



CITY OF ESCALON

August 11, 2021

BBSC Investment Group, LLC.
[REDACTED]

RE: Stepping Stones Subdivision Vacant Parcels- 2314, 2318, and 2322 Main Street, Escalon

Dear BBSC Investment Group, LLC,

The City of Escalon is requesting that BBSC and all listing agents update all listing(s) of 2314, 2318 and 2322 Main Street, Escalon California to accurately reflect and properly disclose the utility status of said parcels to all potential buyers. Specifically, the listings for these properties show sewer and water status unknown. However, you have been made aware that there is no sewer or water services available to these properties, and that septic systems and drilling of new wells is not permitted in the City of Escalon. City staff fields multiple phone calls and counter visits on a weekly basis from interested buyers on these properties inquiring about the utilities on the properties.

As a reminder, none of these parcels has access to the City's sewer, water, or storm systems. If developed, the developer of the properties would be required to extend the City's main lines (a minimum of 400 feet) to the property to connect to the City's systems for these services. A Class A licensed underground/infrastructure contractor is required in order to complete the work. Civil plans for the proposed work are required and must be approved by the City prior to the work being completed. Curb, gutter, and sidewalks will be required to be installed with these improvements. These costs do not include the costs for issuance of a building permit to construct a dwelling, which includes plan review and development impact fees.

Potential buyers need to contact PG&E directly about electric and gas services.

Potential buyers need to contact the Escalon Unified School District directly to inquire about the cost of school fees.

Therefore, please update your listings and your agent with this information so that the potential buyers are made aware of this information prior to contacting the City, or moving forward with purchasing of the properties.

Thank you for your cooperation on this matter. If you have any questions or concerns, please contact Development Services at (209) 691-7430.

Sincerely,

Dominique Romo
Development Services Manager

82108.00102\342688-18.1