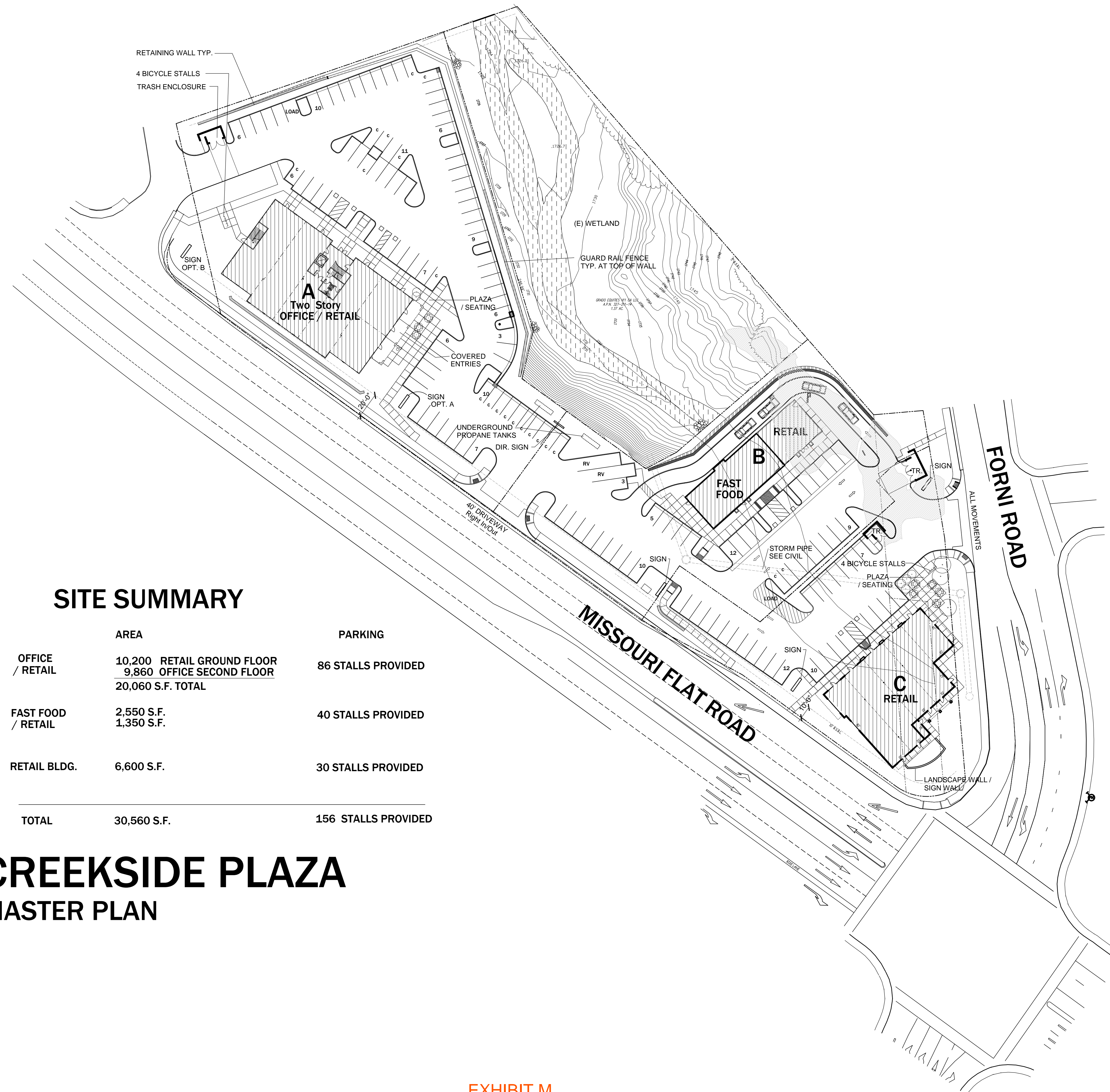


## Creekside Plaza Development Plan Summary

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	<b>Monument</b> 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	<b>Monument</b> 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  <b>Directional</b> 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	<b>Monument</b> 2 primary (“A”) signs each measuring 9.5 x 11 feet; 85.5 sf sign area; 11 ft tall Internal Illumination  <b>Directional</b> 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
<b>Total</b>	<b>4.32 acres</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>30,560</b>	<b>0.61</b> <i>(Max: 0.85)</i>	<b>NA</b> <i>(Max Ht: 50 feet)</i>	<b>NA</b>	<b>10 freestanding signs</b>	<p><b>156</b>  <b>Provided by Use:</b>  <b>Office: 43</b>  <b>Restaurant with drive through: 20</b>  <b>(includes 1 RV park)</b>  <b>Retail: 93</b></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
<b>A</b> OFFICE / RETAIL	10,200 RETAIL GROUND FLOOR 9,860 OFFICE SECOND FLOOR 20,060 S.F. TOTAL	86 STALLS PROVIDED
<b>B</b> FAST FOOD / RETAIL	2,550 S.F. 1,350 S.F.	40 STALLS PROVIDED
<b>C</b> RETAIL BLDG.	6,600 S.F.	30 STALLS PROVIDED
<b>TOTAL</b>	<b>30,560 S.F.</b>	<b>156 STALLS PROVIDED</b>

# CREEKSIDE PLAZA

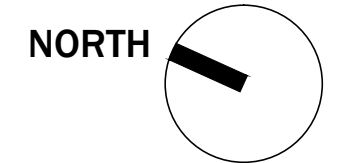
## MASTER PLAN

EXHIBIT M

GRADO  
EQUITIES  
VII LLC

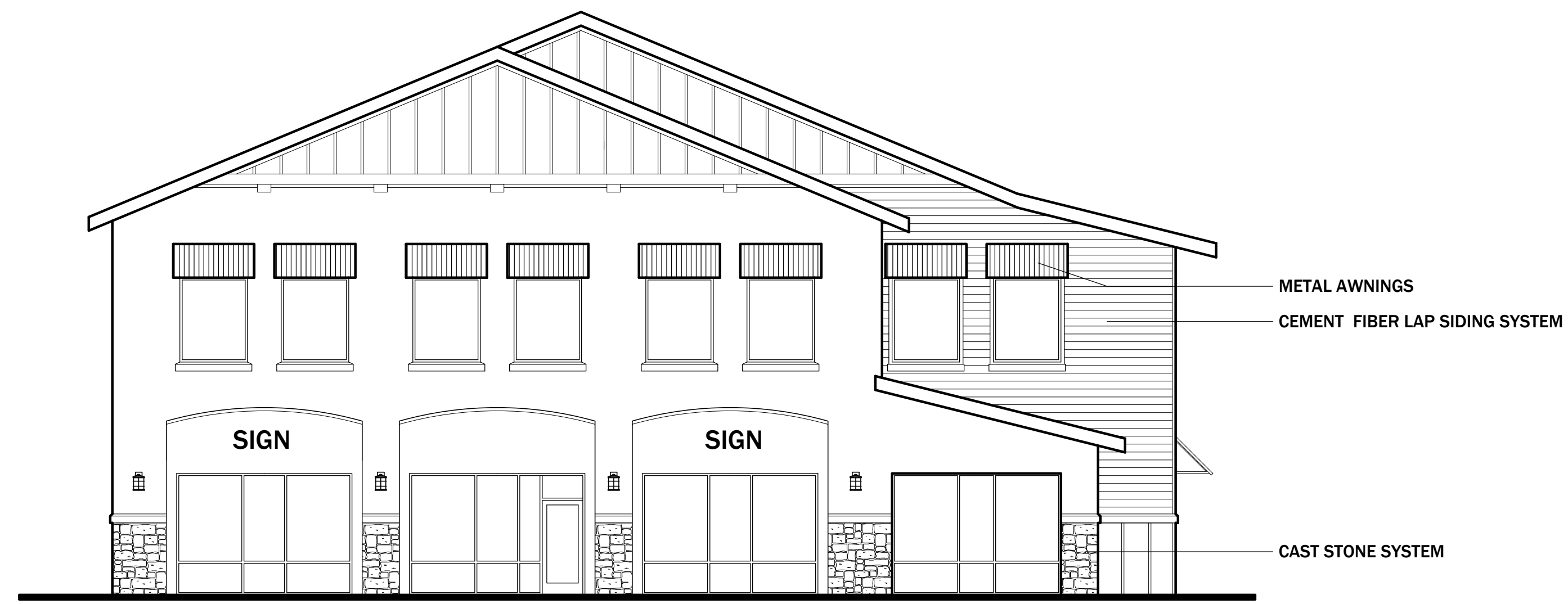
CREEKSIDE  
PLAZA

MASTER  
PLAN



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

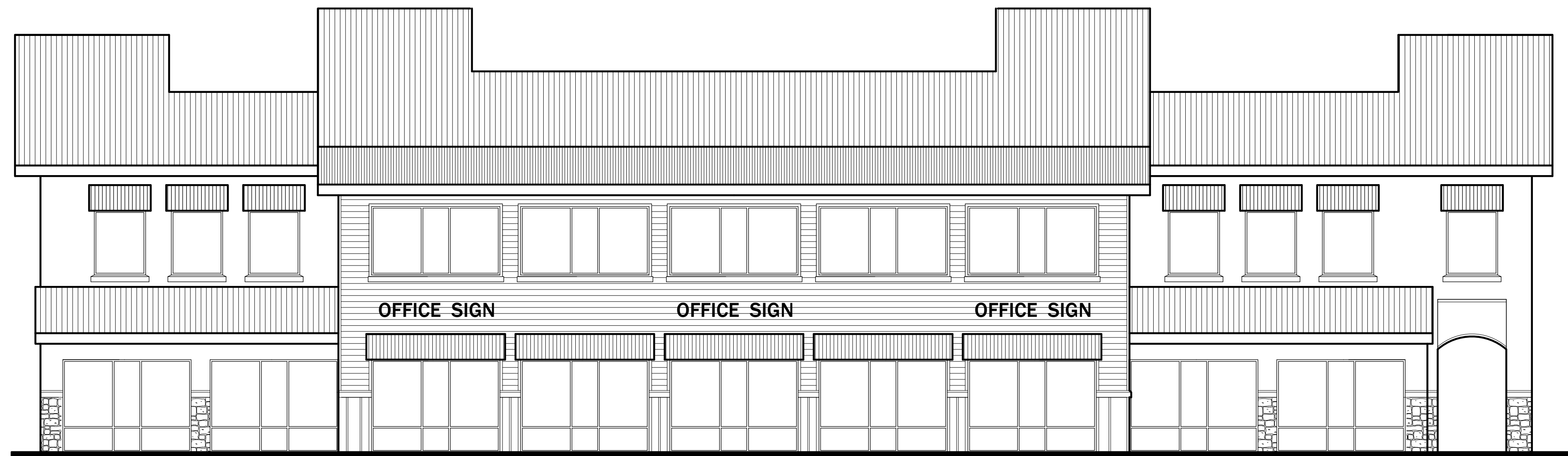
SHT A-1



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE ( SOUTH)



WEST ELEVATION / M. FLAT ELEVATION



EAST ELEVATION

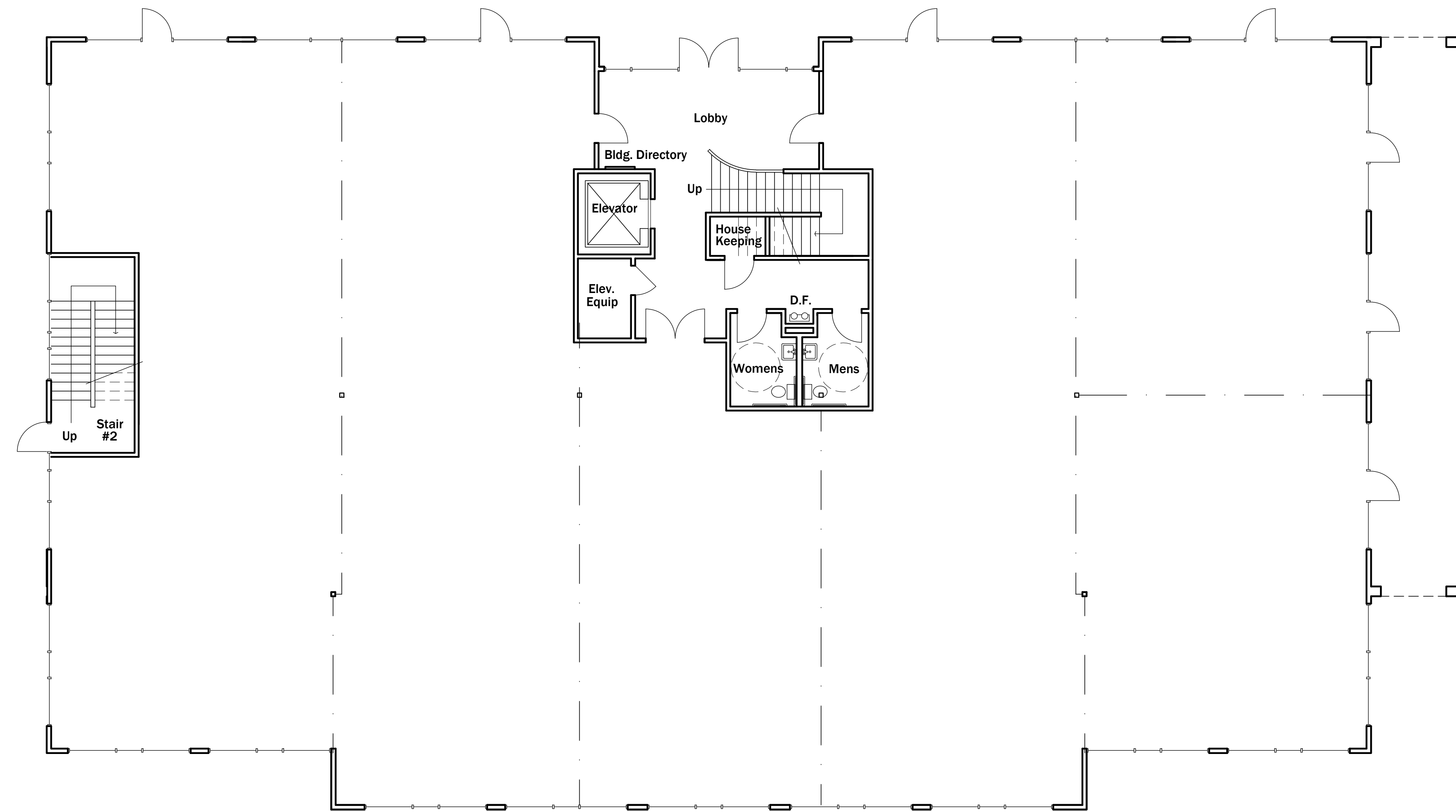
**CREEKSIDE PLAZA  
2- STORY OFFICE BUILDING "A"**

**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"**

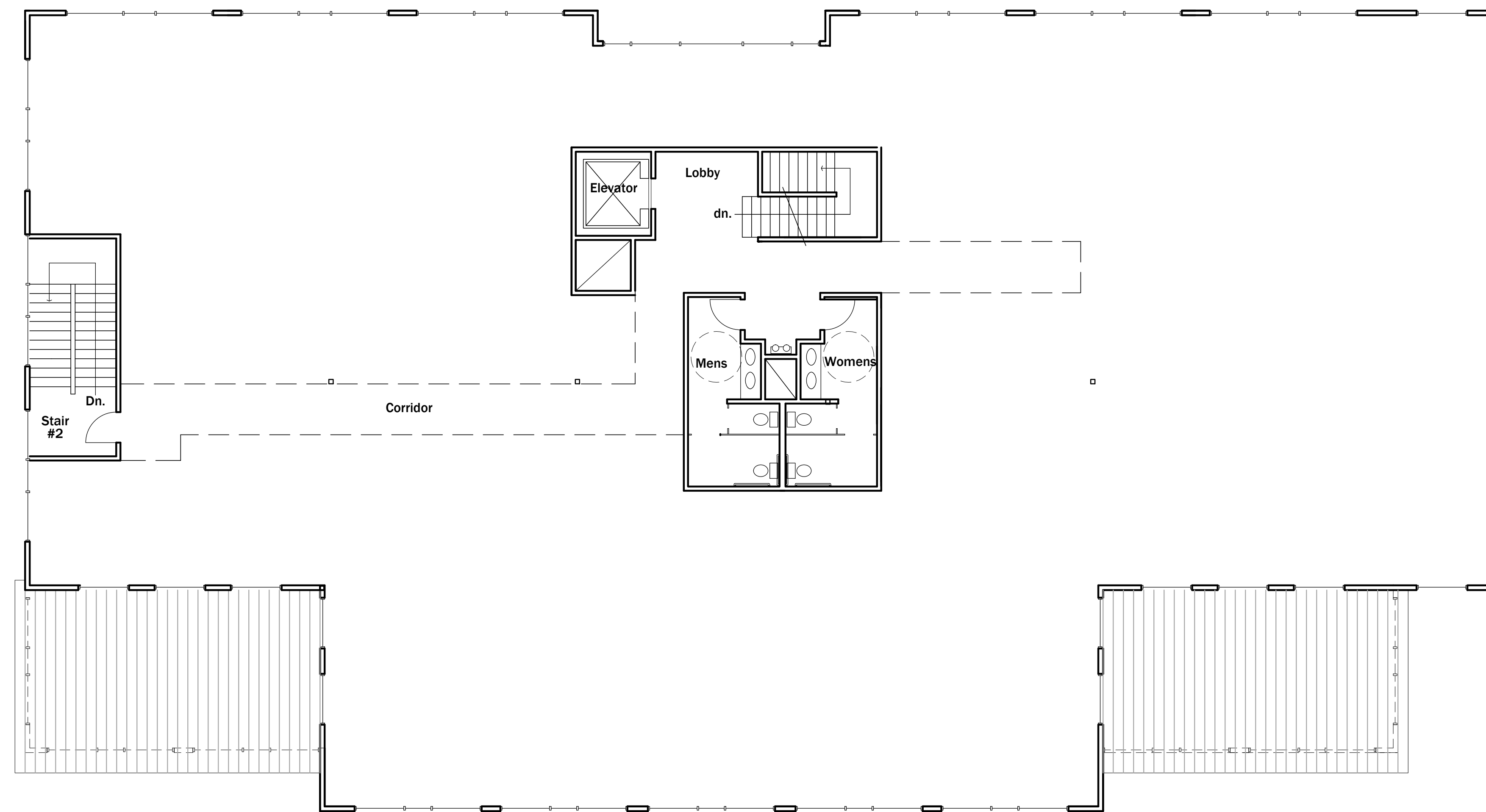
GROUND FLOOR AREA  
10,200 s.f.

**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"**

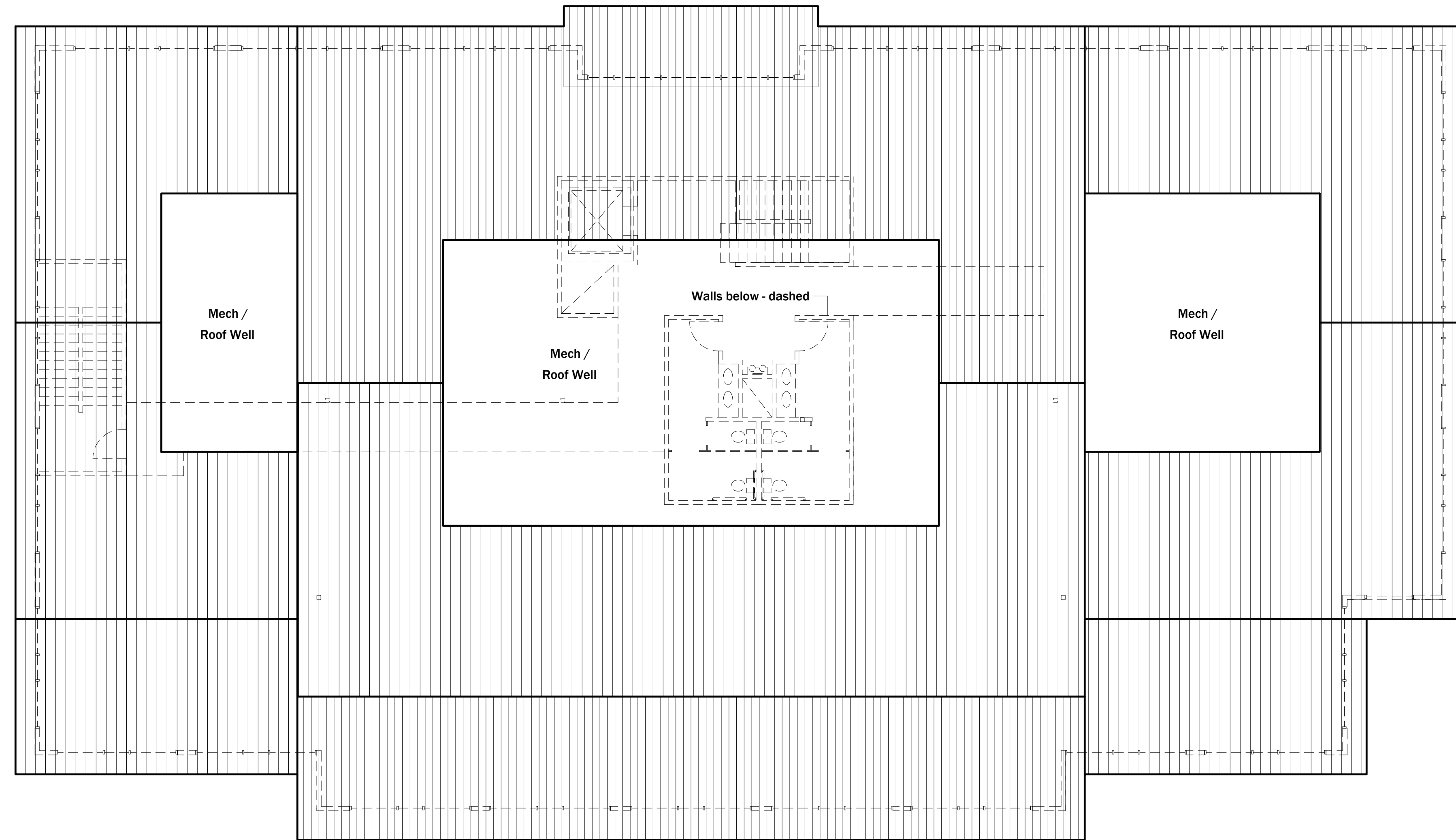
SECOND FLOOR AREA  
9,860 s.f.

**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"**

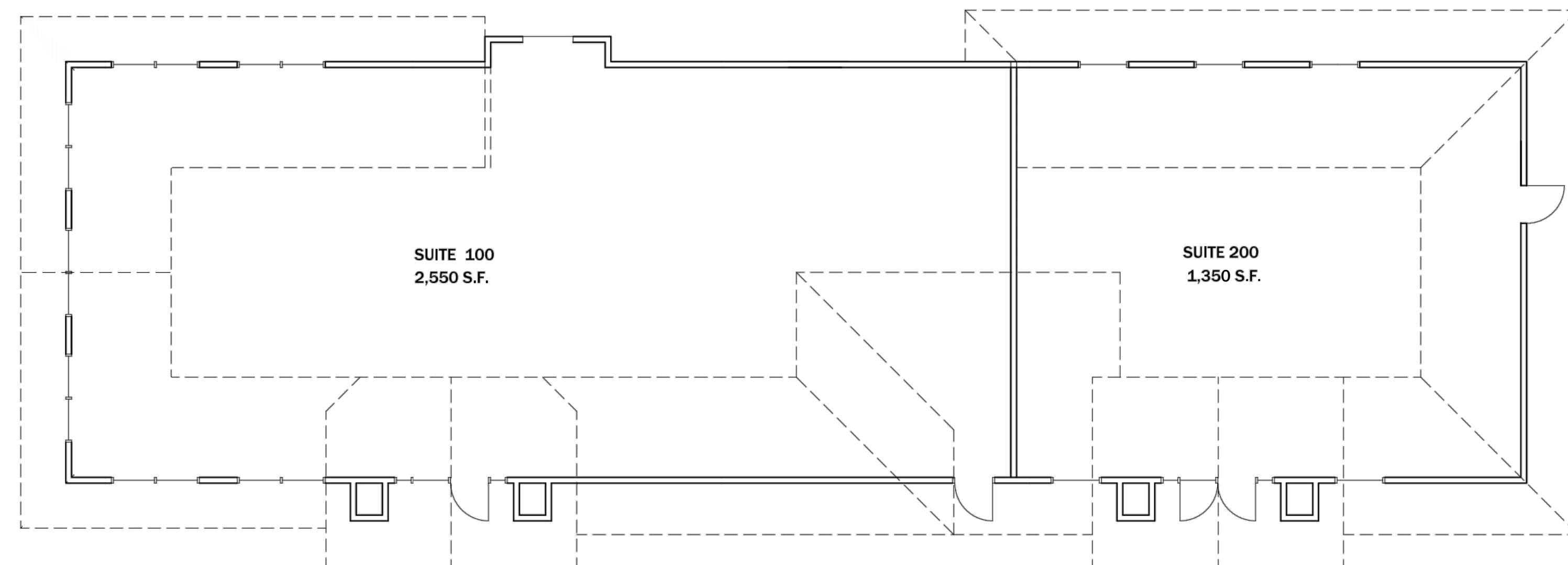
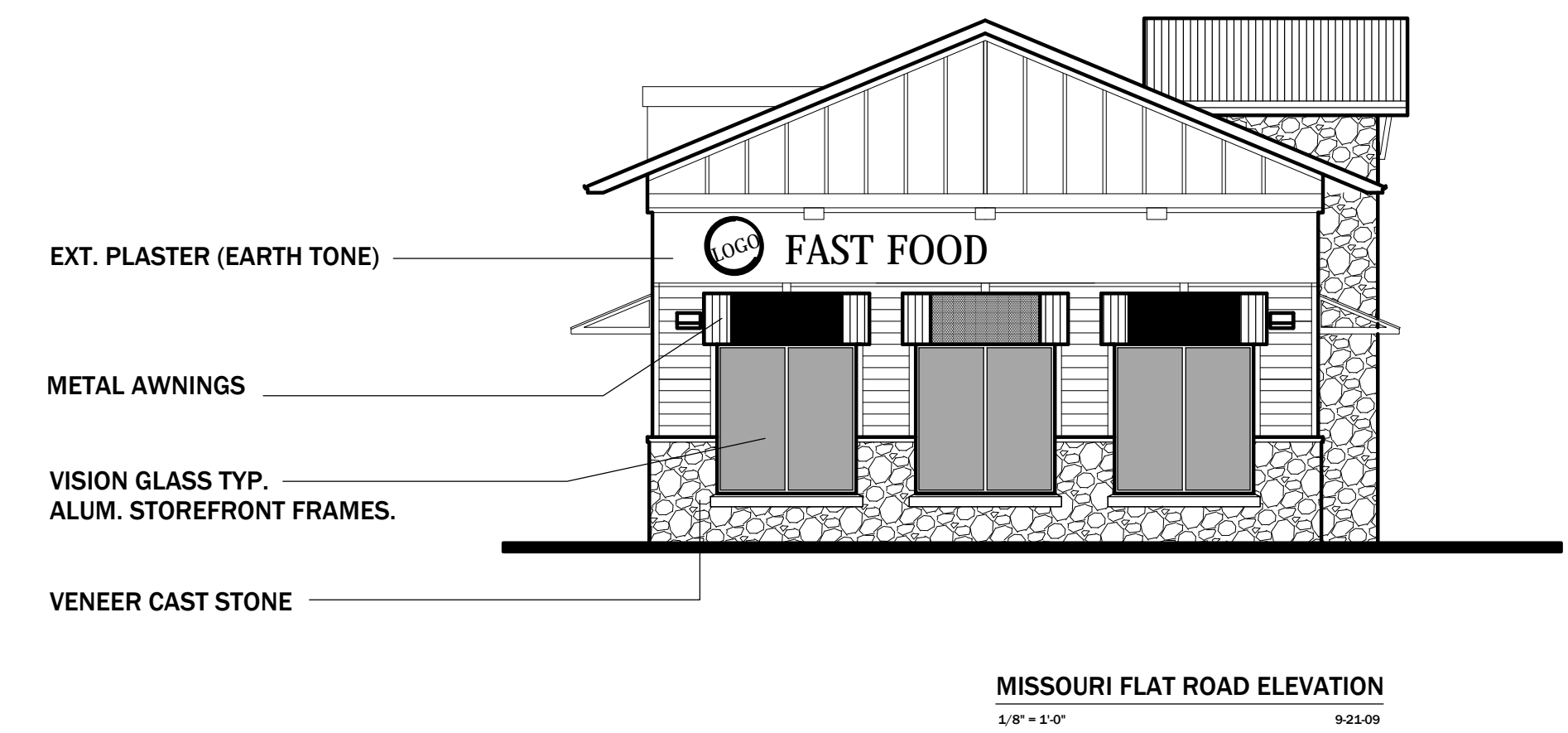
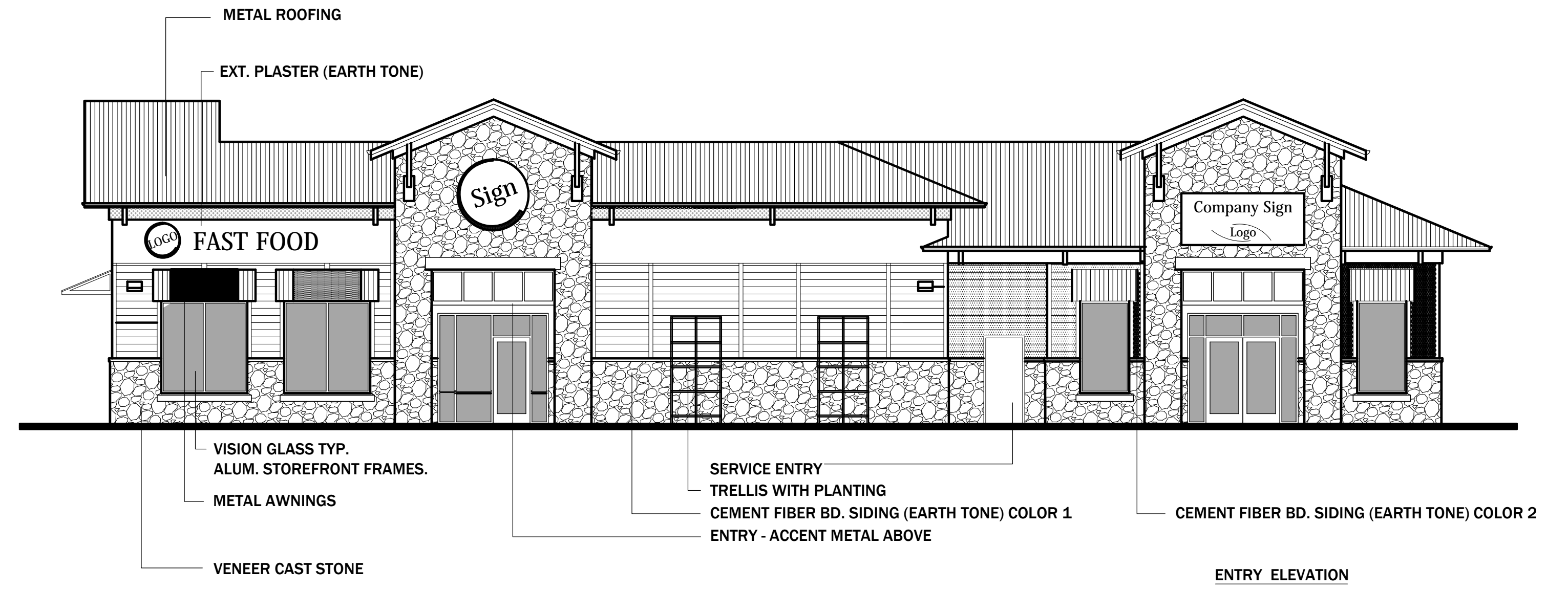
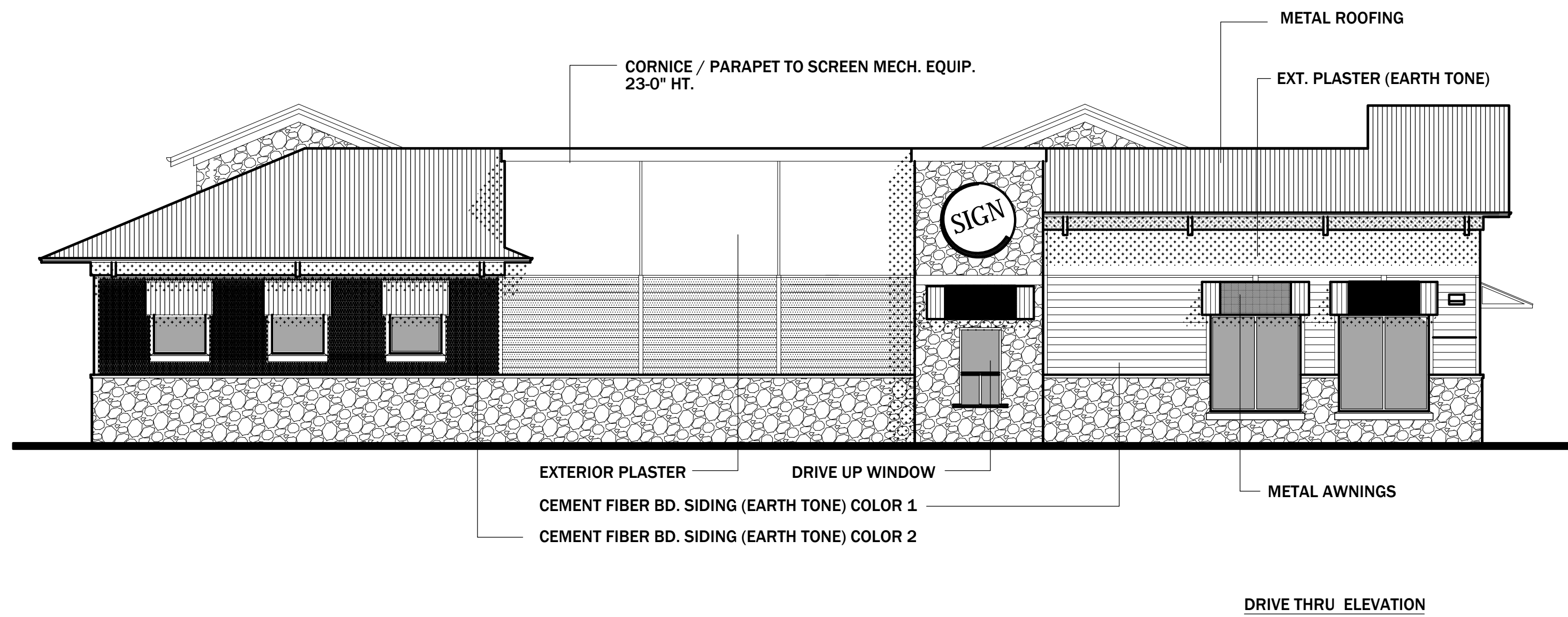
**GRADO EQUITIES, VII LLC**  
 Brian Wickert - Architect  
 Shingle Springs CA 95682  
 530-401-3390

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

1-2-17

EXHIBIT N.3

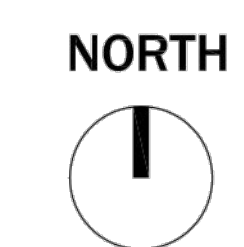
**SHEET 4**



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

**CREEKSIDE PLAZA  
 BUILDING B**

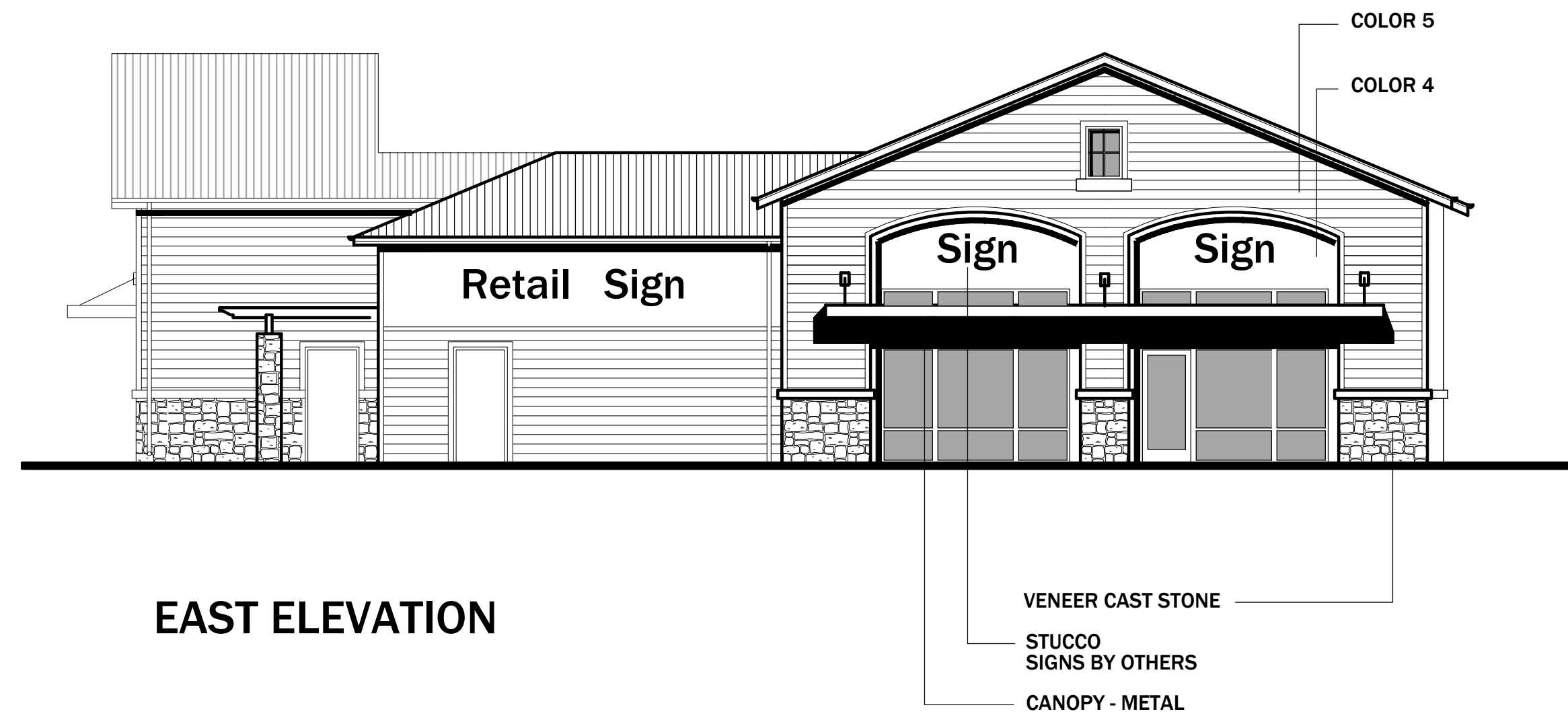
**FLOOR PLAN AND ELEVATIONS**  
 1/8" = 1'-0" 1-2-17



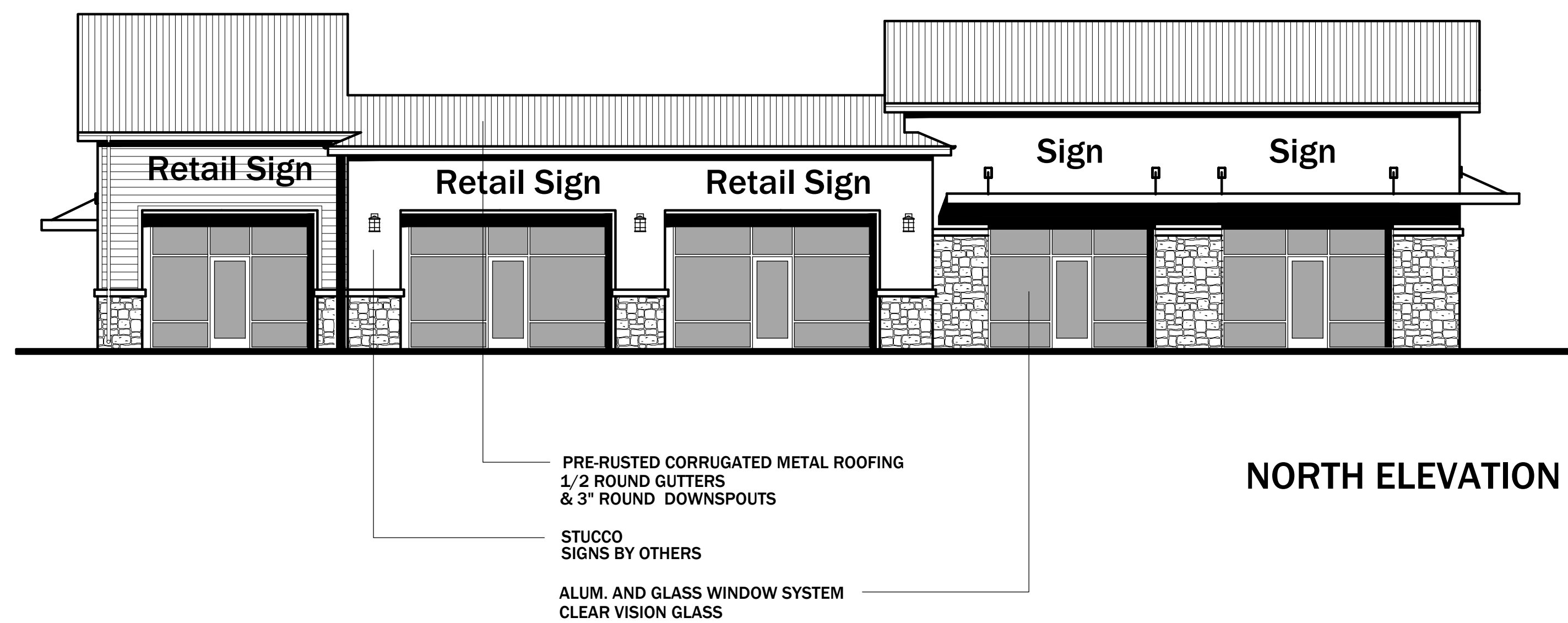
**SHEET 8**

EXHIBIT O

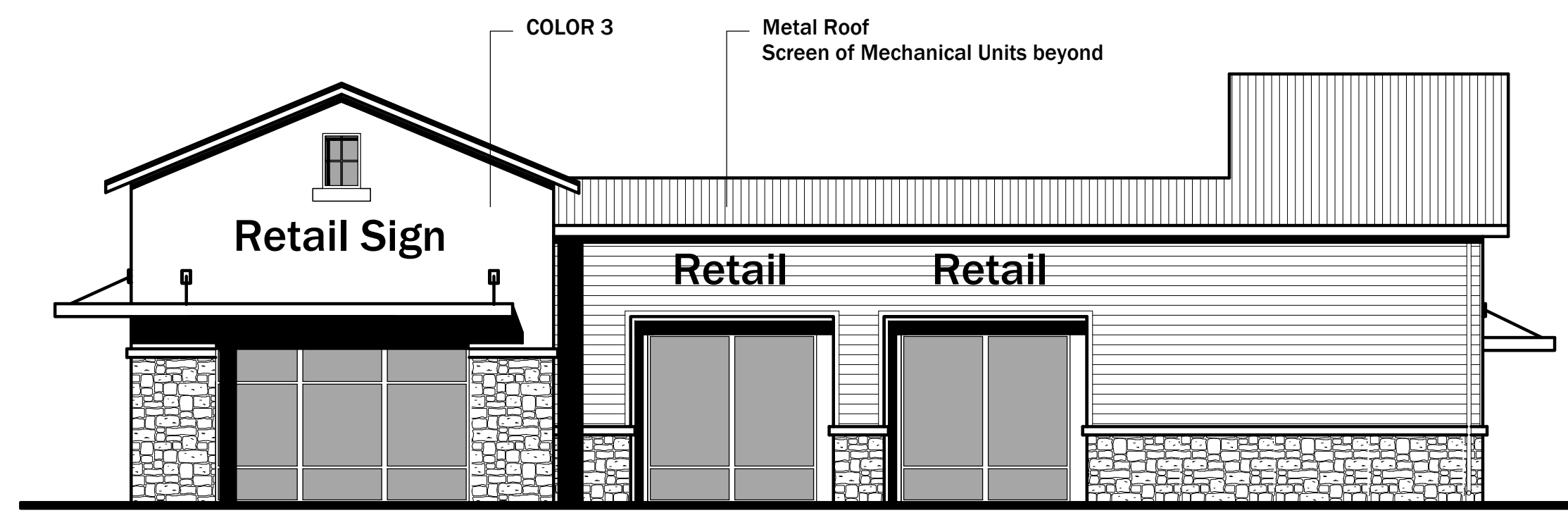




**EAST ELEVATION**

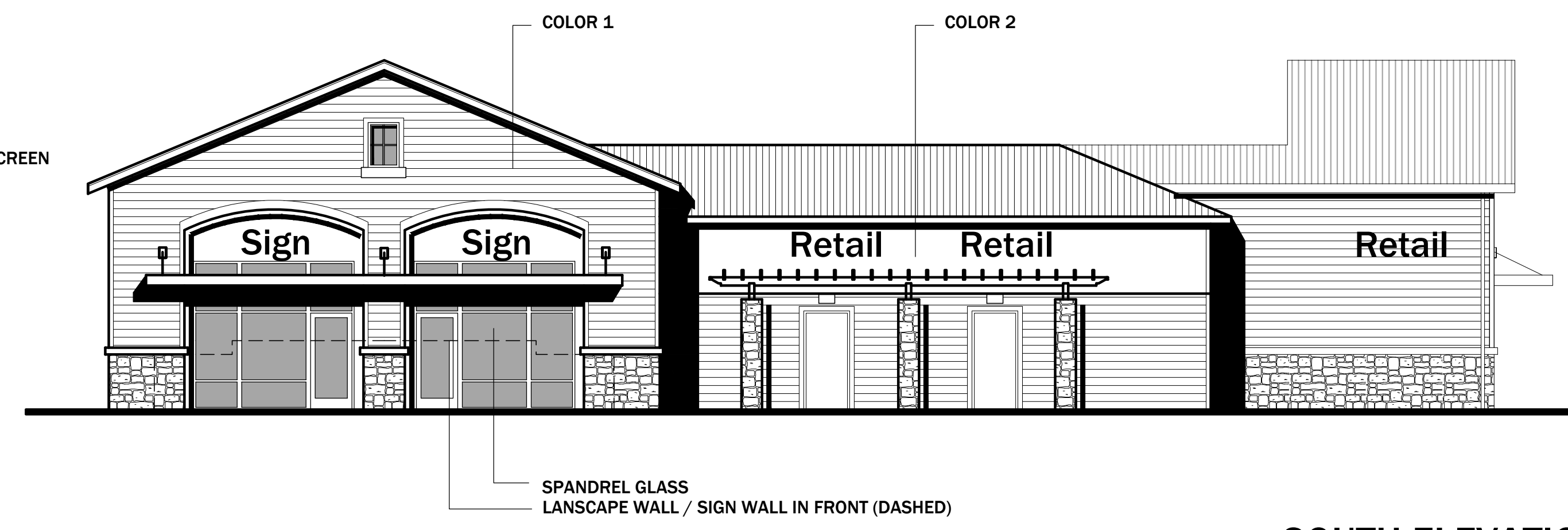


**NORTH ELEVATION**



**WEST ELEVATION**

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



**SOUTH ELEVATION**

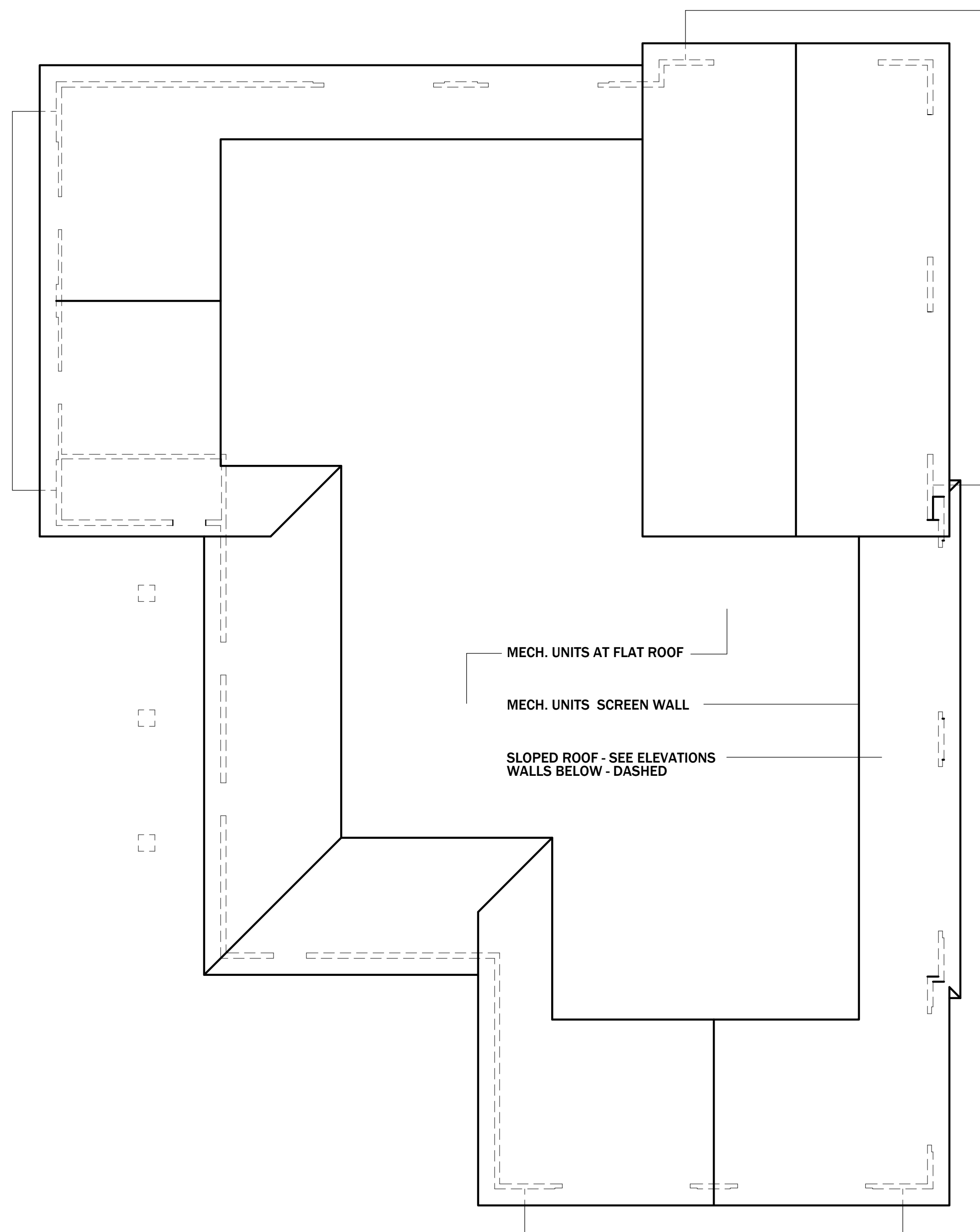
- MATERIALS AND COLORS**
- Benjamin Moore Color reference typ.
- COLOR 1 HC-101 Gloucester Sage
  - COLOR 2 HC-111 Nantucket Gray
  - COLOR 3 HC-65 Hodley Red
  - COLOR 4 HC-88 Jamesboro Gold
  - COLOR 5 HC-89 Northhampton Putty
- ROOF Metal roof - prerusted corrugated
  - STONE El Dorado Cast Concrete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

**VII LLC EQUITIES**

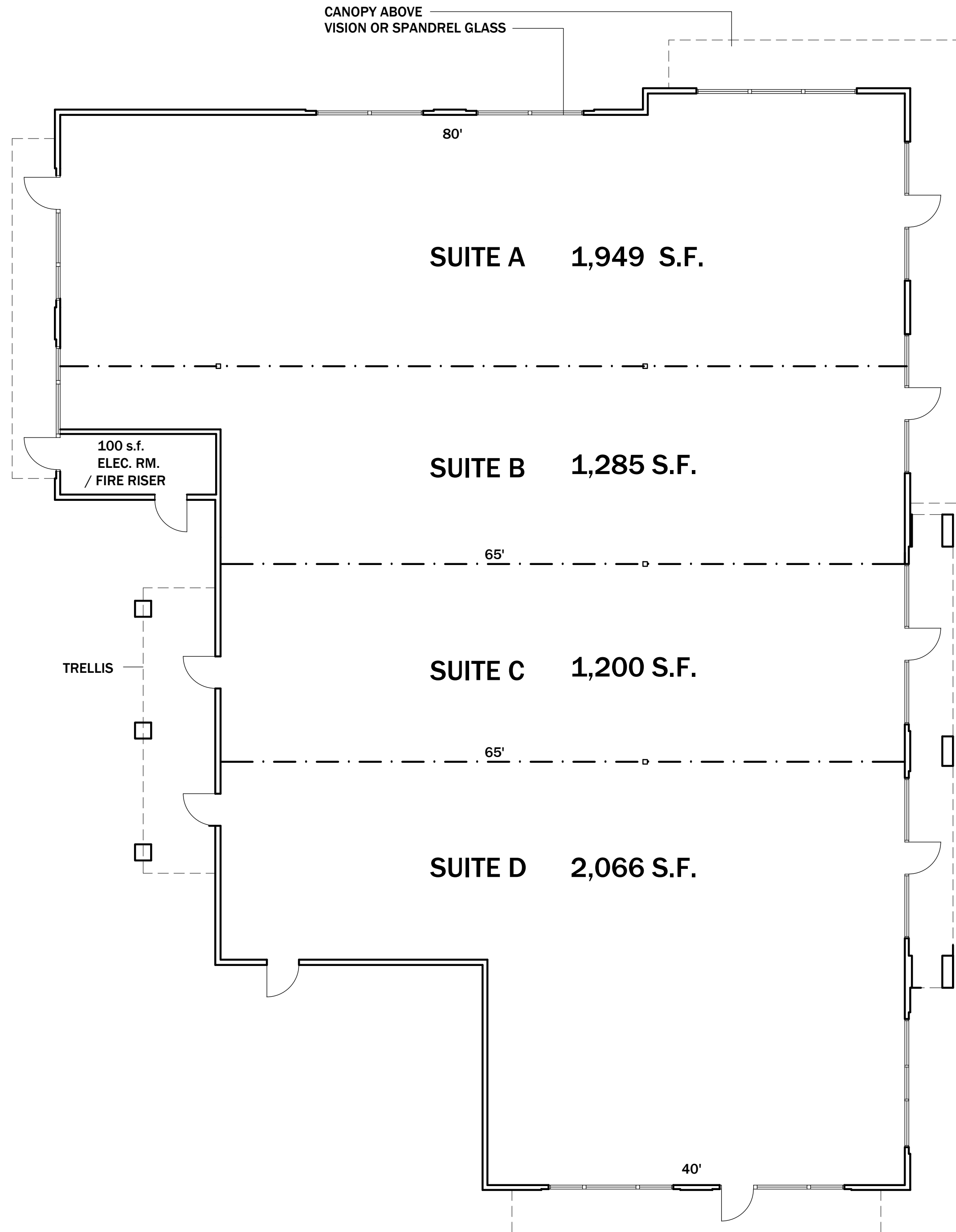
Brian Wickert - Architect  
 P.O. Box 2106  
 Shingle Springs CA 95682  
 530-401-3390

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

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

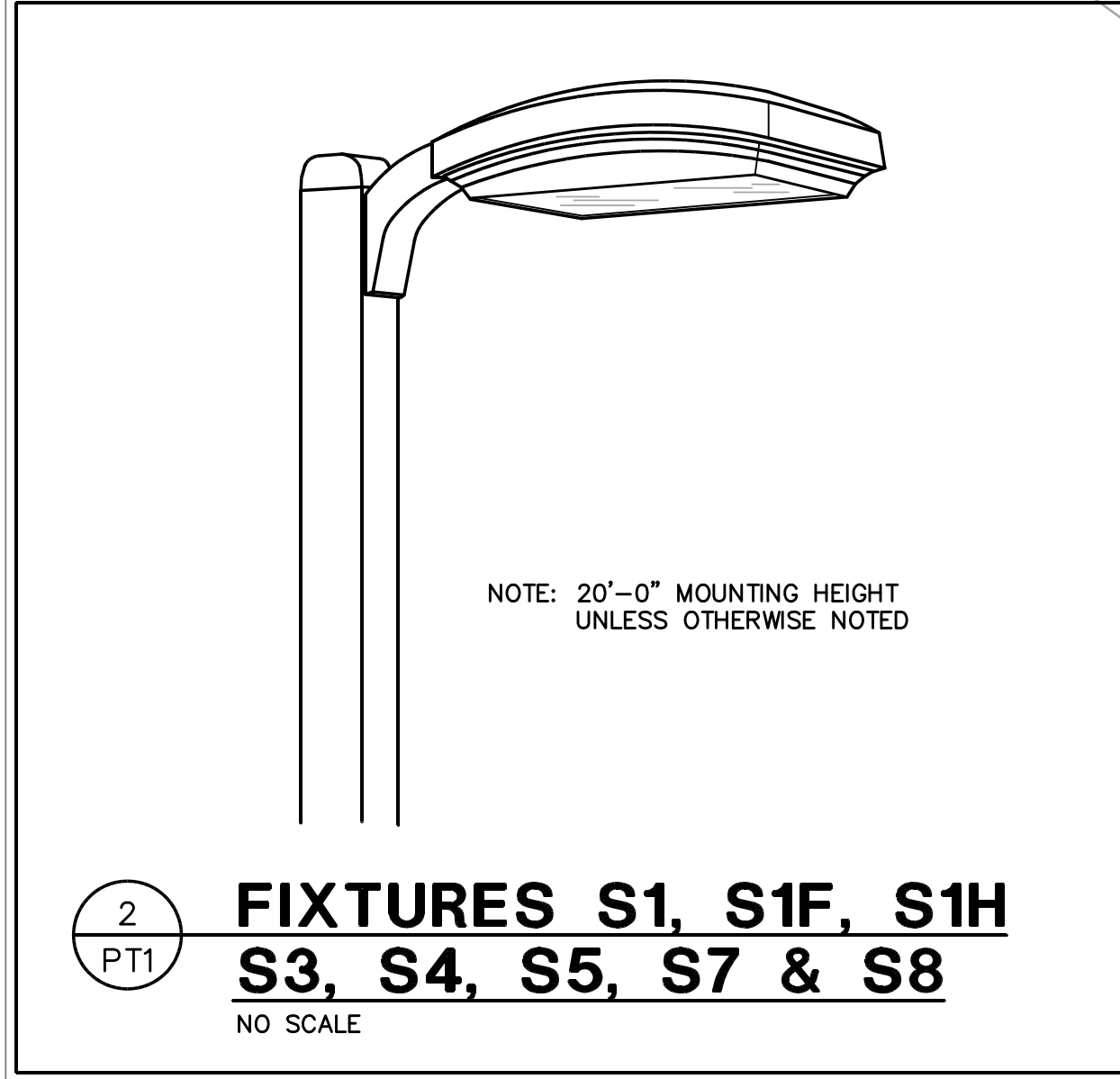
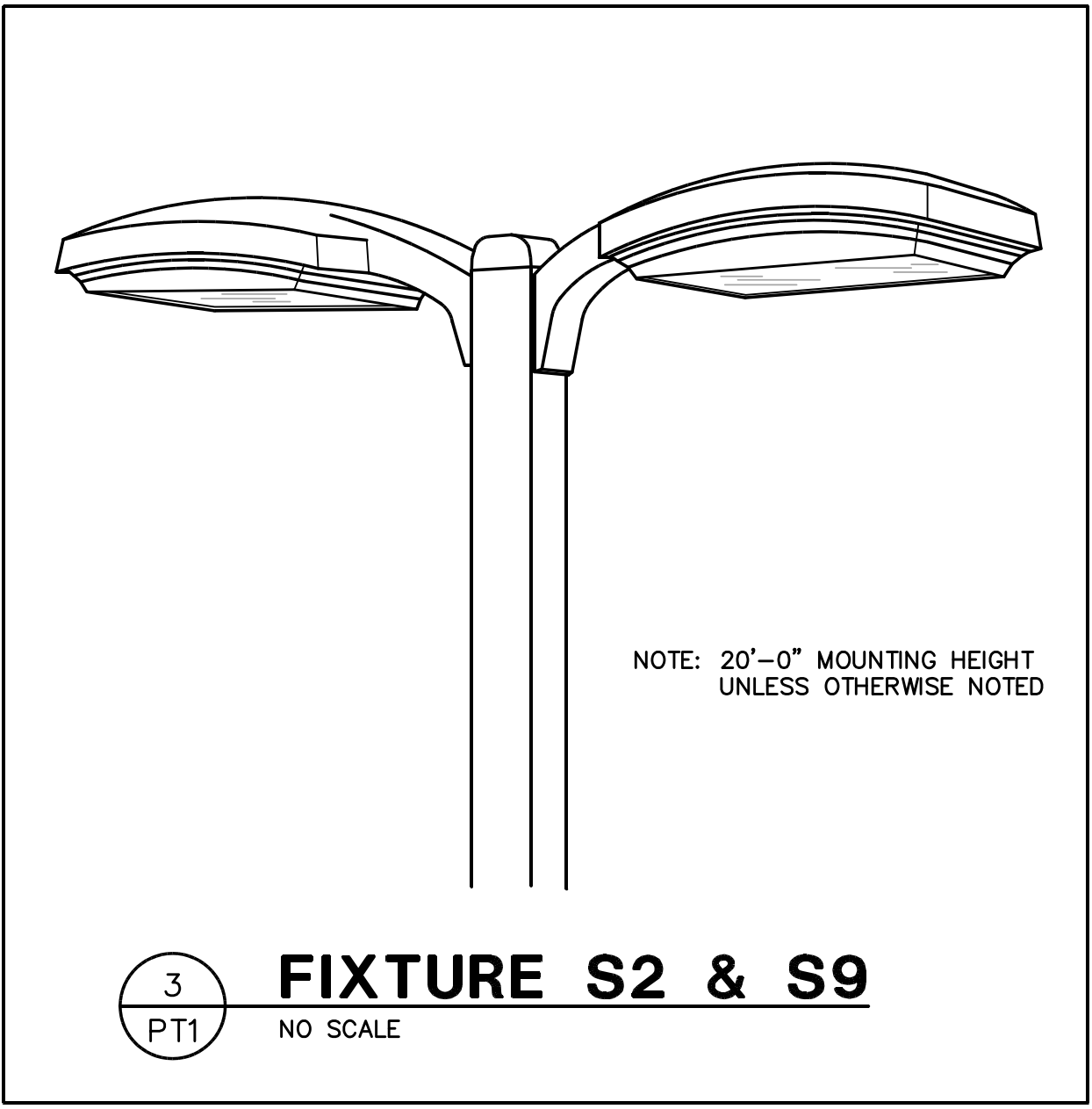


ROOF PLAN



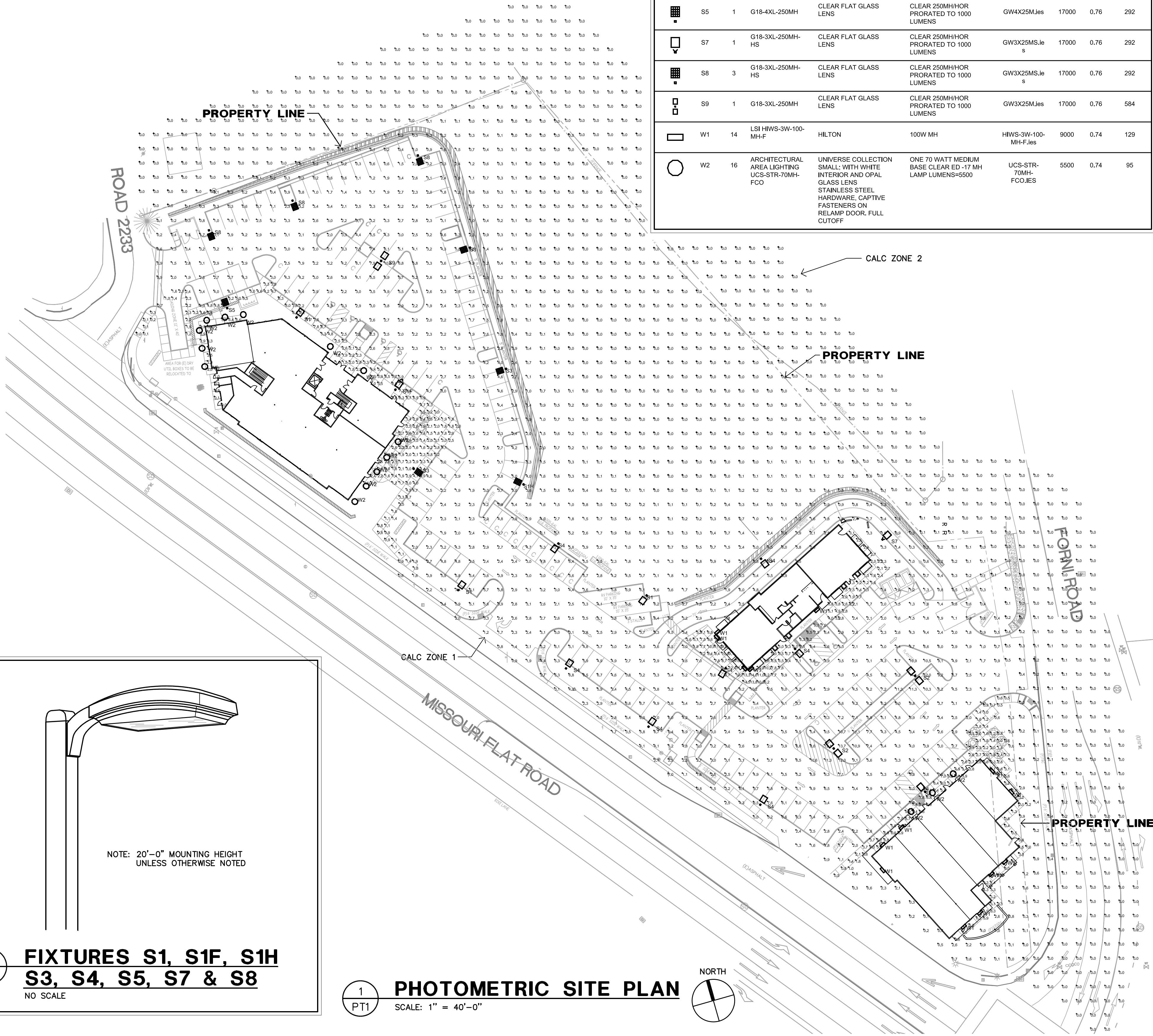
GROUND FLOOR PLAN  
 AREA: 6,600 s.f.  
**CREEKSIDE PLAZA**  
**1- STORY RETAIL BUILDING "C"**  
 1/8" = 1'-0" 1-2-17





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.jes	32000	0.76	455
□	S2	2	G18-3XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW3X4M.jes	32000	0.76	910
□	S1F	1	G18-4XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW4X4M.jes	32000	0.76	455
□	S1H	1	G18-2XL-400MH-HS	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW2X4MS.jes	32000	0.76	455
□	S3	3	G18-3XL-400MH-HS	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW3X4MS.jes	32000	0.76	455
□	S4	8	G18-2XL-400MH	CLEAR FLAT GLASS LENS	CLEAR 400MH-HOR PRORATED TO 1000 LUMENS	GW2X4M.jes	32000	0.76	455
□	S5	1	G18-4XL-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW4X25M.jes	17000	0.76	292
□	S7	1	G18-3XL-250MH-HS	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25MS.jes	17000	0.76	292
□	S8	3	G18-3XL-250MH-HS	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25MS.jes	17000	0.76	292
□	S9	1	G18-3XL-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH-HOR PRORATED TO 1000 LUMENS	GW3X25M.jes	17000	0.76	584
□	W1	14	LSI HIWS-3W-100-MH-F	HILTON	100W MH	HIWS-3W-100-MH-F.jes	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.jes	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

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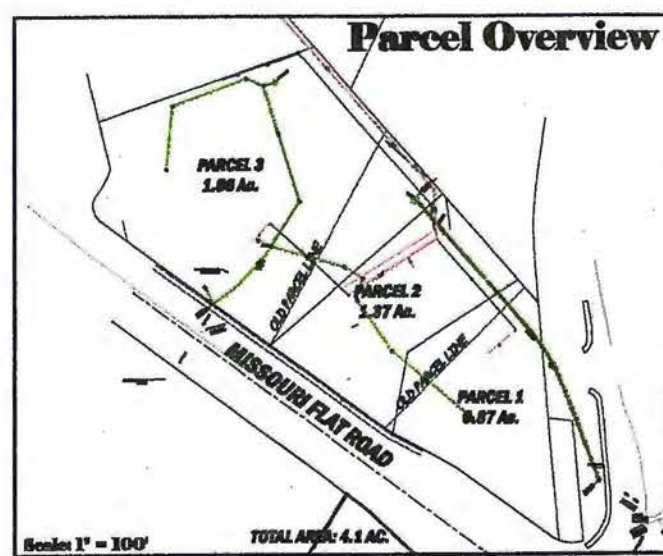
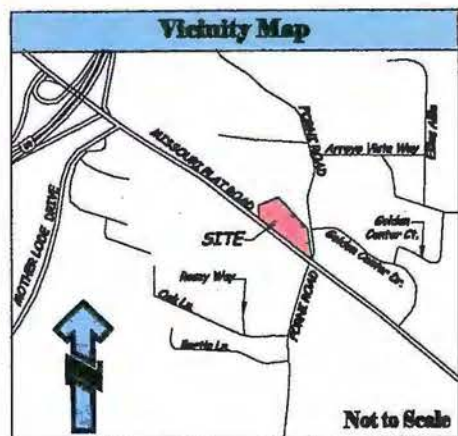
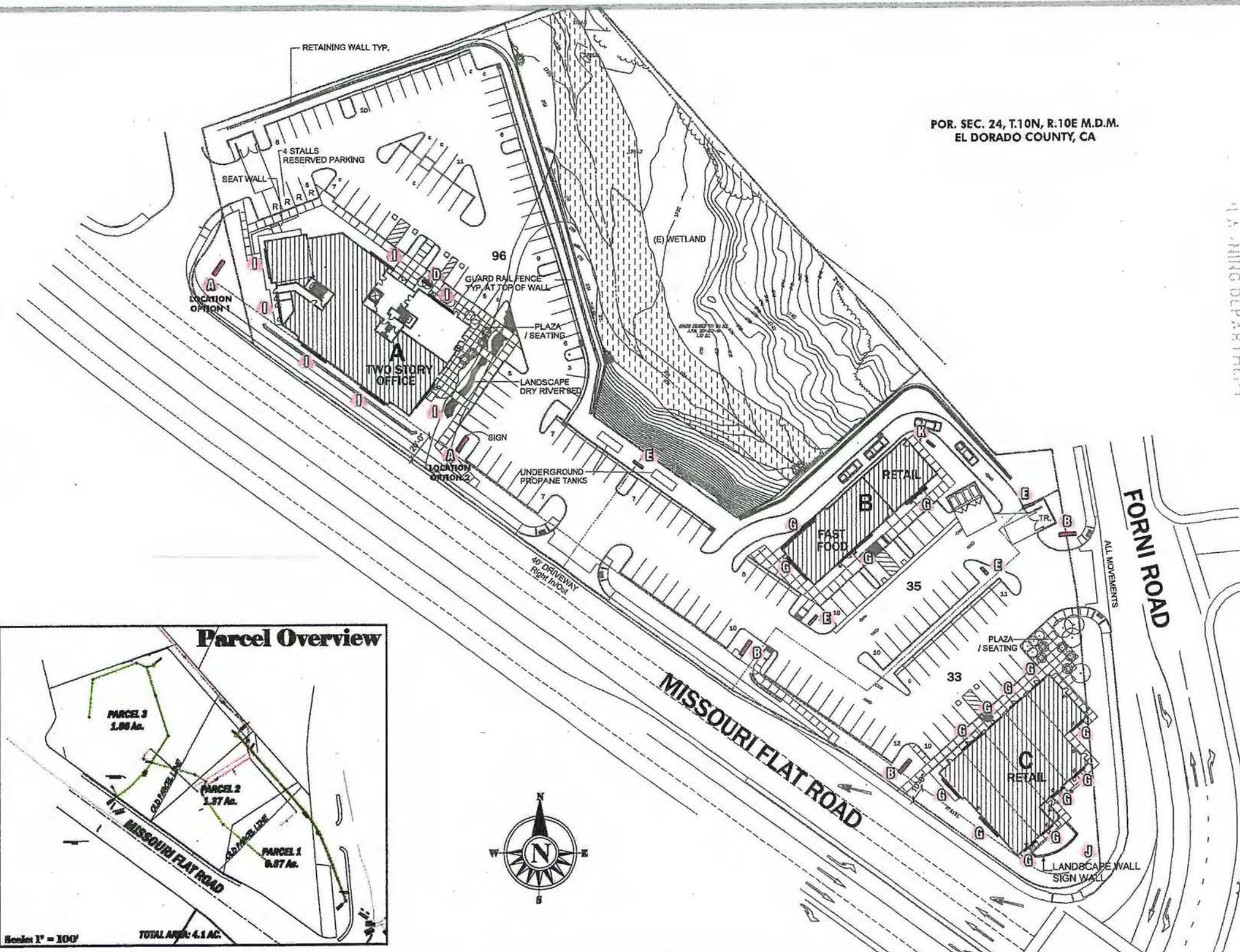
# CREEKSIDE PLAZA PLACERVILLE, CA

## SIGN PLAN

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

RECEIVED  
FEB 19 PM 1:37  
CALIFORNIA HIGHWAY DEPARTMENT

- 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



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 \_\_\_\_\_

COLORS ON THIS PRINTOUT MAY VARY SLIGHTLY FROM FINAL MATERIALS COLORS. APPROVAL OF THIS ILLUSTRATION INCLUDES APPROVAL OF THE FINAL MATERIALS COLORS AS DESCRIBED IN THE WRITTEN CALLOUT. WRITTEN DIMENSIONS ON THIS ILLUSTRATION HAVE PRECEDENCE OVER SCALED DIMENSIONS.

SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_

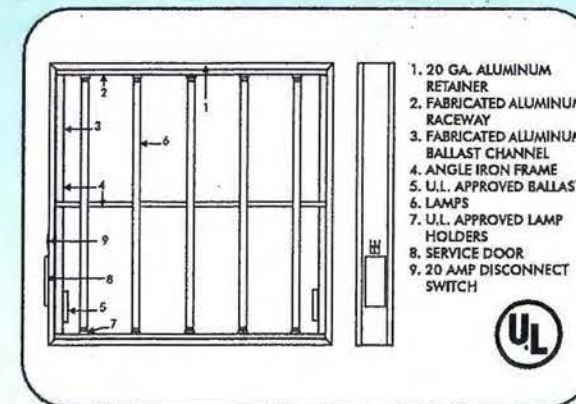
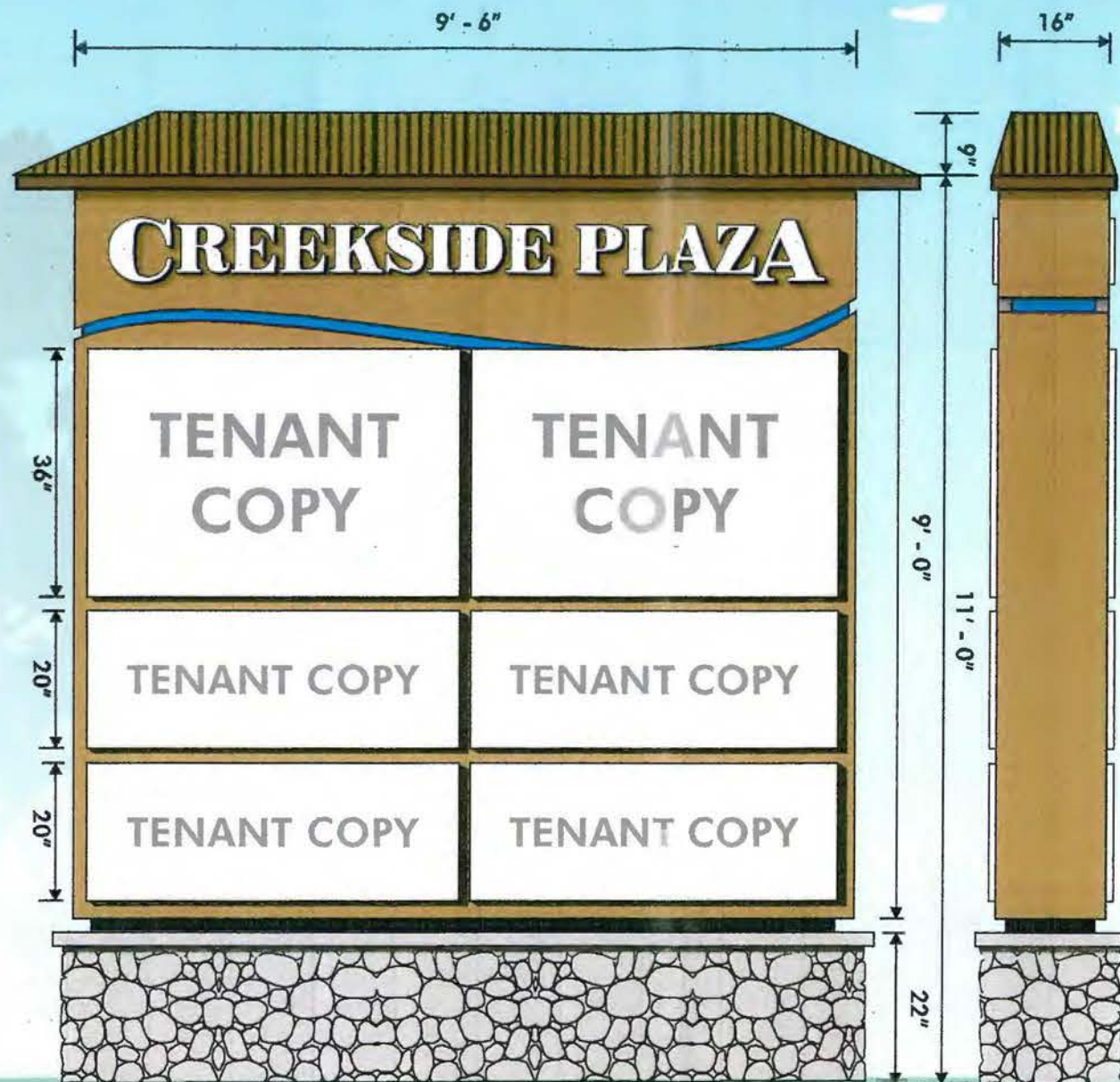


Z 10-0009  
PD 10-0005/P 10-0012

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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  
REVISOR: 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 \_\_\_\_\_

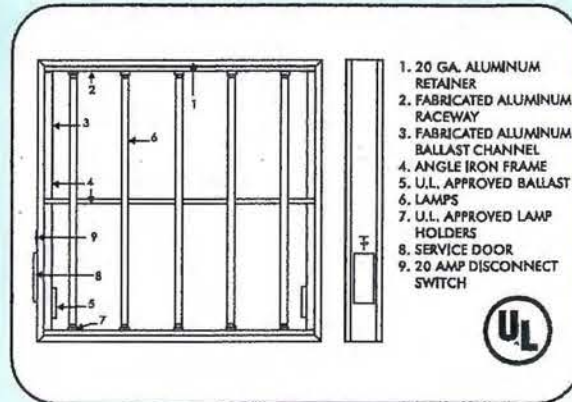
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CREEKSIDE PLAZA  
PLACERVILLE, CA

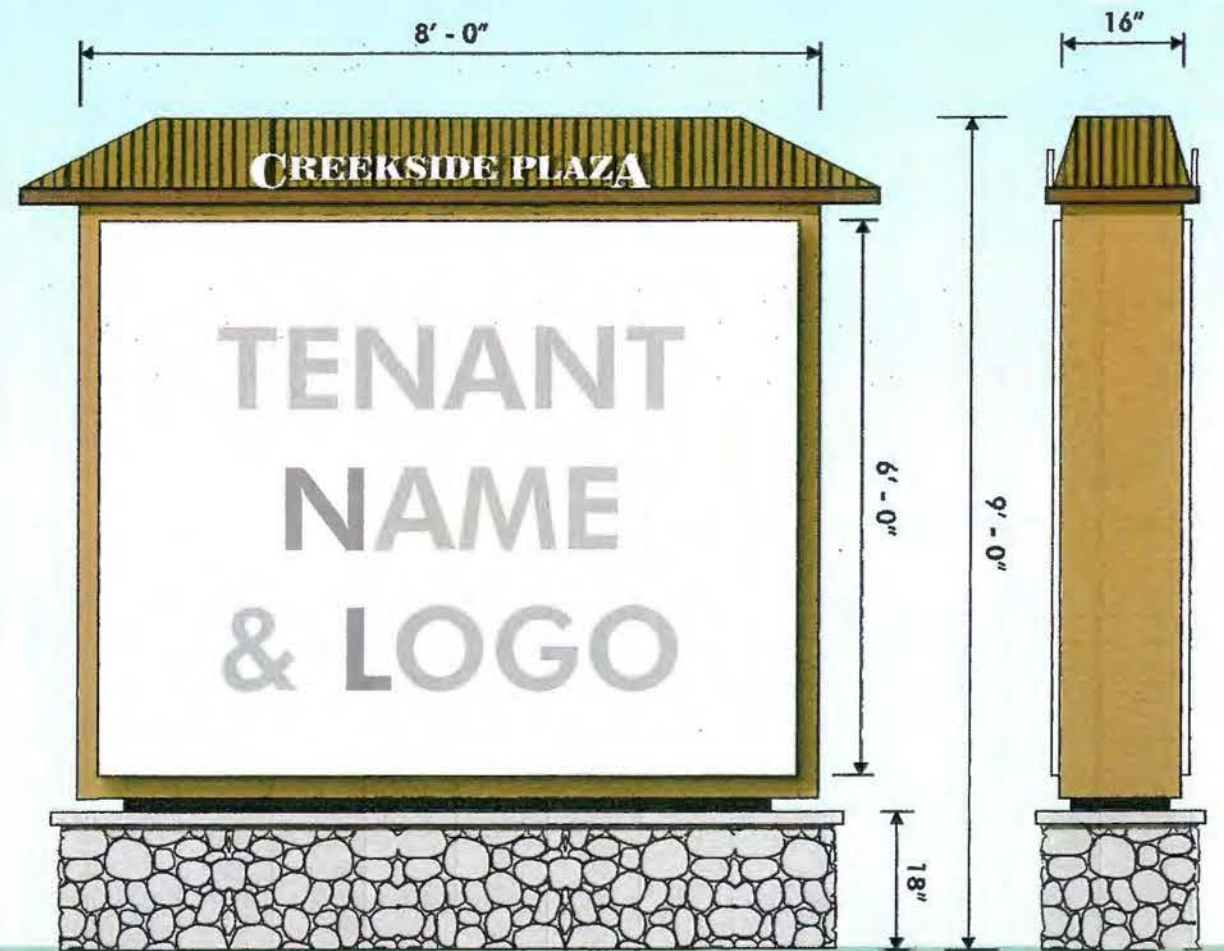
FAST FOOD MONUMENT SIGN  
BLDG. B

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  
REVIS 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 \_\_\_\_\_

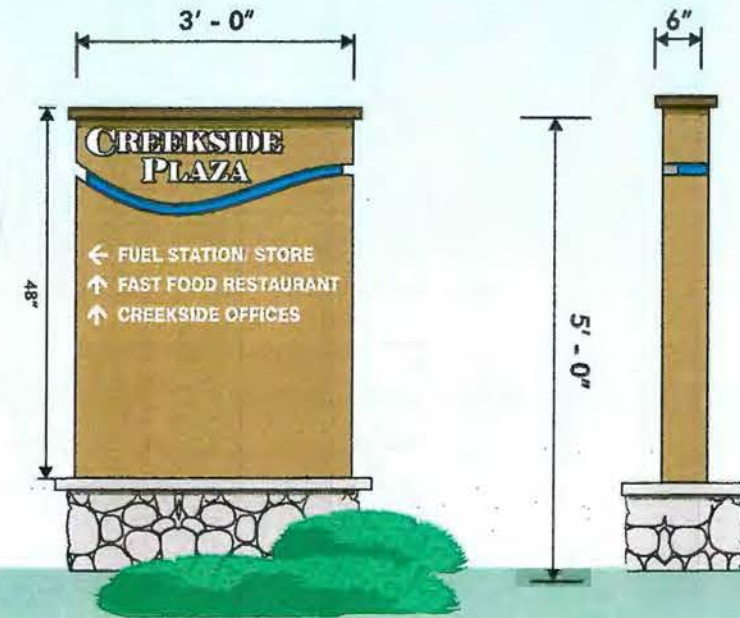
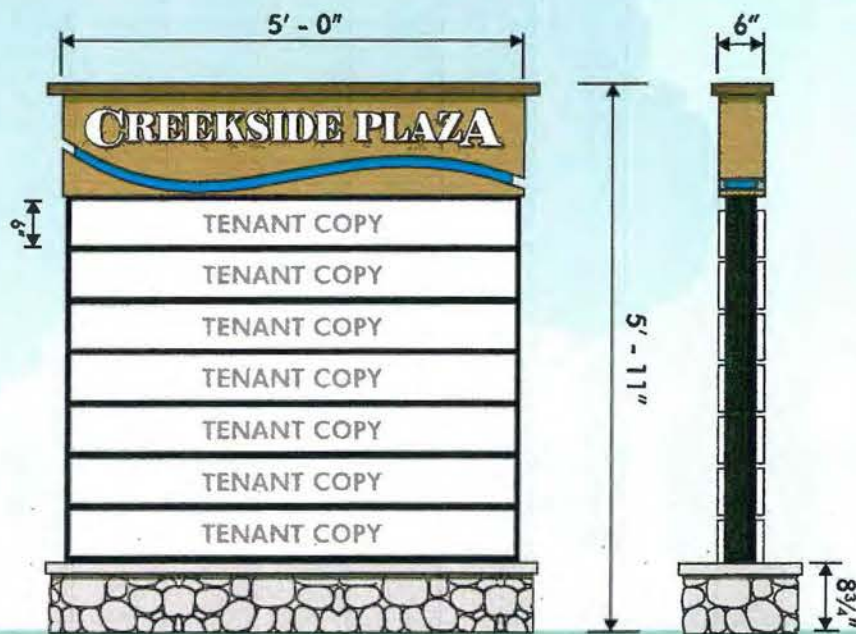


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**CREEKSIDE PLAZA  
PLACERVILLE, CA**

**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



**Western**  
SIGN COMPANY, INC.

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



**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  
09/10/09  
11/19/09  
01/15/10  
03/02/10  
REVISD 01/19/11

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

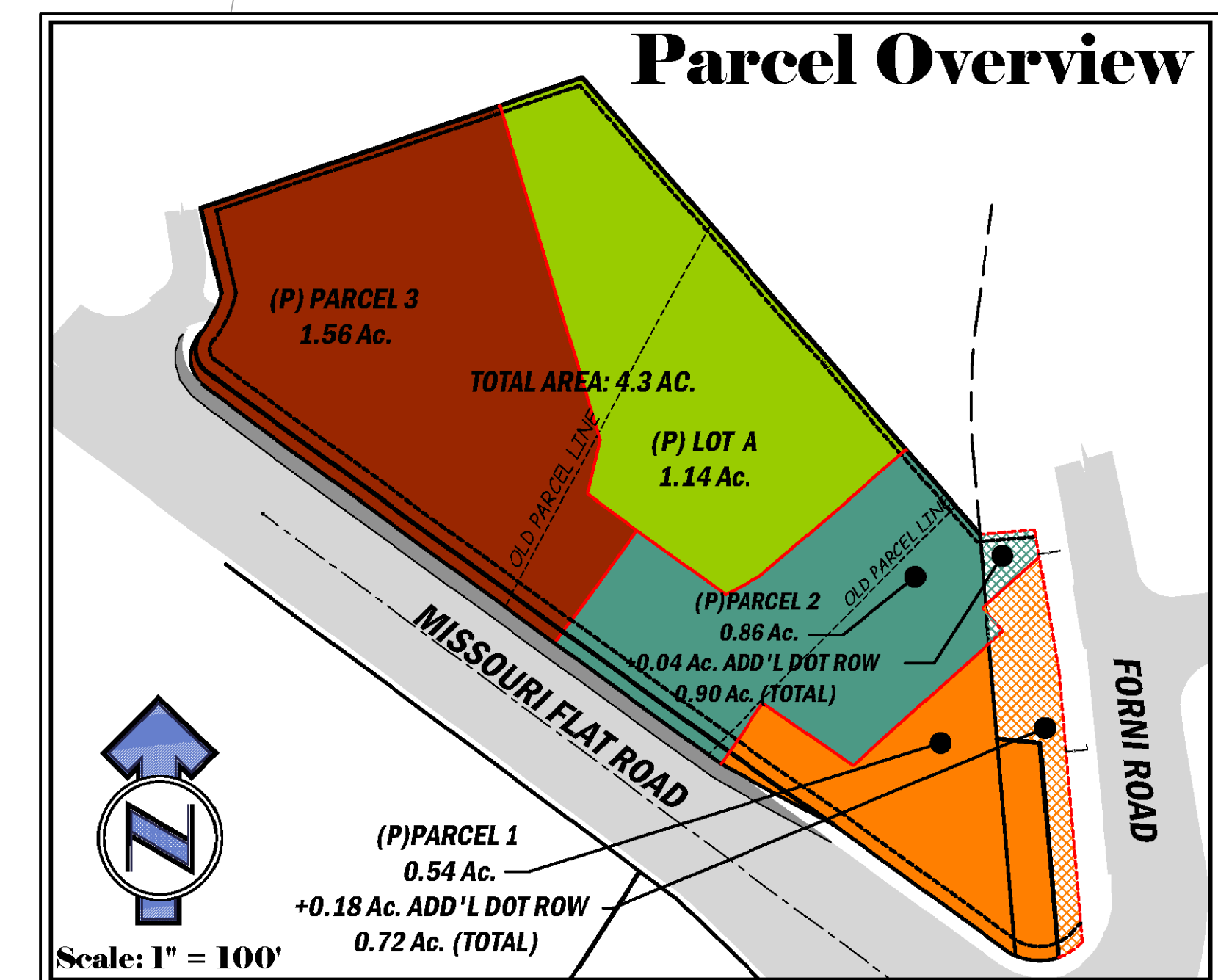
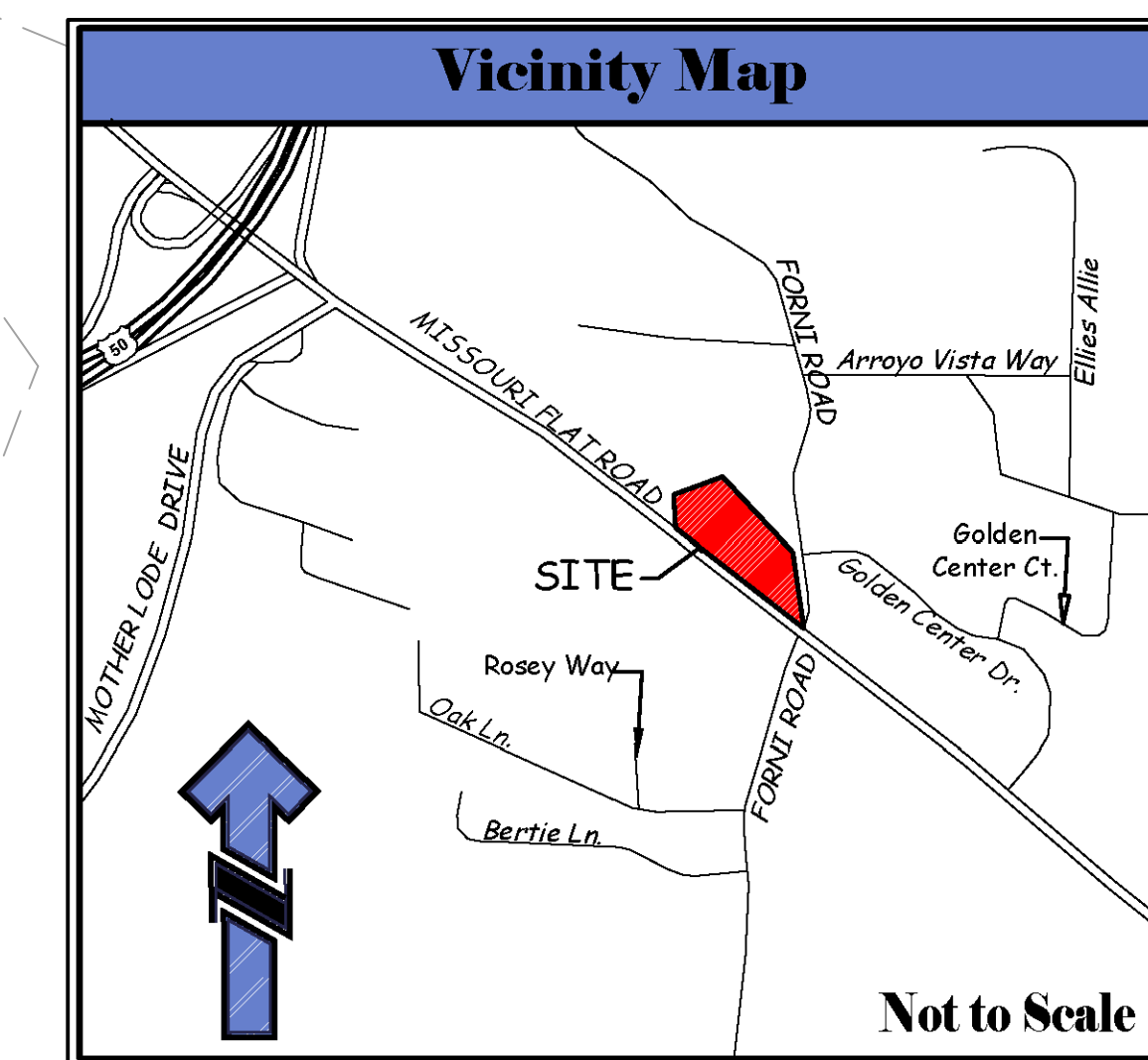
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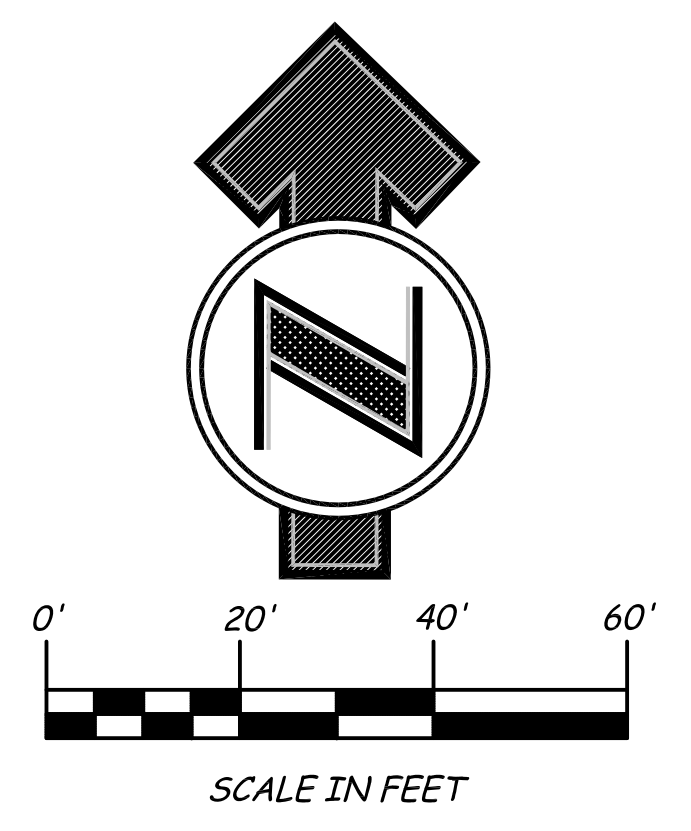
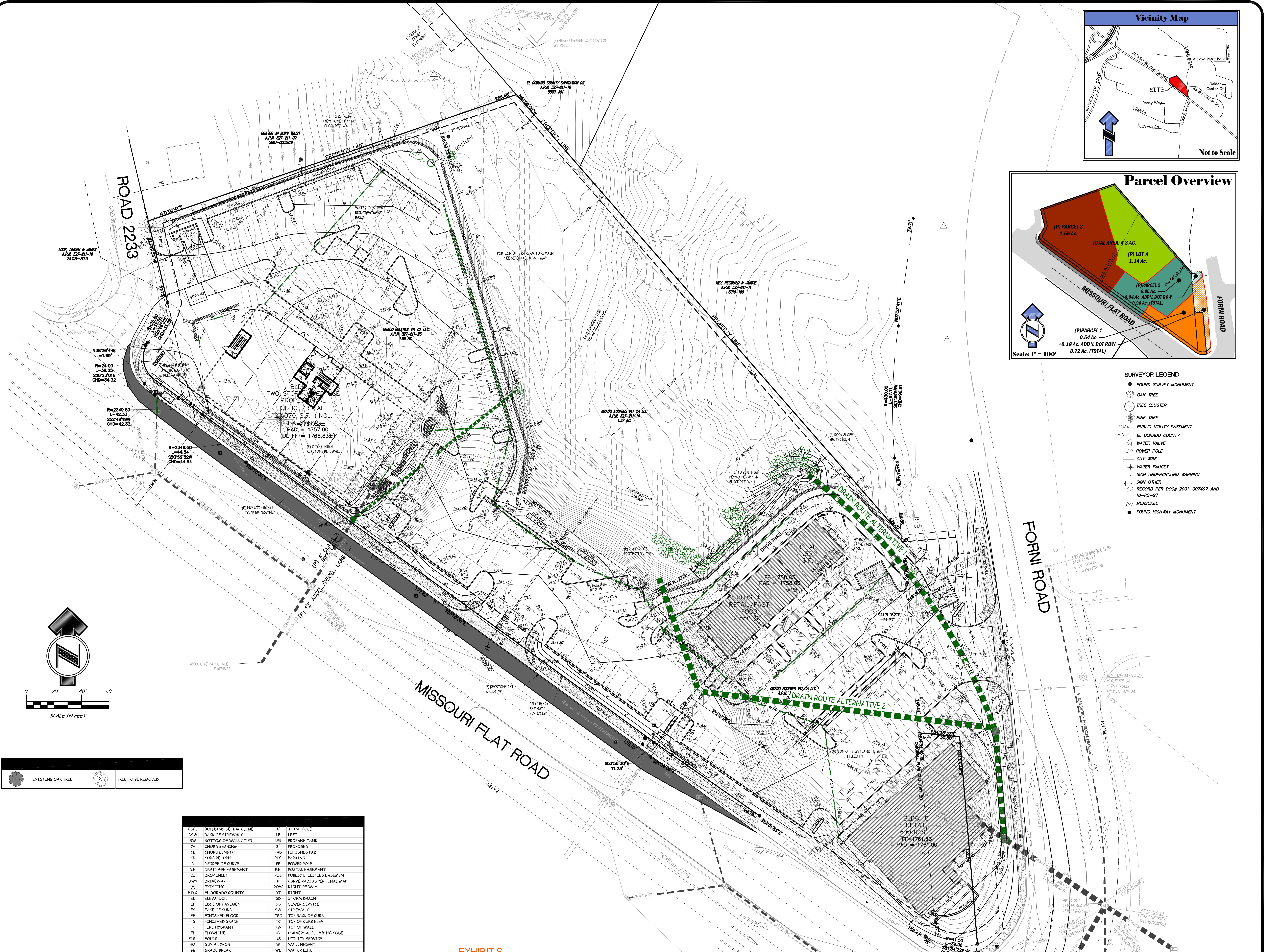
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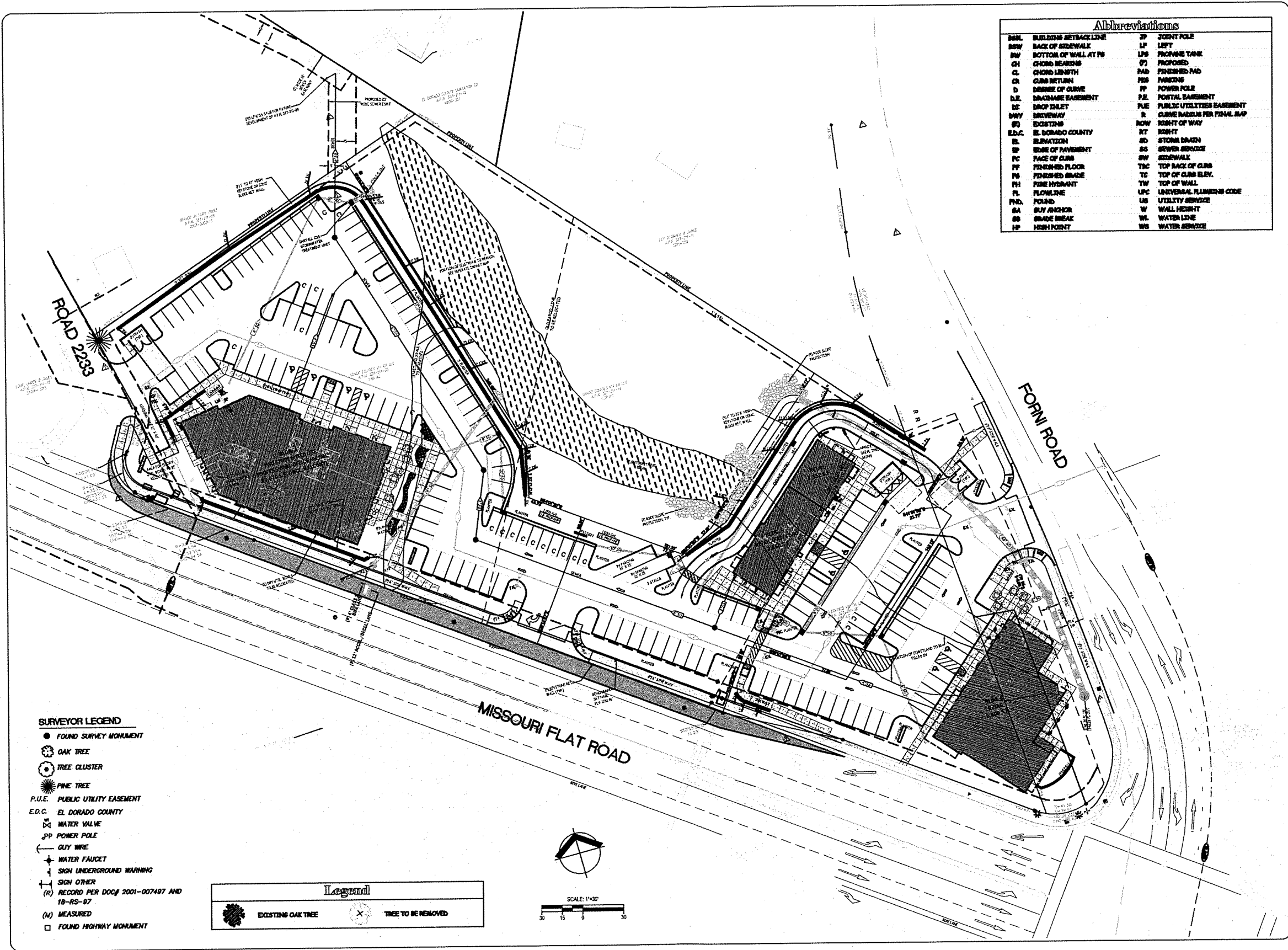
- SURVEYOR LEGEND**
- FOUND SURVEY MONUMENT
  - OAK TREE
  - TREE CLUSTER
  - PINE TREE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - E.D.C. EL DORADO COUNTY
  - WV WATER VALVE
  - PP POWER POLE
  - GW GUY WIRE
  - WF WATER FAUCET
  - SW SIGN UNDERGROUND WARNING
  - SO SIGN OTHER
  - (R) RECORD PER DOC# 2001-007497 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



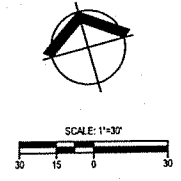
**Abbreviations**

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	PS	PROPOSED
D	DIAMETER OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	P.E.	POSTAL EASEMENT
DE	DRAIN INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRAINAGE	R	CURVE RADIUS PER FINAL MAP
E	EASEMENT	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
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FL	FLOWLINE	UPC	UNIVERSAL PLUMBERS CODE
FLD.	FLOOD	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

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

PROJECT NO.: 04080000  
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

## **EXHIBIT T.1**

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:

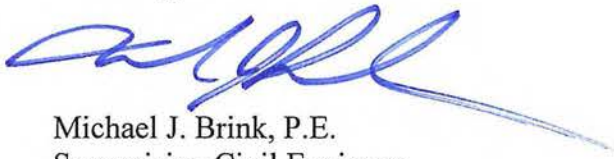
- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval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

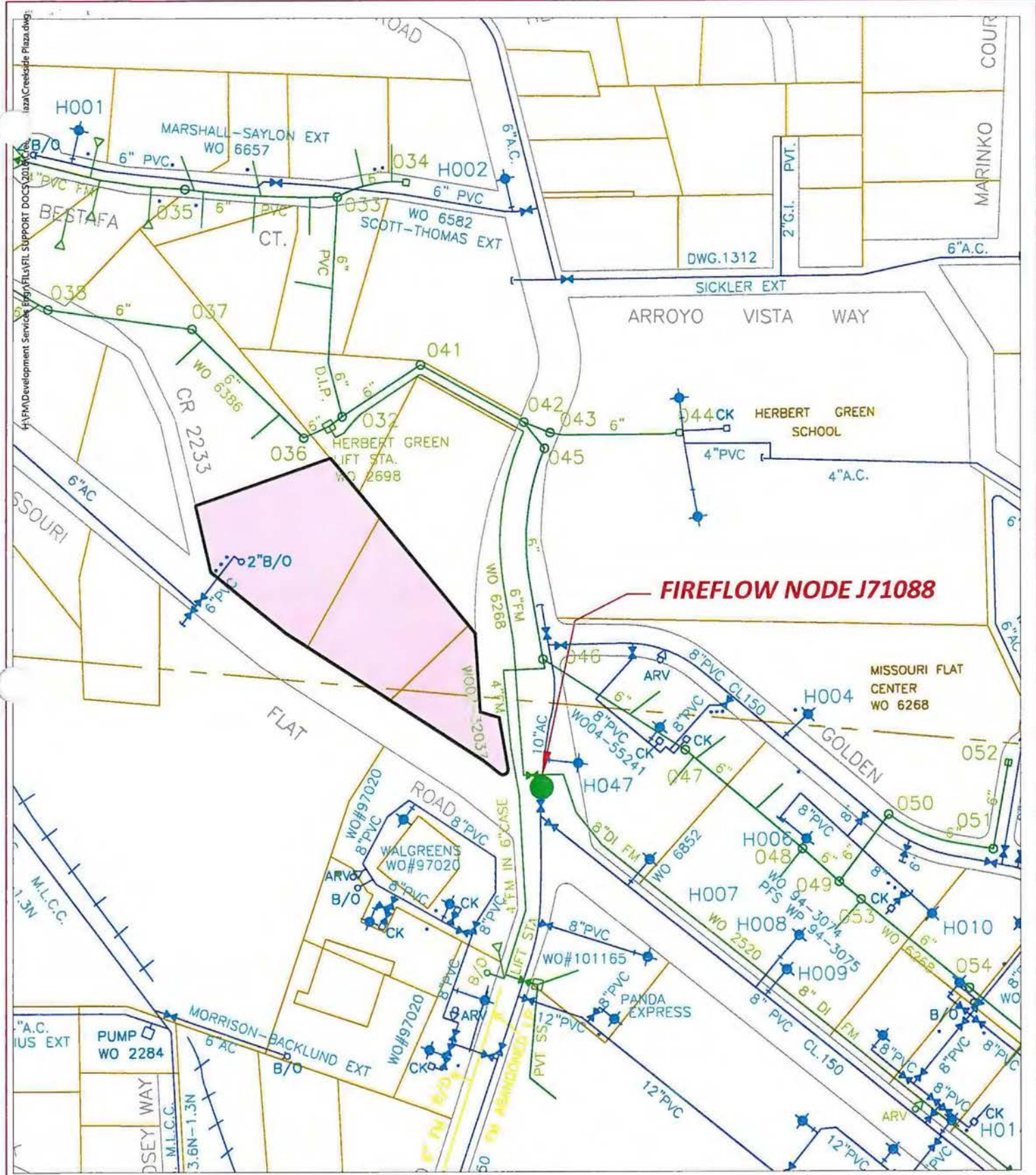
MB/MM:at

Enclosures: System Map

cc w/ System Map:

Roger Trout, Director  
El Dorado County Development Services Department  
Via email - [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)

Lori Tuthill – Administrative Assistant  
Diamond Springs / El Dorado Fire Protection District  
Via email - [ltuthill@diamondfire.org](mailto:ltuthill@diamondfire.org)



El Dorado Irrigation District  
System Map

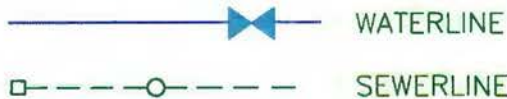
DATE: June 10, 2016

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

Creekside Plaza



Scale: 1" = 250'



APN: 327-211-14,16+25  
18-0861 E 22 of 22