP

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE BOUNDS OF PARCEL I, DESCRIBED ABOVE.

PARCEL 1-B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEG. 59' EAST, 616.65 FEET ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 16; THENCE SOUTH 0 DEG. 05' WEST, 691.31 FEET TO A POINT IN THE NORTH LINE OF OLIVE HIGHWAY (80 FEET WIDE); THENCE ALONG SAID OLIVE HIGHWAY, NORTH 68 DEG. 31' WEST, 136.84 FEET TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1960 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEG. 06' WESTERLY FOR A DISTANCE OF 311.30 FEET; THENCE ALONG THE TANGENT TO SAID CURVE, NORTH 51 DEG. 25' WEST, 306.33 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 16; THENCE ALONG SAID WEST LINE NORTH 0 DEG. 05' EAST, 259.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTHERLY LINE OF OLIVE HIGHWAY FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 0 DEG. 05' EAST, 259.20 FEET DISTANT; THENCE SOUTH 51 DEG. 25' EAST, 113.76 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION ON SAID NORTHERLY LINE OF OLIVE HIGHWAY; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING SOUTH 51 DEG. 25' EAST, 140.31 FEET; THENCE LEAVING SAID HIGHWAY NORTH 0 DEG. 05' EAST, 300.00 FEET; THENCE NORTH 89 DEG. 59' WEST, 109.81 FEET; THENCE SOUTH 0 DEG. 05' WEST, 212.54 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEG. 59' EAST, 616.65 FEET ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 16; THENCE SOUTH 0 DEG. 05' WEST, 391.31 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL-OF LAND HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 0 DEG. 05' WEST, 300 FEET TO THE NORTH LINE OF OLIVE HIGHWAY; THENCE ALONG THE NORTH LINE OF SAID HIGHWAY, NORTH 60 DEG. 31' WEST, 136.84 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1960 FEET THROUGH A CENTRAL ANGLE OF 9 DEG. 06', AN ARC DISTANCE OF 311.30 FEET ALONG THE NORTH LINE OF SAID HIGHWAY; THENCE NORTH 51 DEG. 25' WEST, 51.86 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM H.J. MOSELEY, ET AL, TO JOHN J. GILKEY, ET UX, RECORDED JUNE 18, 1957, IN [BOOK 890 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 275](#); THENCE LEAVING THE NORTH LINE OF SAID HIGHWAY AND ALONG THE EAST LINE OF SAID GILKEY PARCEL, NORTH 0 DEG. 05' EAST, 300 FEET; THENCE SOUTH 56 DEG. 45' EAST, 499.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1-C:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR UTILITIES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 6, 1985, IN [BOOK 98 OF MAPS, AT PAGE\(S\) 70.](#)

PARCEL 1-D:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE\(S\) 91.](#)

PARCEL 1-E:

AN EXCLUSIVE EASEMENT 121/2 FEET IN WIDTH LYING NORTHWESTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 45 OF MAPS, AT PAGE 10, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA; THENCE SOUTH 38 DEG. 35' WEST, 265.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1, AND THE END OF THIS DESCRIPTION.

TOGETHER WITH THE RIGHT TO CONSTRUCT, INSTALL, AND MAINTAIN AN UNDERGROUND STORM DRAINAGE FACILITY AND TO DRAIN THROUGH SAID UNDERGROUND STORM DRAINAGE FACILITY ANY AND ALL STORM OR DRAINAGE WATERS GENERATED FROM OR ARRIVING UPON SAID PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN [BOOK 45 OF MAPS, AT PAGE 10](#), IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, UP TO THE CAPACITY OF THE FACILITY CONSTRUCTED ON THE EASEMENT, INCLUDING INCIDENTAL RIGHTS OF MAINTENANCE, REPAIR, AND REPLACEMENT THERETO.

PARCEL 1-F:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE WESTERLY 100 FEET TO THE FOLLOWING DESCRIBED PARCEL:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1987, IN [BOOK 107 OF MAPS, AT PAGE\(S\) 91.](#)

PARCEL 1-G:

A 60 FOOT NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES OVER A STRIP OF GROUND LYING EASTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., FROM WHICH THE WEST ONE QUARTER CORNER BEARS SOUTH 89 DEG 58' 32" WEST, 995.38 FEET; THENCE NORTH 16 DEG 26' 33" WEST, 877.97 FEET; THENCE NORTH 11 DEG 10' 33" WEST, 654.16 FEET TO THE END OF THIS DESCRIPTION.

PARCEL 1-H:

ALL THAT REAL PROPERTY SITUATED IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., CITY OF OROVILLE, BUTTE COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES 60 FEET IN WIDTH LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED FROM OROVILLE EXECUTIVE PARK LTD. AND TRI-SIERRA GROUP, A GENERAL PARTNERSHIP, TO WESLEY F. SUMAN, A MARRIED MAN, RECORDED DECEMBER 3, 1982, IN [BOOK 2775 OF THE OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 584](#), FROM WHICH THE SOUTHEAST CORNER OF SAID SUMAN PARCEL BEARS SOUTH 17 DEG 57' 49" EAST 446.00 FEET; THENCE SOUTH 72 DEG 2' 11" WEST 140.00 FEET; THENCE ALONG A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300 FEET, A CENTRAL ANGLE OF 18 DEG 0' 0", THE ARC LENGTH OF WHICH IS 94.25 FEET; THENCE SOUTH 54 DEG 2' 11" WEST, 65.00 FEET; THENCE ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 600 FEET, A CENTRAL ANGLE OF 31 DEG 45' 0", THE ARC LENGTH OF WHICH IS 332.49 FEET; THENCE SOUTH 85 DEG 47' 11" WEST 377 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUMAN PARCEL AND THE
END OF DESCRIPTION.

APN: 013-290-048

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: April 28, 2020

File No.: 738182

Property: APN 013-290-048, Oroville, CA 95965

From: Stewart Title of California, Inc.

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California, Inc.. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<i>Stewart Insurance Settlement Service</i>	<i>Charge or range of charges</i>
Hazard Insurance	\$400.00 to \$6,500.00
Home Warranty	\$255.00 to \$ 780.00
Natural Hazard Disclosure Report	\$ 42.50 to \$ 149.50

**ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING
AND APPROVAL OF STEWART TITLE GUARANTY COMPANY
PRIVACY NOTICE FOR STEWART TITLE COMPANIES AND
AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE STATEMENT**

The undersigned hereby acknowledge receipt of the Stewart Title Guaranty Company Privacy Notice for Stewart Title Companies and the Affiliated Business Arrangement Disclosure Statement that apply to this transaction. The undersigned further acknowledge that he/she/they have received, read, understand and accept these documents in connection with the above described transaction.

The undersigned have received a copy of this acknowledgement as evidenced by the signature below.

WP Sierra Heights Apartments LP
a California limited liability company

By: WP Sierra Heights LLC, a
California limited liability company, gen ptr

By: _____
G. Davis Slajchert, Member/Mgr

By: _____
Laura Slajchert, Member/Mgr

and
Central Valley Coalition for Affordable
Housing, gen ptr

By: _____
Christine Alley, CEO

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

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

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

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

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

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

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

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division;
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

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

* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

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

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

EXCEPTIONS FROM COVERAGE

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

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

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15) EXCLUSIONS FROM COVERAGE

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

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

File No.: 738182

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

File No.: 738182

OWNER'S AFFIDAVIT AND INDEMNITY

Order No.: 738182

Address/Location: APN 013-290-048, Oroville, CA 95965

APN: 013-290-048

In connection with the request of the Undersigned ("Affiant") for the preparation and issuance of insurance, Affiant makes the following statements and representations for the benefit of, and reliance by, title insurer STEWART TITLE GUARANTY COMPANY, and its policy issuing agent STEWART TITLE OF CALIFORNIA, INC. (collectively hereafter referred to as "TITLE"):

1. Affiant owns and holds title to property described in Schedule A of the Preliminary Report or Commitment issued in connection with the above referenced Order Number (the "Property").
2. The Affiant's possession of the Property has been peaceful and undisturbed, and title thereto has never been disputed, questioned or rejected, nor has the issuance of title insurance ever been refused, except as follows: **(If none, please state "none")**

3. Other than the Affiant, there are no parties entitled to possession of the Property other than the following: **(If none, please state "none")**

4. There are no leases, licenses, options, rights of first refusal, or contracts to sell, affecting the Property, or any parties currently in possession, of the Property, except the following: **(If none, please state "none")**

5. All assessments by a management, common area, building maintenance or homeowner association, if any, are paid current or are not yet due and payable.
6. There are no pending contemplated repairs/improvements to the Property, except the following: **(If none, please state "none")**

7. There has been no building materials, repairs, improvements or remodeling performed, provided, furnished or delivered within the last 12 months, except as follows: **(If none, please state "none")**

8. Affiant is not aware of the existence of any of the following:
 - a. Improvements encroaching into any easements or over any boundary lines of the Property.
 - b. Adjoining property improvements encroaching onto the Property.
 - c. Liens against the Property and/or judgments or tax liens against Affiant or any other property owner currently in title, except those described in the Preliminary Report or Commitment issued in connection with the above referenced Order Number.
 - d. Outstanding claims or persons entitled to claims for mechanics' or materialman liens against the Property.
 - e. Pending repairs/improvements to the adjacent street(s).
 - f. Any pending litigation involving the Property, the Affiant or any other property owner currently in title.
 - g. Recent improvements completed or being made to any common area(s) located within the subdivision in which the Property is located.
 - h. Violations of any recorded covenants, conditions and/or restrictions imposed on the Property.
 - i. Any pending assessments for Community Facility Districts.
 - j. Any new, pending or existing obligation or loan including any home improvements on the Property pursuant to the PACE or HERO program, or any other similar type program.
 - k. Any use of the property for the production, sale, warehousing or transporting of fresh fruits, vegetables, livestock or poultry (e.g. supermarkets, restaurants, wineries, breweries and meat packing plants).

With regard to 8a.-8k, except as follows: (If none, please state "none")

9. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant or any other property owner currently in title.
10. There are no unpaid utility type bills including but not limited to bills for water, sewer, hazardous waste, recycling, storm drain and/or rubbish and there are no liens related to such utilities from or on the Property, with the exception of the following: **(If none, please state "none")**

11. There are no financial obligations secured by trust deeds, mortgages, financing statements, vendor's liens, security agreements or otherwise, against the Property, except as set forth in the Preliminary Report, proforma and/or Commitment, and as set forth below: **(If none, please state "none")**

<u>Creditor</u>	<u>Approximate Balance</u>

12. There has been no harvesting or production of any oil, gas, geothermal materials or other minerals from or on the Property and there are no oil, gas, geothermal and/or mineral leases, licenses, options, rights of first refusal, and/or contracts to sell, affecting the mineral rights associated with the Property, or other parties currently in possession, of the mineral rights on the Property, except the following: **(If none, please state "none")**

13. Other than the Affiant, there are no other parties currently in possession of the Property, including but not limited to, any possessory interest associated with the harvesting of any oil, gas, geothermal materials or other minerals, except the following: **(If none, please state "none")**

This is a sworn affidavit and is made for the purpose of inducing TITLE to provide certain insurance coverage to a purchaser and/or lender, and the representations contained herein are material to such insurance coverage. The undersigned hereby indemnifies and holds Stewart Title Guaranty Company and its policy issuing agent identified above harmless from any loss or damage, liability, costs, expenses and attorneys' fees which it may sustain under its policies of title insurance or commitments to the extent any representation contained herein is incorrect. The undersigned understands that TITLE may decide not to provide the requested title insurance despite the information and affirmations contained herein.

PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS CONTAINED IN THIS OWNER'S AFFIDAVIT AND INDEMNITY BEFORE SIGNING IN THE PRESENCE OF A NOTARY PUBLIC. THE NOTARY PUBLIC WILL EXECUTE THE ACKNOWLEDGMENT ON THE FOLLOWING PAGE. HOWEVER, IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS AFFIDAVIT, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING.

WP Sierra Heights Apartments LP
a California limited liability company

By: WP Sierra Heights LLC, a
California limited liability company, gen ptr

By: _____
G. Davis Slajchert, Member/Mgr

By: _____
Laura Slajchert, Member/Mgr

and
Central Valley Coalition for Affordable
Housing, gen ptr

By: _____
Christine Alley, CEO

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

State of California)
) ss.
County of _____)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Signature

Stewart Title Guaranty Company Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation

Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

RESOLUTION NO. 2020-06

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 20- 02 PERMITTING A TENTATIVE PARCEL MAP.

WHEREAS, the City of Oroville staff recommends a tentative parcel map; and

WHEREAS, the tentative parcel map to separate the existing 6.35-acre parcel into two separate parcels to create an individual lot for the Sierra Heights development and a second for future development. Parcel 1 will be 2.59 acres and is being developed as the Sierra Heights Phase 1 project. Parcel 2 will be 3.76 acres and is planned for development as Sierra Heights Phase 2.

WHEREAS, the following conditions of approval shall be incorporated into the final map;

WHEREAS, at a duly noticed public meeting, the Planning Commission considered the comments and concerns of anyone potentially affected by the approval of the tentative parcel map described herein, and also considered the City's staff report regarding the change.

WHEREAS, the requested tentative parcel map is in conformance with the General Plan and the City's zoning ordinance,

WHEREAS, the requested parcel map seeks no variances or exceptions,

WHEREAS, all services and access to the proposed parcels are available and meet City standards,

WHEREAS, the parcel was not involved in the division of a larger parcel anytime in the last two years, and

WHEREAS, the parcel does not have an average slope greater than 20 percent.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS"
2. The Planning Commission approves the findings provided for the tentative parcel map to separate the existing 6.35-acre parcel into two separate parcels to create an individual lot for the existing Sierra Heights Phase 1 development and a second for Sierra Heights Phase 2. Parcel 1 will be 2.59 acres and is currently

under construction. Parcel 2 will be 3.76 acres and will be developed as Sierra Heights Phase 2.

CONDITIONS OF APPROVAL

1. These conditions of approval are to permit the land division of Tentative Parcel Map No. 20-02 (TPM 20-02) as generally described above.
2. This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
3. The Planning Commission approval date of this Tentative Parcel Map No. 20-02 referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
4. All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision -- must be noted on the Final Map and shown on site plans and improvement plans.
5. The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
6. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this action or any environmental or other documentation related to the approval of this tentative parcel map. Applicant further agrees to provide a defense for the City in any such action
7. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
8. This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.

9. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
10. All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
11. The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
12. Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
13. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
14. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for construction on the parcels. Said monuments shall be protected or replaced per State law.
15. All easements of record that affect this property are to be shown on the Parcel Map.
16. Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- End of Conditions ---

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 28th of May 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON