

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | _____ |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Teresa Valentine			Name California American Water (Charlie Wolfe)		
Mailing Address 15845 S 46th St Suite 144			Mailing Address 4787 Old Redwood Hwy		
City Phoenix	State AZ	Zip 85048	City Santa Rosa	State CA	Zip 95403
Day Ph (480)283-8991	Email tvalentine@valentineengineers.com		Day Ph (916)291-8047	Email charlie.wolfe@amwater.com	
Signature <i>Teresa Ann Valentine</i>		Date 2/29/2024	Signature <i>C Wolfe</i>		Date 03/11/2024
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other: _____					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ()	Email		Day Ph ()	Email	
PROJECT INFORMATION					
Address(es) 87 Crowell St				City Geyserville	
Assessor's Parcel Number(s) 140-100-017					
Project Description This project involves equipping a new well and all associated piping, a standby generator, a retrofitted existing building for chemical addition facilities, storage and on-site restrooms. Site access including site wall/fence and entry gate, landscaping, paving and drainage.					
Acreage .11			Number of new lots proposed 0		
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
TO BE COMPLETED BY PRMD STAFF					
Planning Area	Supervisory District	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
General Plan Land Use		Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by		Date			
Approved by		Date			

Supplemental Application Information

PJR-126

Existing use of property: _____

_____ Acreage: _____

Existing structures on property: _____

Proximity to creeks, waterways and impoundment areas: _____

Vegetation on site: _____

General topography: _____

Surrounding uses to North: _____ South: _____
(Note: An adjoining East: _____ West: _____
road is not a use.)

New structures proposed
(size, height, type): _____

Number of employees: Full time: _____ Part time: _____ Seasonal: _____

Operating days: _____ Hours of operation: _____

Number of vehicles per day: Passenger: _____ Trucks: _____

Water source: _____ Sewage disposal: _____

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources
(compressors, power tools, music, etc.): _____

Grading proposed: Amount of cut (cu. yds.): _____ Amount of fill (cu. yds.): _____ Will more
than one acre be disturbed by construction of access roads, site preparation and clearing, fill or
excavation, building removal, building construction, equipment staging and maintenance, or other
activities? Yes _____ No _____ If Yes, indicate area of disturbance(acres): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):

Vegetation to be removed: _____

Will proposal require annexation to a district in order to obtain public services: Yes _____ No _____

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or
processed on this site? Yes _____ No _____

Will the use, storage, or processing of hazardous materials occur on this site in the future if this
project is authorized? Yes _____ No _____

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround,
building materials, etc): _____



INDEMNIFICATION AGREEMENT

PJR-011

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: _____

Applicant Signature: *Diana Ann Valentin*

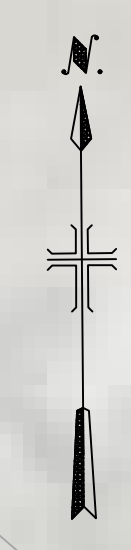
Owner Name: _____

Owner Signature: *CJP*

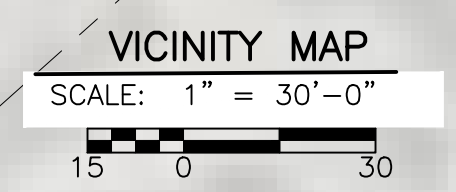
Date: _____

File No.: _____

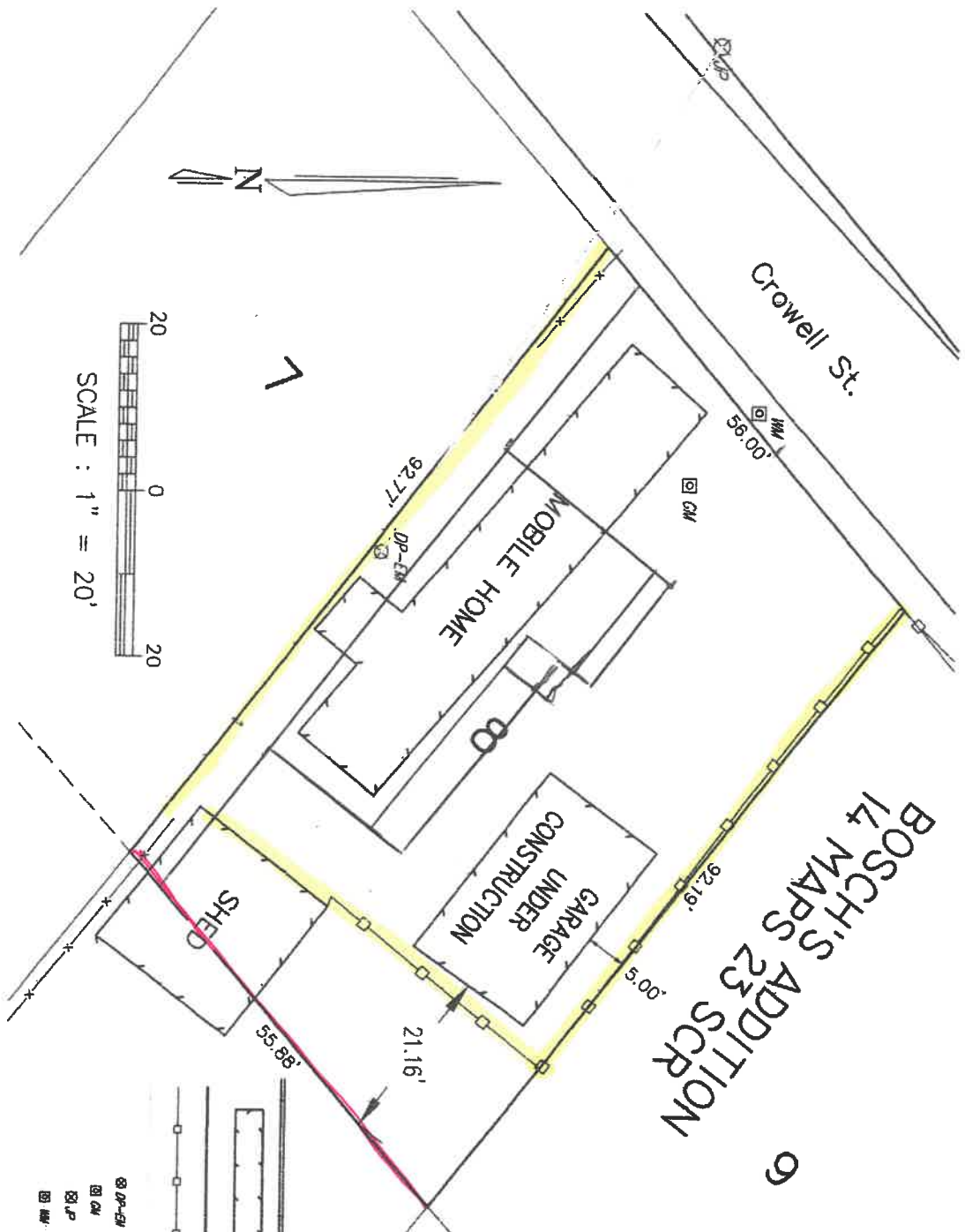
NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



GENERAL NOTES:
 (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.



	REVISIONS		REVISIONS		 1500 Palma Drive, Suite 257 Ventura, California 93003 Phone: (480) 283 - 8991 Fax: (480) 283 - 0082 Website: http://www.valentineengineers.com		VALENTINE ENVIRONMENTAL ENGINEERS, LLC 1500 PALMA DRIVE, #257 VENTURA, CA 93003 	WELL 4 USE PERMIT CIVIL GEYSERVILLE WELL EXISTING SITE PLAN 87 CROWELL STREET, GEYSERVILLE, CA			
	△		△					DRAWN BY J.A.COSTA PROJECT ENG'R T.VALENTINE	CALIFORNIA AMERICAN WATER CO.	SOUTHERN DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
	△		△					DATE JANUARY 2024	USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	BASIS OF DESIGN	C1.0
	△		△					PROJECT -----			
	△		△								



BOSCH'S ADDITION
14 MAPS 23 SCR

9



VICINITY
N.T.S.

LEGEND

- STRUCTURE AS NOTED
- LOT LINE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- UTILITY DROP POLE & ELECTRIC METER
- GAS METER
- JOINT UTILITY POLE
- WATER METER



Brian A Curtis 10/19/17

BRIAN ALAN CURTIS, P.L.S. 8485
EXP. 12/31/18

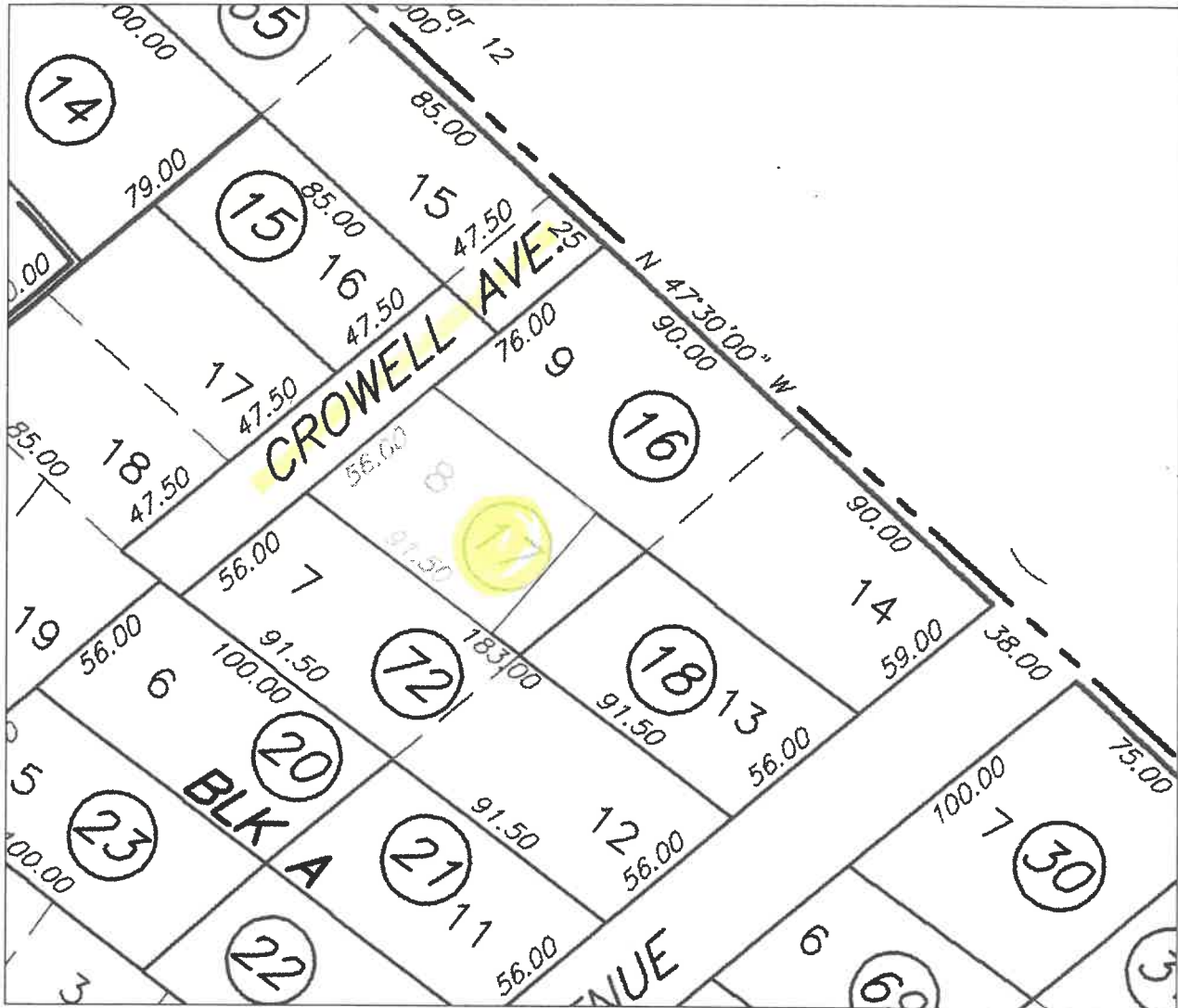
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SITE PLAN
MICHAEL ROMO
87 CROWELL STREET
GEYSERVILLE, CA
COUNTY OF SONOMA
STATE OF CALIFORNIA
OCTOBER, 2017
SCALE: 1" = 20'

CURTIS & ASSOCIATES
905 HEALDSBURG AVE. • HEALDSBURG, CA 94948 • (707) 433-4808
A.P.N. 149-100-017 • SHEET 1 OF 1 17-023



0 1 2
Standard Scale 1 : 1



Legend

- PARCEL ONE - Property In Question, Fee
- PARCEL TWO - Property In Question, Fee
- Item No. 4 - Easement for Ingress & Egress
In 10/22/1981 Inst# 81061108 of Official Records
The exact location of the said easement cannot be determined and is not plottable

© 2017
Fidelity National Title Company
11050 Olson Drive, Suite 200
Rancho Cordova, CA 95670

Title Order No. : FSNX-9041700142, Preliminary Report dated April 12, 2017

Drawing Date : 04/25/2017 - FNFI

Reference :

Assessor's Parcel No. : 140-100-017

Property : 87 Crowell Avenue, Geyserville, CA

Data :

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : A PORTION OF LAND IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SONOMA, STATE OF CALIFORNIA

Sheet
1 of 1

Archive #



RICK BOLDUC
DESIGNER DRAFTSMAN

DESIGN CONTRACT & AUTHORIZATION

This agreement is between:

Rick Bolduc Designer / Draftsman
1522 Yardley Street
Santa Rosa, CA 95403
Ph. 707-568-5840
rickbolduc@yahoo.com

and

Michael Romo
709 Healdsburg Avenue
Healdsburg, CA 95448
Ph. 707-357-0865
Michael.Romo@SothebysRealty.com

1) I, **Rick Bolduc**, propose to work with the above-mentioned client/clients to develop a set of building plans for their project at: 87 Crowell Street, Geyserville, CA 95441.

2) In order to produce a full set of building plans for permit, it is generally necessary to provide a Cover Sheet, a Site Plan, new Floor Plan, Elevation Drawings, Section Views, Roof Plan, Framing Plans for both floor and roof, Foundation Plan, Electrical Plan, Architectural Detail Drawings in various areas and extensive General Notes and Schedules relevant to the client's project. (Note: all the above drawings may or may not be required based on the scope of work the client wants to do.)

3) My fee for providing this service is \$75.00 per hour. This billing rate applies to all aspects of time devoted to the project to include: travel time, site measuring, physically drawing the plans, consulting with the building department, structural engineers or the client on design aspects of this project.

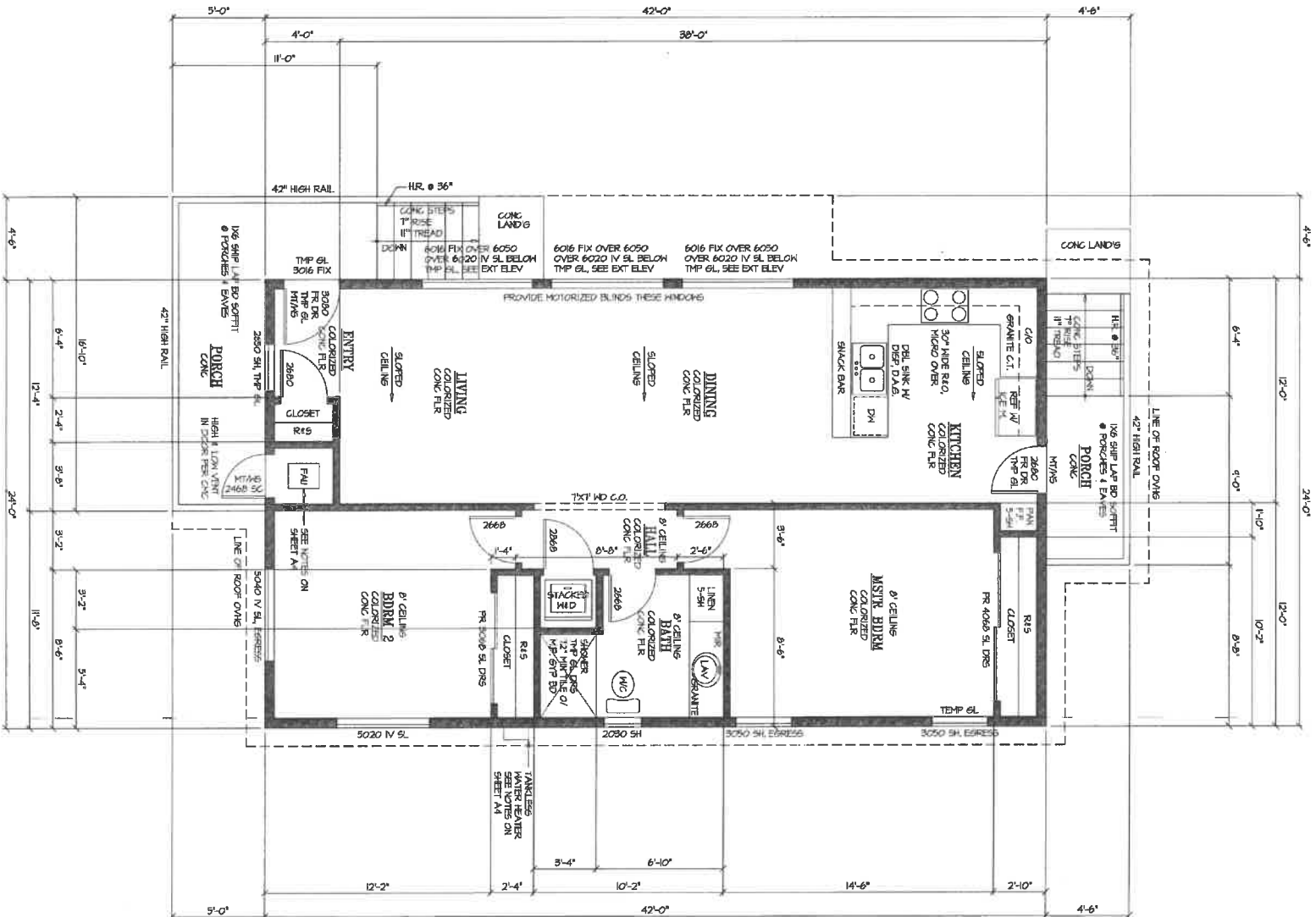
4) Cost of printing is \$2.50 per page for a 24x36 sheet. How many sets of plans required will vary from building department to building department, but generally a **minimum** of four sets will be required for submittal as well as additional sets for the client, contractor and structural engineer.

5) Not included in this proposal are the Title 24 energy calculations, structural engineering (if needed), and any soils engineering if deemed necessary by the building department. If requested to do so, I will provide these for the client by working with the relevant engineers, or energy consultants to gather all necessary information and calculations required by the building department to complete the permit process. These costs will be in addition to my costs for producing a full set of plans.

6) An initial deposit of \$1,000.00 will be required prior to starting the project. If the project is expected to go on for an extended period of time, I will typically invoice the client on the 1st and the 15th of the month. This is designed to keep both parties abreast of progress, costs to date and accountable. Invoices will be accompanied with a breakdown of dates, hours and a description of what the time was spent doing. Invoices are due upon receipt, and payment will be expected within a week of the invoice being sent out. If invoices are not paid in a timely manner, the client will be considered to be out of contract and the work will stop until the balance has been paid.

(Continue to page 2)

Initial MR _____



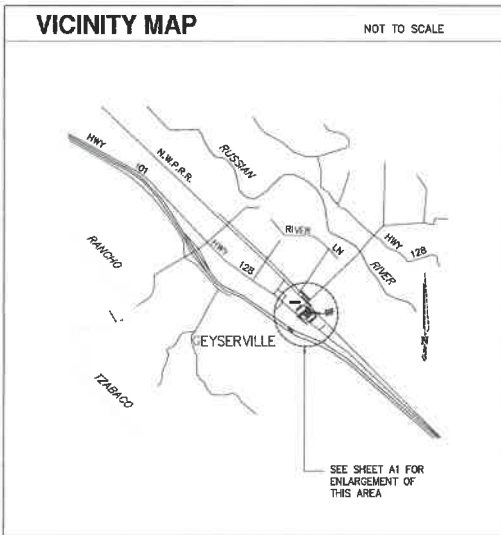
FLOOD ELEV IS 212.5, SITE BRNCH MARK IS 210.76, NEW FLOOR MUST BE 213.5 MIN

NOTE: ATTIC ACCESS NOT REQUIRED AS ATTIC IS LESS THAN 50" HIGH

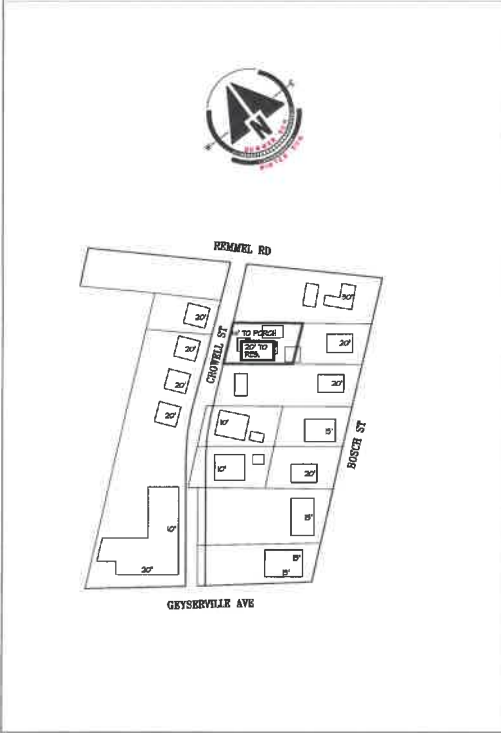
FLOOR PLAN



CHECK SET
NOT FOR CONSTRUCTION



NEIGHBORHOOD PLAN NOT TO SCALE



BUILDING CODE DATA

DESCRIPTION OF USE: RESIDENCE
 OCCUPANCY GROUP: R-3
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERS: YES
 STORIES: ONE
 HEIGHT RESIDENCE: 16'-8"
 LIVING AREA: 1008 R3
 BEDROOMS: 2 BDRM
 BATHS: 1 BATH

FLOOD CERTIFICATE

THIS PROPERTY IS LOCATED IN A FLOOD PLANE AREA. SEE FLOOD CERTIFICATE BY CURTIS & ASSOC LAND SURVEYING FOR THE ESTABLISHMENT OF THE FLOOD PLANE LEVEL AND MINIMUM FINISHED FLOOR HEIGHT FOR THE PROPOSED NEW RESIDENCE.

GREEN BUILDING

THIS PROJECT SHALL CONFORM TO THE CALGREEN MANDATORY ITEMS AS PROVIDED ON THE REFERENCED CAL GREEN CHECK LIST - SEE ATTACHED REPORT

SPECIAL INSPECTIONS

THIS PROJECT IS SUBJECT TO SPECIAL INSPECTIONS FOR THE FOLLOWING ELEMENTS PER CBC 1704.3
 SEE STATEMENT OF SPECIAL INSPECTIONS

CODES

THESE DESIGN DOCUMENTS HAVE BEEN PREPARED UNDER THE FOLLOWING CODES AND ORDINANCES:

- 2016 CALIF BUILDING CODE
- 2016 CALIF ELEC CODE
- 2016 CALIF PLUMB CODE
- 2016 CALIF MECH CODE
- 2016 GREEN BUILDING CODE
- 2016 CALIF RESIDENTIAL CODE
- 2016 CALIF EMERGENCY CODE
- 2016 CALIF FIRE CODE

APPLICABLE JURISDICTIONAL ORDINANCES

DEF. SUBMITTALS

UNDER THE PROVISION OF 2016 CBC SECT. 107.3.4.2 OF THE CBC, SUBMITTAL OF THE FOLLOWING ITEMS SHALL BE DEFERRED:

FIRE SPRINKLER SYSTEM
 FIRE SPRINKLER SYSTEM REQUIRES A SEPERATE PERMIT

FIRE PROTECTION

THIS PROJECT SHALL MEET FIRE PROTECTION REQUIREMENTS OF THE LOCAL JURISDICTION
 THIS PROJECT IS NOT IN THE STATE W.U.I. AREA

BLDG AREAS ALL AREAS IN SQUARE FEET

LIVING TOTAL 1008
 COVERED PORCHES 152

PROPERTY

PROJECT ADDRESS: 87 CROWELL AVE
 A.P. NO: 140-100-017
 LAND AREA: 0.11 ACRE (5040 SQ FT)
 ZONING: R2 B6 6 DU, F2
 LAND USE: UR 6
 FIRE DISTRICT: GEYSERVILLE FPD
 FIRE PROTECTION RESPONSE AREA: LRA (LOCAL)
 GROUND WATER: ZONE 1 MAJOR UNDERGROUND BASIN
 SOILS LIQUIFACTION: MODERATE SUSCEPTIBILITY
 LAND LATITUDE: 38.7066
 LAND LONGITUDE: -122.9023
 SCHOOL DISTRICT ELEMENTARY: GEYSERVILLE
 SCHOOL DISTRICT HIGH SCHOOL: GEYSERVILLE

PROJECT DESCRIPTION

NEW ONE STORY RESIDENCE
 EXISTING DETACHED GARAGE ON PROPERTY TO REMAIN UNCHANGED (NOT PART OF THIS PROJECT)

TITLE 24 REQ.S

1. HERS VERIFICATION TESTING REQUIRED BY THE TITLE 24 ENERGY REPORT, PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION FOR THE FOLLOWING ITEMS:
 IAQ FAN TYPE & VERIFICATION
 VERIFIED DUCT LEAKAGE (<=5%)
 FAN WATT DRAW
 AIRFLOW VERIFICATION (IF A/C INSTALLED)

SEE TITLE 24 REPORT FOR ADDITIONAL INFORMATION AND SPECIFICATIONS

RESIDENCE FOR MIKE ROMO

87 CROWELL ST, GEYSERVILLE, CA

CONSULTANTS

TITLE 24 & C.G. DOC.
 SOL DATA ENERGY CONSULTING
 2227 CAPRICORN WAY SUITE 202
 SANTA ROSA, CA 95407
 PHONE 545-4440
 E0608

STRUCTURAL ENG.
 DUNCAN ENGINEERING, INC
 P.O. BOX 1348
 MENDOCINO, CA 95460
 (707) 964-9604
 JOB NO 19-130

SURVEY
 CURTIS & ASSOC LAND SURVEYING
 805 HEALDSBURG AVE
 HEALDSBURG, CA 95448
 (707) 433-4808
 JOB NO 17-023

GEOTECH. ENG.
 NO SOILS REPORT FOR THIS PROJECT FOUNDATION DESIGNED TO CBC STDS
 SEE COUNTY SITE EVALUATION LETTER DATED MAY 7, 2019

TITLE SHEETS

T GENERAL PROJECT INFORMATION
 T1 TITLE 24 CF-1R RESIDENCE
 FLOOD ELEVATION CERTIFICATE

ARCHITECTURAL

A1 ARCH SITE PLAN
 A2 EXTERIOR ELEVATIONS
 A3 FLOOR PLAN, ARCH NOTES
 A4 ELECTRICAL PLAN
 A5 SECTIONS
 A6 ROOF PLAN, ARCH NOTES & DET.S

STRUCTURAL

S1 GENERAL NOTES
 S1 FOUNDATION PLAN
 S1 ROOF FRAMING PLAN
 SD1 FOUNDATION DETAILS
 SD2 FRAMING DETAILS

REFERENCE

ENERGY COMPLIANCE DOCUMENTATION
 TITLE 24 REPORT
 GREEN BUILDING SPECIFICATIONS
 CHECK LIST
 STRUCTURAL ENGINEERING
 CALCULATIONS
 SURVEYING
 ELEVATION CERTIFICATE
 MISCELLANEOUS
 COUNTY SITE EVALUATION LETTER
 PLAN CHECK RESPONSE LETTERS

CHECK SET
 NOT FOR CONSTRUCTION

REVISIONS	BY

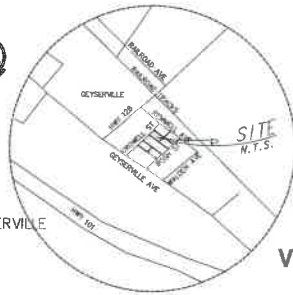
RESIDENCE FOR
MIKE ROMO
 87 CROWELL ST, GEYSERVILLE, CA AP 140-100-017

KADDELLO & LARSEN
 ARCHITECTURAL DESIGNS
 9081 CONDE LANE, WENDSOR, CA (707) 838-2600

BY	PK
CHK	PK
DATE	7-1-19

SHEET
T

JOB 1907



GEYSERVILLE

VICINITY MAP

NOT TO SCALE

Per address numbers per code

Sec. 13-47. Size of letters, numbers and symbols for addresses.

(a) Numbers for one and two-family dwellings, houses for one and two-family dwellings shall be a minimum of 4 inches (101.6mm) high with a minimum stroke width of 0.5 inches (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a minimum, size of other sign or means shall be used to identify the structure.

Sec. 13-48. Installation, location and visibility of addresses.

(a) All buildings shall have a permanently posted address, which shall be placed on building and shall be clearly visible at 15 degrees from the road on which the address is located or the primary driveway. The numbers shall contrast with their background.

LOT COVERAGE (BASED ON LOT AREA OF 5040 SQ FT)	
EXIST GARAGE	100%
NEW RESIDENCE	42%

SUBTOTAL	1430	28%
COVERED PORCH	152	

SUBTOTAL	1582	31.3%
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SHED SQUARE FOOTAGE NOT INCLUDED IN CALCULATION AS IT IS OWNED BY THE PROPERTY TO THE REAR AND IS OVER THE PROPERTY LINE AS AN EXISTING NON CONFORMING CONDITION.

AREAS	NEW RES.	REM. MOBILE
LIVING TOTAL	1008	776
COVERED PORCH	152	UNKNOWN

REVISIONS	BY
1	MR
2	MR
3	MR

FOR RARELY USED WORKSHEET

RESIDENCE FOR
MIKE ROMO
87 CROWELL ST., GEYSERVILLE, CA, AP 140-100-017



KADELLO & LARSEN
ARCHITECTURAL DESIGNS
9081 CONDE LANE, WINDSOR, CA (707) 838-2800

BY	MR
CHK	MR
DATE	7-1-14

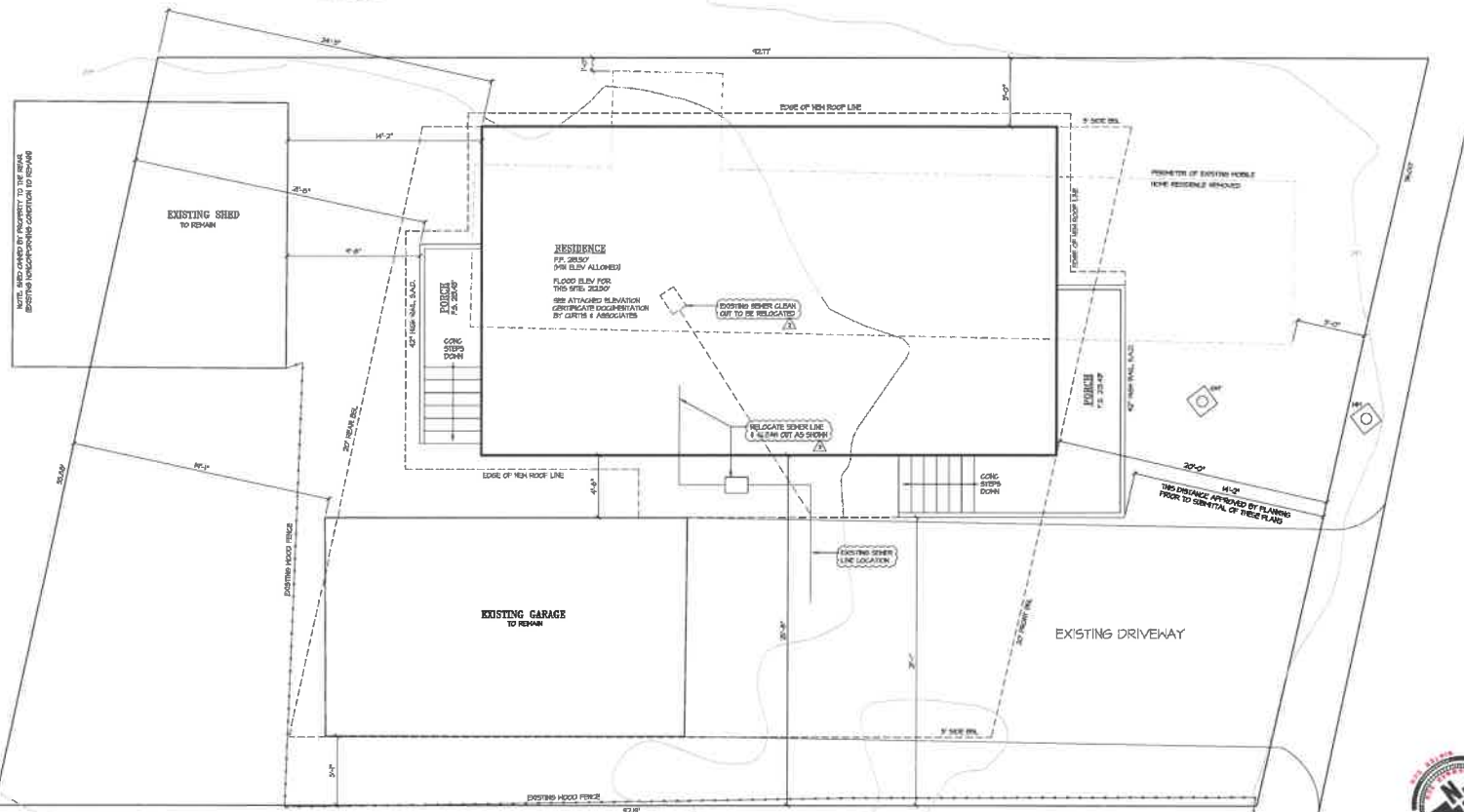
SHEET
A1

JOB NO.

CROWELL STREET



CHECK SET
NOT FOR CONSTRUCTION



EXISTING DRAINAGE PATTERN TO BE DISCHARGED BY NEW REPLACEMENT RESIDENCE THIS SITE SERVED BY PUBLIC WATER AND PUBLIC SEWER SERVICES

SEE FLOOD ELEVATION CERTIFICATE SET A1.1

SITE PLAN



REVISIONS	BY
1	RSK

RSK BASTIEN ARCHITECT
PAUL LARSEN ARCHITECT

RESIDENCE FOR
MIKE ROMO
87 CROWELL ST., GREYSVILLE, CA AP 140-100-017

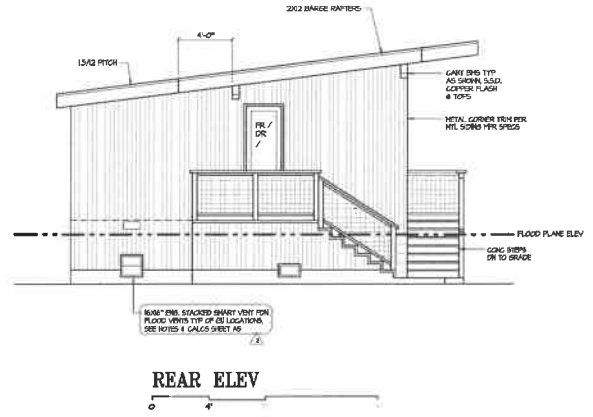


KADELLO & LARSEN
ARCHITECTURAL DESIGNS
9081 CONDE LANE, WINDSOR, CA (707) 838-2800

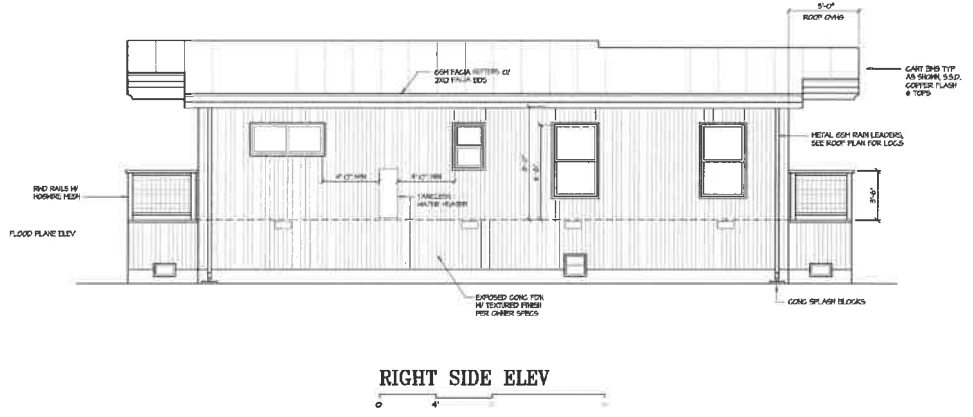
BY RSK
DW RSK
DATE 7-4-18

SHEET
A2

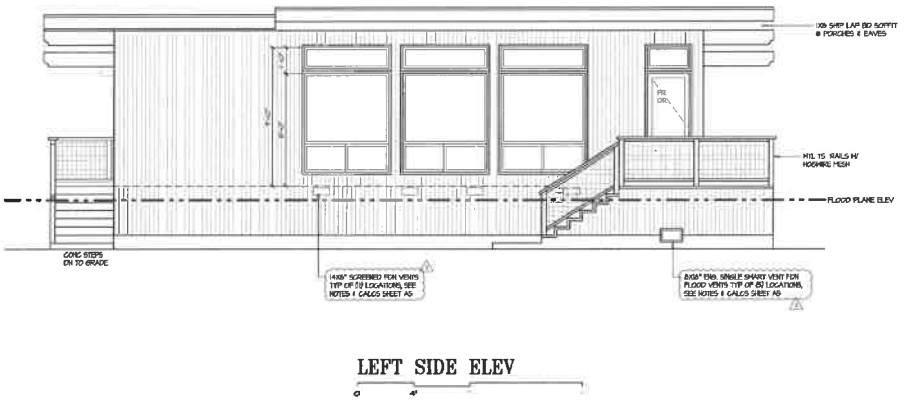
OR 1807



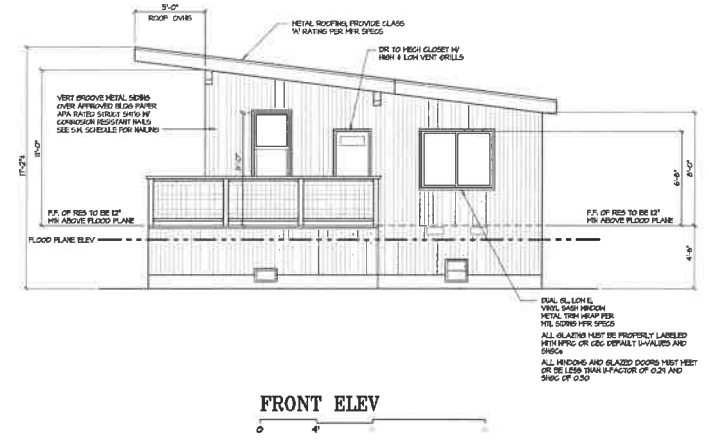
REAR ELEV



RIGHT SIDE ELEV



LEFT SIDE ELEV



FRONT ELEV

CHECK SET
NOT FOR CONSTRUCTION

PLUMBING

1. All waterworks shall have a pressure relief valve with drain to the outside. (CPC Sec. 603)
2. Water closets shall be 1/28 gpm / flush minimum. (CPC Sec. 602.2.2) Tank type water closets shall be certified to the performance criteria of the US EPA Water Sense Specification for Tank Type Toilets (COPC 4.303.11)
3. Provide non-scrappable backflow prevention devices on all waterline hose bibbs. (CPC Sec. 603) New waterline hose bibbs shall be 1/4" x 3/4" x 1/2"
4. Provide automatic shut-off of all water heaters. Shutoffs to be within the upper and lower third of the vertical dimension. Lower shutoff shall be located to maintain a run distance of 4 inches above the controls. (CPC Sec. 601.2)
5. Provide drain at top of dishwashers.
6. Showheads shall have a maximum flow rate of not more than 2.0 GPM @ 80 PSI. Showerheads shall be certified to the performance criteria of the US EPA Water Sense Specification for Showerheads (COPC 4.303.13) Hand held shower shall be considered a showerhead.
7. The minimum flow rate of residential faucets shall not be less than 0.8 GPM @ 20 PSI. (COPC 4.303.14)
8. Kitchen faucets maximum flow rate shall not exceed 1.8 GPM @ 60 PSI. Where competing faucets are unavoidable, controls or other means may be used to achieve reduction. (COPC 4.303.14-1)
9. Showers and tub / showers shall be provided with pressure balance or thermostatic mixing valve controls. (CPC Sec. 418)
10. Provide air shower Pressure exhausting device at entrances and washing machines. (CPC Sec. 609.10)
11. Tubs, showers, & toilets shall be spaced in accordance with the California Plumbing Code (CPC 917.1)

INFILTRATION BARRIERS

1. Whip material must be tested and certified to comply with ASTM D1977-95 and have a minimum perm rating of 10.
2. Whip must be installed per manufacturer's specifications.
3. Whip must be applied continuously over all exterior walls at the perimeter of conditioned space.
4. All loose or breakable must be replaced with manufacturer approved tape.
5. All vertical access must be taped and taped.
6. All windows and wall penetrations must be taped or caulked.
7. All tape must be taped or otherwise sealed at lap junction.
8. Insulative sheathing and building paper do not qualify as air retarding wraps, and no retarding wrap does not qualify as building paper unless listed and approved for that purpose.

FIRE PROTECTION

1. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be approved if the opening is not less than 1 1/2 inches (38 mm) in thickness, solid or noncombustible core steel door not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-closing and self-latching. Exception: Where the residence and the private garage are protected by an automatic fire sprinkler system in accordance with Sections R309.8 and R313, other door opening protection is not required and the residence need only be self-closing and self-latching. This exception shall not apply to rooms used for sleeping purposes.
2. Metal pre-fab fireplaces or wood stoves to be ICC approved and installed as per manufacturer's specifications.
3. All chimneys attached to an constructed with fireproofing shall terminate with a 14 gauge 1/4 inch 12 inch galvanized metal spark arrester. The top of the spark arrester shall be a minimum of 2 inches above the top of the chimney.
4. Laundry chutes & dumbwaiter shafts shall be lined on the inside with gypsum wallboard, with such lining covered with not less than No. 26 galvanized sheet metal gage with all joints in sheet metal lapped. All openings into any such enclosures shall be protected by metal or metal-clad doors with other metal-clad joints, ceilings or floors.
5. R302.11 Enclosing in combustible construction. Enclosing shall be provided to cut off or concealed draft openings (both vertical and horizontal) and to form an effective barrier between stories, and between a top story and the roof space. Enclosing shall be provided in wood-frame construction in the following locations:
 1. In concealed spaces of attic walls and partitions, including barrel spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1 Vertically at the ceiling and floor levels.
 - 1.2 Horizontality at intervals not exceeding 10 feet (3048 mm).
 2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and some ceilings.
 3. In concealed spaces between slab edges of the top and bottom of the run. Enclosed spaces under slabs shall comply with Section R302.2.
 4. At openings around vents, pipes, ducts, cables and wires of ceiling and floor, with an approved material to meet the fire passage of flame and products of combustion. The material filling the annular space shall not be required to meet the ASTM E 135 requirements.
 5. For the fireblocking of chimneys and fireplaces, see Section R302.6.
 6. Fireblocking of corners of a two-family dwelling is required at the line of dwelling separation.

6. IRC R302.13 Combustible insulation clearance. Combustible insulation shall be separated a minimum of 2 inches (76 mm) from recessed luminaires, fan enclosures and other heat-producing devices. Exception: Where heat-producing devices are listed for lesser clearances, combustible insulation complies with the listing requirements shall be separated in accordance with the conditions stipulated in the listing. Recessed luminaires installed in this building enclosure must meet or exceed the requirements specified in the California Energy Code for recessed luminaires installed in insulated ceilings.
7. IRC R302.5.2 Draft penetration. Drafts in the garage and ducts penetrating the walls or ceilings within the dwelling from the garage shall be constructed of a minimum two (2) gage (0.44 mm) metal sheet or other approved material and shall have no openings into the garage.
8. IRC R302.5.3 Other penetrations. Penetrations through the separation material in Section R302.5 shall be protected as required by Section R302.11, Item 4.
9. IRC R302.7 Under-slab protection. Enclosed access spaces under slabs shall have walls, under-slab surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

GENERAL CONSTRUCTION NOTES

1. The Contractor shall notify the Designer and/or Engineer of any discrepancies on drawings requiring clarification or revision before commencing with the work.
2. Drawings shall not be scaled. All dimensions related to existing conditions shall be verified by the Contractor. Details not specifically shown shall be of same quality as other similar conditions.
3. Structural design, or reuse of temporary shoring, additional reinforcing, bracing, formwork, scaffolding, erection anchors, etc. required for proper construction of the project shall be the responsibility of the contractor.
4. All exterior and interior doors are to be manufacturer's. Foundation access shall be 12'-0" Min. (maximum access to be manufacturer's). Access shall be within 20' of all plumbing elements.
5. Provide 22'-0" Min. (maximum access to be manufacturer's).
6. Provide fireproofing of all stairs. Refer to Title-24 report. All insulation materials shall have a flame spread rating not to exceed 25 and a smoke density rating not to exceed 450.
7. Provide protective walling to secure reduction of wall to title space area.
8. CRC R307.2 Balustrade and shower areas. Balustrade and shower floors and walls above bathtubs with hinged shower heads and all shower compartments shall be finished with a non-slip surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.
9. CRC R702.3.8 Water-resistant gypsum backing board. Gypsum board used on the base or backer for tub/shower application of acrylic tile or other required non-slip material shall conform to ASTM C 1396, C 1179 or C1378. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center. 1/2" (12.7 mm) or 5/8" (15.9 mm) gypsum board, water-resistant gypsum board shall not be installed over a Case I or II vapor retarder in a shower or tub compartment. All or exposed edges, including those of wall intersections, shall be sealed as recommended by the manufacturer.
10. CRC R702.3.8.1 Linestones. Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
11. CRC R702.4.2 Fiber-reinforced cement, fiber-reinforced gypsum, glass mat gypsum backer or fiber-reinforced gypsum backer shall comply with ASTM C 1285, C 1286, C 1119 or 1276, respectively, and installed in accordance with manufacturer's recommendations shall be used as backer for wall tile in tub and shower areas and wall panels in shower areas.

SECURITY PROVISIONS

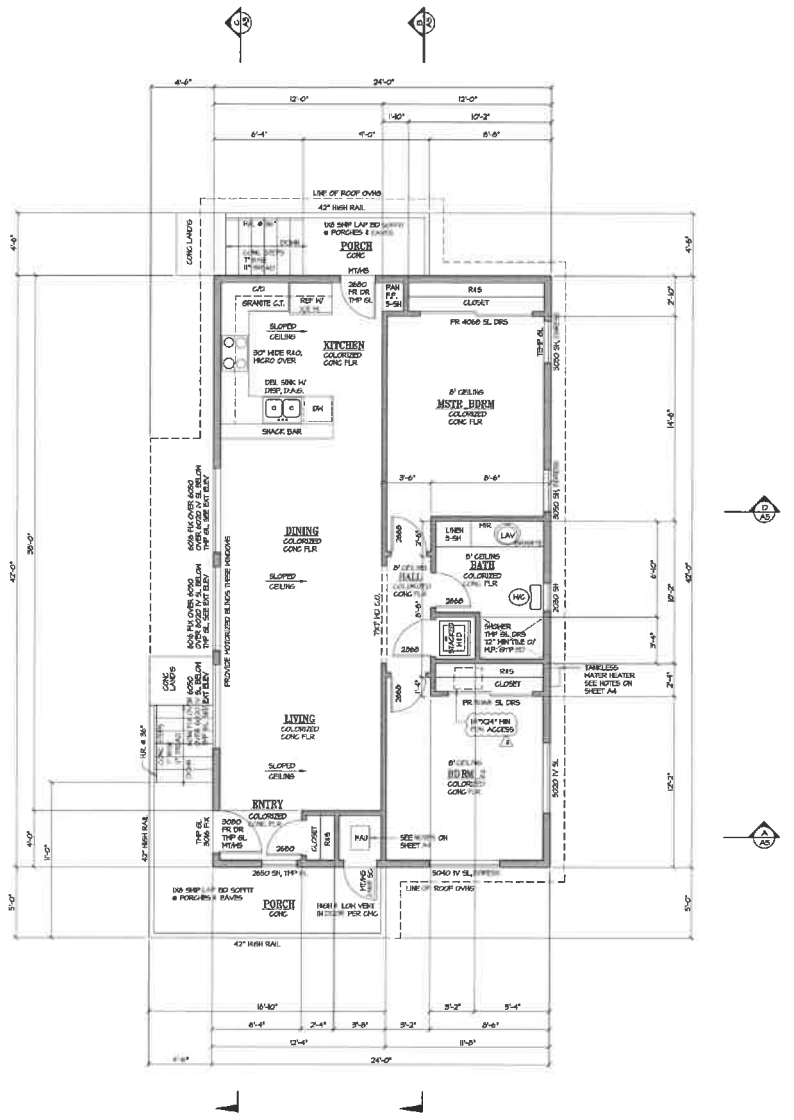
1. Entry Video. All main or front entry doors to dwelling units shall be equipped so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view of not less than 180 degrees through window or through glass pane. Doors in pairs shall be tested in pairs.
2. Glass Panel Installation. In wood frame construction any open space between panes at wood door joints shall be sealed with a single piece extending not less than 1/2 inch above and below the glass pane.
3. Single panes shall be equipped to meet with not less than two No. 6 brass screws. The screws shall be installed so that they are not visible from the interior.
4. All strike plates of doors in pairs shall be installed on tested.
5. Hinges. Hinges shall be secured to the door so that they are equipped with nonremovable hinge pins or a mechanical device to produce removal of the door from the opening by removing the hinge pins. Locking Hardware. Single swinging doors and the active leaf of doors in pairs shall be equipped with self-closing entry-opening door butt.

ADDRESS SIGN REQUIREMENT

1. Each single family dwelling shall carry the street address numbers in such a position as to be plainly visible and legible to approaching emergency vehicles from the street or road fronting the property. The street address numbers shall be displayed within one hundred (100) feet of any street fronting the property. The numerals shall be placed not lower than four feet from ground level nor more than 12 feet from ground level on the structure. The numerals shall be 4" tall minimum and shall be contrasting to the background to which they are attached. The numerals shall be illuminated during all hours of darkness.
2. Any light source used for premises identification shall be provided with a power source controlled only by a photo-electric device. No switch or other such device directly connected to such light source which enables the occupant to control the light source shall be installed. Nothing in this section shall preclude the equipment for street protection devices where applicable.
3. 2013 IRC R301.1 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly visible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or conventional letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where necessary by reason of a private road and the building address cannot be viewed from the public way, a permanent, positive or other sign or means shall be used to identify the structure.

WINDOWS & DOORS

WINDOW & DOOR DIMENSIONS ARE GIVEN IN FEET/ INCHES x HEIGHT IN FEET/ INCHES (E.G. 30x60 DIMENSIONS 3'-0" HIGH x 6'-0" WIDE)
ALL UNIT ROUGH OPENINGS, INSTALL & FINISH TO BE PER MANUF. SPECS.



FLOOD HAZY IS 212.6, STR. BENCH MARK IS 210.76, NEW FLOOR MUST BE 213.5 MIN

NOTE: ATTIC ACCESS NOT REQUIRED AS ATTIC IS LESS THAN 50" HIGH

FLOOR PLAN

CHECK SET
NOT FOR CONSTRUCTION

REVISIONS	BY
1-1-20	SK

FOR VENDOR USE ONLY
DATE, AMOUNT, SHEETS, APPROVER

RESIDENCE FOR
MIKE ROMO
87 CREWELL ST., GAYSVILLE, CA. AP 140-100-017

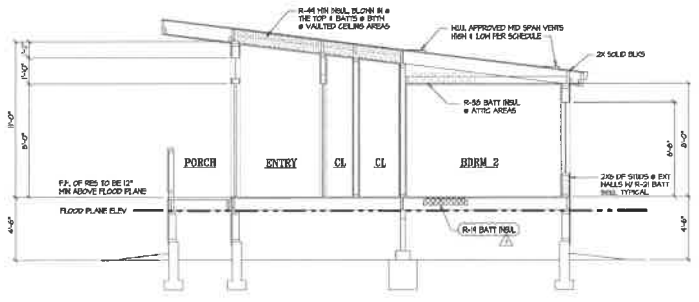


KADELLO & LARSEN
ARCHITECTURAL DESIGNS
9061 CONDE LANE, WINDSOR, CA (707) 698-2600

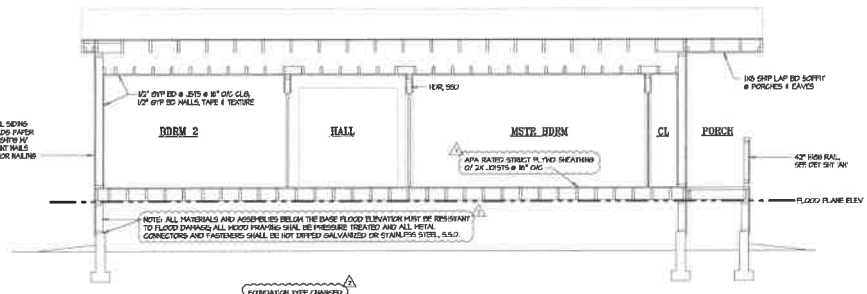
BY	SK
DATE	7-1-20

SHEET
A3

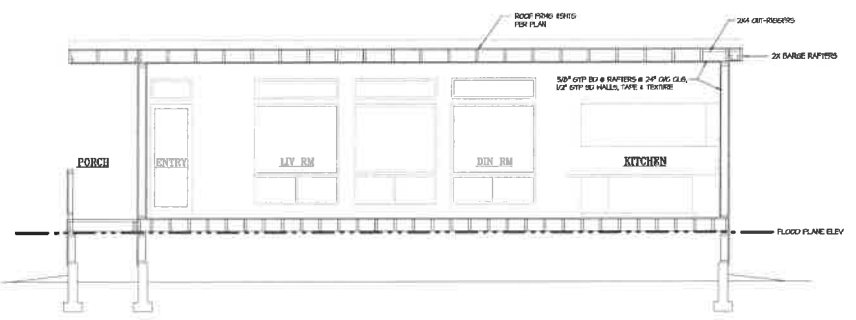
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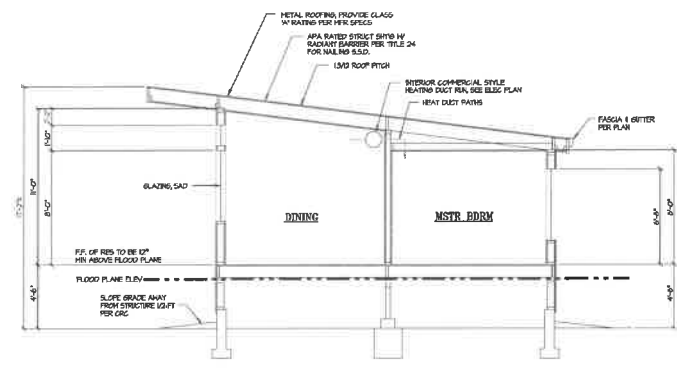
FOUNDATION TYPE CHANGED
SECTION 'A'



FOUNDATION TYPE CHANGED
SECTION 'B'



FOUNDATION TYPE CHANGED
SECTION 'C'



FOUNDATION TYPE CHANGED
SECTION 'D'

FOUNDATION VENTILATION

VENTED FLOOD OPENINGS PROVIDE A PORTION OF THE STANDARD VENTING REQUIREMENTS. USE CHIMNEYS, VENTING AS REQUIRED TO MEET THE REMAINDER OF THE CROSS VENTING REQUIREMENTS.

STD FOUNDATION VENTING SHALL BE PROVIDED BY 1/4" x 6" O.D. SCREENED VENTS SPACED AS USUALLY AS POSSIBLE AROUND PERIMETER OF EXTERIOR FOUNDATION WALLS.

EACH O.D. SCREENED VENT PROVIDES 3.50 FT² OF FREE FLOW VENTING.

AREA 1:	RESIDENCE
ENCLOSED SPACE:	1008 SQ FT
OPENING AREA REQD:	0.7 SQ FT
VENTING FROM FLOOD OPENINGS:	1.4 SQ FT
VENTING REQD FROM STD VENTS:	5.3 SQ FT
NO. STD VENTS REQD:	1
AREA 2:	FRONT PORCH
ENCLOSED SPACE:	136 SQ FT
OPENING AREA REQD:	0.9 SQ FT
VENTING FROM FLOOD OPENINGS:	1.8 SQ FT
VENTING REQD FROM STD VENTS:	0 SQ FT
NO. STD VENTS REQD:	0
AREA 3:	REAR PORCH
ENCLOSED SPACE:	85 SQ FT
OPENING AREA REQD:	0.5 SQ FT
VENTING FROM FLOOD OPENINGS:	1.0 SQ FT
VENTING REQD FROM STD VENTS:	0 SQ FT
NO. STD VENTS REQD:	0

ENCLOSED AREAS BELOW FLOOD PLANES

FLOOD OPENINGS SHALL BE PROVIDED PER CODE SECTIONS 6302.2.2 AND 6302.2.2.1 INCLUDING, BUT NOT LIMITED TO THE FOLLOWING CRITERIA:

OPENINGS SHALL NOT BE LESS THAN 2" IN ANY DIMENSION IN THE PLANE OF THE WALL.

THE PRESENCE OF LOUISES, SCREENS, FACELIFES, OR OTHER FINISHES SHALL ALLOW THE ADDITIONAL FLOOR FLOODED AREA INTO AND OUT OF THE ENCLOSED AREAS AND BE ACCREDITED FOR IN THE CALCULATION OF THE NET OPEN FLOW AREA.

THERE SHALL NOT BE LESS THAN TWO OPENINGS AND THEY SHALL BE ON OPPOSITE SIDES OF EACH ENCLOSED AREA. IF THERE IS MORE THAN ONE ENCLOSED AREA EACH SHALL BE CALCULATED INDEPENDENTLY AND HAVE ITS OWN SET OF TWO OPENINGS.

THE BOTTOM OF EACH OPENING SHALL BE A MIN. OF 12" HIGHER THAN THE HIGHER OF THE FINAL INTERIOR GRADE OR THE EXTERIOR GRADE IMMEDIATELY OUTSIDE EACH OPENING.

OPERABLE DOORS AND WINDOWS IN BASEMENT AREAS MEETING THE ABOVE CRITERIA ARE ALLOWABLE AS FLOOD PLANE OPENINGS. THE TOTAL AREA OF STD OPENINGS SHALL NOT BE LESS THAN 1 SQUARE INCH FOR EACH 1 SQUARE FOOT OF ENCLOSED AREA. CERTIFIED ENGINEERED OPENING VENTS CAN HAVE GREATER OPENING PER SQUARE FOOT OF AREA VALUES FOR THE NO. APPROVAL VALUE.

USE ENGINEERED SMART VENT FOUNDATION FLOOD VENTS+ MODEL NO. 1545-21, SMART VENT OR SMART VENT STACKER+ NO. CERTIFICATION: ICS-1071

PRODUCT NET AREA INFORMATION: VENT LONA** EACH EXIST+ VENT PROVIDES 200 SQ IN FLOOD OPENING AREA** EACH EXIST+ VENT PROVIDES 50 SQ IN FLOOD OPENING AREA** EACH EXIST+ VENT PROVIDES 100 SQ IN FLOOD OPENING AREA**

AREA 1:	RESIDENCE
ENCLOSED SPACE:	1008 SQ FT
OPENING AREA REQD:	1008 SQ IN (7.50 FT ²)
NO. EXIST+ OPENINGS:	3
AREA 2:	FRONT PORCH
ENCLOSED SPACE:	136 SQ FT
OPENING AREA REQD:	136 SQ IN (9.45 SQ FT ²)
NO. EXIST+ OPENINGS:	3
AREA 3:	REAR PORCH
ENCLOSED SPACE:	85 SQ FT
OPENING AREA REQD:	85 SQ IN (4.50 SQ FT ²)
NO. EXIST+ OPENINGS:	2

*Alternate products may be acceptable if approved by the jurisdiction prior to installation.

How do SMART VENTS provide so much flood coverage? You may have heard that FEMA requires a vent with 1 square foot of opening per 1 square foot of enclosed area, referring to vent dimensions in proportion to the space to be vented. This is only partially correct. FEMA Guidelines (as modified in Technical Bulletin 1-08) dictate that a non-engineered flood vent solution must comply with the following: 1 sq. ft. of opening per 1 sq. ft. of space vented. This is only in reference to non-engineered venting. However, all of our Flood vent products are certified engineered openings. In accordance with the above guidelines of TB 1-08, our vents have been tested, rated, and certified for their coverage of 200 square feet per 10" diameter by the International Code Council's Evaluation Service (ICC-ES).

REVISIONS	BY
1-3-20	RSK

NO. EXISTING	FOUNDER
NO. LAYOUT	ARCHITECT

RESIDENCE FOR:
MIKE ROMO
87 CROWELL ST., ORISSAVILLE, CA. AP. 140-100-017



KADELLO & LARSEN
ARCHITECTURAL DESIGNS
9081 CONDE LANE, WINDSOR, CA (707) 838-2800

BY	RSK
CHK	RSK
DATE	7-4-18

SHEET
A5

JOB 1907

CHECK SET
NOT FOR CONSTRUCTION

COMMUNITY FIRST steps up to rebuild our Community

introducing our innovative LOT LOAN ...



- ▶ 30-year amortization
- ▶ balloon due in 15 years
- ▶ \$50K to \$1.5M
- ▶ purchase or refinance
- ▶ max. LTV, 75%
- ▶ min. FICO, 650
- ▶ no prepayment penalty
- ▶ serviced **LOCALLY** by CFCU

Since 1959, Community First has put the community first. We've redeployed LOCAL deposits into \$2 billion in LOCAL loans. The firestorms of recent years destroyed over 8,000 of our neighbors' homes. Now, there's a building-block loan to rebuild these needed homes!



Community First Mortgage Loan Officer

Hally Swan, Loan Officer
(NMLS #1293083)

707/543-2641, direct
hswan@comfirstcu.org, e-mail
comfirstcu.org
in Healdsburg and Guerneville



Community First LOT LOAN is for residential development on land with existing access to roads and utilities (including water, electricity, natural

gas, sewer). Transaction is closed-end mortgage with first-lien position. Monthly payment of principal & interest calculated on 30-year term,

with balloon payment at end of 180 months (15 years). Purchase or refinance. Ask about our attractive rate!

Here For Good www.comfirstcu.org

Constraint Analysis

- **Project Site:** The proposed well site is a former residential property at 87 Crowell Street in Geyserville, CA. There are currently two wells (Well 1 and Well 3) that serve the system and fill the storage tanks. The parcel is approximately 51 feet (ft) by 94 ft or 4,794 ft² in size. The project site was previously used as a residential property and any prior living quarters are no longer on the property. Some existing potable water and gas utility lines are located on the property. The property is, however, equipped with an empty garage with a concrete driveway (approximately 16 ft wide and 47 ft long) extending from the street to the garage. The garage is approximately 17 ft by 27 ft and has two motorized roll up doors and one access door.
- **Surrounding Uses:** The proposed well site is in a residential community. The site has neighbors bordering on the west, east and south sides of the property. The north side of the property borders Crowell Street and there are occupied homes across the street. The adjacent neighbors are near the site and the properties share exclusion fencing.
- **Easements and Utilities:** There is a utility easement for the power pole, but this should be verified through the preparation of a title report and site survey. This parcel currently has below grade water, sewer and electric lines.
- **Covenants and Restrictions:** There are no known covenants, conditions and restrictions that apply to the site, but this should be verified through the preparation of a title report.
- **Farming Operations:** There are no existing farming operations on the site and in the vicinity of the site.
- **Waterways and Drainage:** There are no known waterways including creeks, streams, gulches, wetlands, ponds, reservoirs, drainage ditches, or other water features near on or in the vicinity of the property.
- **Vegetation:** The predominant vegetation on the site is grasses and shrubs. There are no wetlands, creeks or riparian areas, or woodlands on the site that will be disturbed.
- **Tree Protection:** There are no trees on the property.
- **Noise:** The existing ambient noise conditions are rural residential. The proposed activities that will produce noise are vehicle operations for operator, chemical truck and well maintenance truck (infrequent) access to the site. Equipment that will produce noise will be the standby generator during routine testing or operation during emergency conditions (power outage).
- **Hazards:** The potential hazards to the site include flood, wildfire, and earthquake. The FEMA Flood Hazard Map indicates that the site is subject to flood levels of 212 ft to 213 ft above mean sea level (AMSL). The existing site grade elevation is approximately 210 ft AMSL. New structures, such as the proposed well/chemical building, standby generator and electrical panels shall be installed above the flood elevation.

Proposed Project

- California American Water has purchased the property and is planning on drilling a well at the site. The well site will include 12.5% Sodium Hypochlorite and 30% Zinc Orthophosphate Chemical storage, new transformer, meter, service entrance system with automatic transfer switch, motor control center, and a standby generator.
- The original use for the existing garage and driveway was residential but will now be repurposed for water infrastructure. The Area of existing land uses is below
 - Existing garage: 430 ft²
 - Existing driveway: 725 ft²

The areas of the proposed structures are summarized below

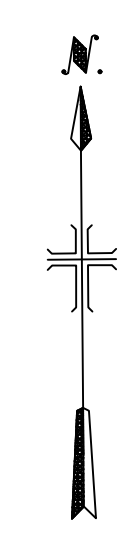
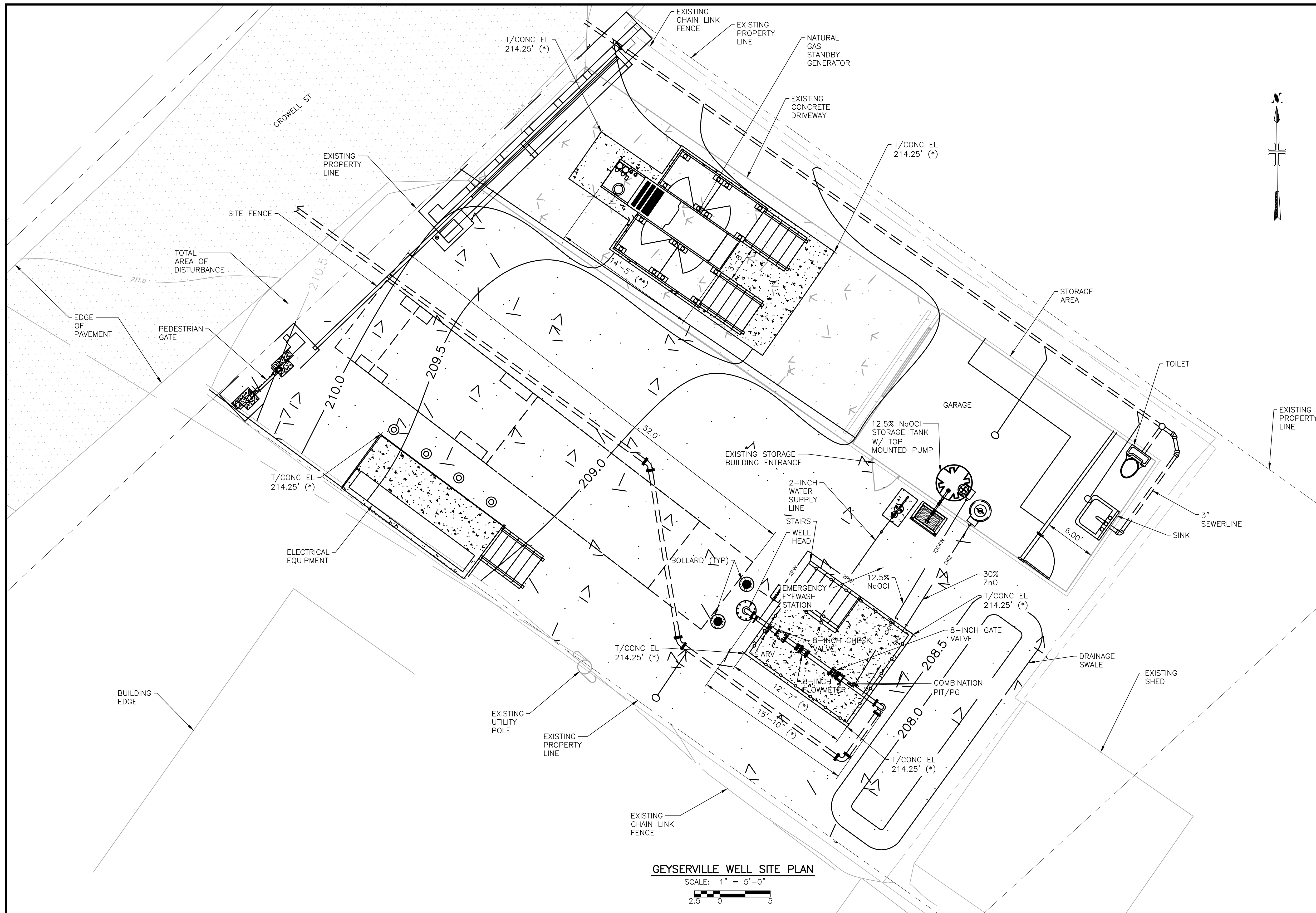
- Proposed Generator Pad located in center of existing driveway: 271 ft²
- Proposed Electrical Equipment Pad located near southern property line: 101 ft²
- Proposed Well Piping Pad located near swale on southeast area of lot: 140 ft²
- Proposed Fence located along western lot boundary: 55 ft²
- The distance to property line for the existing driveway is 6'-0" and is 5'-6" for the existing garage.
- The heights of the key equipment are outlined in the table below. The equipment will be on elevated pads due to the estimated flood elevation of 212.25 ft. Grade varies from 208-210.75 ft in the project area.

Heights				
Item	Generator	Electrical Equipment	Well Piping	Fence
Height Above Grade (ft)	11.0	11.0	8.0	11.0

- The total area of the Lot from survey data is 5002 ft², see Lot coverage of buildings and structures as well as impervious surfaces in table below.

Lot Coverage		
Item	Area Covered by Buildings and Structures	Area covered by Impervious Surfaces
Area (ft ²)	1145	1598

- Planned operations can be summarized as followed:
 - 2 Employees will operate the site 12 hours/day
 - The existing garage (430 sqft) will be used for material storage as well as areas not actively under construction on-site
 - There will be no visitors on site
 - There will be no marketing plan
 - There will be no Food Service on site
 - A restroom and sink will be added to the existing garage/storage building and a connection to the existing sewer in the street will be required.



GENERAL NOTES:
 (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

GEYSERVILLE WELL SITE PLAN
 SCALE: 1" = 5'-0"
 2.5 0 5



REVISIONS	REVISIONS
△	△
△	△
△	△
△	△
△	△

VALENTINE
 Environmental Engineers, LLC
 1500 Palma Drive, Suite 257
 Ventura, California 93003
 Phone: (480) 283-8991 Fax: (480) 283-0082
 Website: <http://www.valentineengineers.com>



T. VALENTINE
 VALENTINE ENVIRONMENTAL ENGINEERS, LLC
 1500 PALMA DRIVE, #257
 VENTURA, CA 93003
 CALIFORNIA AMERICAN WATER
 DRAWN BY J. ACOSTA
 PROJECT ENG'R T. VALENTINE
 DATE MARCH 2024
 PROJECT -----

WELL 4 USE PERMIT MECHANICAL GEYSERVILLE WELL SITE PLAN 87 CROWELL STREET, GEYSERVILLE, CA		
CALIFORNIA AMERICAN WATER CO.	SOUTHERN DIVISION	USE DIMENSIONS ONLY SCALE AS NOTED
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	BASIS OF DESIGN	M1.0



**First American Title
Company of Napa**

06/17/2022

ORDER NO: **00302585-PC**

Mercedes Romo

Received 15 pages	
Sign	DATE
Sign	DATE

PRELIMINARY REPORT

First American Title Insurance Company

First American Title Company of Napa

California Department of Insurance License No. 2553-6

1361 Main Street, P.O. Box 178, St. Helena, CA 94574

Tel: (707) 963-7151 - Fax: (707) 963-1302

Property Address:

87 Crowell Street
Geyserville, CA 95441

Assessor's Parcel Number:

140-100-017

Buyer/Borrower:

California America Water Company, A California
Corporation

Direct Escrow Inquiries to Escrow Officer:

Patty Campoy
Email: PCampoy@firstamnapa.com

Direct Title Inquiries to:

Kevin Dornbush
Email: KDornbush@FirstAmNapa.com

Seller/Owner:

Mercedes Romo

Reference Number:

In response to the application for a policy of title insurance referenced herein, First American Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a 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 referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. 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 Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) 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.

The policy(s) of title insurance to be issued hereunder will be policy(s) of First American Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.

Dated as of June 3, 2022 at 7:30 A.M.

By: *Mark Holdake*

Authorized Signatory



**First American Title
Company of Napa**

ORDER NO: **00302585-PC**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)
And
ALTA Loan Policy (6/17/06) (Extended Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**The heirs or devisees of Michael B. Romo, deceased, subject to the administration of the decedent's estate.
Mercedes Romo was appointed administrator, executor, conservator pursuant to letters
testamentary/letters of administration/court order a certified copy of which was recorded June 29, 2020, as
Series Number 2020-0052398.**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED
BY THIS REPORT IS:

A FEE

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.



**First American Title
Company of Napa**

ORDER NO: **00302585-PC**

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this report is situated in the unincorporated area of Geyserville County of Sonoma, State of California, and is described as follows:

PARCEL ONE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 8 IN BLOCK "A", AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "PLAT OF J. D. BOSCH'S ADDITION TO GEYSERVILLE, ETC.", FILED AUGUST 4, 1902 IN [BOOK 14 OF MAPS, PAGE 23](#), SONOMA COUNTY RECORDS; DISTANT S. 54°30' E., 79 FEET FROM THE COMMON NORTHWESTERLY CORNER OF LOTS 7 AND 8 IN SAID BLOCK; THENCE N. 54°30' W., 79 FEET TO SAID COMMON NORTHWESTERLY CORNER OF LOTS 7 AND 8 ON THE SOUTHEASTERLY LINE OF CROWELL AVENUE; THENCE N. 50° E. ALONG THE SOUTHEASTERLY LINE OF SAID AVENUE, 56 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 8; THENCE S. 54°30' E., ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, A. DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE 55 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; BEING A PORTION OF AID LOT 8.

PARCEL TWO:

LOT 8 IN BLOCK "A" AS SHOWN UPON THE MAP ENTITLED "PLAT OF J. BOSCH'S ADDITION TO GEYSERVILLE", ETC., FILED AUGUST 4, 1902, IN [BOOK 14 OF MAPS, PAGE 23](#), SONOMA COUNTY RECORDS.

SAVING AND EXCEPTING THEREFROM THAT PORTION THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 8 IN BLOCK "A" AS NUMBERED AND DESIGNATED UPON THE MAP ENTITLED "PLAT OF S. D. BOSCH'S ADDITION TO GEYSERVILLE," ETC., FILED AUGUST 4, 1902, IN [BOOK 14 OF MAPS, PAGE 23](#), SONOMA COUNTY RECORDS; DISTANT S.54°30' E., 79 FEET FROM THE COMMON NORTHWESTERLY CORNER OF LOTS 7 AND 8 IN SAID BLOCK, THENCE N. 54°30' W., 79 FEET TO SAID COMMON NORTHWESTERLY CORNER OF LOTS 7 AND 8 ON THE SOUTHEASTERLY LINE OF CROWELL AVENUE; THENCE N. 50° E., ALONG THE SOUTHEASTERLY LINE OF SAID AVENUE, 5 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 8; THENCE S. 54°30' E., ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE 55 FEET, MORE OR LESS, TO THE PLACE OF COMMENCEMENT; BEING A PORTION OF SAID LOT 8.

APN: 140-100-017



**First American Title
Company of Napa**

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
- 2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- 3. Water rights, claims or title to water, whether or not shown by the Public Records.
- 4. An easement for sewer and incidental purposes, recorded October 22, 1981 as Series Number [1981-0061108](#) of Official Records.
In Favor of : County of Sonoma

Terms and provisions contained in the above document.

- 5. A deed of trust to secure an original indebtedness of \$300,000.00 recorded March 29, 2019 as Series Number [2019-0021275](#) of Official Records.
Dated : March 25, 2019
Trustor : Michael Romo
Trustee : Fidelity National Title
Beneficiary : Malissa Romo
Loan No. : None Shown

- 6. Rights of parties in possession.

-END OF EXCEPTIONS-



***First American Title
Company of Napa***

ORDER NO: **00302585-PC**

Information Notes:

- a. The following taxes are shown for proration purposes only:
 General and special taxes and assessments for the fiscal year 2021-2022
 First Installment : \$1,737.53 Paid
 Second Installment : \$1,931.28 Paid
 Tax Rate Area : 87007
 A. P. No. : 140-100-017
- b. If requested, we are prepared to issue a CLTA 116.7 (Subdivision Map Act) Endorsement in conjunction with the Policy of Title Insurance contemplated by this Preliminary Report regarding the land described herein.
- c. The policy contemplated by this report/commitment will not insure the title to any mobile home or manufactured home that may be located on the land. The Company will consider issuing such coverage only upon the customer's specific request.
- d. The Assessor's Parcel Number(s), if any, contained in the legal description herein, are for quick identification purposes only, and are not a part of the actual legal descriptions.
- e. Any statement regarding the acreage of the herein described land contained within the legal description in this report is derived from the public record and is for recorded deed purposes only. The Policy of Title Insurance contemplated by this report provides no insurance with respect to acreage and no acreage statement will appear within the legal description of such policy.
- f. The County Recorder may charge an additional \$20.00 recording fee, if not provided with a "Preliminary Change of Ownership Report" Form, for each Deed to be recorded. The purchaser is responsible for completing and signing this form.
- g. Before an escrow can close, or funds placed in a Savings Account, the Seller must furnish a Taxpayer Identification Number to us so that we can file an IRS Form 1099S or its equivalent, with the Internal Revenue Service. This procedure is required by Section 6045 of the Internal Revenue Code.
- h. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

Lenders Supplemental Report:

- i. This report contemplates the issuance of a Lender's Policy of Title Insurance. We have no knowledge of any fact that would preclude the issuance of CLTA Form 100 Endorsement and a CLTA Form 116 Endorsement in conjunction with said policy.
- j. Said CLTA Form 116 Endorsement will indicate that there is located on the land an Industrial Improvements, commonly known as: 87 Crowell Street Geyserville, CA 95441
- k. According to the public records, there has been no conveyance of the land within a period of two years prior to the date of this report, except as follows:



***First American Title
Company of Napa***

ORDER NO: **00302585-PC**

A document recorded as Letters on June 29, 2020 as Series Number [2020-0052398](#) of Official Records
esn
exn
MadeaBrooks/kt



**First American Title
Company of Napa**

ORDER NO: 00302585-PC

RESTRICTIVE COVENANT NOTIFICATION

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is included.

[Restrictive Covenant Modification form](#)



***First American Title
Company of Napa***

ORDER NO: **00302585-PC**

WARNING:

The map attached, if any, may or may not be a survey of the land depicted hereon. First American disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

[CLICK HERE FOR MAP](#)



**First American Title
Company of Napa**

ORDER NO: **00302585-PC**

PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person on entity. First American has also adopted guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Type of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested for us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ATTACHMENT ONE (Revised 06-03-11)**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 not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE****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; and
 - 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 are recorded 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.

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:

Covered Risk	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5000.00

**AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**

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 any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - * land use
 - * improvements on the land
 - * land division
 - * environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records
 - * on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date – unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A

OR

* in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**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

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:

1. (a) Taxes or assessments that 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 that 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, 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 not shown by the Public Records.

**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) that arise by reason of:

- 1. (a) Taxes or assessments that 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 that 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 in 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, 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 not shown by the Public Records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) 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, 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, 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 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. 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.



*First American Title
Company of Napa*

FIRST AMERICAN TITLE COMPANY OF NAPA

FIRST LOOK CHECKLIST

Will any of the following situation potentially affect your transaction:

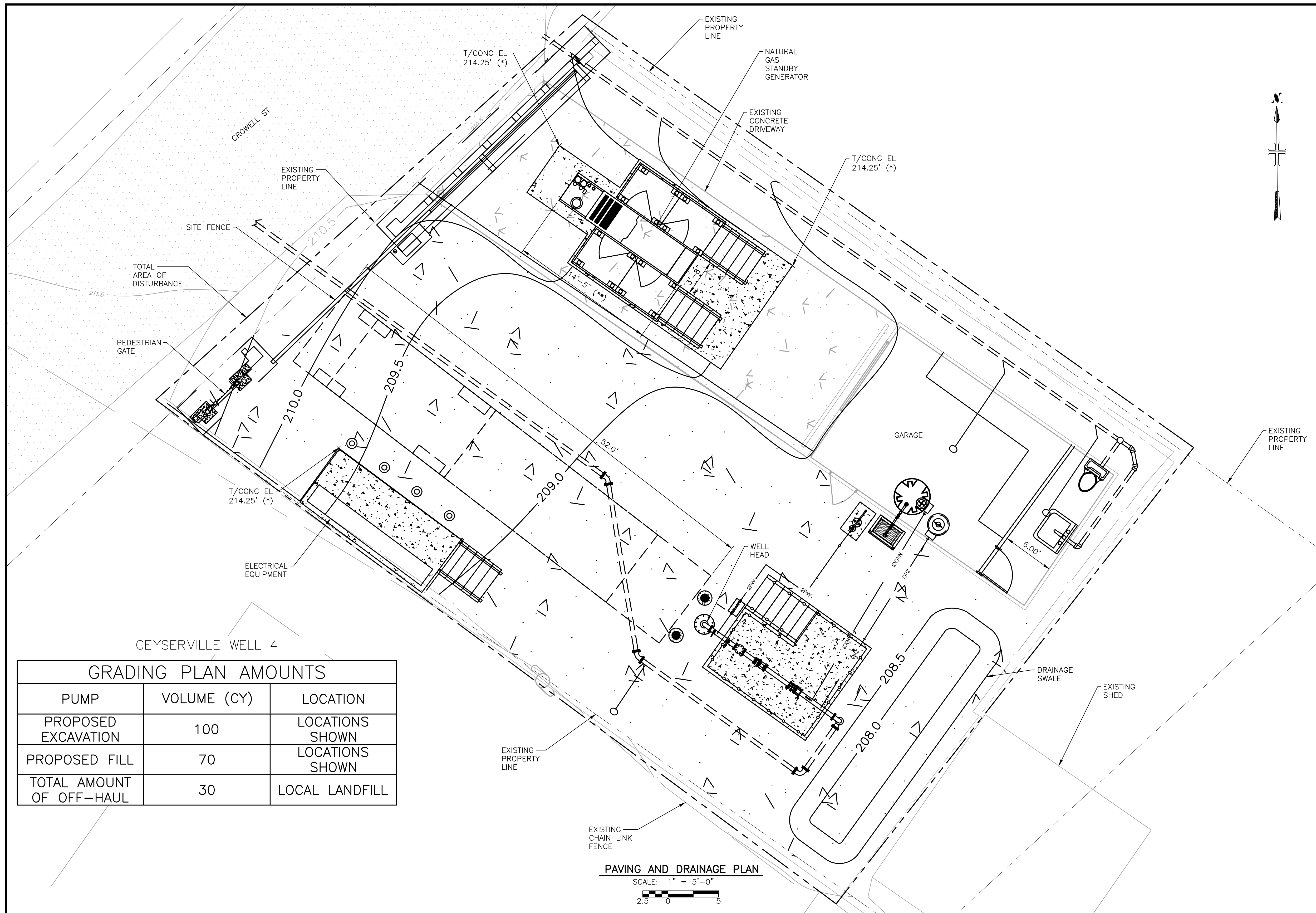
- Will the principals be using a **POWER OF ATTORNEY**?
- Are any of the parties in title **INCAPACITATED OR DECEASED**?
- Has a **CHANGE IN MARITAL STATUS** occurred for any of the principals?
- Will the property be transferred to a **NEW TRUST, PARTNERSHIP OR CORPORATION**?
- Do the sellers of the property **RESIDE OUTSIDE OF CALIFORNIA OR THE UNITED STATES**?
- Have any of the principals **RECENTLY FILED BANKRUPTCY**?
- Are the principals involved in an **EXCHANGE WITH THIS PROPERTY**?
- Has there been a **WORK OF IMPROVEMENT, CONSTRUCTION, OR ANY REMODELING** of the subject property in the last 90 days?

If you answered YES to any of these questions, please contact your escrow officer right away, so we can assure a smooth closing.

Remember, all parties signing documents must have a valid photo I.D. or driver's license for a notarial acknowledgment.

Thank you for helping First American Title Company of Napa serve you better.

1700 Second Street, Napa, CA 94559 (707) 254-4500
1361 Main Street, St. Helena, CA 94574 (707) 963-7151



GENERAL NOTES:
 (*) INDICATES DIMENSIONS, DISTANCES, COORDINATES OR ELEVATIONS TO BE SURVEYED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING ANY OF THE WORK.
 (**) INDICATES DIMENSIONS OR ELEVATIONS TO BE DETERMINED BASED UPON EQUIPMENT MANUFACTURER SELECTED.

GEYSERVILLE WELL 4

GRADING PLAN AMOUNTS		
PUMP	VOLUME (CY)	LOCATION
PROPOSED EXCAVATION	100	LOCATIONS SHOWN
PROPOSED FILL	70	LOCATIONS SHOWN
TOTAL AMOUNT OF OFF-HAUL	30	LOCAL LANDFILL

PAVING AND DRAINAGE PLAN
 SCALE: 1" = 5'-0"



	REVISIONS	REVISIONS	<p>1500 Palma Drive, Suite 257 Ventura, California 93003 Phone: (480) 283-8991 Fax: (480) 283-0082 Website: http://www.valentineengineers.com</p>		<p>VALENTINE ENVIRONMENTAL ENGINEERS, LLC 1500 PALMA DRIVE, #257 VENTURA, CA 93003</p>	<p>WELL 4 USE PERMIT MECHANICAL GEYSERVILLE WELL SITE PLAN 87 CROWELL STREET, GEYSERVILLE, CA</p>															
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Project Review Services

Adopted by Board of Supervisors Ordinance No. 6412; Effective 07/01/2023

Fee ID	Description	Fee Amount
1005	Ag Preserve/Williamson Act Contract Consistency Determination (at cost*, min. deposit)	\$ 1,208.00
1002	Ag Preserve/Williamson Act Contract (at cost*, min. deposit)	\$ 4,560.00
1003	Ag Preserve/Williamson Act Contract Contract Non-Renewal / Plan Amendment	\$ 682.00
1140	Approved Permit Condition Compliance Review (at cost*, min. deposit)	\$ 3,332.00
1074	Certificate of Modification (at cost*, min. deposit)◊	\$ 6,062.00
1024	Coastal Permit - Level I (at cost*, min. deposit)	\$ 2,742.00
1025	Coastal Permit - Level II (at cost*, min. deposit)	\$ 5,831.00
1026	Coastal Permit - Extension of Time	\$ 835.00
1030	Conditional Certificate of Compliance (per lot)	\$ 3,584.00
1048	Design - Administrative Review Minor (≤ 1,000 square feet)	\$ 881.00
1049	Design - Administrative Review Major (> 1,000 square feet) (at cost*, min. deposit)	\$ 1,999.00
1033	Design Review - Commercial Minor (≤ 10,000 square feet) (at cost*, min. deposit)	\$ 2,078.00
1034	Design Review - Commercial Major (> 10,000 square feet) (at cost*, min. deposit)	\$ 4,201.00
1039	Design Review - Minor Alteration (e.g. Building/Sign/Awning)	\$ 188.00
1041	Design Review - Residential Projects Minor (Single Detached Planned Developments) (at cost*, min. deposit)	\$ 3,835.00
1042	Design Review - Residential Projects Major (All others) (at cost*, min. deposit)	\$ 6,448.00
1031	Design Review - Revision / Extension of Time	\$ 794.00
1060	Lot Line Adjustment◊	\$ 3,829.00
1062	Lot Line Adjustment - Extension of Time	\$ 587.00
1063	Lot Line Adjustment - Revision to File	\$ 1,377.00
1095	Mills Act Contract Amendment or Cancellation (at cost*, min. deposit)	\$ 611.00
1090	Ordinance Determinations and Interpretations (at cost*, min. deposit)	\$ 1,433.00
1103	Plan Amendments - General Plan Level I	\$ 1,584.00
1100	Plan Amendments - General Plan Level II (at cost*, min. deposit)	\$ 7,871.00
1102	Plan Amendments - Specific Plan Level I	\$ 1,547.00
1101	Plan Amendments - Specific Plan Level II (at cost*, min. deposit)	\$ 6,318.00
1070	Subdivision Major (at cost*, min. deposit)	\$ 8,566.00
1072	Subdivision Major Extension of Time	\$ 3,455.00
1073	Subdivision Major Revision to File (at cost*, min. deposit)	\$ 4,260.00
1080	Subdivision Minor (at cost*, min. deposit)	\$ 5,163.00
1082	Subdivision Minor Extension of Time	\$ 2,909.00
1083	Subdivision Minor Revision (at cost*, min. deposit)	\$ 3,494.00
1142	Use Permit - Minor Level I with Hearing Waiver, Time Extension, Renewal (at cost*, minimum fee)	\$ 1,191.00
1143	Use Permit - Minor Level II with Hearing Waiver, Fence Exception, Cannabis, etc. (at cost*, minimum fee)	\$ 3,488.00
1137	Use Permit Extension of Time	\$ 2,950.00
1130	Use Permit Level I Cannabis in developed area, legal structure (at cost*, minimum fee)	\$ 3,738.00
1131	Use Permit Level II (e.g. Winery, Mining, Cannabis) (at cost*, minimum fee)	\$ 9,668.00
1138	Use Permit Level II Revision to File	\$ 4,864.00
1145	Use Permit - Surface Mining Permit / Reclamation Plan / Extensions / Revisions (at cost*, min. deposit)	\$ 12,034.00
1150	Variance Permits	\$ 6,531.00
1151	Variance Permits Revision/Extension	\$ 2,988.00

1170	Voluntary Merger	\$ 274.00
1155	Zone Change Level I	\$ 2,313.00
1156	Zone Change Level II (at cost*, min. deposit)	\$ 6,849.00
1165	Zoning Permit Level I (no notice, including Hosted Rentals)	\$ 189.00
1166	Zoning Permit Level II (including Vacation Rental, Accessory Structure, Revision, Condition Compliance, Renewal, Extension of Time)	\$ 765.00
1160	Zoning Permit Level III (with posting/notice, e.g. Cultural Event)	\$ 1,024.00
1167	Zoning Permit Level IV (with Posting/Notice) (including Indoor Cultivation - Cottage, Mixed Light Cultivation - Cottage)	\$ 3,128.00
1162	Vacation Rental Noticing \diamond	\$ 205.00
1163	Vacation Rental Annual Monitoring \diamond	\$ 383.00
1164	Vacation Rental Property Manager Certification \diamond	\$ 128.00

Project Review Other

Fee ID	Description	Fee Amount
1011	Appeals to Board of Zoning Adjustments, Planning Commission or Board of Supervisors (at cost*, min. deposit)	\$ 1,450.00
1173	Engineering Referral to Comprehensive Planning or Environmental Review (at cost*, min. deposit)	\$ 1,119.00
1172	Engineering Referral to Project Review	\$ 372.00
1052	Environmental Review CEQA Exemption	\$ 44.00
1055	Environmental Review Level I (at cost*, min. deposit)	\$ 3,884.00
1053	Environmental Review Level II (at cost*, min. deposit)	\$ 5,724.00
1058	Environmental Review Level III (at cost*, min. deposit)	\$ 6,875.00
1056	Environmental Review Peer Review of Technical Reports (at cost*, min. deposit)	\$ 573.00
1054	Environmental Review Referral Fee to Regional Archeology Lab	\$ 130.00
1059	Discretionary Well Permit Review (at cost*, min. deposit) (Ordinance No. 6422)	\$ 5,568.00
0332	Health Review - Certificate of Modification	\$ 258.00
0325	Health Review - No Public Sewer (per lot)	\$ 76.00
0329	Health Review - Real Estate Letter	\$ 227.00
0337	Health Review Coastal, Design Review, Use Permit, Plan Amendment	\$ 2,147.00
0336	Health Review Lot Line Adjustment, Zoning Permit, Variance	\$ 707.00
0335	Health Review Minor/Major Subdivision - All Other	\$ 1,713.00
0338	Health Review Monitoring Fee - Large Capacity Water Wells	\$ 268.00
0339	Health Review Water Well Monitoring - Very Large Capacity	\$ 692.00
1057	Hearing - Environmental Review Committee (per hour)	\$ 258.00
0610	Hearing - Project Review Advisory Committee	\$ 1,411.00
1175	Hearing Fee Additional (at cost*, min. deposit)	\$ 3,549.00
1064	Landscape Water Efficiency Plan Check (base)	\$ 490.00
1065	Site Evaluation, Inspection, File Record, Research, Consultation, Meetings (at cost*, 2-hour min. deposit)	\$ 373.00
0140	Technology Enhancement Surcharge	1.3% of permit fees

*APPLICATIONS CHARGED AT COST – Fees for projects identified within this fee schedule as “CHARGED AT COST” will be charged on an actual cost basis. A minimum fee, as specified within Ordinance No. 6102, shall be required at the time the application for each such project is submitted. After staff review of the application, a preliminary estimate of costs will be provided to the applicant if the costs are expected to exceed the minimum fee. In this case an additional fee will be required prior to completion of work on the project. Minimum initial “At Cost” deposit is nonrefundable. Revisions to previously approved projects remain “At Cost”.

\diamond Fees added 07/01/2022 using methodology created by NBS Consultants framed to increase cost recovery by using a fully burdened rate rather than a specific job class hourly rate.

AT COST PROJECT REIMBURSEMENT PJR-095

Project File: _____; request for _____.

I, _____, the undersigned, hereby authorize the County of Sonoma to process the above referenced permit request in accordance with the Sonoma County Code. I am depositing \$ _____ as a *minimum* deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Sonoma County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Sonoma staff in processing my application and any direct costs will be billed against the available deposit. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Permit and Resource Management Department (PRMD), the Department of Transportation and Public Works and/or the Office of the County Counsel.**
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. This good faith estimate will be included in an At-Cost Fee Agreement The At-Cost Fee Agreement shall be signed by the party responsible for payment of fees, and the requested additional deposit shall be submitted to PRMD to allow continued processing of the project.
3. If processing costs exceed the available deposit, I will receive quarterly invoices payable within 30 days of billing.
4. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
5. If the final cost is less than any additional deposits requested by the County (deposits that exceed the initial minimum deposit described above), the unused portion of the additional deposit will be refunded to me within 60 days of final project action.
6. If the final cost is more than the available deposit, I agree to pay the difference within 30 days of billing.
7. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, deny my permit application. If I fail to pay any invoices after my application is approved, I understand that my permit may not vest and may expire, or may be subject to revocation.

