

Creekside Plaza

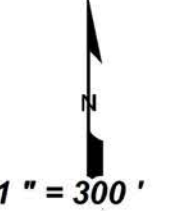
File Nos. Z10-0009/P10-0012/PD10-0005



Exhibit A: Location Map

POR'S. SEC'S. 23 & 24, T.10N., R.10E., M.D.M.

327:21

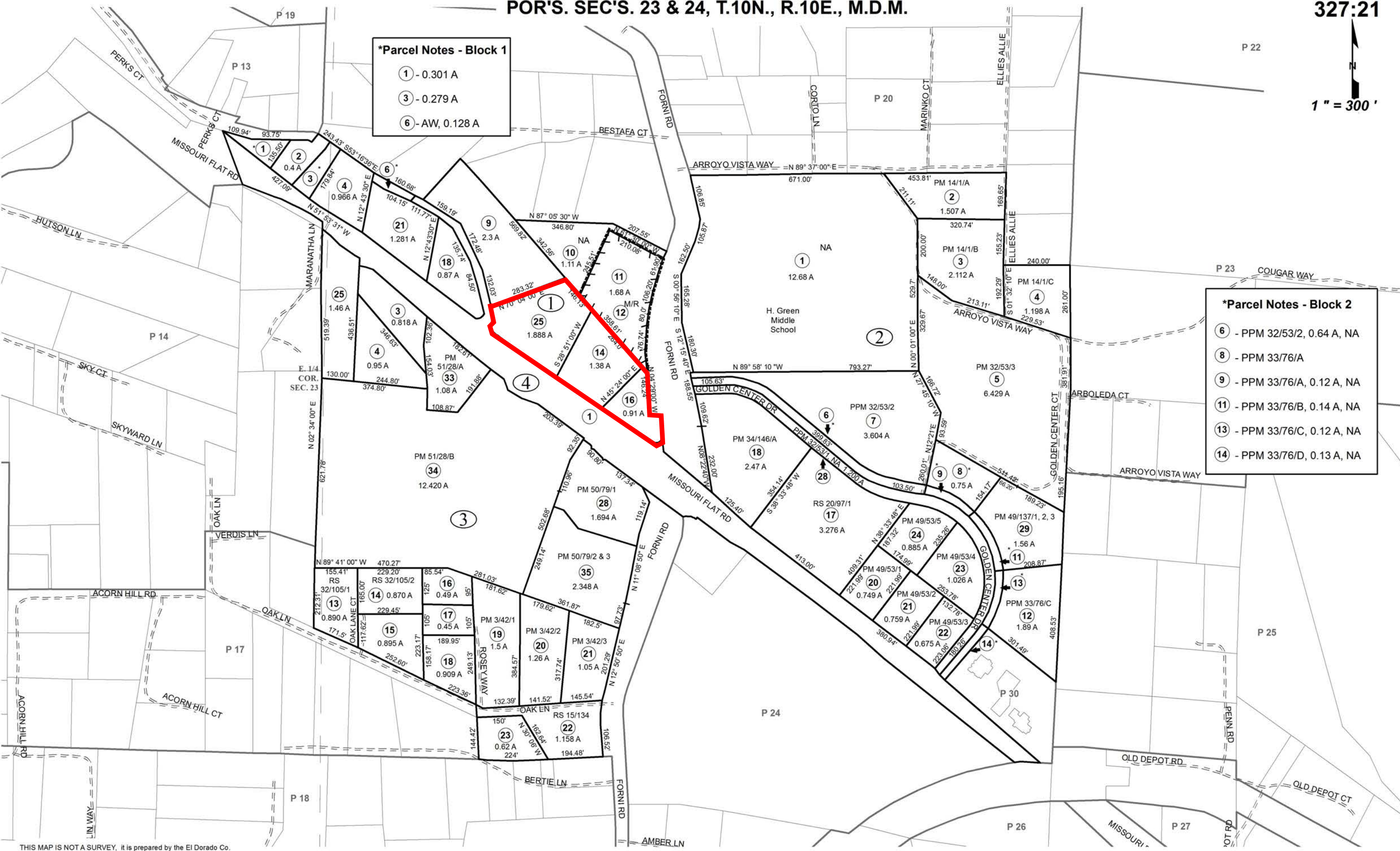


***Parcel Notes - Block 1**

- ① - 0.301 A
- ③ - 0.279 A
- ⑥ - AW, 0.128 A

***Parcel Notes - Block 2**

- ⑥ - PPM 32/53/2, 0.64 A, NA
- ⑧ - PPM 33/76/A
- ⑨ - PPM 33/76/A, 0.12 A, NA
- ⑪ - PPM 33/76/B, 0.14 A, NA
- ⑬ - PPM 33/76/C, 0.12 A, NA
- ⑭ - PPM 33/76/D, 0.13 A, NA



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

EXHIBIT B

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. FEB 3, 2016

Creekside Plaza
File Nos. Z10-0009/P10-0012/PD10-0005

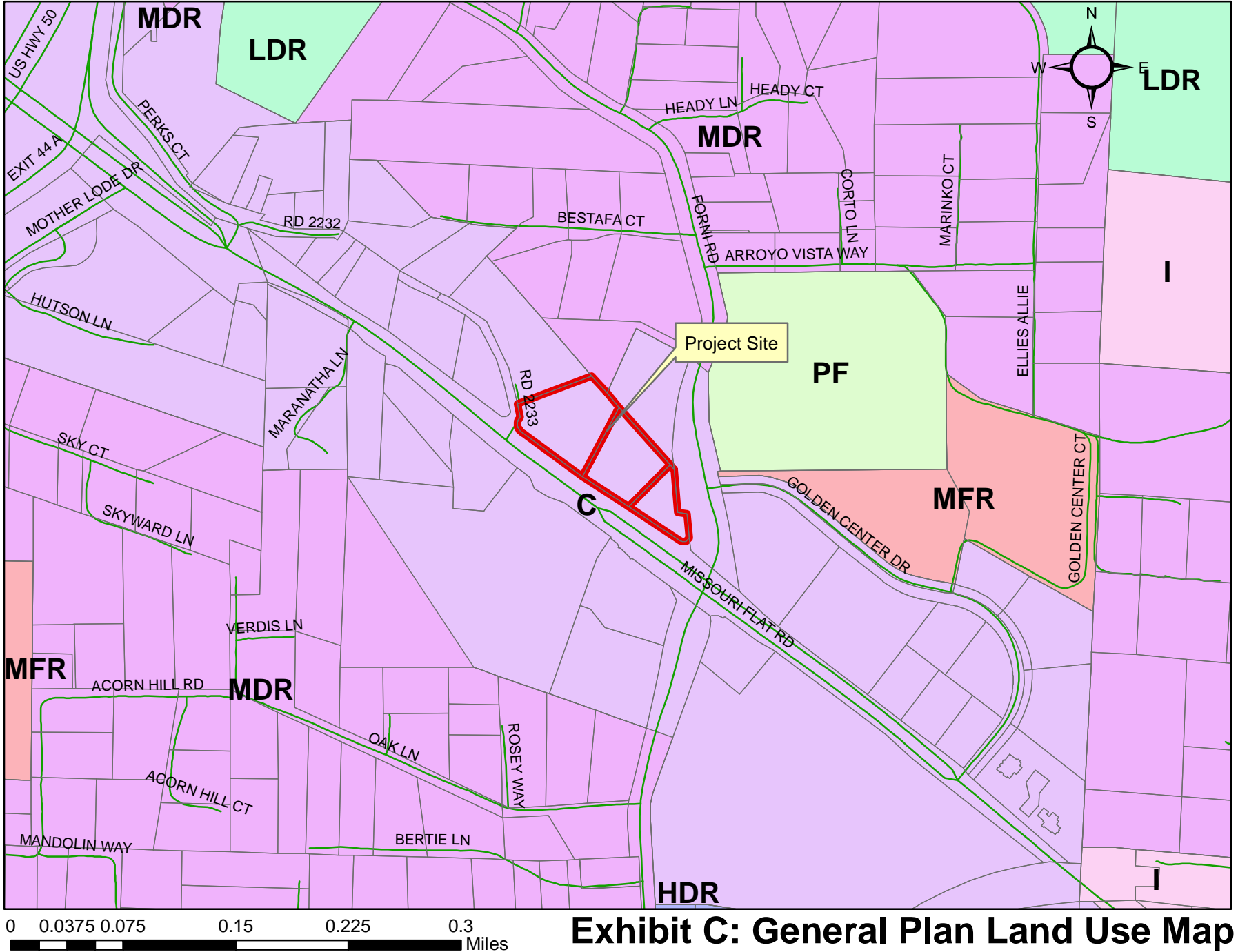


Exhibit C: General Plan Land Use Map

Creekside Plaza

File Nos. Z10-0009/P10-0012/PD10-0005

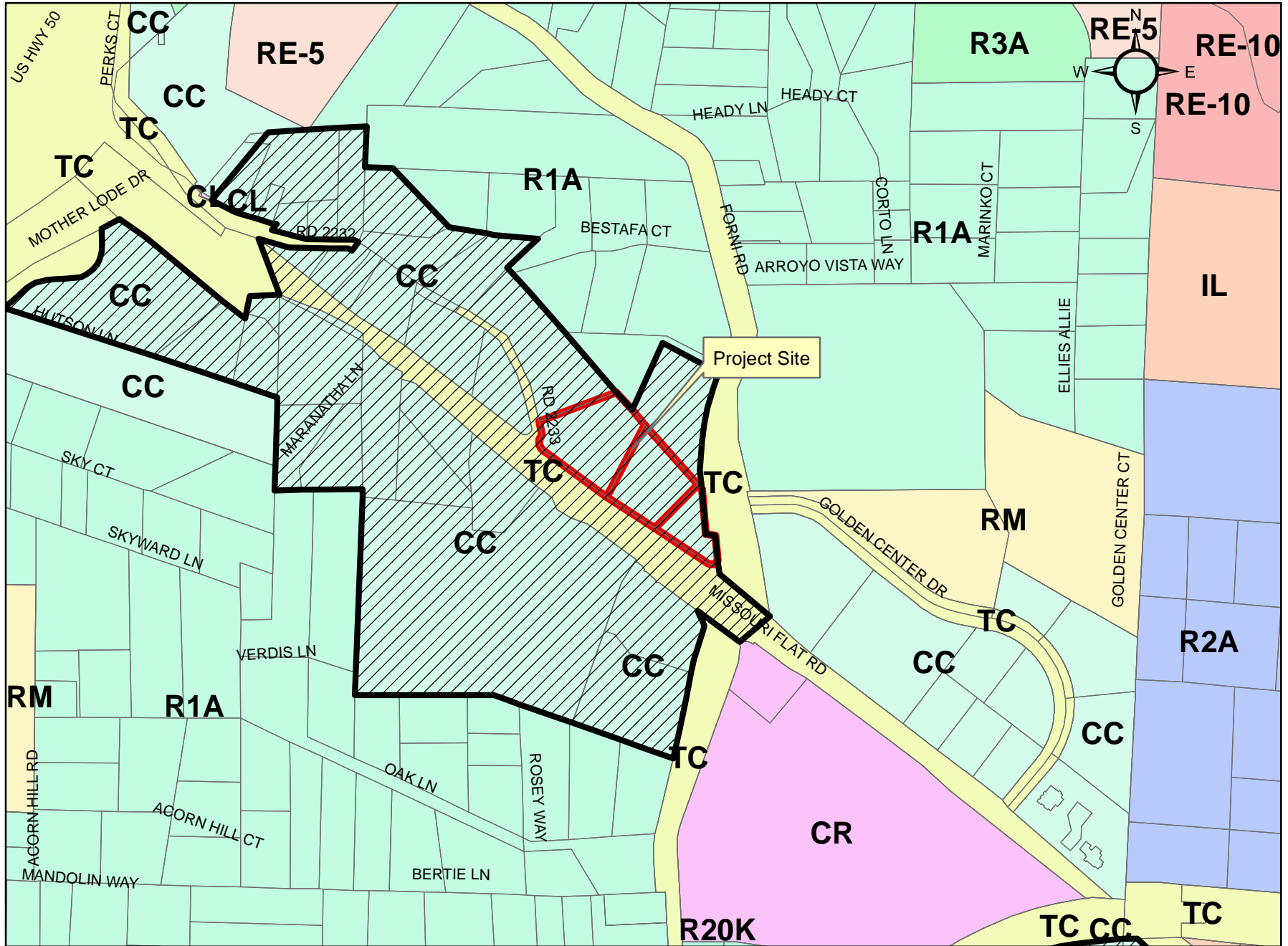


Exhibit D: Zone Map

Creekside Plaza

File Nos. Z10-0009/P10-0012/PD10-0005



	Zoning		General Plan	Land Use/Improvements
Site	Community Control (CC-DC)	Commercial-Design	Commercial (C)	Vacant
North	Community Control (CC-DC)/ Residential (R1A)	Commercial-Design One-Acre	Commercial (C)/Medium Density Residential (MDR)	Existing Residences
South	Community Control (CC-DC)	Commercial-Design	Commercial (C)	Commercial Uses
East	Community Control (CC-DC)	Commercial-Design	Commercial (C)	Commercial Uses
West	Community Control (CC-DC)	Commercial-Design	Commercial (C)	Existing Residences

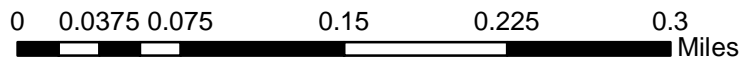


Exhibit E: Aerial Map



ORDINANCE No. 4977

**THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES
ORDAIN AS FOLLOWS:**

**RELATED TO REZONING IN THE PLACERVILLE AREA
PETITIONED BY GRADO EQUITIES VII, LLC**

Section 1. The Official Zoning Map for the Placerville Area is hereby amended to rezone the following described land from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD) zone:

Placerville Area

Assessor's Parcel Nos. 327-211-14, 327-211-16 and 327-211-25, being described as being a portion of Section 24, Township 10 North, Range 10 East, MDM, consisting of 4.1 acres.

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 3rd day of April, 2012, by the following vote of said Board:

ATTEST
SUZANNE ALLEN DE SANCHEZ
Clerk of the Board of Supervisors

By Suzanne Allen de Sanchez
Deputy Clerk

Ayes: James R. Sweeney, Raymond J. Nutting
John R. Knight, Ron Briggs, Norma Santiago
Noes: None
Absent: None

John R. Knight
Chairman, Board of Supervisors

APPROVED AS TO FORM
LOUIS B. GREEN
COUNTY COUNSEL

By Paula F. Frantz
Paula F. Frantz
Deputy County Counsel

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____

ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____
Deputy Clerk

LAW OFFICES OF DONALD B. MOONEY

DONALD B. MOONEY

129 C Street, Suite 2
Davis, California 95616
Telephone (530) 758-2377
Facsimile (530) 758-7169
dbmooney@dcn.org

May 3, 2012

VIA FEDERAL EXPRESS
and Facsimile: (530) 622-3645

Terri Daly
El Dorado County Clerk of the Board
330 Fair Lane
Placerville, CA 95667

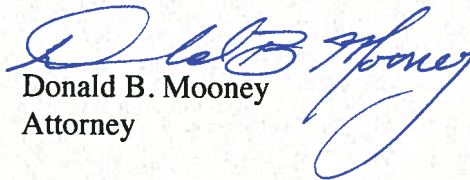
Re: NOTICE OF INTENT TO FILE CEQA PETITION

Dear Ms. Daly:

Please take notice, under Public Resources Code section 21167.5, that Petitioner Friends of the Herbert Green Middle School Neighborhood intends to file a Petition for Writ of Mandate in El Dorado County Superior Court under the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code, section 21000 *et seq.* against the County of El Dorado and the El Dorado County Board of Supervisors challenging the April 3, 2012, approval of the Creekside Plaza Project.

The Petition for Writ of Mandate will request that the court direct the County and the Board of Supervisors to vacate and rescind all Project approvals and direct the County to comply with CEQA. Additionally, the Petition will seek Petitioners' costs and attorney's fees associated with this action.

Very truly yours,


Donald B. Mooney
Attorney

2012 MAY -7 PM 2:05
BOARD OF SUPERVISORS
EL DORADO COUNTY

**COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION**

DATE 5-7-12
Dist 1-5 CAO + co. co.
File 12-0224
4/3/12

EXHIBIT G



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530-621-5390
FAX 530-622-3645
www.edcgov.us/bos

Minute Order Board of Supervisors

John R. Knight, Chair, District I
Ron Briggs, First Vice Chair, District IV
Norma Santiago, Second Vice Chair, District V
Ray Nutting, District II
James R. Sweeney, District III

Terri Daly, Acting Clerk of the Board of Supervisors
Terri Daly, Chief Administrative Officer Louis B. Green, County Counsel

Tuesday, October 16, 2012

8:00 AM

Board of Supervisors Meeting Room

45. 12-0224

Hearing to consider rescinding all actions the Board took on April 3, 2012 on Creekside Plaza (Rezone Z10-0009/Planned Development PD10-0005/Parcel Map P10-0012), on property identified by APNs 327-211-14, 327-211-16, and 327-211-25, consisting of 4.1 acres, in the Placerville area, submitted by Grado Equities VII, LLC; and Development Services and County Counsel recommending the Board take the following actions without prejudice:

- 1) Adopt Resolution **149-2012** rescinding actions taken by the Board on April 3, 2012, agenda item 19, approving Creekside Plaza project (Rezone Z10-0009/Planned Development PD10-0005/Parcel Map P10-0012); and
- 2) Consider the Introduction (First Reading) of Ordinance **4985** rescinding Ordinance 4977 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD). (Supervisory District 3) (Refer, 4/3/12, Item 19) (Est. Time 20 Min.)

A motion was made by Supervisor Sweeney, seconded by Supervisor Santiago, as follows:

- 1) Adopt Resolution 149-2012; and
- 2) Approve the Introduction of Ordinance 4985 rescinding Ordinance 4977, waived reading and read by title only; and
- 3) Set adoption (Second Reading) of said Ordinance for Tuesday, October 23, 2012.

Yes: 5 - Knight, Nutting, Sweeney, Briggs and Santiago

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.
Attest: Terri Daly, Acting Clerk of the Board of Supervisors of the County of El Dorado, State of California

By: Marcie MacFarland Date: Nov. 2, 2012



RESOLUTION NO. 149-2012

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, on April 3, 2012, the Board of Supervisors took the following actions, approving Rezone Z10-0009, Planned Development PD10-0005, and Parcel Map P10-0012 (Creekside Plaza):

1. Adopted the Revised Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopted the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures into the Conditions of Approval;
3. Approved Z10-0009 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD), and adopted Ordinance 4977 for said rezone;
4. Approved Planned Development PD10-0005, as conditioned;
5. Approved Tentative Parcel Map P10-0012, as conditioned;
6. Found the project consistent with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient;
7. Found the project consistent with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with a portion of the development area within the required setback; and
8. Acknowledged the Planning Commission Finding that the General Vacation of portions of the Forni Road Right-of-Way is consistent with the General Plan in accordance with Government Code Section 65402(a).

WHEREAS, as a result of litigation and the subsequent settlement agreement, on August 23, 2012, the applicant, Grado Equities VII, LLC requested the Board of Supervisors rescind all actions to approve the above referenced project, "Creekside Plaza"; and

WHEREAS, under Zoning Ordinance Section 17.10.050, a one year time limit is required from the date of final decision by the Board of Supervisors before the applicant can resubmit the application; and

WHEREAS, the applicant has agreed to resubmit the application and fund the cost of preparation of an Environmental Impact Report, the Board will waive the one year limitation of Section 17.10.050.


NOW, THEREFORE, BE IT RESOLVED that the County of El Dorado Board of Supervisors hereby takes the following actions, without prejudice:

1. Rescinds the Revised Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Rescinds the Mitigation Monitoring Program in accordance with CEQA Guidelines Section 15074(d) incorporating the Mitigation Measures into the Conditions of Approval;
3. Rescinds approval of Z10-0009 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD), and adoption of Ordinance 4977 for said rezone;
4. Rescinds the Planned Development PD10-0005, as conditioned;
5. Rescinds the Tentative Parcel Map P10-0012, as conditioned;
6. Rescinds the finding of consistency with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient;

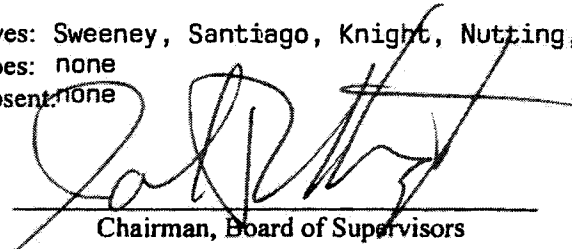
7. Rescinds the finding of consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with a portion of the development area within the required setback;
8. Rescinds acknowledgement of the Planning Commission Finding that the General Vacation of portions of the Forni Road Right-of-Way is consistent with the General Plan in accordance with Government Code Section 65402(a); and
9. Approves Ordinance No. 4985 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD) to One-Acre Residential (RIA).

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 16 day of October, 2012, by the following vote of said Board:

Attest:
Terri Daly
Acting Clerk of the Board of Supervisors

By: 
Deputy Clerk

Ayes: Sweeney, Santiago, Knight, Nutting, Briggs
Noes: none
Absent: none


Chairman, Board of Supervisors
John R. Knight



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530-621-5390
FAX 530-622-3645
www.edcgov.us/bos

Minute Order Board of Supervisors

John R. Knight, Chair, District I
Ron Briggs, First Vice Chair, District IV
Norma Santiago, Second Vice Chair, District V
Ray Nutting, District II
James R. Sweeney, District III

Terri Daly, Acting Clerk of the Board of Supervisors
Terri Daly, Chief Administrative Officer Louis B. Green, County Counsel

Tuesday, October 23, 2012

8:00 AM

Board of Supervisors Meeting Room

5. 12-0224

Development Services and County Counsel recommending the Board consider adoption (second reading) of Ordinance **4985** rescinding Ordinance 4977 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD). (Supervisory District 3) (Cont'd 10/16/12, Item 45)

Ordinance 4985 was adopted upon approval of the consent calendar.

THE ATTACHED INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE

10-24-12

ATTEST: *Terri Daly* Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By

Terri Daly
Deputy Clerk



ORDINANCE NO. 4985

WHEREAS, on April 3, 2012, the Board of Supervisors ("Board") approved Z10-0009 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD);

WHEREAS, there was a legal challenge to the adequacy of the Mitigated Negative Declaration certified for the project;

WHEREAS, the property owner has agreed to settle the legal challenge by requesting the rescission of the project approvals in order to submit a new application for the project subject to an Environmental Impact Report.

THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

RELATED TO REZONING IN THE PLACERVILLE AREA PETITIONED BY GRADO EQUITIES VII, LLC

Section 1. The Official Zoning Map for the Placerville Area is hereby amended to rezone the following described land from General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD) to One-Acre Residential (R1A) zone.

Placerville Area

Assessor's Parcel Nos. 327-211-14, 327-211-16, and 327-211-25, being described as being a portion of Section 24, Township 10 North, Range 10 East, MDM, consisting of 4.1 acres.

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

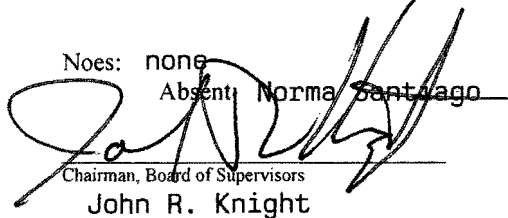
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 23 day of October, 2012, by the following vote of said Board:

Ayes: Ron Briggs, James R. Sweeney, John R. Knight, Raymond J. Nutting

ATTEST
THERESA DALY
Acting Clerk of the Board of Supervisors

By 
Deputy Clerk

Noes: none
Absent: Norma Santiago


Chairman, Board of Supervisors
John R. Knight

APPROVED AS TO FORM
LOUIS B. GREEN
COUNTY COUNSEL

By 
Deputy County Counsel

I CERTIFY THAT:

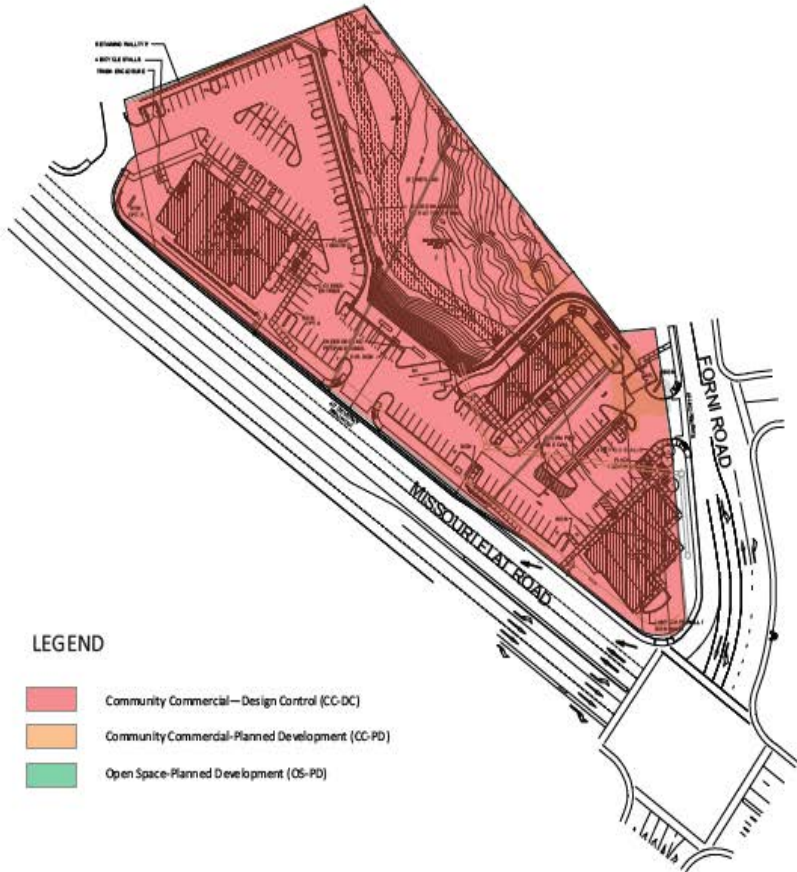
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____

ATTEST: THERESA DALY, Acting Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By _____
Deputy Clerk

Existing Zoning Designations



Proposed Zoning Designations

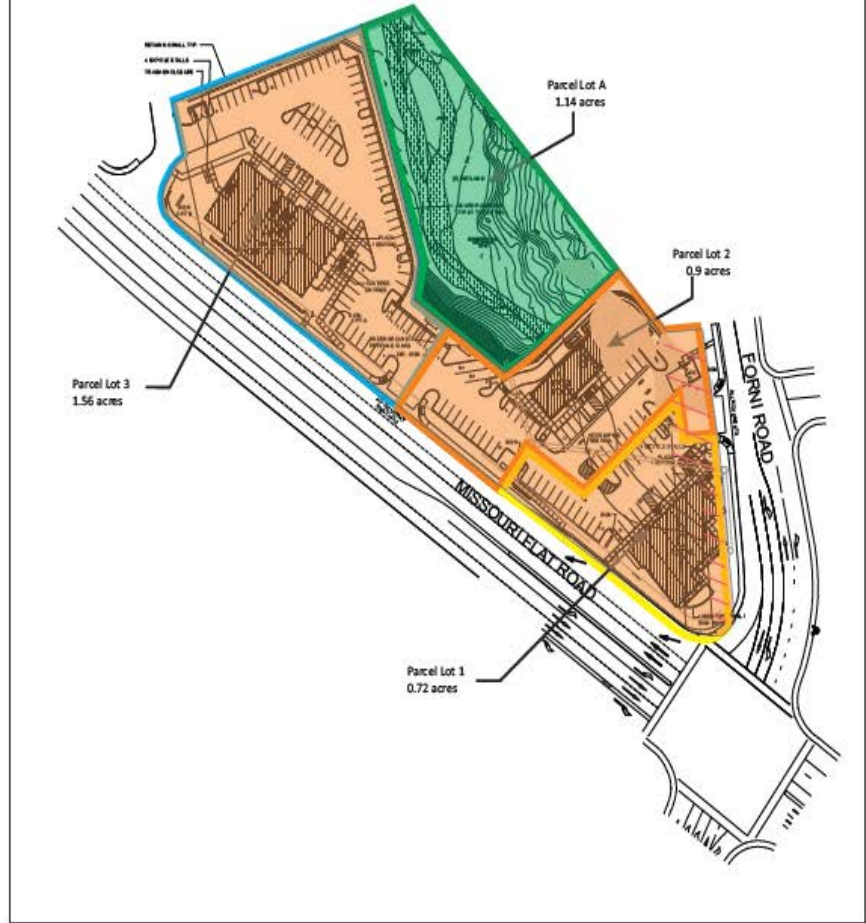


EXHIBIT J: Rezone Exhibit

Parcel Overview

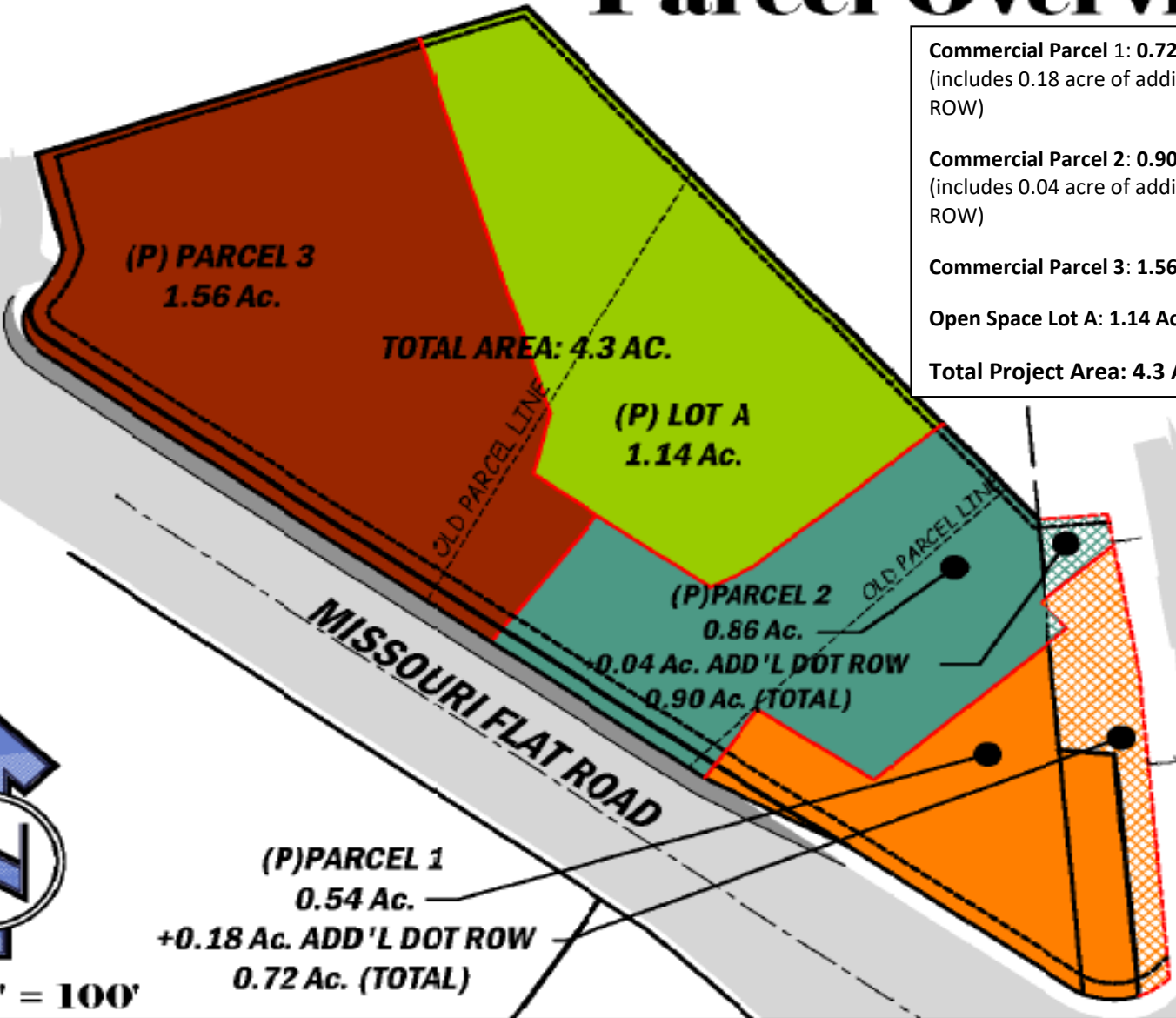
Commercial Parcel 1: 0.72 acres
(includes 0.18 acre of additional DOT ROW)

Commercial Parcel 2: 0.90 acres
(includes 0.04 acre of additional DOT ROW)

Commercial Parcel 3: 1.56 acres

Open Space Lot A: 1.14 Acres

Total Project Area: 4.3 Acres



Scale: 1" = 100'

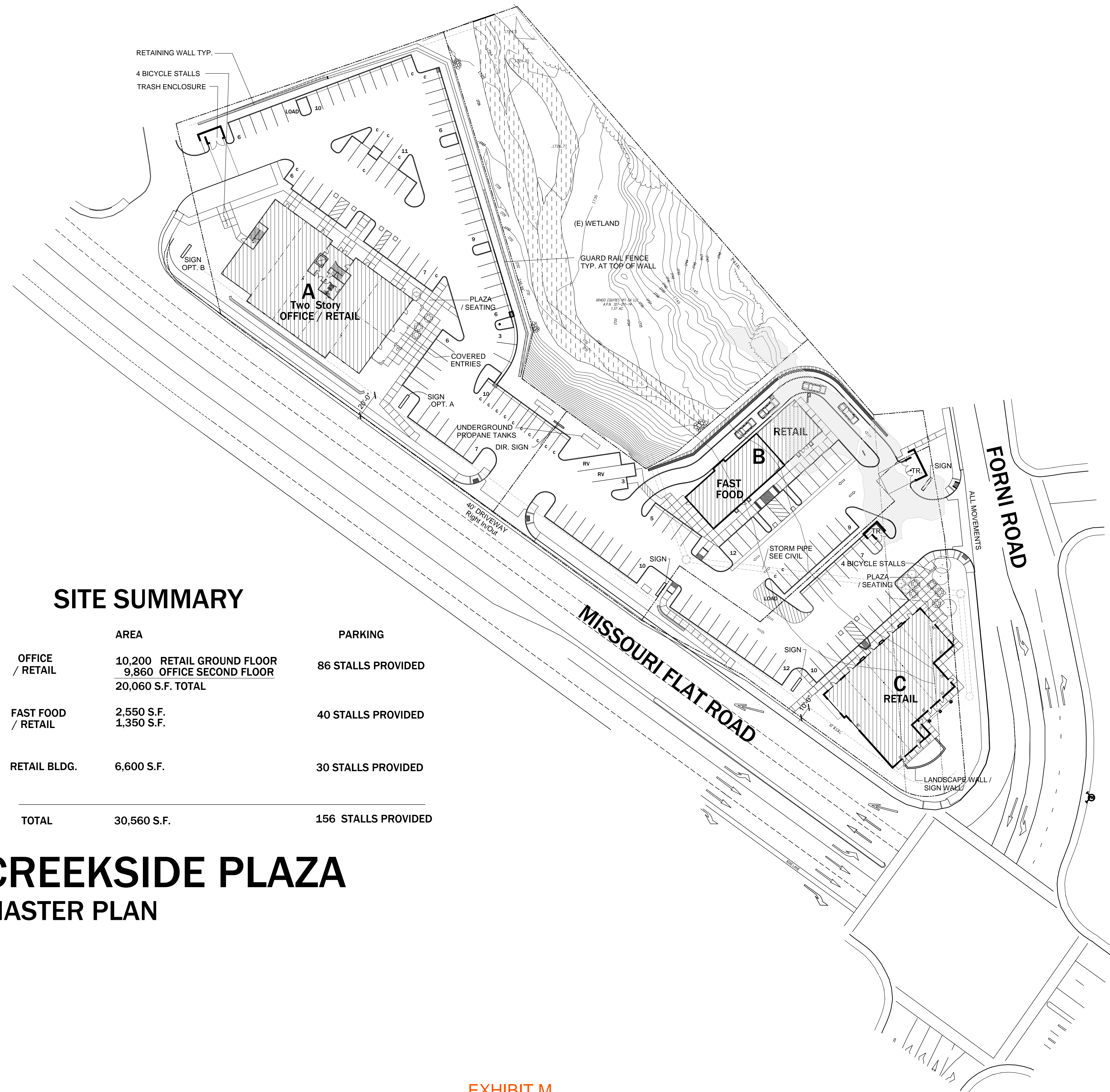
EXHIBIT K

Creekside Plaza Development Plan Summary

Parcel Number	Parcel Acreage	Project Component/ Story	Use	Drive Through	Building Square Footage	Floor Area Ratio (F.A.R)	Building Height (in feet)	Consistent with zone setbacks	Freestanding Sign (Monument and Directory) (Quantity, Dimensions, Illumination)	Quantity of Parking Stalls Provided(Required)
1	0.72 (includes 0.22 acre Forni Rd. Right-of-Way)	Building C/ single-story	Retail	No	6,600	0.21	25	Yes	Monument 2 secondary (“B”) signs each measuring 8 feet x 9 feet; 48 (6 feet x 8 feet)square feet sign area; 9 feet tall Internal illumination; 1 landscape wall sign (no details provided)	30 (33)
2	0.90	Building B/ single-story	Fast Food	Yes	2,550	0.1	25	Yes	Monument 1 secondary (“B”)sign measuring 8 feet x 9 feet; 48 (6 feet x 8 feet) square feet sign area; 9 feet tall Internal illumination Directional 3 signs (“E”) each measuring 12 square feet (3 feet x 4 feet); 5 feet tall; non-illumination	40 (includes 1 RV Park) (Fast Food: 8.5 and 1 RV park) Retail: 6.75 Subtotal:15.25)
			Retail		1,350					
3	1.56	Building A/ 2-story	Office	No	9,860	0.3	43.3	Yes	Monument 2 primary (“A”) signs each measuring 9.5 x 11 feet; 85.5 sf sign area; 11 ft tall Internal Illumination Directional 1 sign (“D”) office building directory measuring 26.87 square feet (5 feet 1 ½” x 5 feet); non-illumination	86 (Office: 39.44 Retail: 51 Subtotal:90.44)
			Retail		10,200					

Creekside Plaza Development Plan Summary

Parcel Number	Parcel Acreage	Project Component/ Story	Use	Drive Through	Building Square Footage	Floor Area Ratio (F.A.R)	Building Height (in feet)	Consistent with zone setbacks	Freestanding Sign (Monument and Directory) (Quantity, Dimensions, Illumination)	Quantity of Parking Stalls Provided(Required)
Lot A	1.14	Open Space Area	Open Space	NA	NA	NA	NA	NA	NA	NA
Total	4.32 acres	NA	NA	NA	30,560	0.61 <i>(Max: 0.85)</i>	NA <i>(Max Ht: 50 feet)</i>	NA	10 freestanding signs	<p>156 Provided by Use: Office: 43 Restaurant with drive through: 20 (includes 1 RV park) Retail: 93</p> <p><i>(Required by Use:</i> <i>Office: 39.44</i> <i>Restaurant with Drive Through: 8.5</i> <i>and 1 RV Park</i> <i>Retail: 90.75</i></p>



SITE SUMMARY

	AREA	PARKING
A OFFICE / RETAIL	10,200 RETAIL GROUND FLOOR 9,860 OFFICE SECOND FLOOR 20,060 S.F. TOTAL	86 STALLS PROVIDED
B FAST FOOD / RETAIL	2,550 S.F. 1,350 S.F.	40 STALLS PROVIDED
C RETAIL BLDG.	6,600 S.F.	30 STALLS PROVIDED
TOTAL	30,560 S.F.	156 STALLS PROVIDED

CREEKSIDE PLAZA

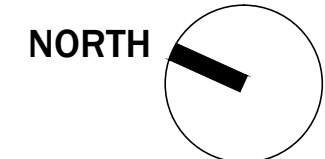
MASTER PLAN

EXHIBIT M

GRADO
 EQUITIES
 VII LLC

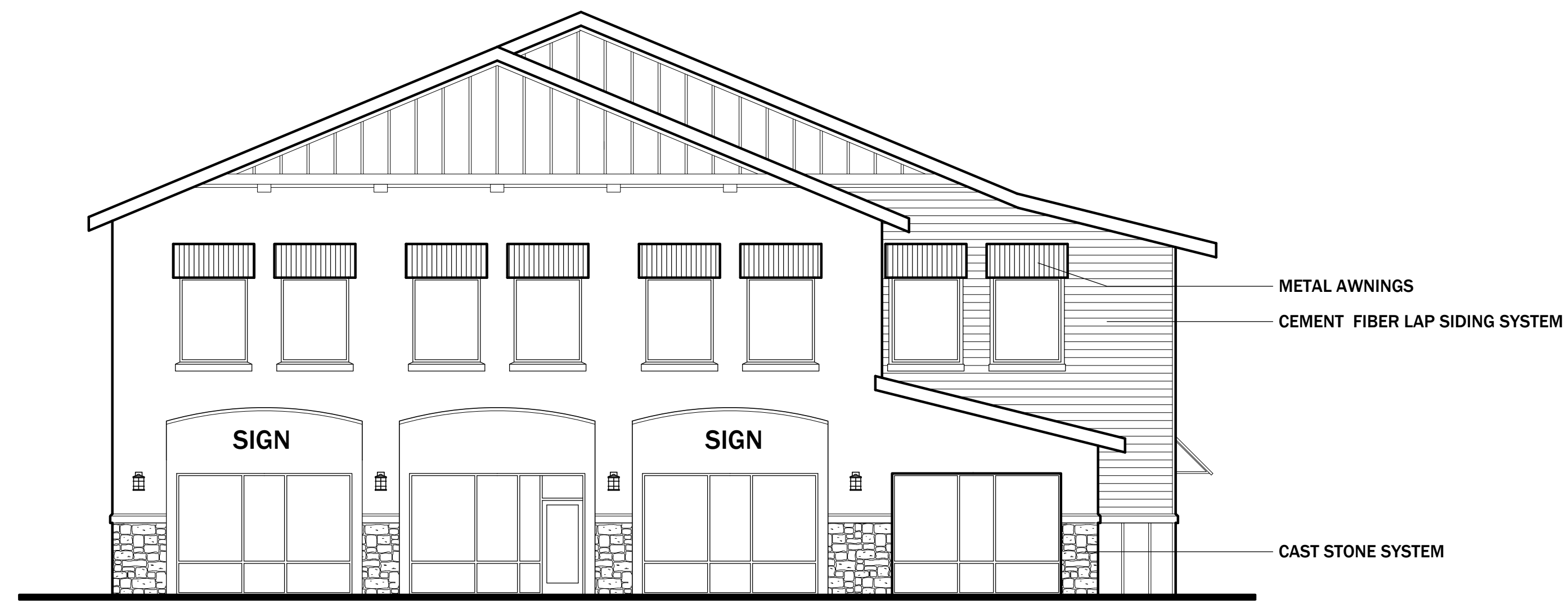
CREEKSIDE
 PLAZA

MASTER
 PLAN



SCALE 1" = 40'
 DATE 1-2-17

SHT A-1

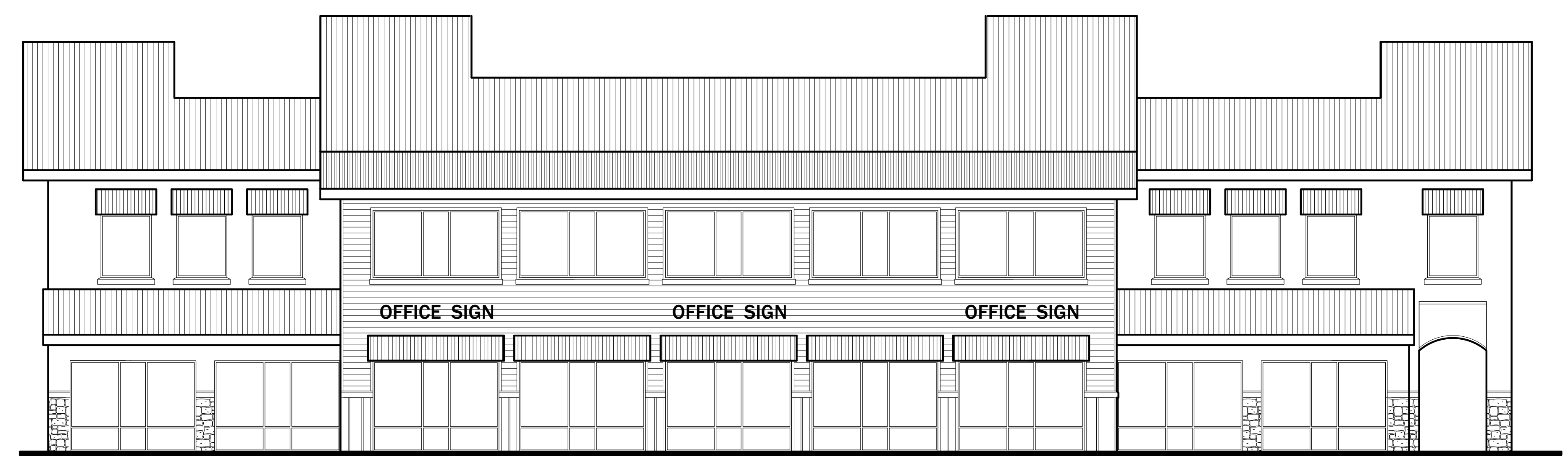


NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (SOUTH)

- 43'-3" ROOF HIGH POINT
- PRE-RUSTED CORRUGATED METAL ROOFING
- CEMENT SIDING WITH VERTICAL BATTENS
- 30'-0" LOW ROOF
- STUCCO SYSTEM
- 14'-6" 2ND. FLOOR
- 0'-0" GROUND FLOOR
- COVERED ENTRIES



WEST ELEVATION / M. FLAT ELEVATION

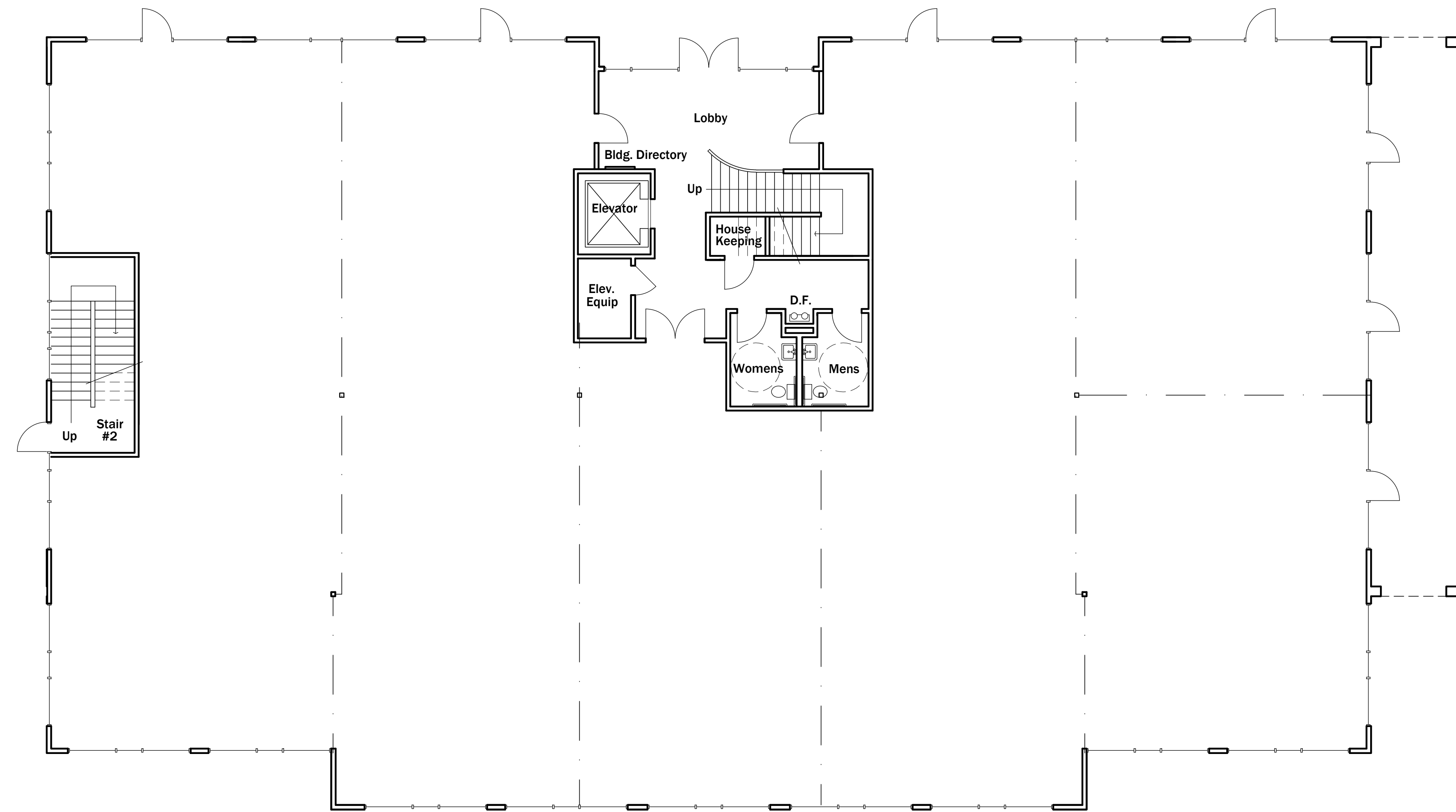


EAST ELEVATION

**CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"**

GRADO EQUITIES, VII LLC
 Brian Wickert - Architect
 Shingle Springs CA 95682
 530-401-3390

ELEVATIONS
 1/8" = 1'-0" 1-2-17



**CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"**

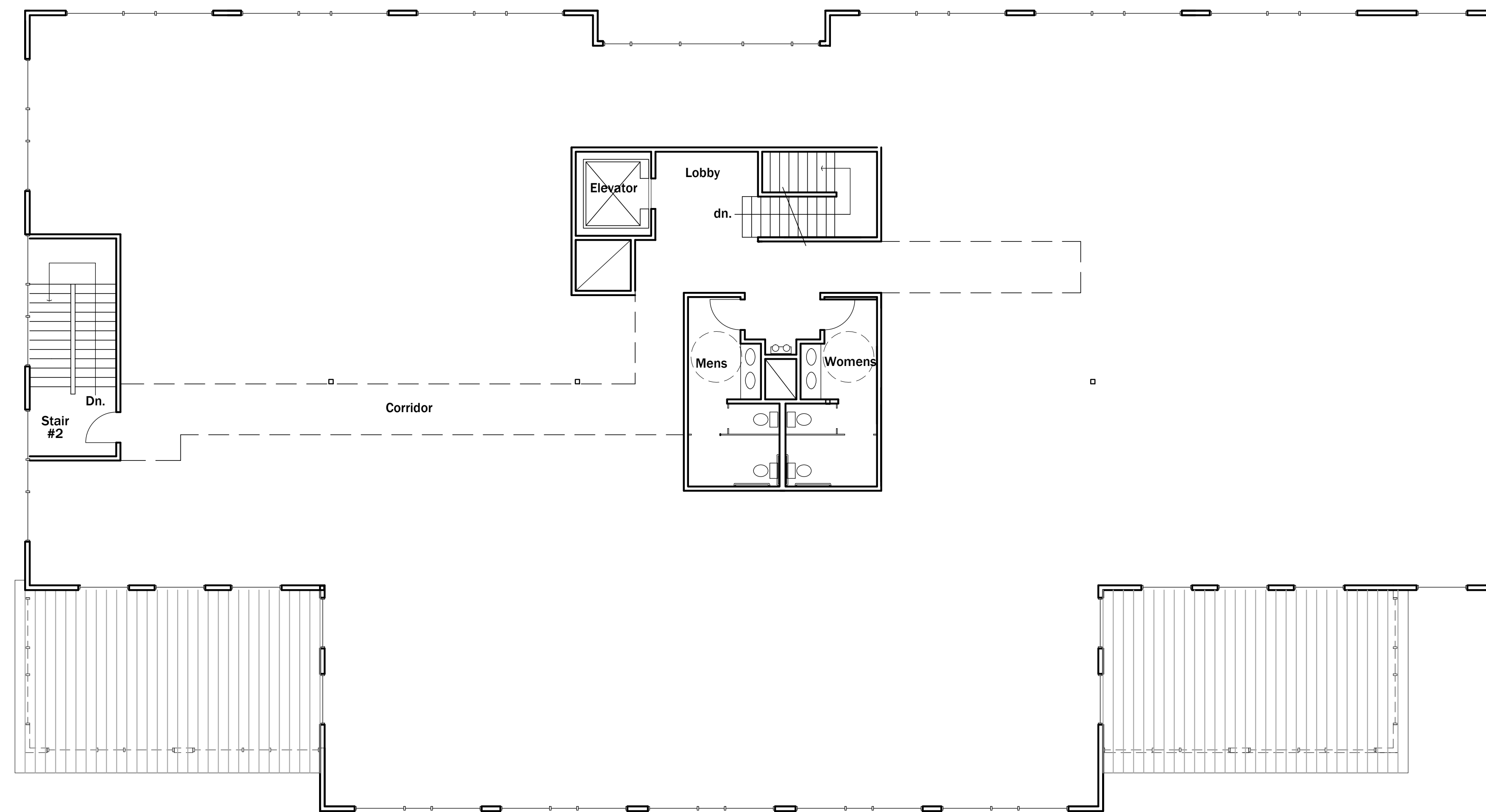
GROUND FLOOR AREA
10,200 s.f.

GRADO EQUITIES, VII LLC
Brian Wickert - Architect
Shingle Springs CA 95682
530-401-3390

GROUND FLOOR PLAN
1/8" = 1'-0" 1-2-17

SHEET 2

EXHIBIT N.1



**CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"**

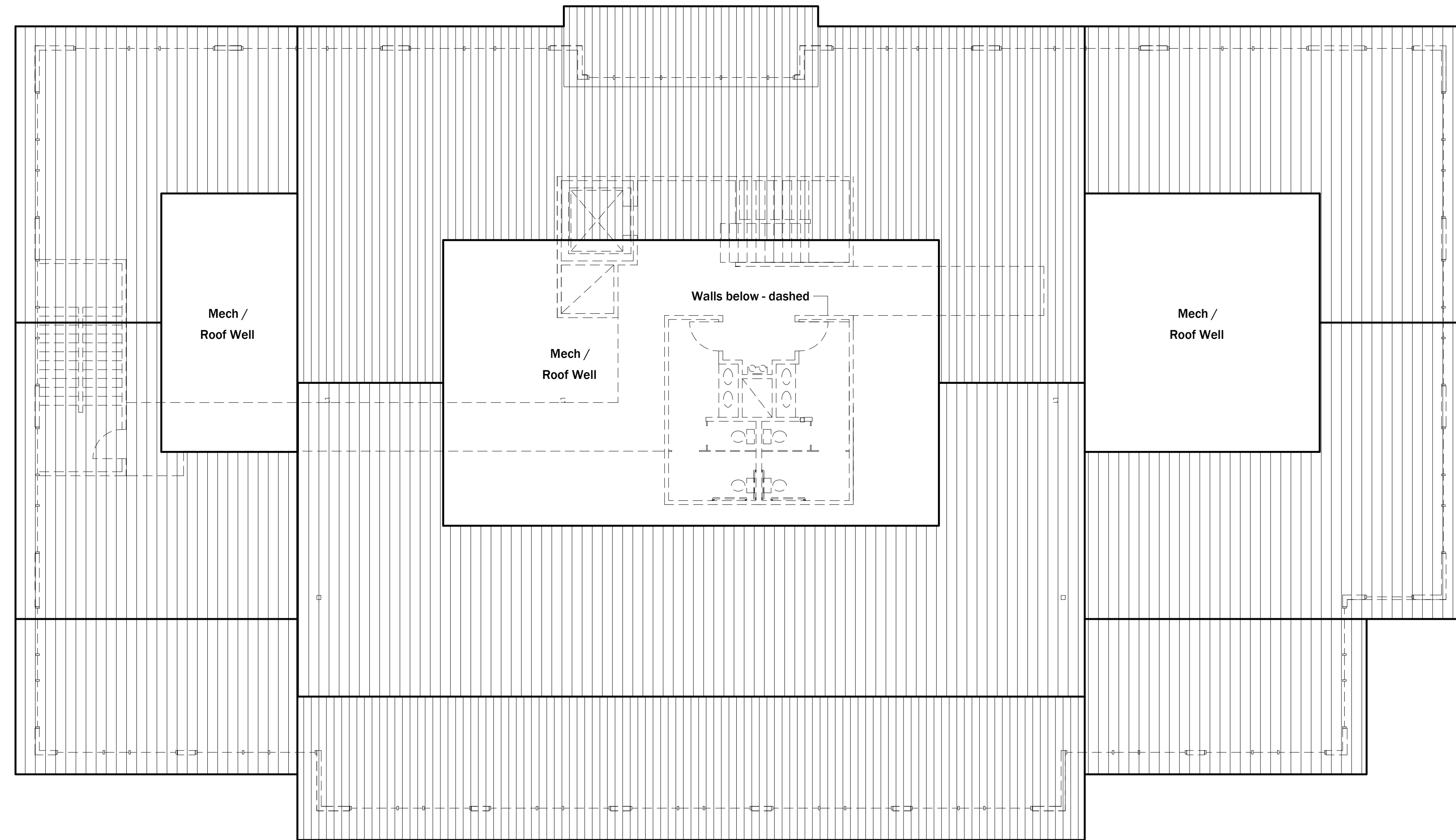
SECOND FLOOR AREA
9,860 s.f.

GRADO EQUITIES, VII LLC
Brian Wickert - Architect
Shingle Springs CA 95682
530-401-3390

SECOND FLOOR PLAN
1/8" = 1'-0" 1-2-17

EXHIBIT N.2

SHEET 3



**CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"**

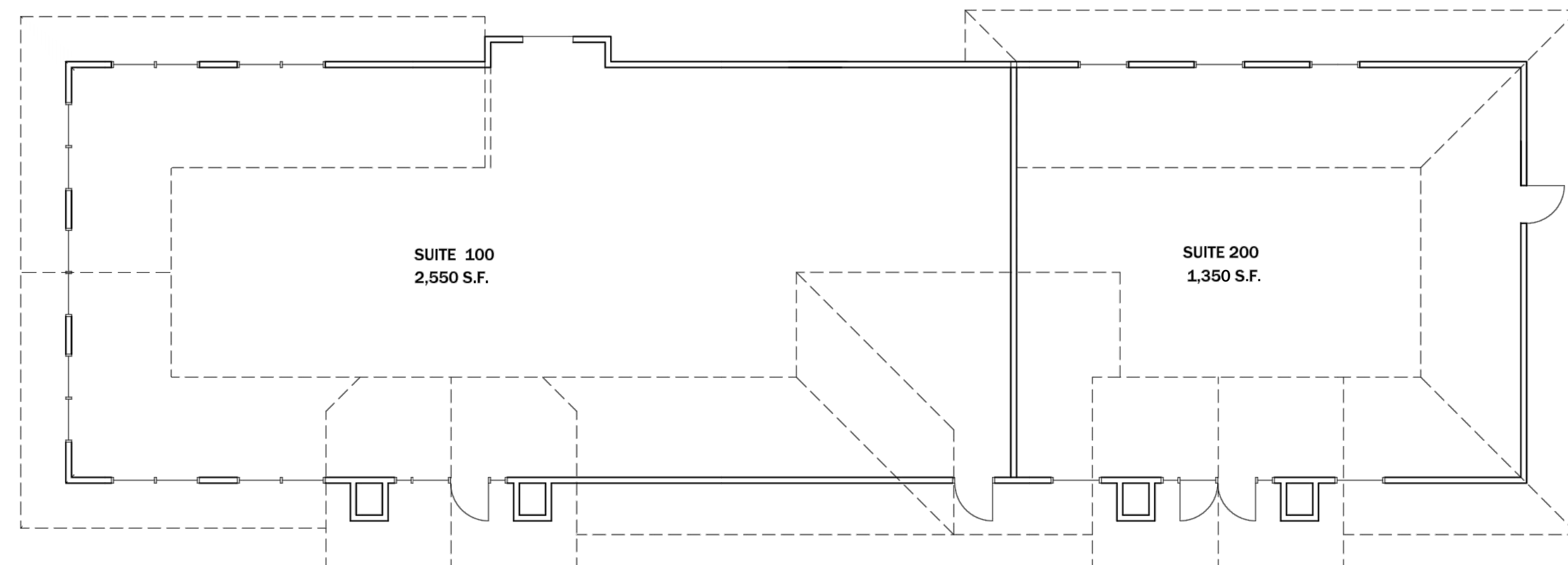
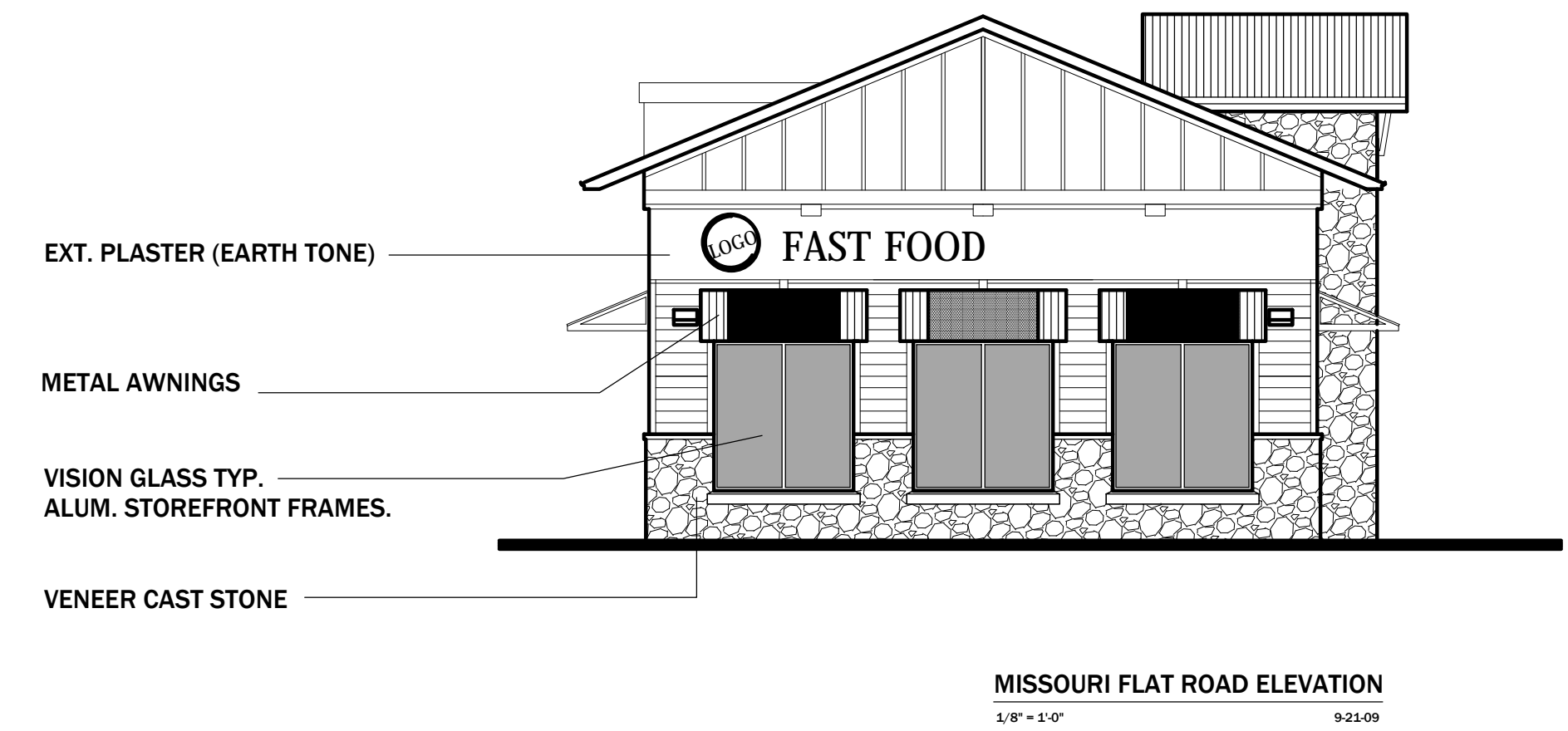
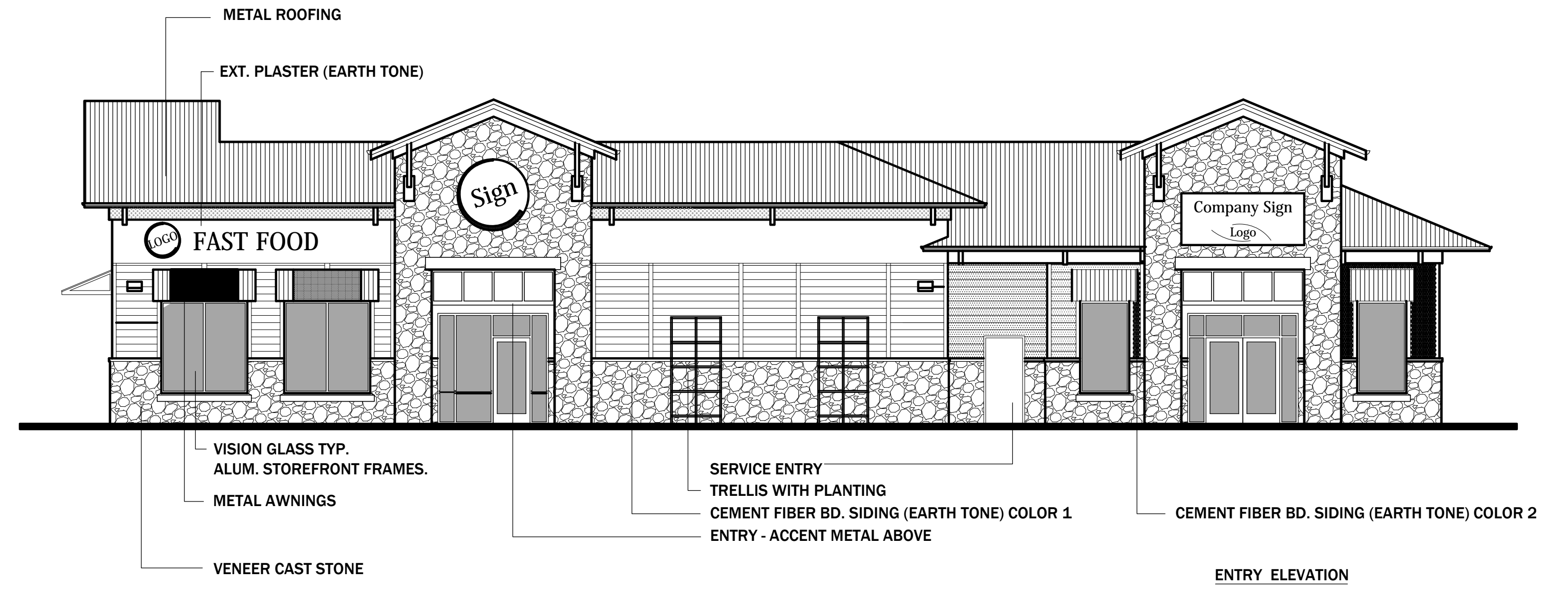
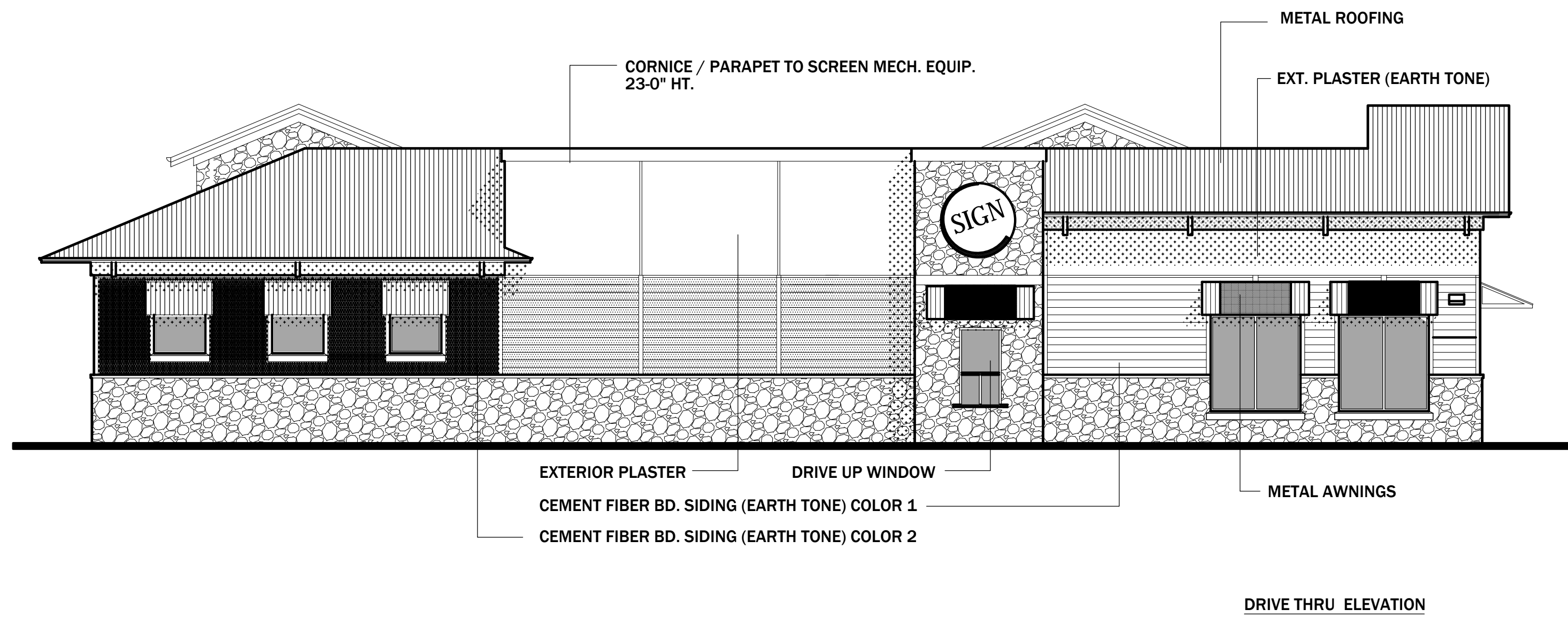
GRADO EQUITIES, VII LLC
Brian Wickert - Architect
Shingle Springs CA 95682
530-401-3390

ROOF PLAN
1/8" = 1'-0"

1-2-17

EXHIBIT N.3

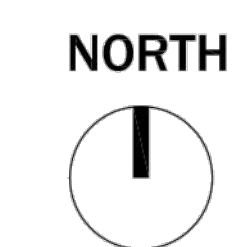
SHEET 4



GROUND FLOOR PLAN
 AREA: 2,550 s.f. (FOOD)
 1,350 s.f. (RETAIL)
 3,900 s.f.

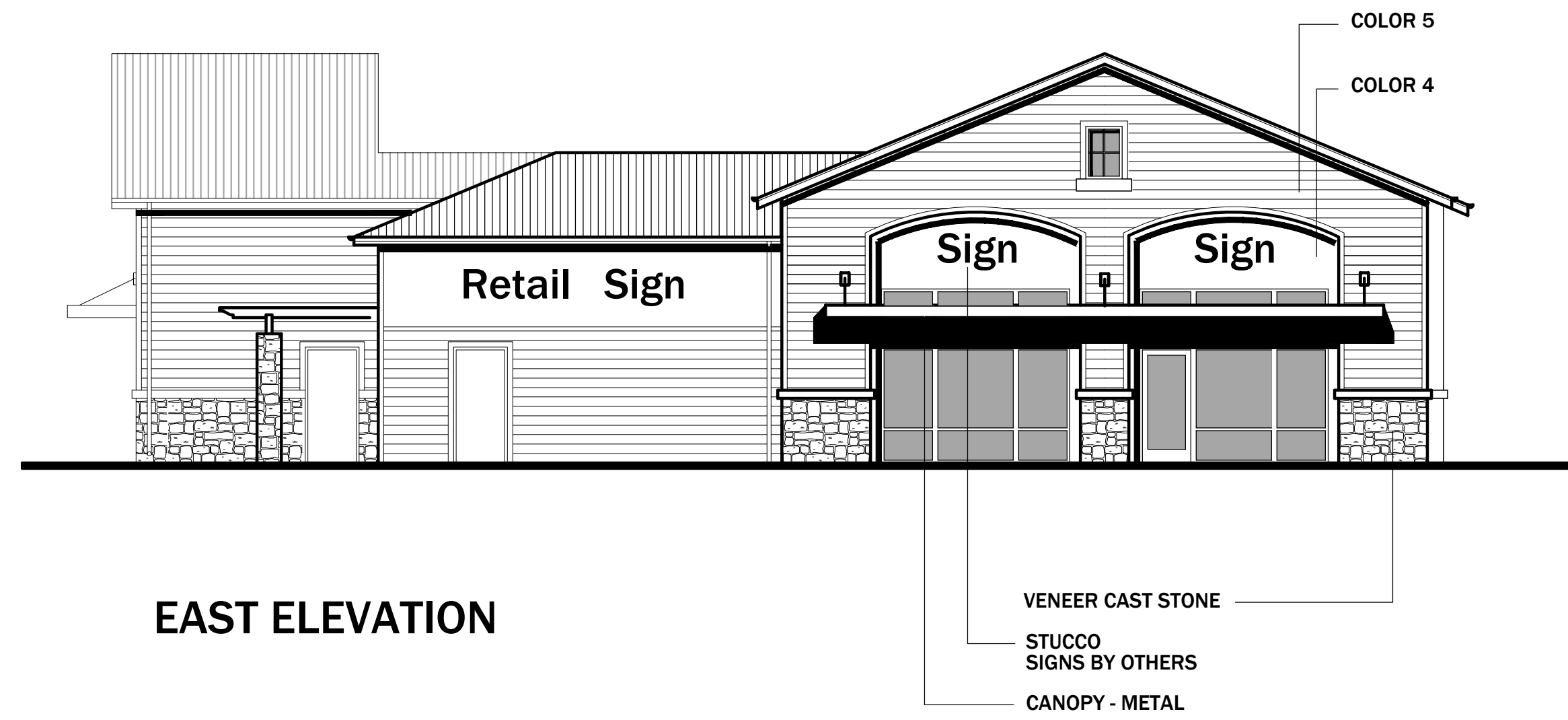
**CREEKSIDE PLAZA
 BUILDING B**

FLOOR PLAN AND ELEVATIONS
 1/8" = 1'-0" 1-2-17

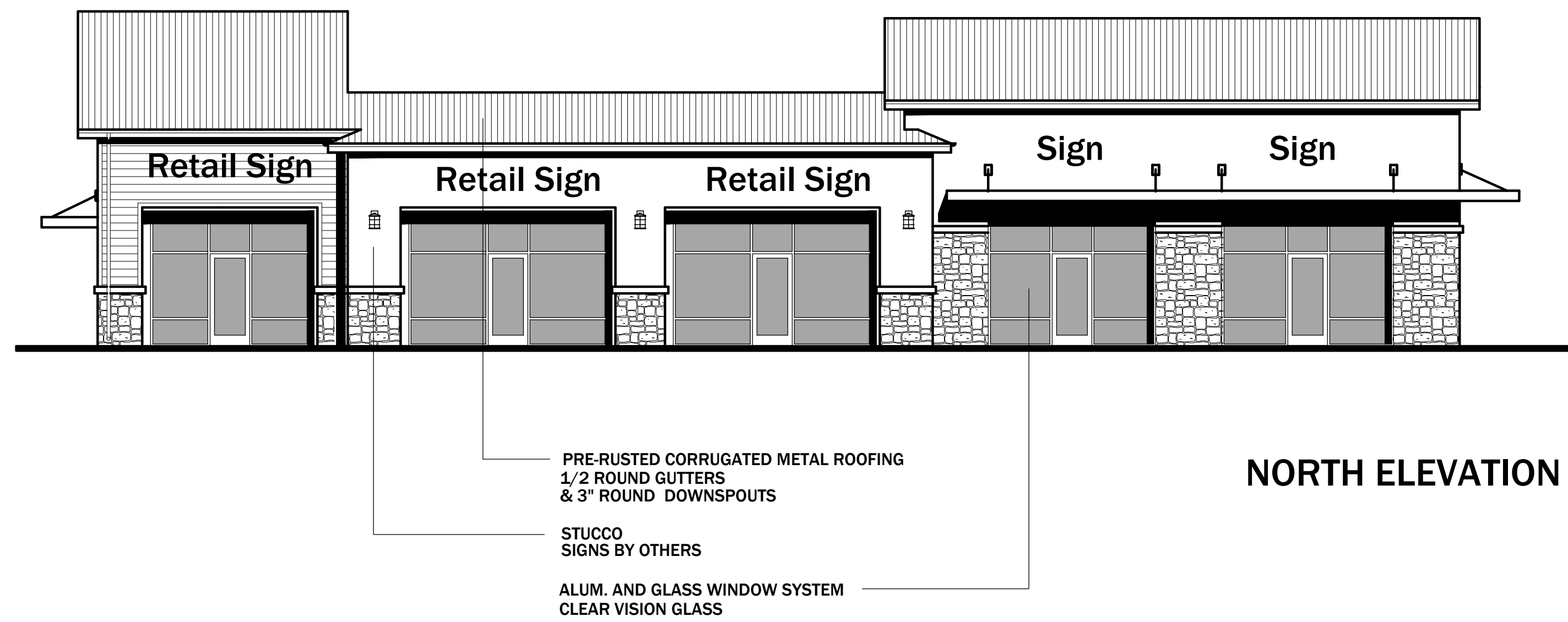


SHEET 8

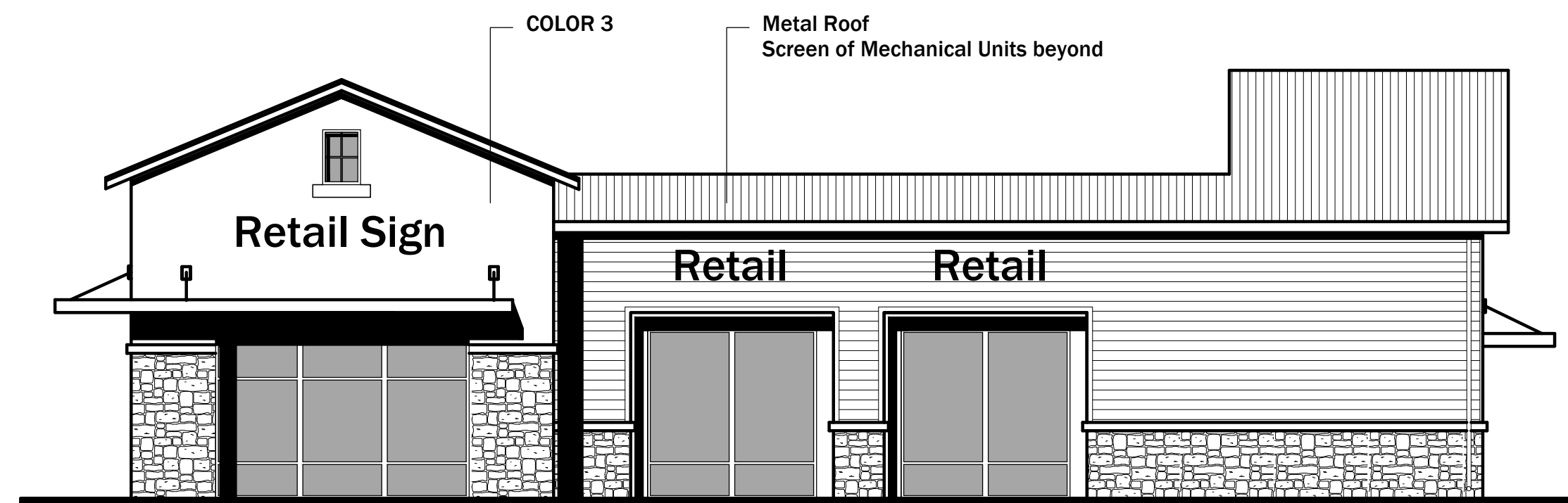
EXHIBIT O



EAST ELEVATION

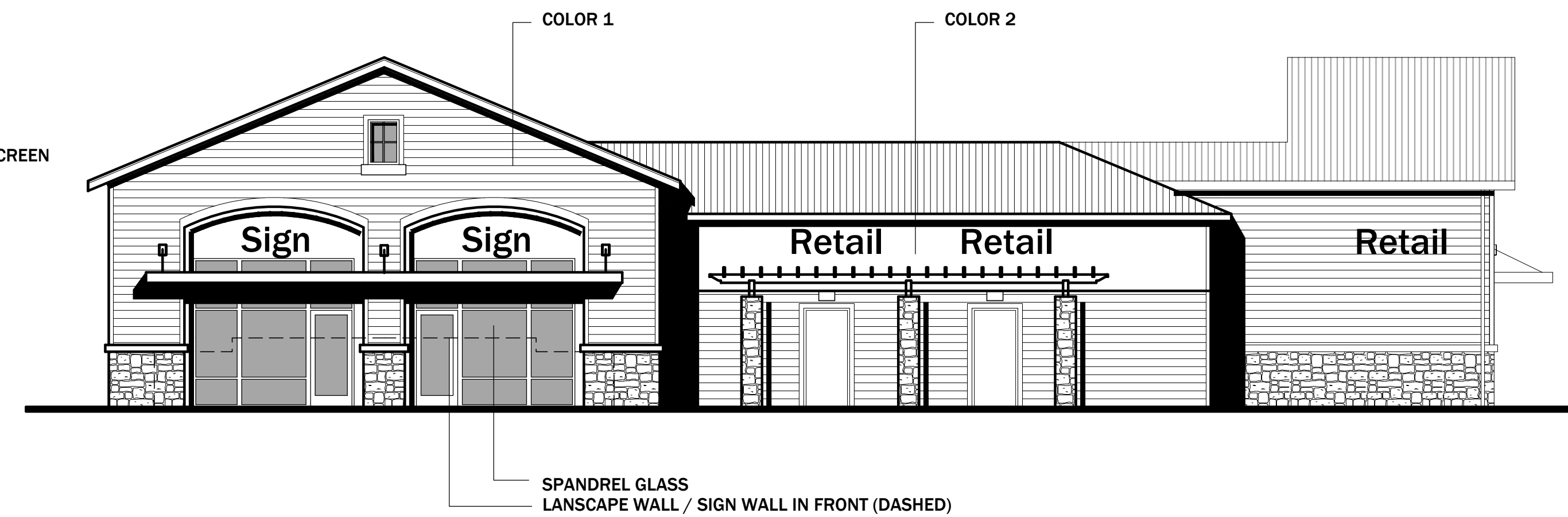


NORTH ELEVATION



WEST ELEVATION

25'-4"
 19'-2"
 ROOF / MECH. SCREEN
 14'-0"
 ROOF EAVE BEYOND
 0'-0" CONCRETE



SOUTH ELEVATION

MATERIALS AND COLORS

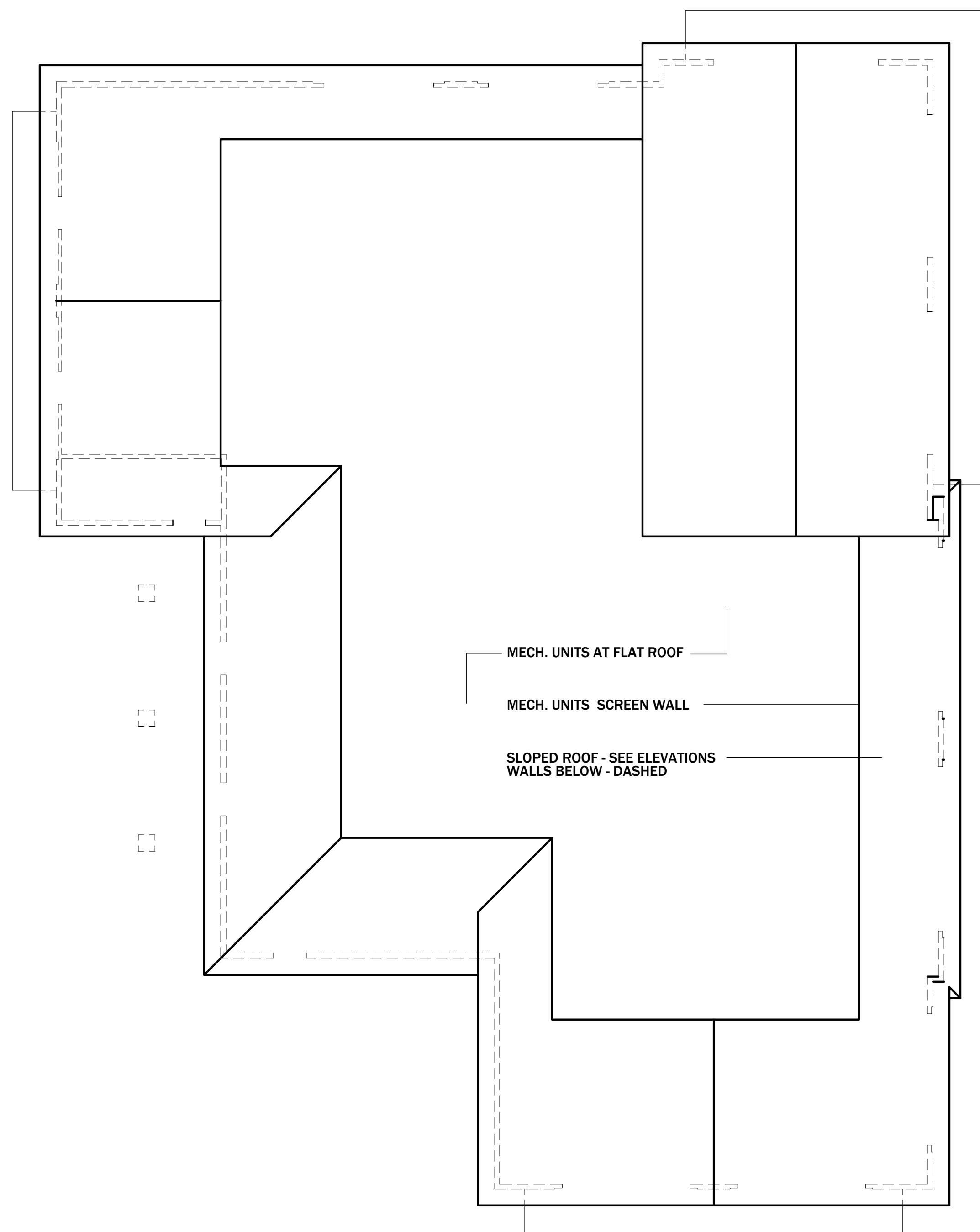
- Benjamin Moore Color reference typ.
- COLOR 1 HC-101 Gloucester Sage
 - COLOR 2 HC-111 Nantucket Gray
 - COLOR 3 HC-65 Hodley Red
 - COLOR 4 HC-88 Jamesboro Gold
 - COLOR 5 HC-89 Northhampton Putty
- ROOF Metal roof - prerusted corrugated
 STONE El Dorado Cast Concrete Stone - Rubble pattern
 WINDOWS Alum Storefront System / Clear insulated glass

VII LLC EQUITIES

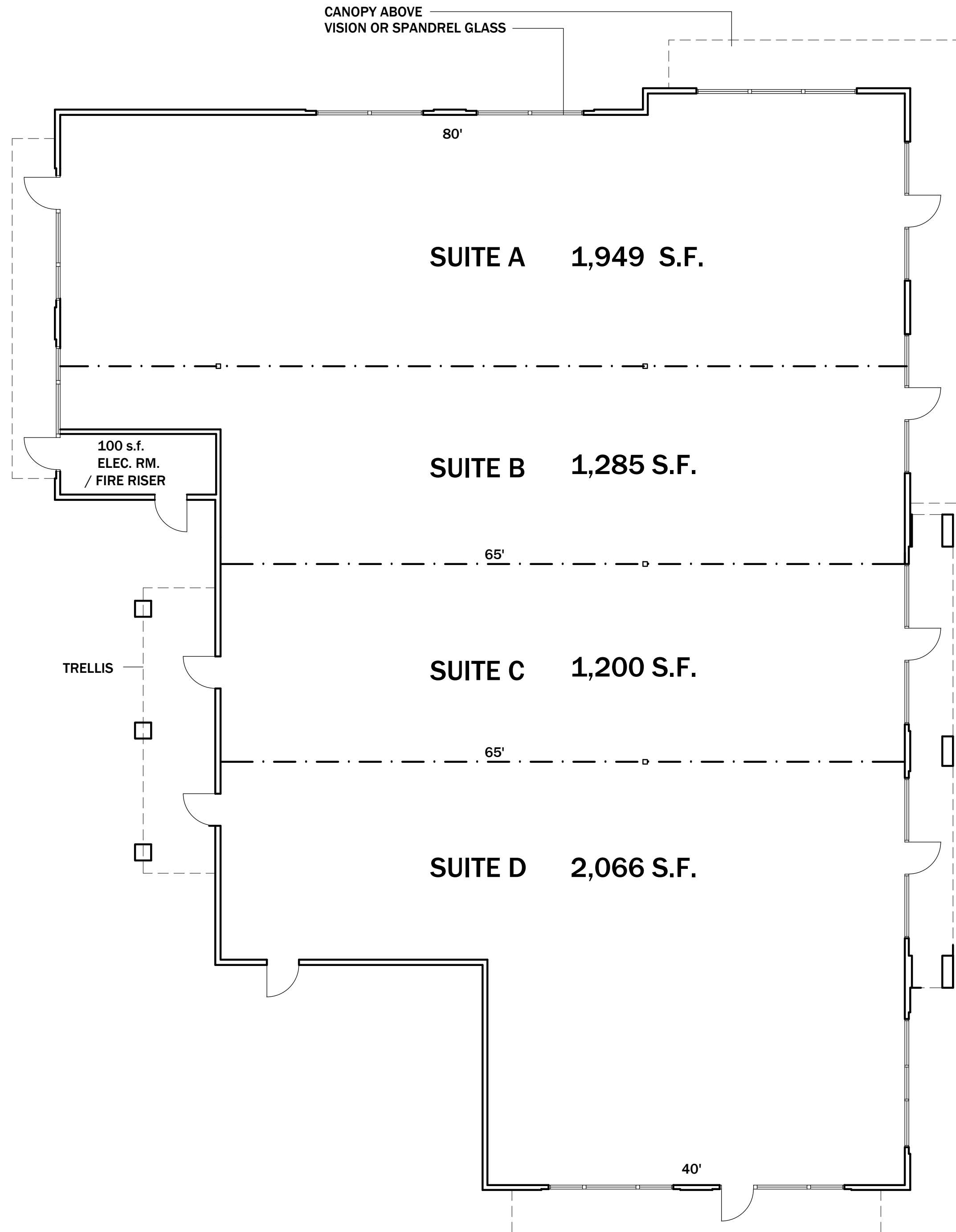
Brian Wickert - Architect
 P.O. Box 2106
 Shingle Springs CA 95682
 530-401-3390

**CREEKSIDE PLAZA
 1- STORY RETAIL BUILDING "C"**

EXTERIOR ELEVATIONS
 1/8" = 1'-0" 1-2-17

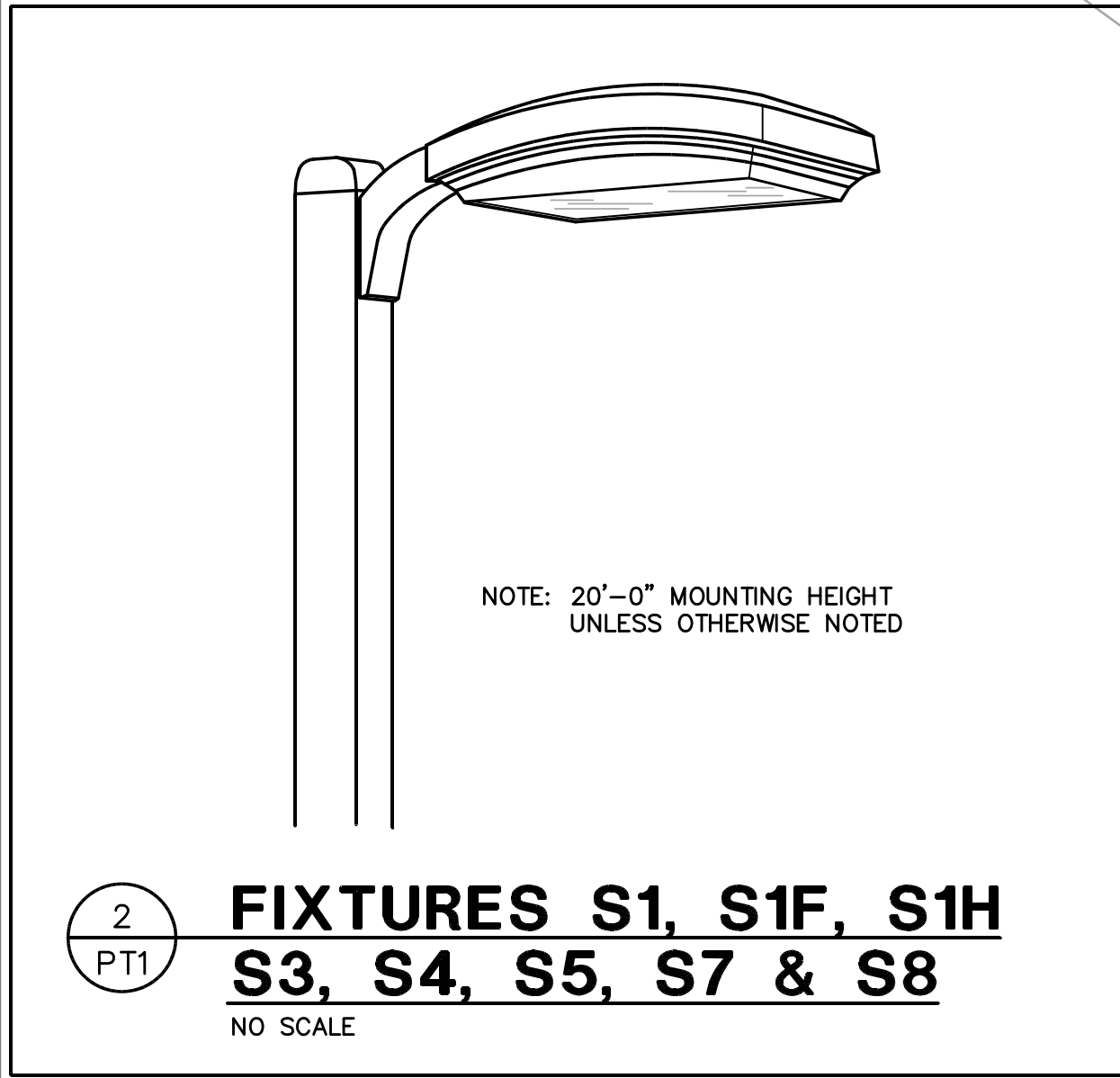
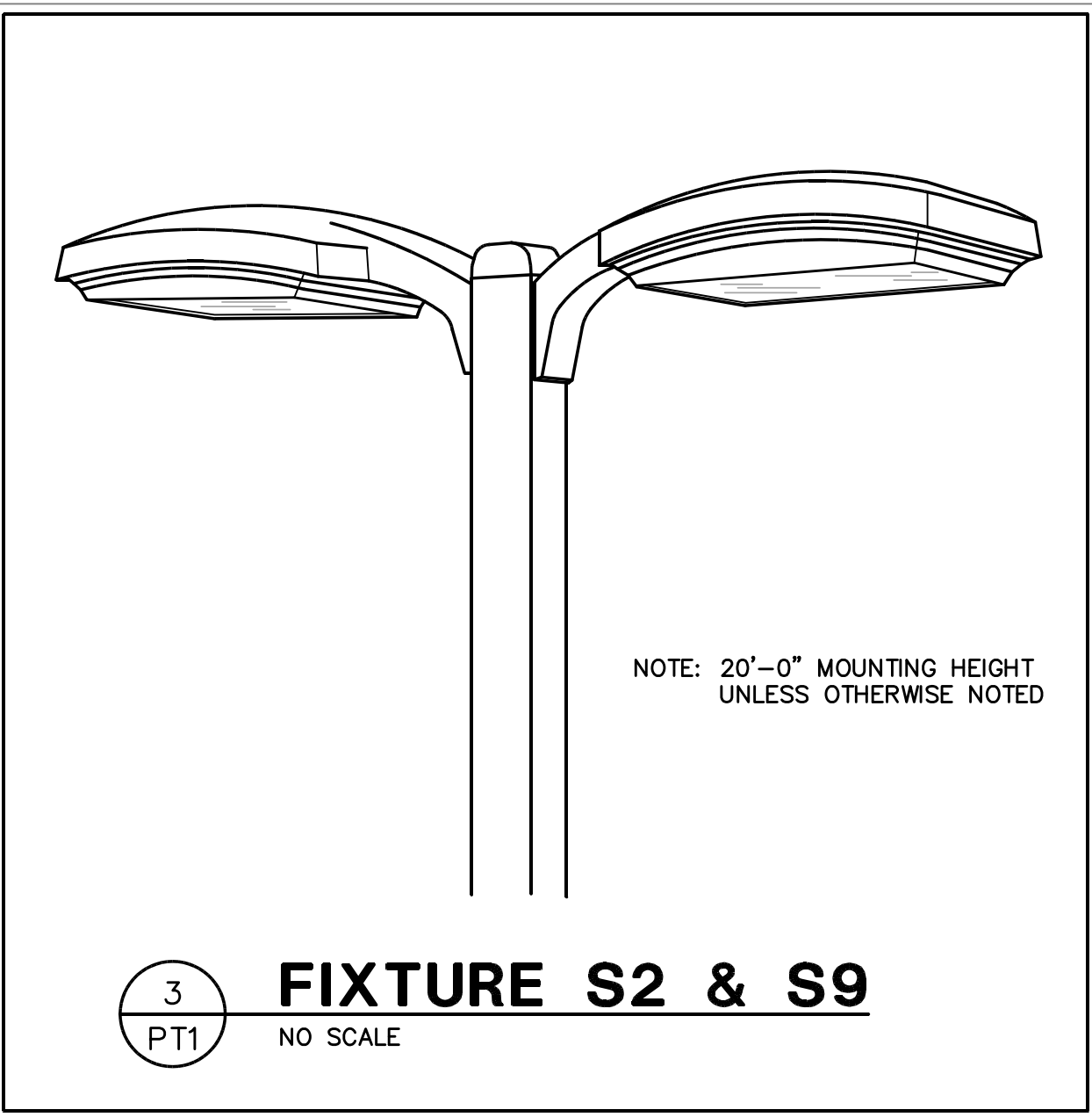


ROOF PLAN



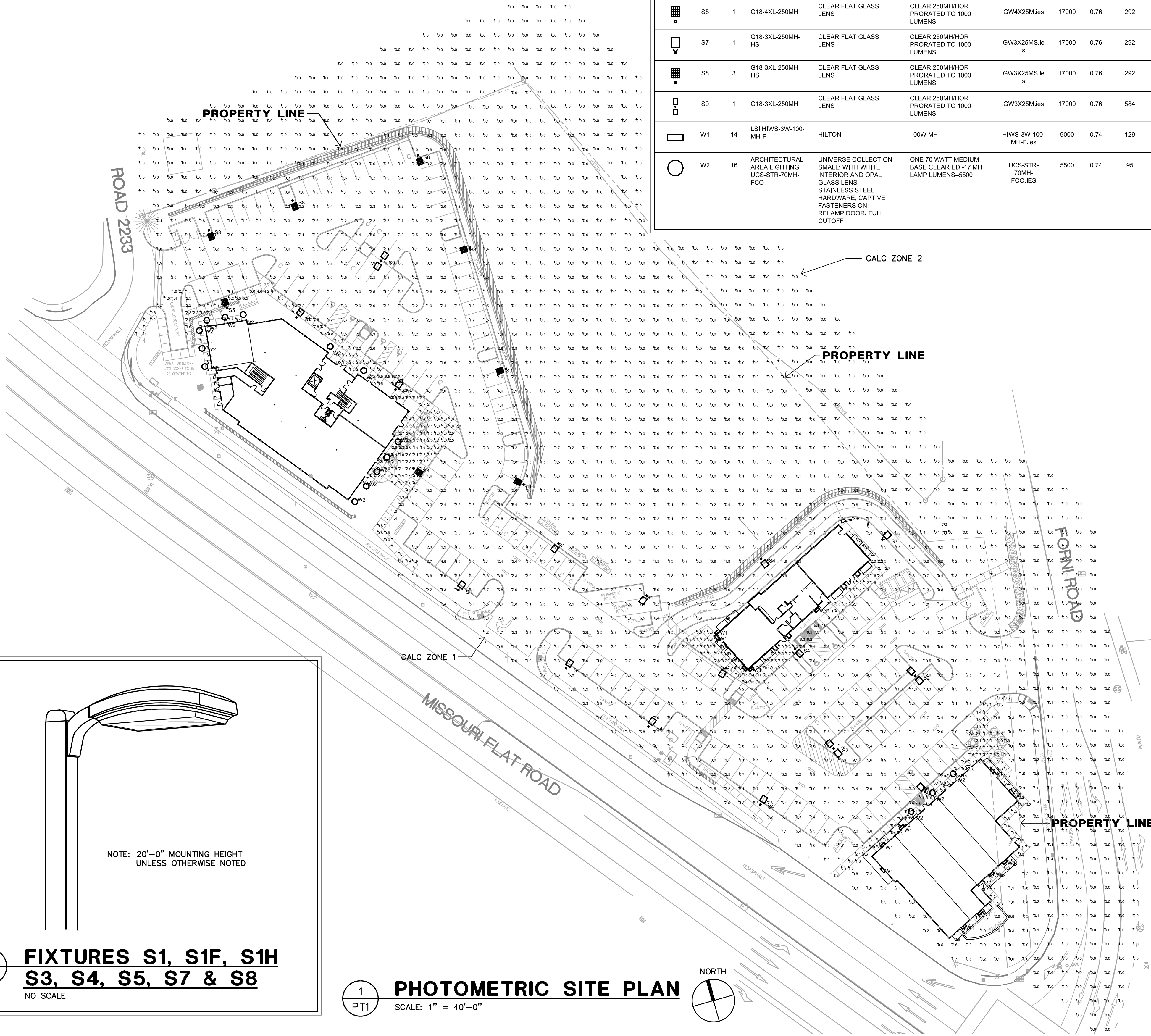
GROUND FLOOR PLAN
 AREA: 6,600 s.f.
CREEKSIDE PLAZA
1- STORY RETAIL BUILDING "C"
 1/8" = 1'-0" 1-2-17





STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC ZONE 1	+	2.3 fc	14.1 fc	0.0 fc	N / A	N / A
CALC ZONE 2	+	0.0 fc	2.9 fc	0.0 fc	N / A	N / A
Calc Zone #4	+	3.1 fc	9.2 fc	0.0 fc	N / A	N / A
Calc Zone #5	+	6.6 fc	14.5 fc	1.2 fc	12.1:1	5.5:1
Calc Zone #5	+	3.8 fc	9.4 fc	0.4 fc	23.5:1	9.5:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	S1	3	G18-3XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW3X4M.ies	32000	0.76	455
□	S2	2	G18-3XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW3X4M.ies	32000	0.76	910
□	S1F	1	G18-4XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW4X4M.ies	32000	0.76	455
□	S1H	1	G18-2XL-400MH-HS	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW2X4MS.ies	32000	0.76	455
□	S3	3	G18-3XL-400MH-HS	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW3X4MS.ies	32000	0.76	455
□	S4	8	G18-2XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW2X4M.ies	32000	0.76	455
□	S5	1	G18-4XL-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW4X25M.ies	17000	0.76	292
□	S7	1	G18-3XL-250MH-HS	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25MS.ies	17000	0.76	292
□	S8	3	G18-3XL-250MH-HS	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25MS.ies	17000	0.76	292
□	S9	1	G18-3XL-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25M.ies	17000	0.76	584
□	W1	14	LSI HIWS-3W-100-MH-F	HILTON	100W MH	HIWS-3W-100-MH-F.ies	9000	0.74	129
○	W2	16	ARCHITECTURAL AREA LIGHTING UCS-STR-70MH-FCO	UNIVERSE COLLECTION SMALL: WITH WHITE INTERIOR AND OPAL GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR, FULL CUTOFF	ONE 70 WATT MEDIUM BASE CLEAR ED -17 MH LAMP LUMENS=5500	UCS-STR-70MH-FCO.IES	5500	0.74	95



KEN RUBITSKY & ASSOC.
CONSULTING ELECTRICAL ENGINEERS

1910 S STREET
Sacramento, CA 95814
Phone: (916) 447-4477

REGISTERED PROFESSIONAL ENGINEER
KENNETH R. RUBITSKY
No. 11798
Exp. 9/30/12
ELECTRICAL
STATE OF CALIFORNIA

REVISIONS	BY

Project: **CREEKSIDE PLAZA**
FORNI ROAD AT MISSOURI FLAT ROAD
PLACERVILLE, CALIFORNIA

Drawing: **PHOTOMETRIC SITE PLAN**

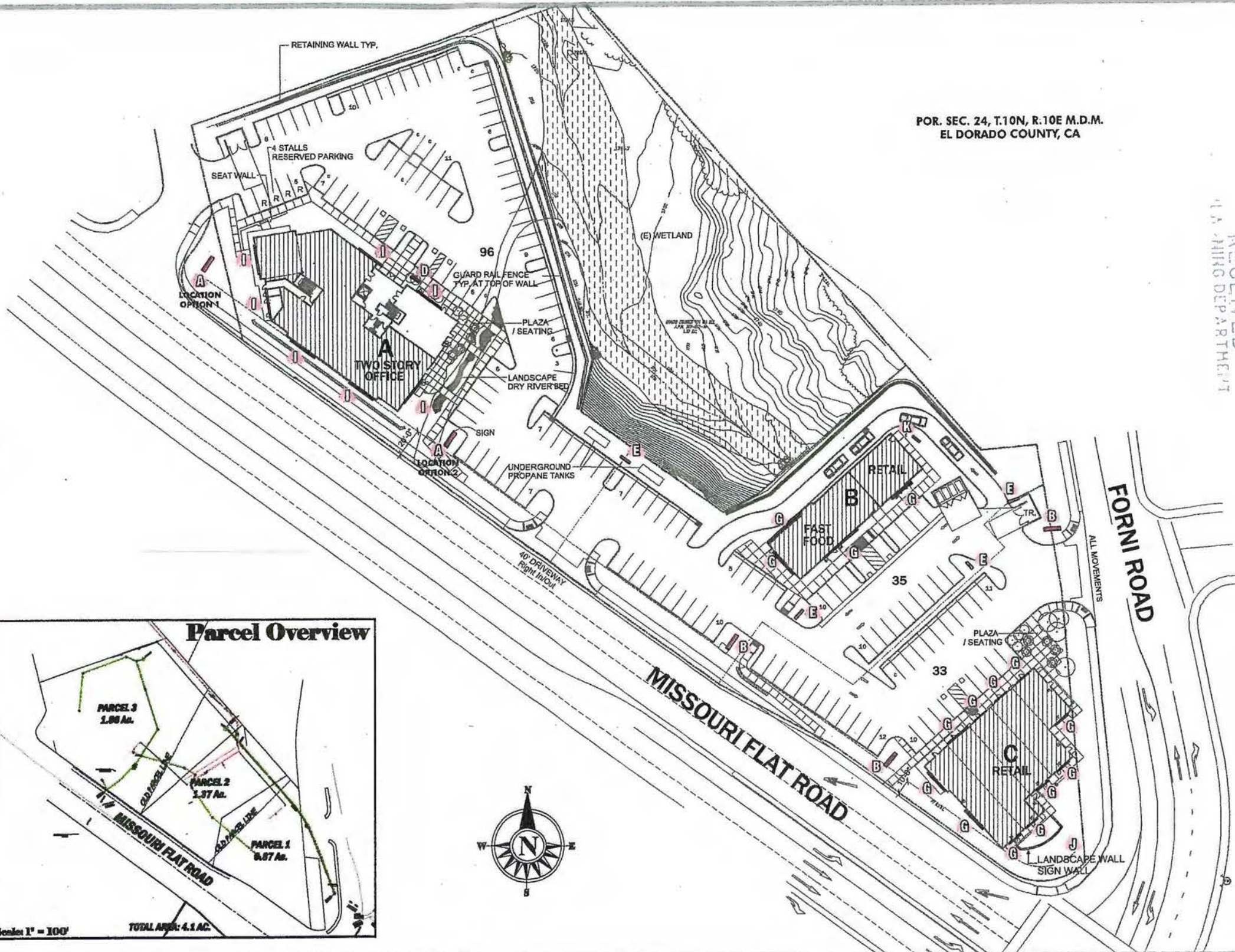
Date 05-03-2011
Scale AS NOTED
Drawn BS
Job 9010
Sheet **PT1**
Of 1 Sheets

These drawings and written material appearing herein are the property of Ken Rubitsky & Associates and may not be duplicated, used or disclosed without the written consent of Ken Rubitsky.

CREEKSIDE PLAZA PLACERVILLE, CA

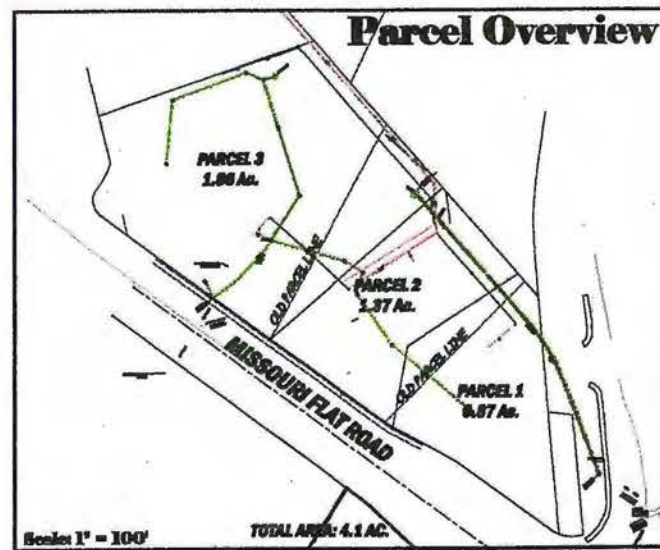
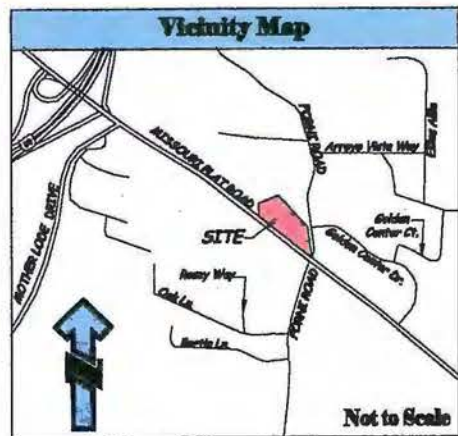
SIGN PLAN

- A** PRIMARY CENTER I.D. MONUMENT SIGN
- B** BURGER KING, CONVENIENCE STORE MONUMENT SIGNS
- D** OFFICE BUILDING DIRECTORY
- E** PARKING LOT DIRECTIONAL SIGNS
- G** TENANT WALL SIGNS
- I** OFFICE BUILDING TENANT WALL SIGNS
- J** LANDSCAPE WALL CENTER I.D. LETTERS
- K** BURGER KING DRIVE-UP MENU



POR. SEC. 24, T.10N, R.10E M.D.M.
EL DORADO COUNTY, CA

RECEIVED
FEB 19 11:37
CALIFORNIA HIGHWAY DEPARTMENT



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON: Keith Wills
DESIGN: Perry Wilson
LOCATION: Placerville, CA
DATE: 03/30/09
REVISED: 09/10/09, 11/19/09, 01/16/10, 03/02/10, 01/19/11

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGNOFF _____ DATE _____



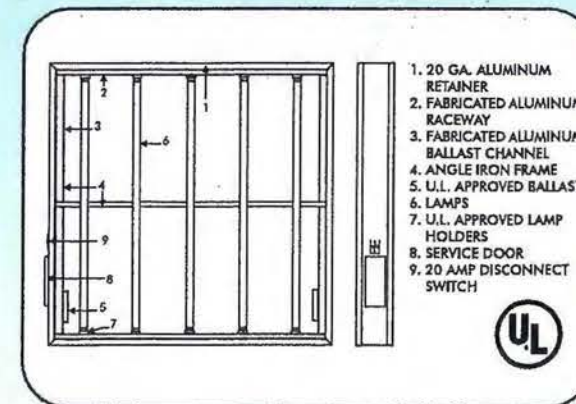
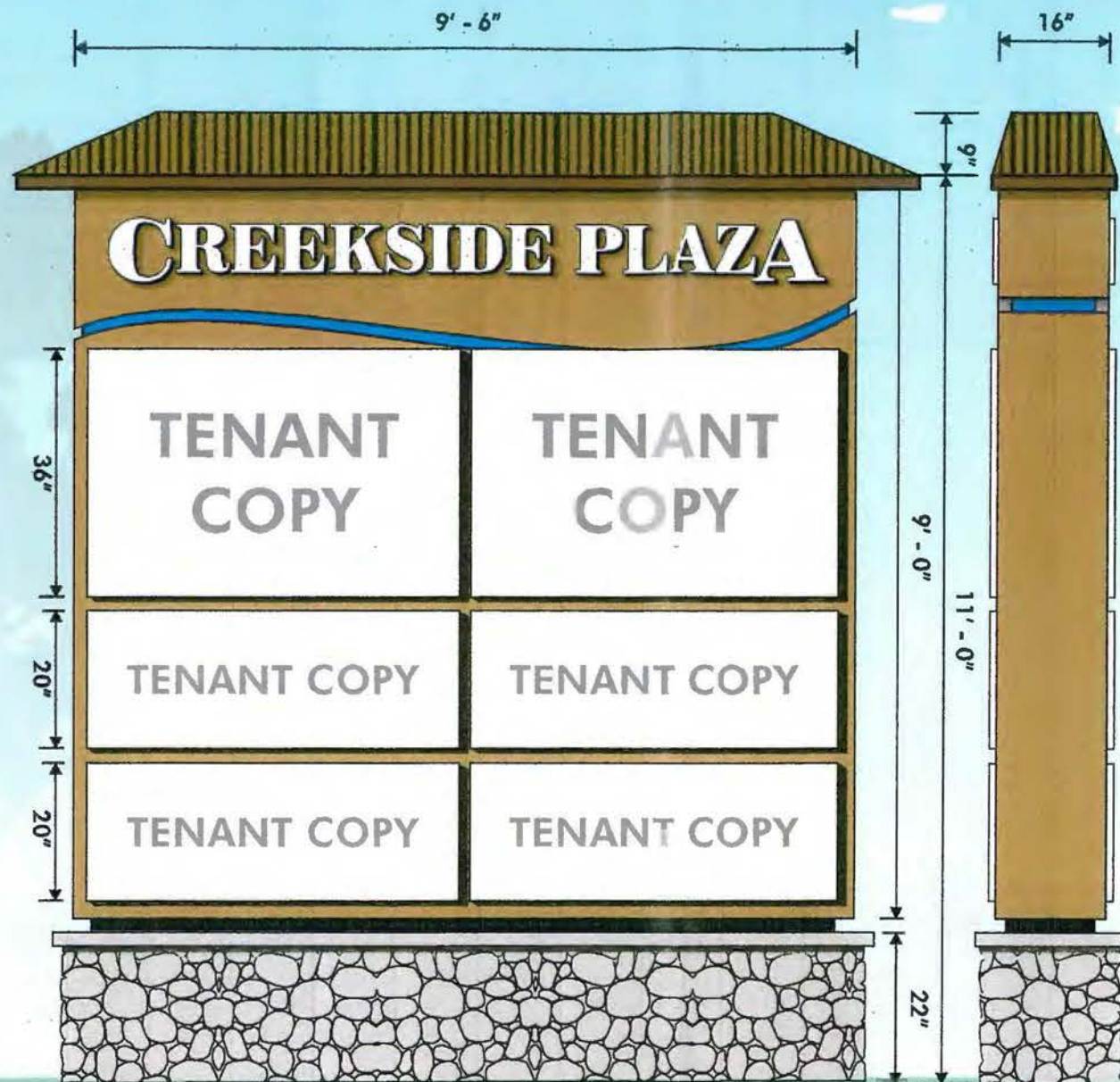
Z 10-0009
PD 10-0005/P 10-0012

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EXHIBIT R

CREEKSIDE PLAZA
PLACERVILLE, CA
MONUMENT DIRECTORIES

A



MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

- .080 ALUMINUM CABINET; ROOF STRUCTURE
- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
- STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
- 800MA FLUORESCENT ILLUMINATION

SCALE 1/2" = 1'



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON DESIGN: Keith Wills
LOCATION: Perry Wilson
DATE: Placerville, CA
REVISIONS:
03/30/09
09/10/09
11/19/09
01/15/10
03/02/10
01/19/11

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGNOFF _____ DATE _____

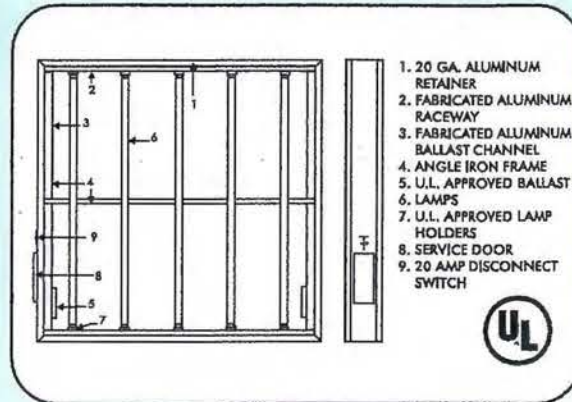
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CREEKSIDE PLAZA
PLACERVILLE, CA

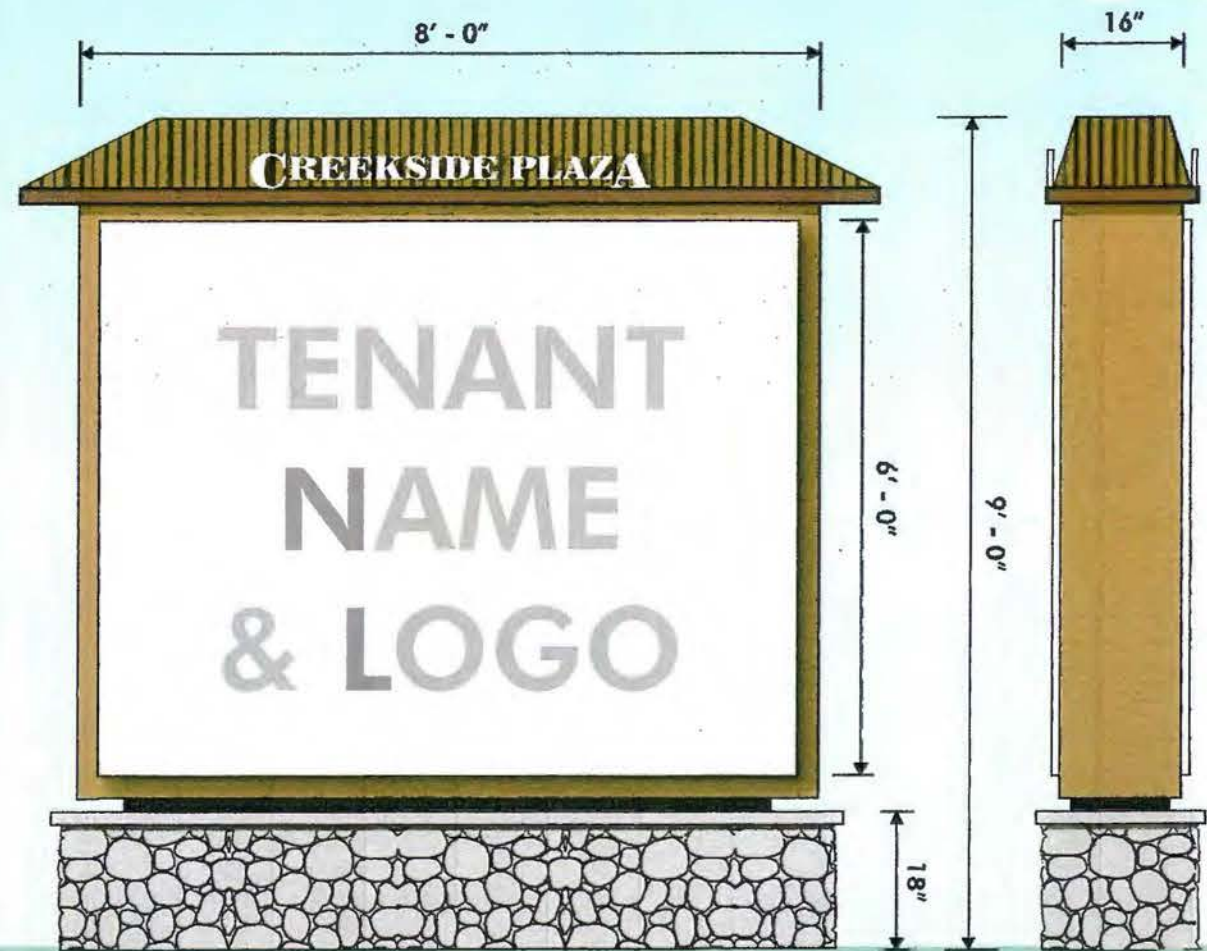
FAST FOOD MONUMENT SIGN
BLDG. B

B



MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN
CONSTRUCTION:
 ▲ .080 ALUMINUM CABINET; ROOF STRUCTURE
 ▲ ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY
 ▲ STUCCO COATED; PAINTED TO MATCH BUILDINGS
 ▲ STONE VENEER BASE
 ▲ 800MA FLUORESCENT ILLUMINATION

SCALE 1/2" = 1'



Western
SIGN COMPANY, INC.

6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON Keith Wills
DESIGN Perry Wilson
LOCATION Placerville, CA
DATE 03/30/09
REVISIONS 09/10/09
11/19/09
01/15/10
03/02/10
01/19/11

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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SALESPERSON SIGNOFF _____ DATE _____

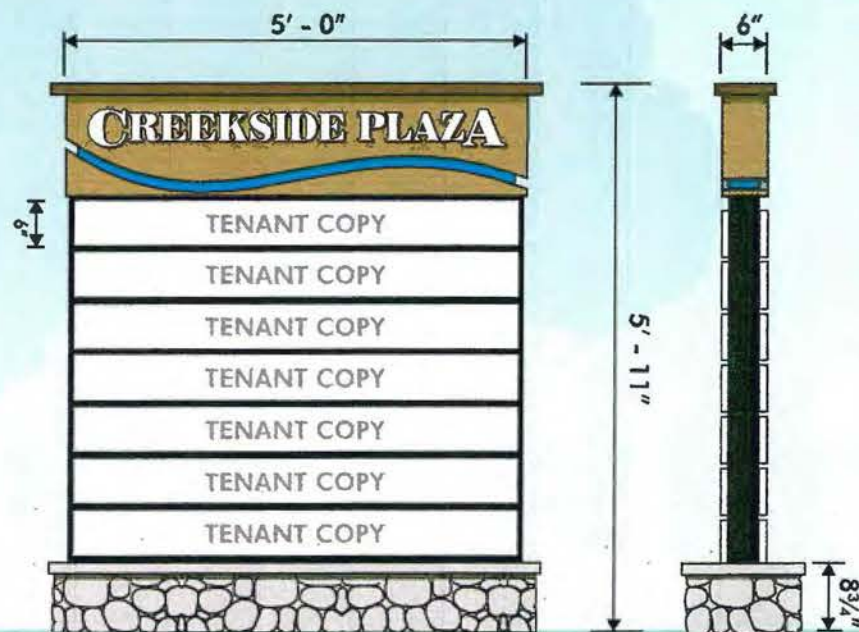


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**CREEKSIDE PLAZA
PLACERVILLE, CA**

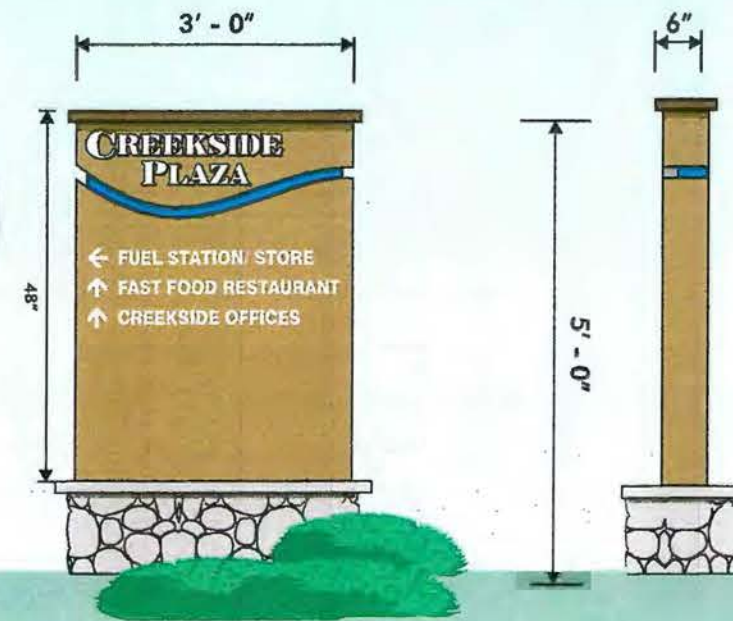
D

OFFICE BUILDING DIRECTORY, BLDG. A



E

PARKING LOT DIRECTIONAL SIGNS



SCALE 1/2" = 1'

MANUFACTURE & INSTALL ONE S/F NON-ILLUMINATED DIRECTORY SIGN
CONSTRUCTION:
 ▲ .080 ALUMINUM CAP WITH ALUMINUM TENANT PANS, 4"x4" SUPPORTS;
 ▲ VINYL TENANT COPY
 ▲ CAP STUCCO COATED; PAINTED TO MATCH BUILDINGS
 ▲ STONE VENEER BASE



6221 Enterprise Drive Diamond Springs, CA 95619
 Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON Keith Willis
 DESIGN Perry Wilson
 LOCATION Placerville, CA
 DATE 03/30/09
 09/10/09
 11/19/09
 01/15/10
 03/02/10
 01/19/11
 REVISED

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

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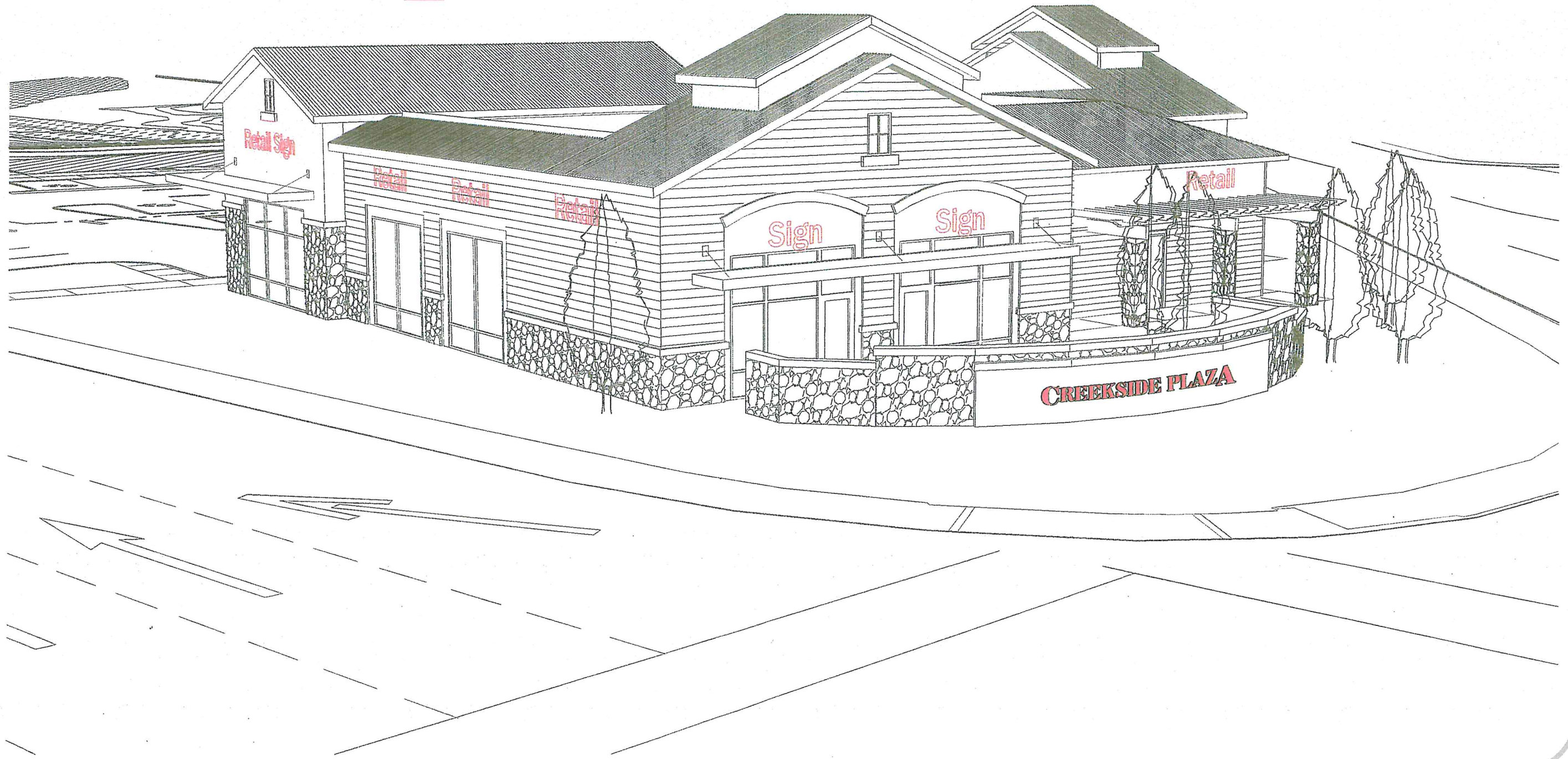
SALESPERSON SIGNOFF _____ DATE _____

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CREEKSIDE PLAZA
PLACERVILLE, CA

LANDSCAPE WALL CENTER I.D. LETTERS
NEXT TO BLDG. C



6221 Enterprise Drive Diamond Springs, CA 95619
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

SALESPERSON Keith Wills
DESIGN Perry Wilson
LOCATION Placerville, CA
DATE 03/30/09
09/10/09
11/19/09
01/15/10
03/02/10
REVISD 01/19/11

CUSTOMER APPROVAL _____ DATE _____

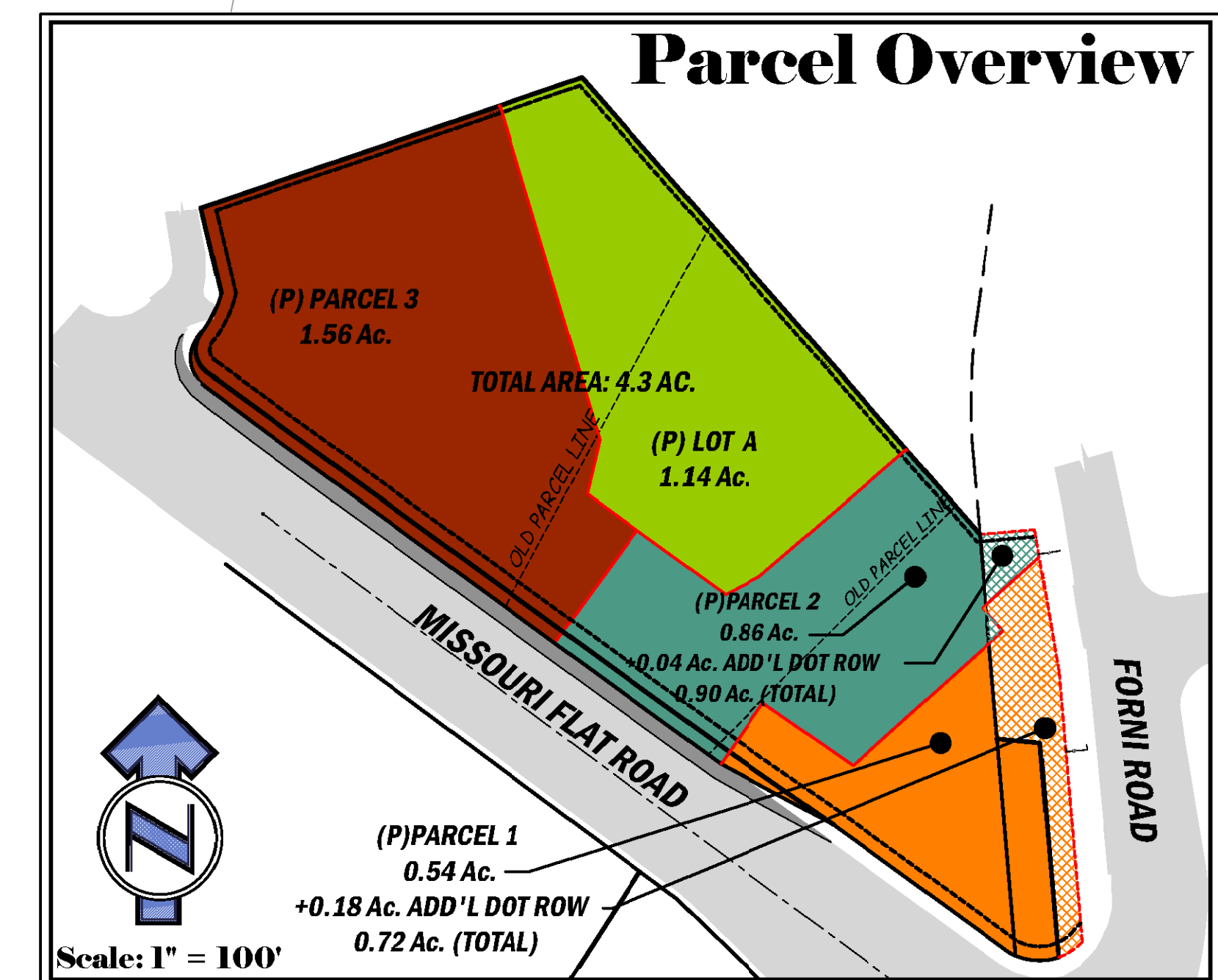
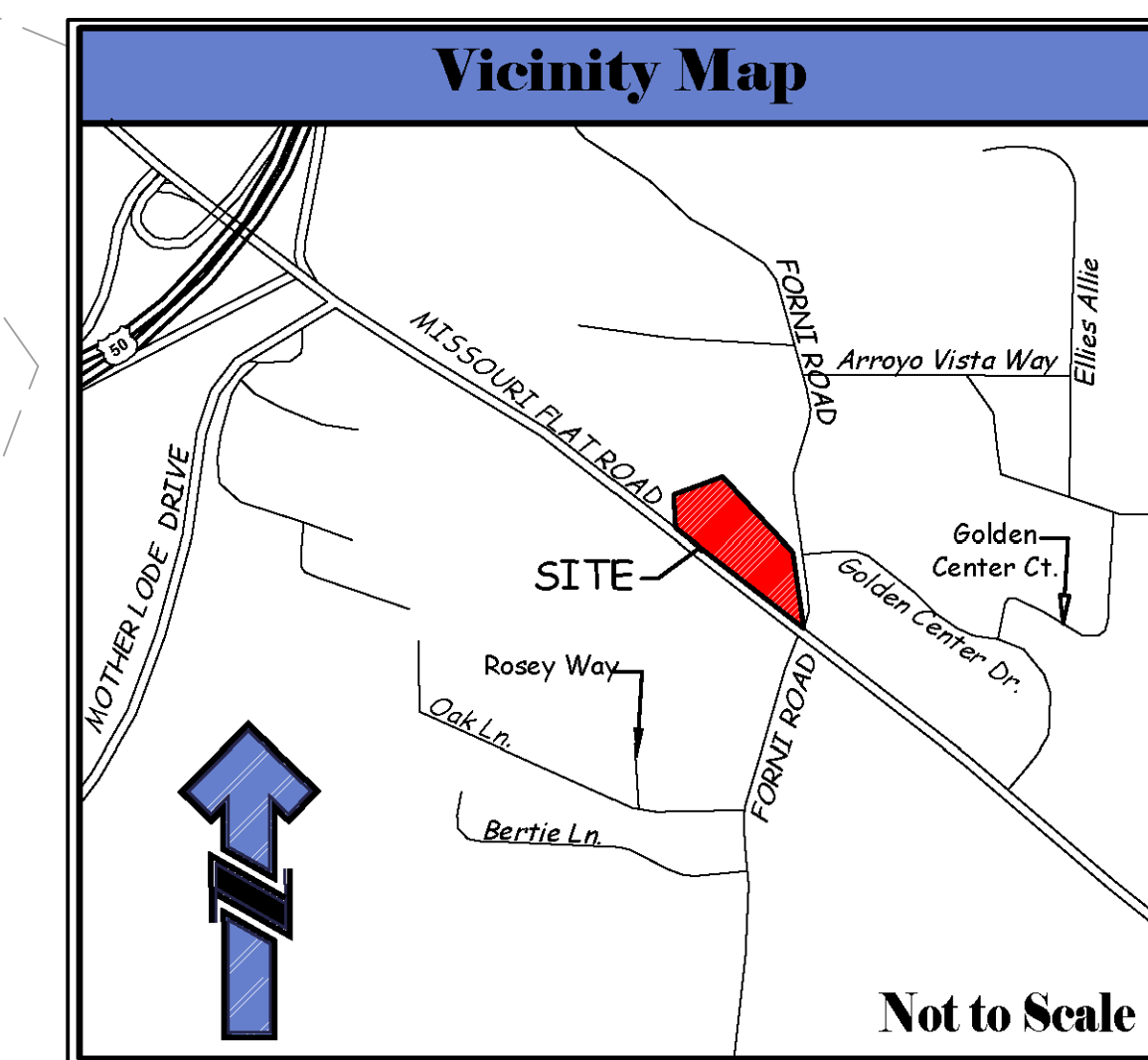
LANDLORD APPROVAL _____ DATE _____

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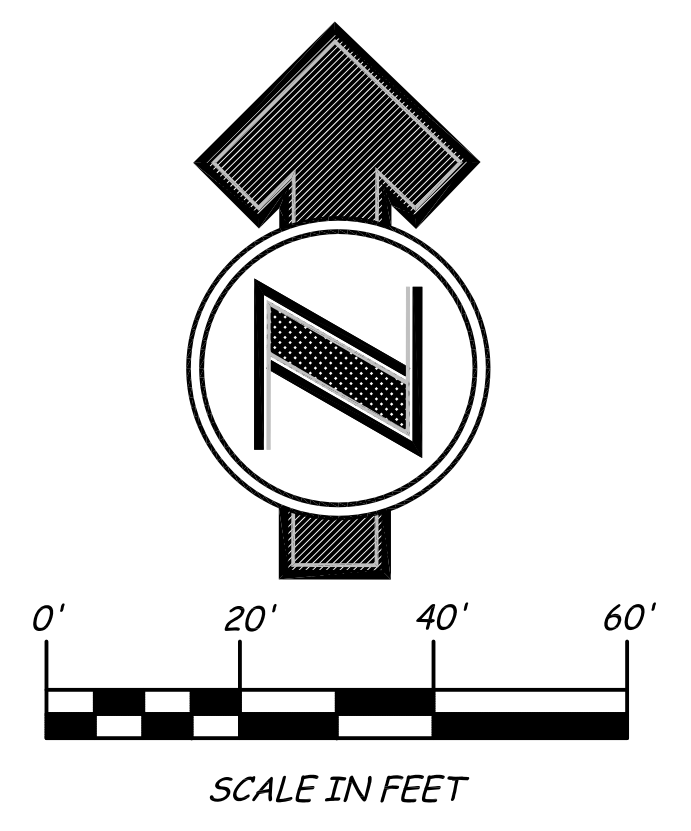
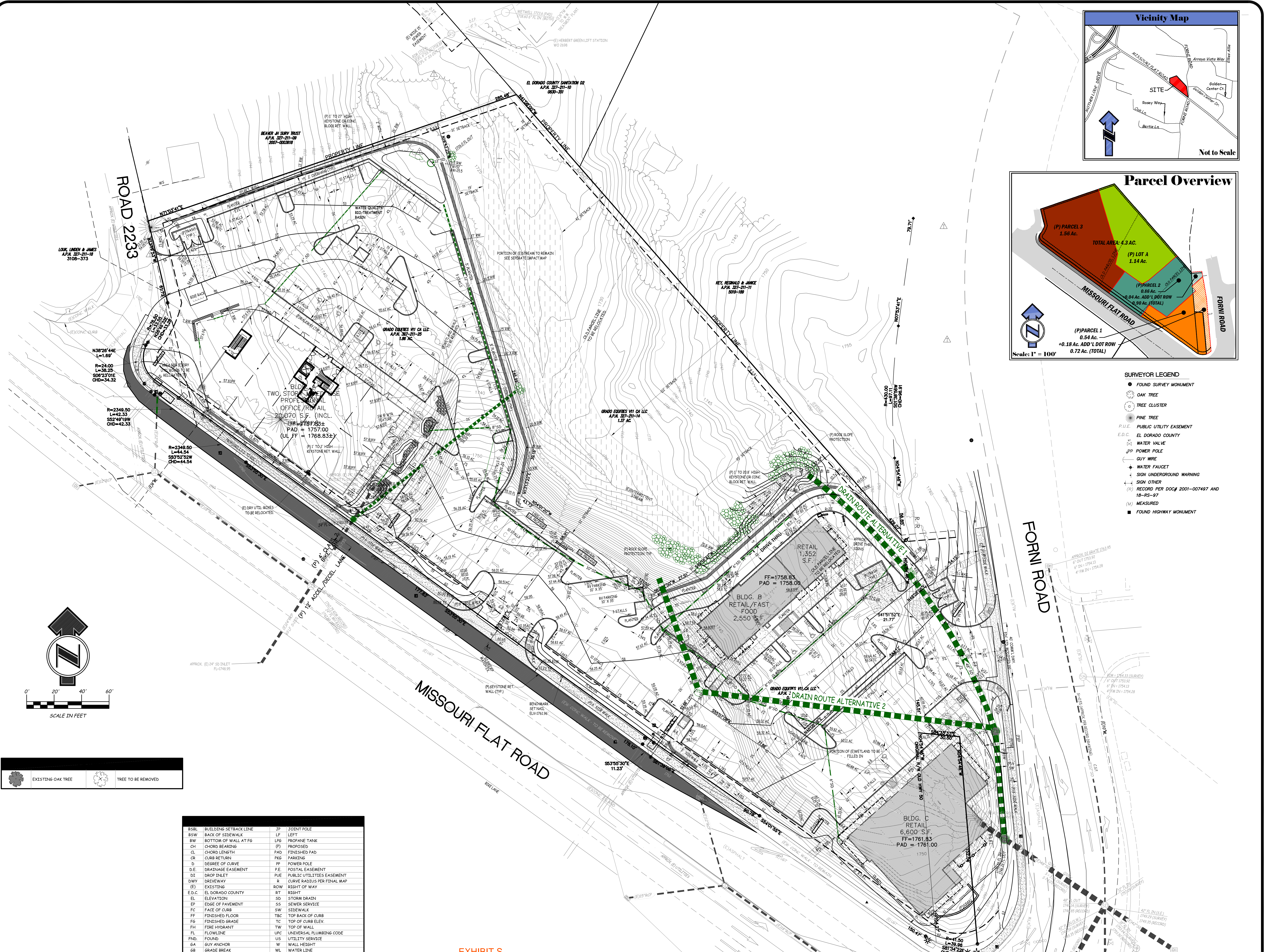
SALESPERSON SIGNOFF _____ DATE _____

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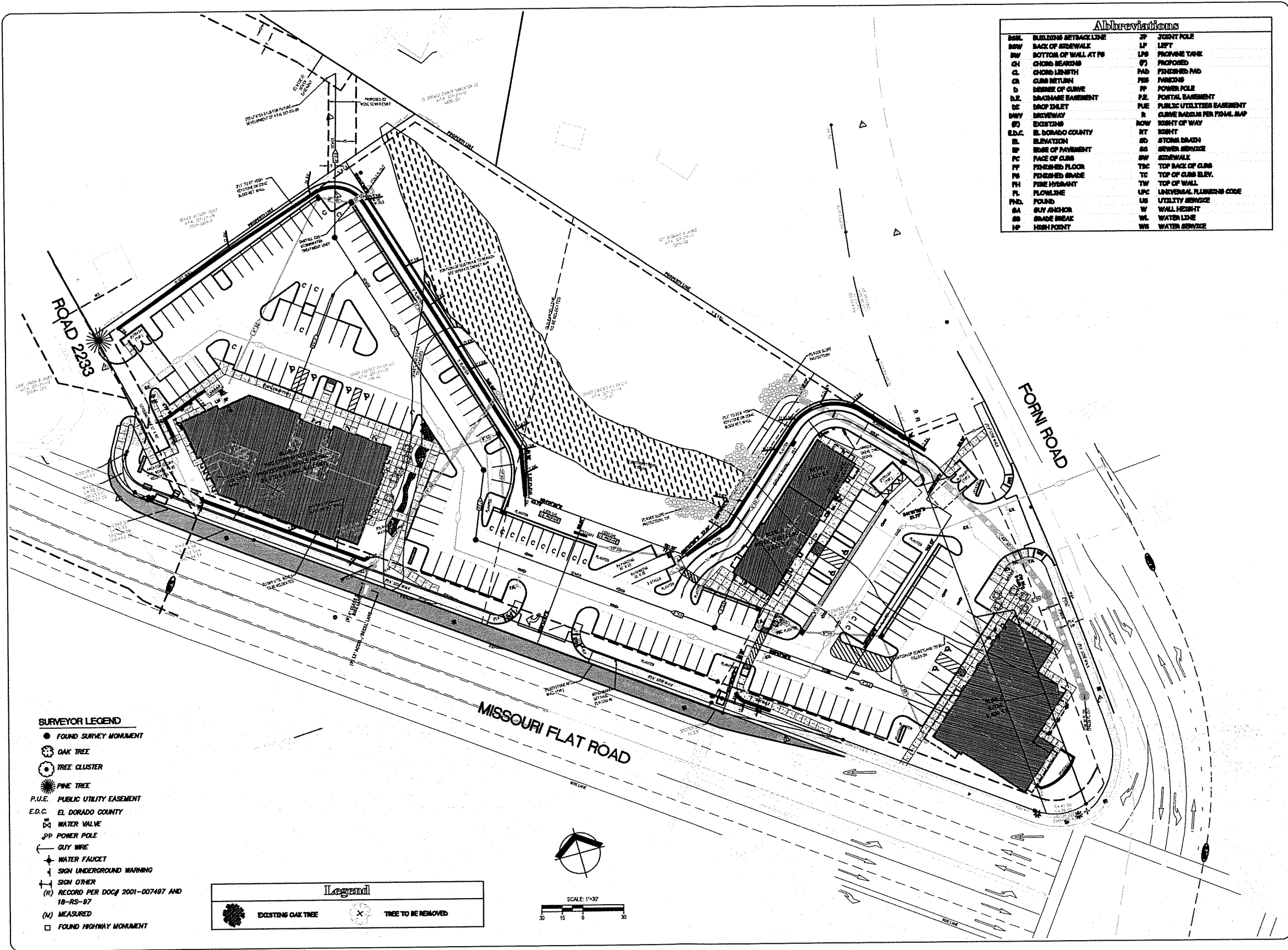
- SURVEYOR LEGEND**
- FOUND SURVEY MONUMENT
 - OAK TREE
 - TREE CLUSTER
 - PINE TREE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.D.C. EL DORADO COUNTY
 - W WATER VALVE
 - PP POWER POLE
 - GUY WIRE
 - WATER FAUCET
 - SIGN UNDERGROUND WARNING
 - SIGN OTHER
 - (R) RECORD PER DOC# 2001-007497 AND 18-RS-97
 - (M) MEASURED
 - FOUND HIGHWAY MONUMENT



- EXISTING OAK TREE
- TREE TO BE REMOVED

BSBL	BUILDING SETBACK LINE	JP	JOINT POLE
BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LFS	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	P.E.	POSTAL EASEMENT
DI	DROP INLET	P.U.E.	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	ROW	RIGHT OF WAY
E.D.C.	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SW	SIDEWALK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TC	TOP OF CURB ELEV.
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	UPC	UNIVERSAL PLUMBING CODE
FND.	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

EXHIBIT S



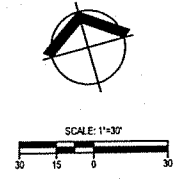
Abbreviations

BSL	BUILDING SETBACK LINE	JP	JOINT POLE
BSW	BACK OF SIDEWALK	LF	LEFT
BTM	BOTTOM OF WALL AT PG	LPS	PROPOSED TANK
CH	CHORD BEARDS	P	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PBS	PARKING
D	DIAMETER OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	PPE	POSTAL EASEMENT
DE	DRAIN INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRAINAGE	R	CURB RADIUS PER FINAL MAP
ED	EXISTING	ROW	RIGHT OF WAY
E.D.C.	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SW	SIDEWALK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FS	FINISHED GRADE	TC	TOP OF CURB ELEV.
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	UPC	UNIVERSAL PLUMBING CODE
FND.	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

- SURVEYOR LEGEND**
- FOUND SURVEY MONUMENT
 - OAK TREE
 - TREE CLUSTER
 - PINE TREE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.D.C. EL DORADO COUNTY
 - WATER VALVE
 - PP POWER POLE
 - GUY WIRE
 - WATER FAUCET
 - SIGN UNDERGROUND WARNING
 - SIGN OTHER
 - (R) RECORD PER DOC# 2001-007497 AND 18-RS-97
 - (M) MEASURED
 - FOUND HIGHWAY MONUMENT

Legend

	EXISTING OAK TREE		TREE TO BE REMOVED
--	-------------------	--	--------------------



Cardno
Shipping the Future

SACRAMENTO
70 LUNSBURY AVENUE, SUITE 200
TEL: (916) 452-1300 FAX: (916) 452-1301 www.cardno.com

**UTILITY PLAN
CREEKSIDE
PALOS VERDES PROPERTIES
EL DORADO COUNTY, CA**

PROJECT NO: 04000000
DATE: 2/15
DESIGNED BY:
DRAWN BY: CHURRY
CHECKED BY: JR

**UTILITY
PLAN
C3.0**



El Dorado Irrigation District

Letter No.: EEO 2016-0717

June 16, 2016

VIA FIRST-CLASS MAIL

Leonard Grado
Grado Equities VII, LLC
4330 Golden Center Drive, Suite D
Placerville, CA 95667

Subject: Facility Improvement Letter (FIL), Creekside Plaza
Assessor's Parcel No. 327-211-14, 16, 25 (Diamond Springs)

Dear Mr. Grado:

This letter is in response to your request dated May 20, 2016 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a commercial development on 4.1 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

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

Water Supply

As of January 1, 2015, there were 5,094 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 1 additional EDU of water supply.

Water Facilities

A 10-inch water line is located in Forni Road and a 6-inch water line is located near the northwest property boundary in Missouri Flat Road (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,875 GPM for a two-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 10-inch waterline in Forni Road to the 6-inch water line located near the northwest corner of the project. These two water lines currently operate at different hydraulic grade lines and will need to be isolated with a normally close valve near the connection to the 6-inch water line. Future system modifications are anticipated that will allow the water lines to operate in a common pressure zone. The hydraulic grade line for the existing water

distribution facilities is 2,050 feet above mean sea level at static conditions and 1,990 feet above mean sea level during fire flow and maximum demands.

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

Sewer Facilities

There is a 6-inch gravity sewer line located near the northern property line of the project. The Herbert Green Lift Station is also located immediately north of the project site. This sewer line and lift station have adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size and meeting District design criteria must be constructed. Your project as proposed on this date would require 3 EDUs of sewer service.

Easement Requirements

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

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

Environmental

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

Summary

Service to this proposed development is contingent upon the following:

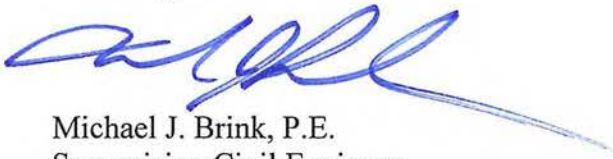
- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;

- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

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

If you have any questions, please contact me at (530) 642-4054.

Sincerely,



Michael J. Brink, P.E.
Supervising Civil Engineer

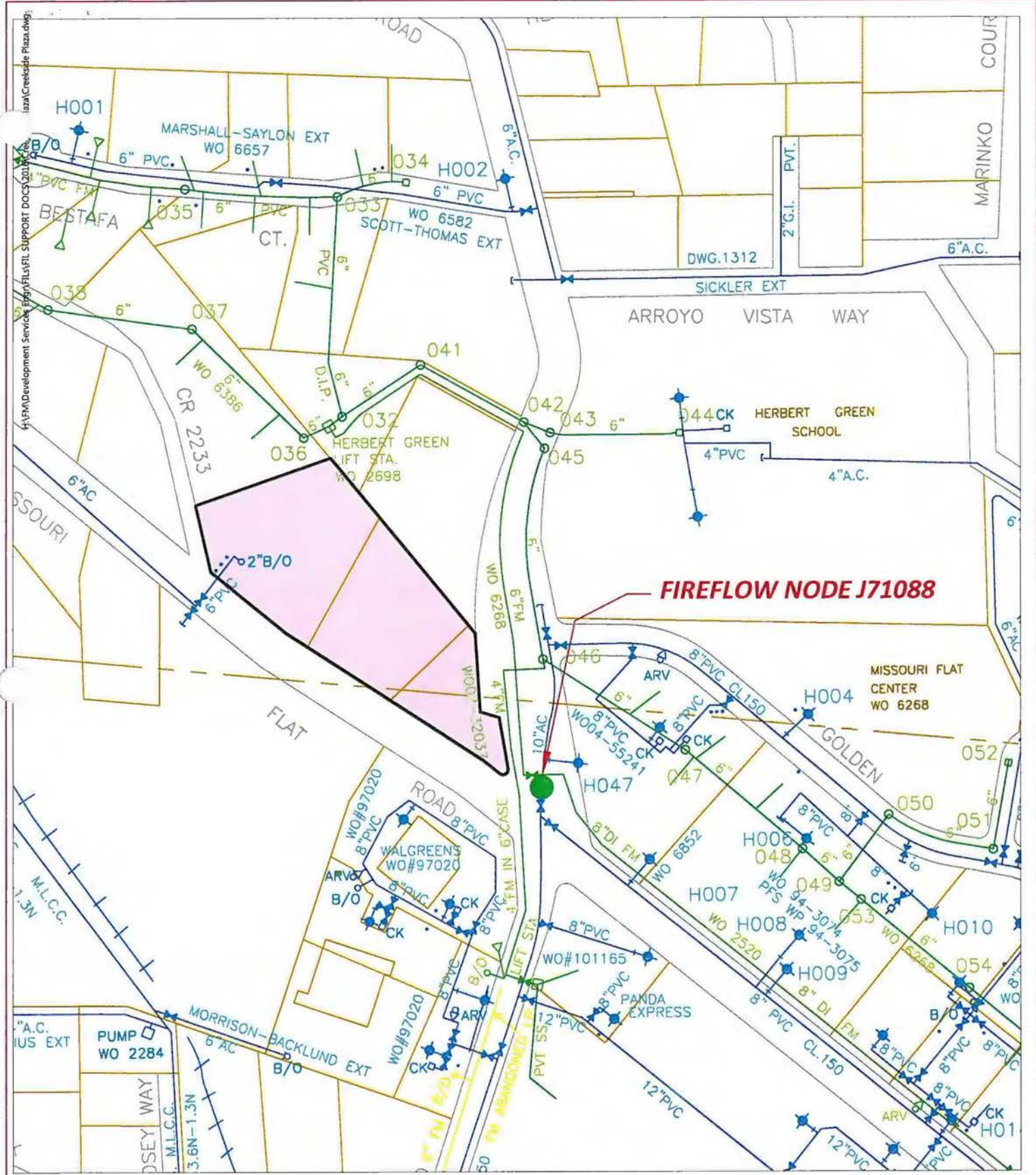
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Enclosures: System Map

cc w/ System Map:

Roger Trout, Director
El Dorado County Development Services Department
Via email - roger.trout@edcgov.us

Lori Tuthill – Administrative Assistant
Diamond Springs / El Dorado Fire Protection District
Via email - ltuthill@diamondfire.org

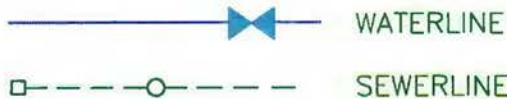


El Dorado Irrigation District
System Map

DATE: June 10, 2016

WARNING: For schematic purposes only.
Exact pipe location must be
field verified.

Creekside Plaza



APN: 327-211-14,16+25



Scale: 1" = 250'