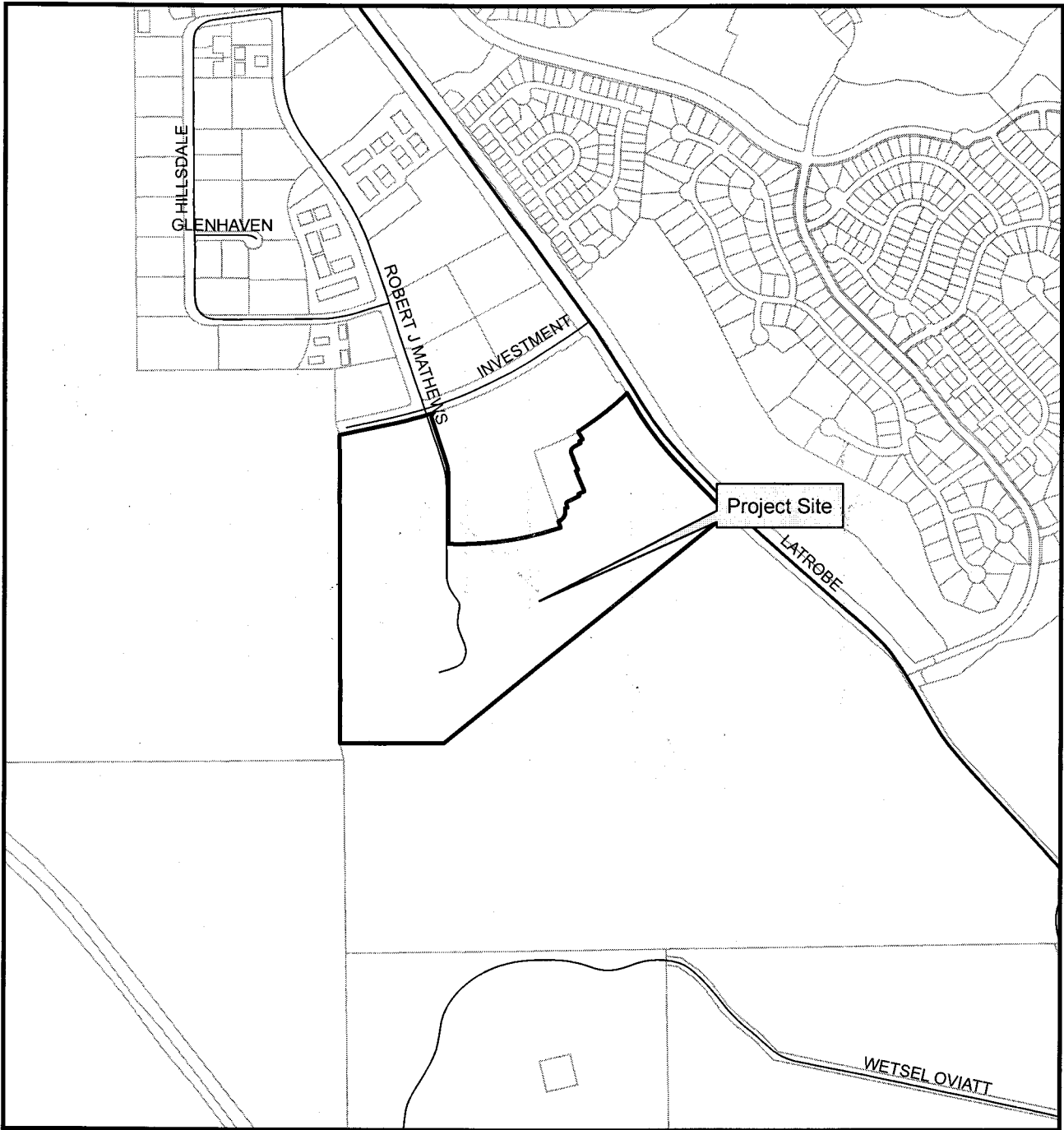


Location Map



P11-0007-DST Realty Parcel Map
APN 117-010-19

0.1 Miles

1:12,000



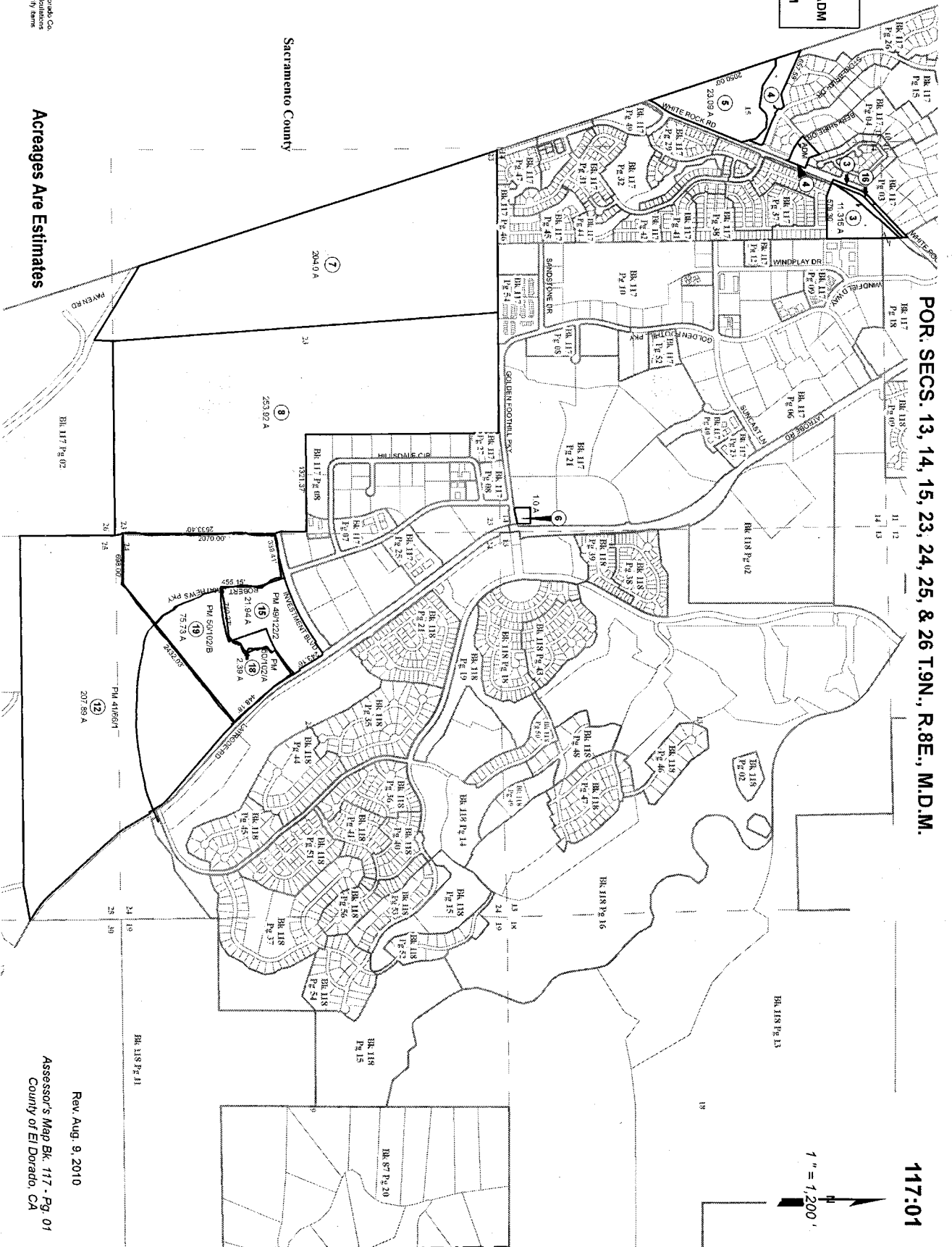
Prepared By:
Gina Paolini
Planning Services Department
April 5, 2012

Exhibit A

- *Parcel Notes**
- ① - PPM 47/56/A, 11.315 A, ADM
 - ② - RS 24/7/9/2, 7.730 A, ADM

POR. SECS. 13, 14, 15, 23, 24, 25, & 26 T.9N., R.8E., M.D.M.

117:01



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations are based on the official State Plane 1983 datum. Dimensions and acreage are estimates.

Acreages Are Estimates

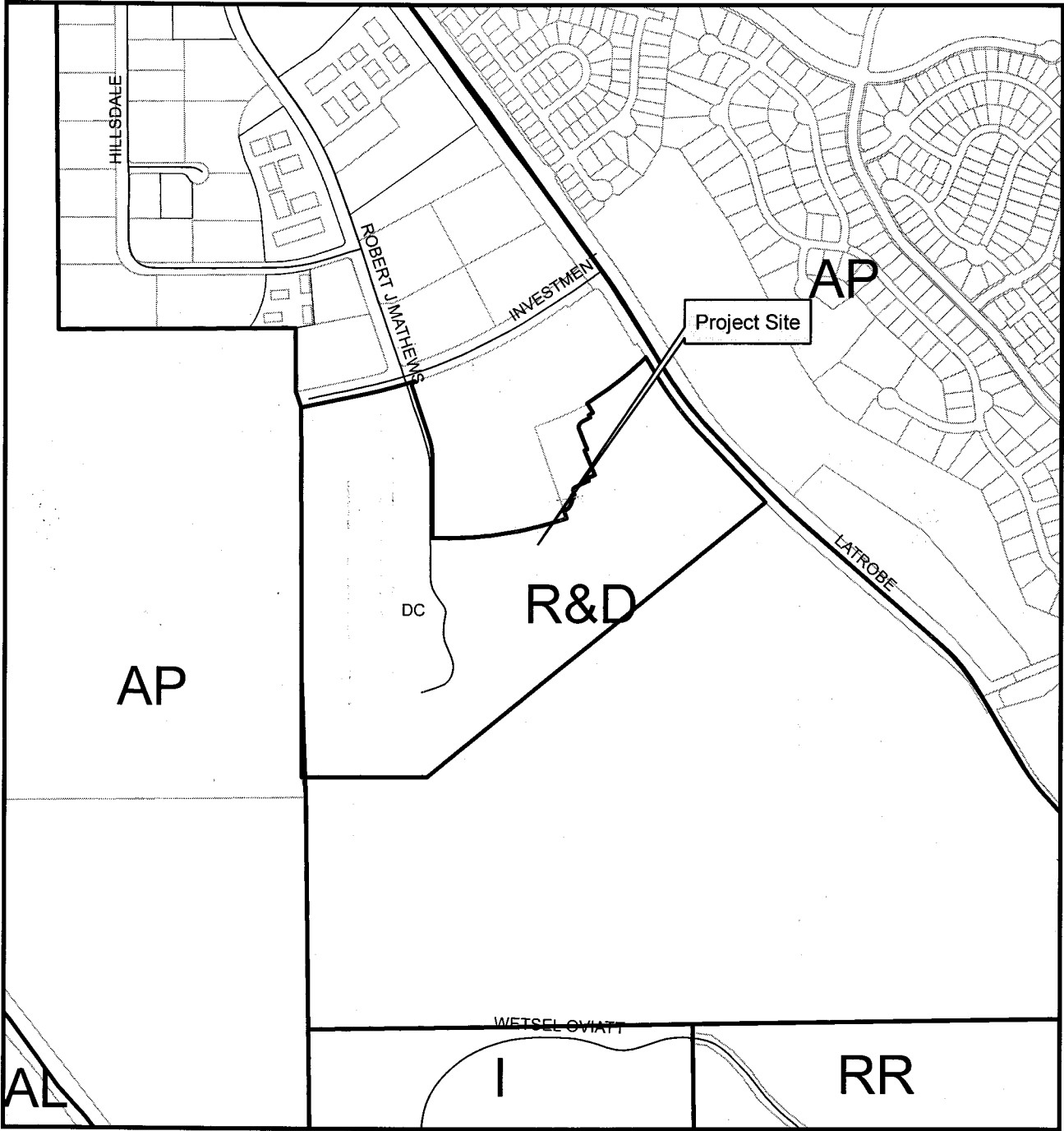
Sacramento County

Rev. Aug. 9, 2010

Assessor's Map Bk. 117 - Pg. 01
County of El Dorado, CA

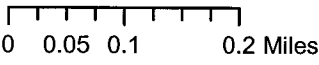
EXHIBIT B

General Plan Map



P11-0007- DST Realty Parcel Map
APN-117-010-19

Land Use Designation
R&D- Research and Development
AP -Area Plan
RR - Rural Residential
I - Industrial



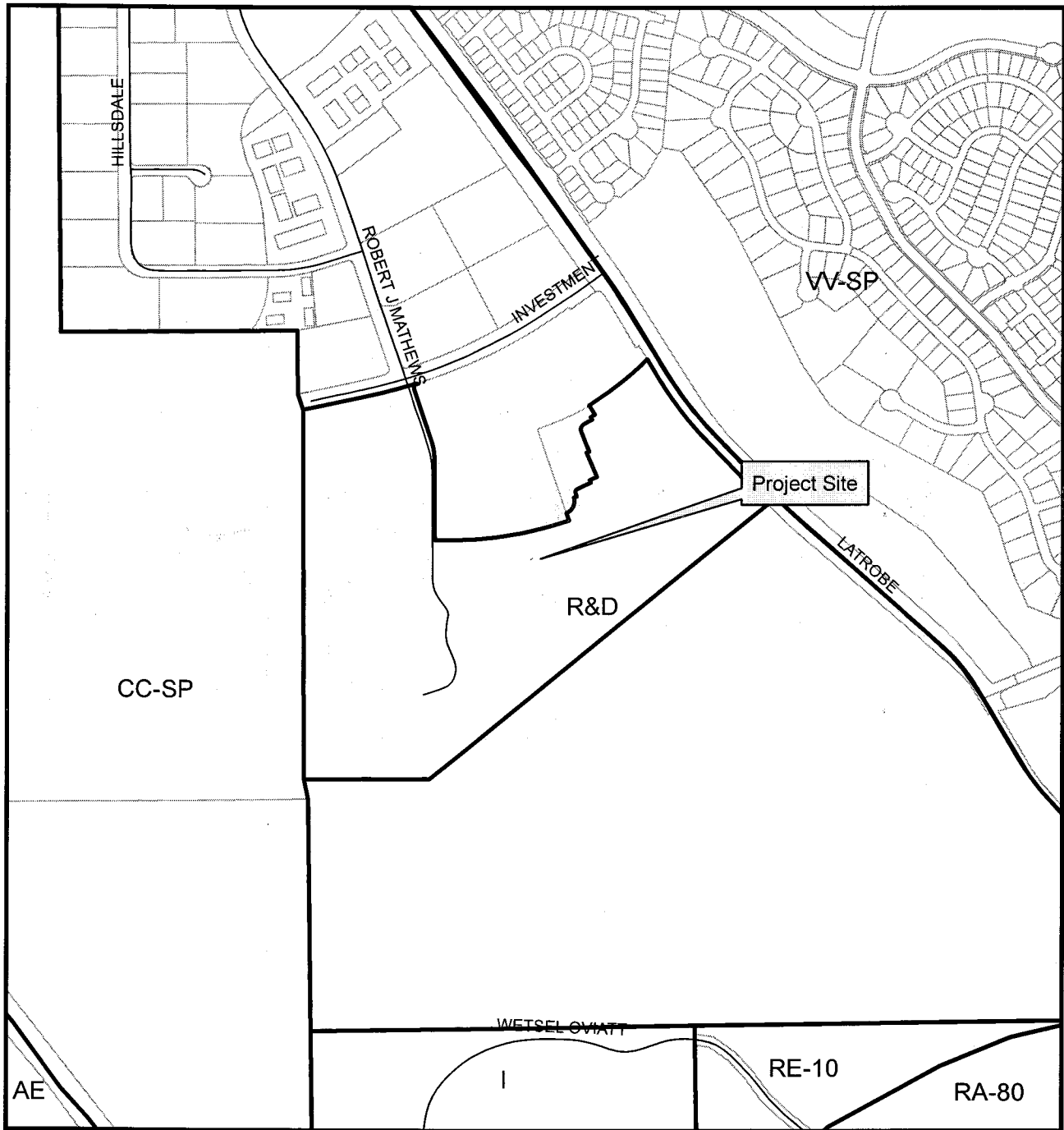
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Prepared By:
Gina Paolini
Planning Services Department
April 5, 2012

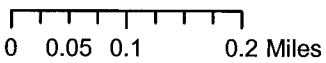
Exhibit C

Zoning Map

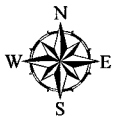


P11-0007- DST Realty Parcel Map
APN 117-010-19

Zoning Districts
R&D- Research and Development
CC-SP Carson Creek Specific Plan
VV-SP Valley View Spefic Plan



1:10,000



Prepared By:
Gina Paolini
Planning Services Department
April 5, 2012

Exhibit D

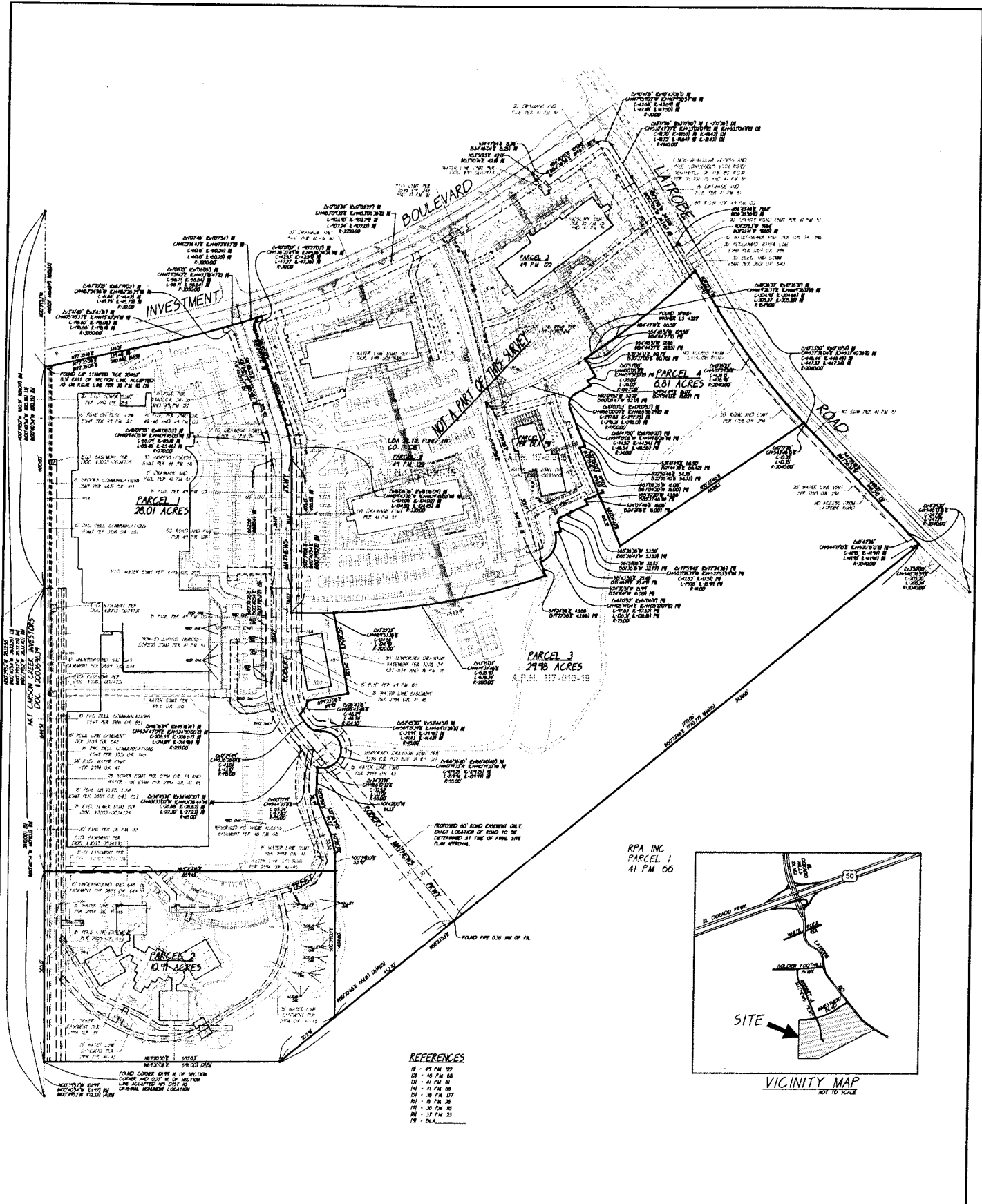
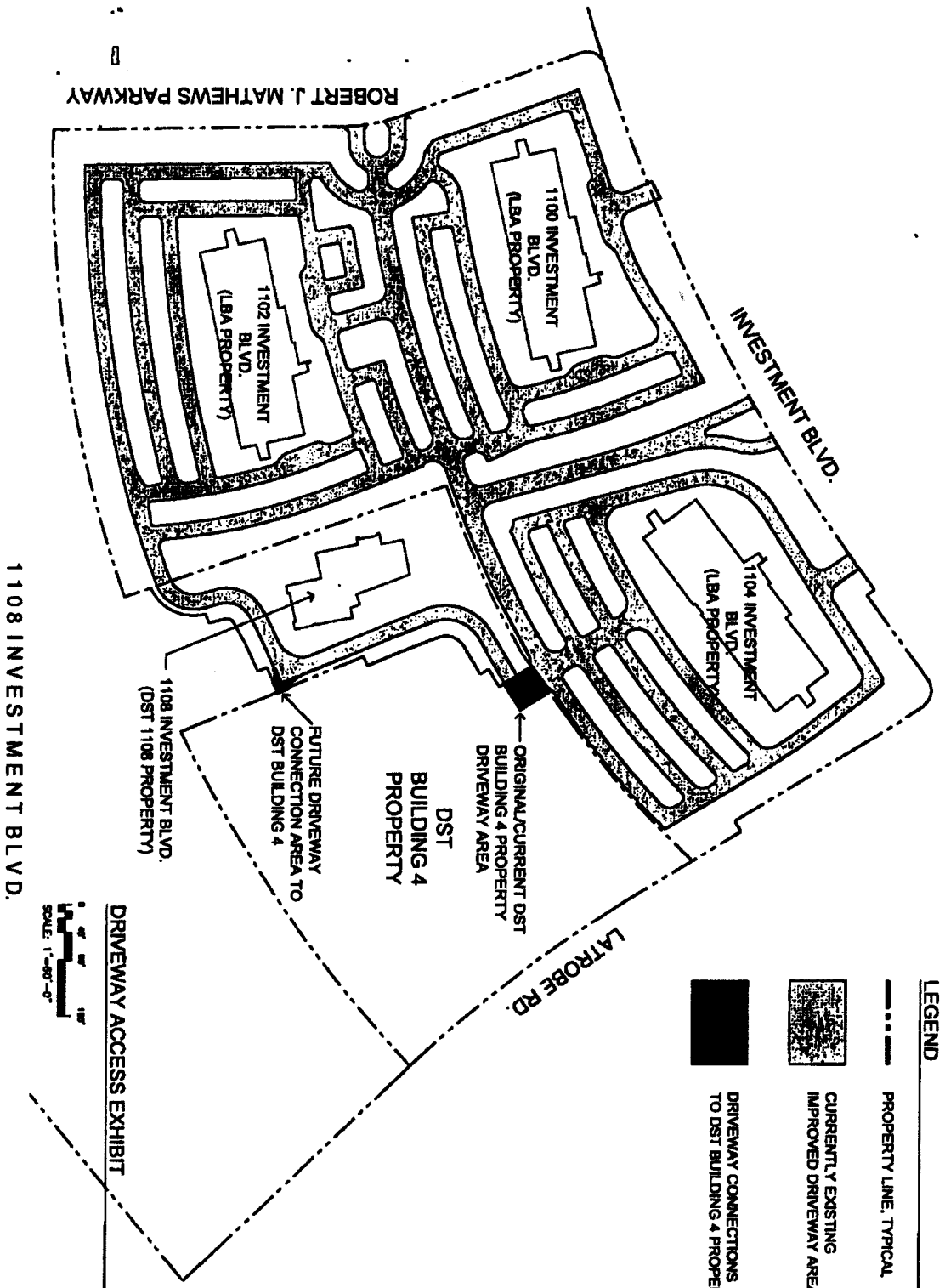


EXHIBIT E

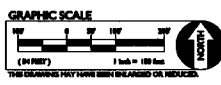
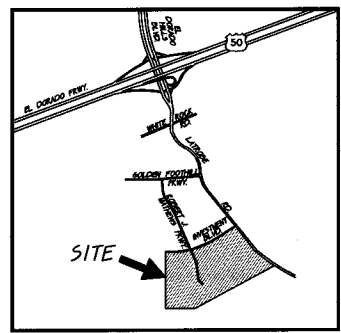
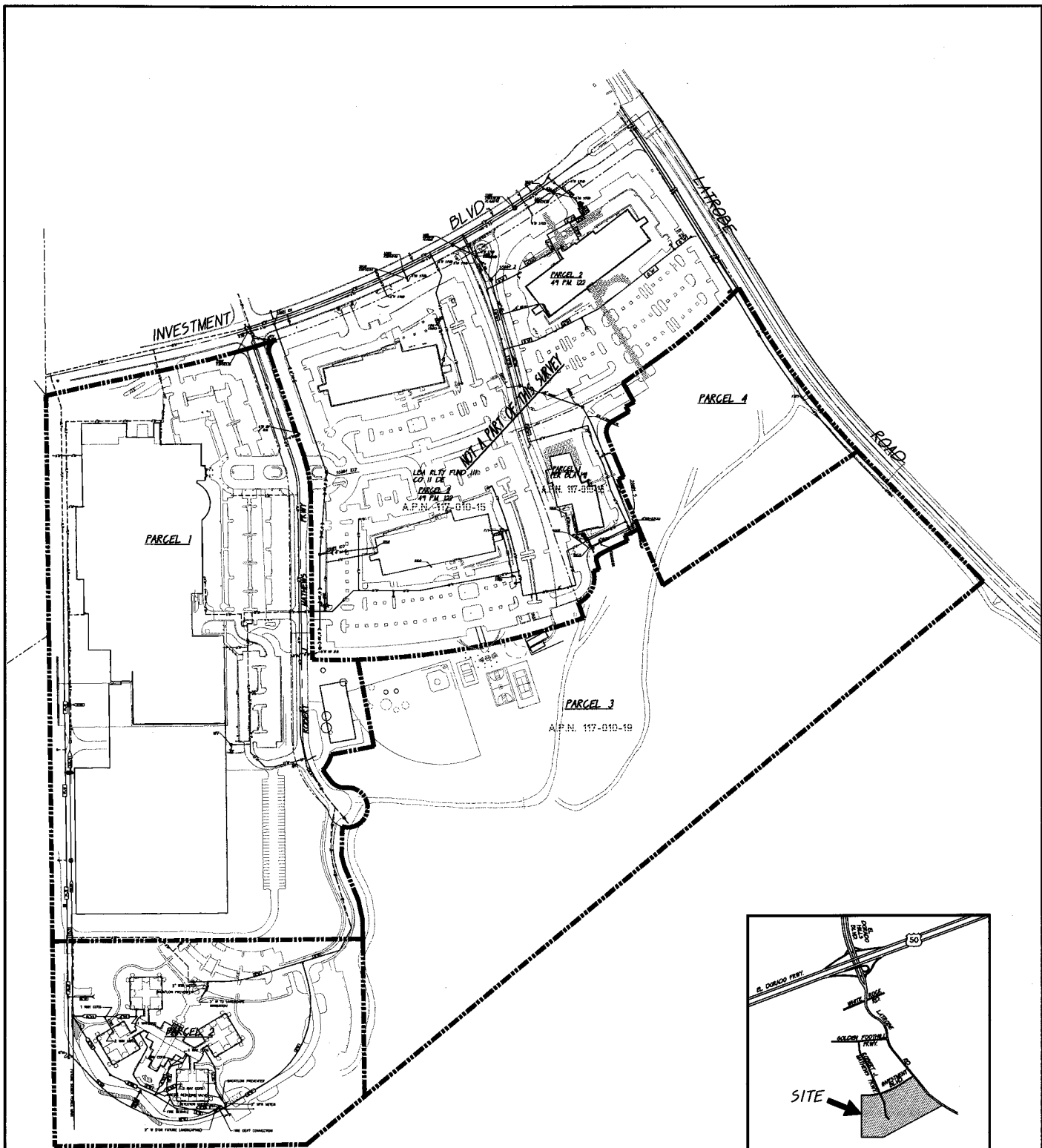
APN	DESIGNED	HORIZONTAL SCALE		TENTATIVE PARCEL MAP D'ST AT APN(S): 117-010-19 <small>EL DORADO HILLS EL DORADO COUNTY CALIFORNIA</small>	1 OF 1
REVISION NO.	DRAWN	VERTICAL SCALE			
DATE	CHECKED	JOB NO.			
ISSUED ON	DATE	DATE			

TOWN SUPERVISOR: _____
 APPROVAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL DATE: _____



EL DORADO HILLS, CALIFORNIA
FEBRUARY 26, 2011





ZONING ADMINISTRATOR: _____
 APPROVAL/ISSUE DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/ISSUE DATE: _____

A.P.N.	DESIGNED: MA	HORIZONTAL SCALE:	
BENCHMARK NO.	DRAWN: JF/ALD	VERTICAL SCALE:	
ELEV.	CHECKED: GW	DATE:	
	SURVEYED ON: 4/28/11	JOB NO.:	
	FINAL ISSUED ON: 8/22/11	NO.:	REVISION:

WATER AND SEWER EXHIBIT
 D5T
 APN(S): 117-010-19
 EL DORADO HILLS, EL DORADO COUNTY, CALIFORNIA

1 OF 1

EXHIBIT G



El Dorado Hills Fire Department

May 1, 2012

Ms. Gina Paolini, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

Re: REVISION P 11-0007 DST REALTY PARCEL MAP APN 117-010-19

Dear Ms. Paolini:

The El Dorado Hills Fire Department has reviewed the above referenced development and made revisions to our original letter dated February 29, 2012. Please review the following additional comments added to item 3. "The required fire flow rate for fire protection of the proposed referenced development". Please review the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code.

1. A secondary means of egress shall be provided prior to any construction.
2. This development shall provide a minimum of two unobstructed access roadways during construction.
3. The required fire flow rate for fire protection of the proposed referenced development is 3,875 gpm with a 20 psi residual for a two hour duration. This flow rate is in addition the highest maximum daily consumption and is based on the premise that a commercial, retail, fire sprinklered building is to be of Type V-B construction and shall not exceed 80,000 square feet in size.
4. Commercial buildings shall have fire sprinklers installed in accordance with NFPA-13, 2010 edition, and Fire Department requirements. Fire sprinkler plans shall be turned in for review and approval prior to installation.
5. This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet for commercial buildings. The exact location of each hydrant shall be determined by the Fire Department.

1050 Wilson Blvd. • El Dorado Hills, California 95762 • Tel (916) 933-6623 • Fax (916) 933-5983

EXHIBIT H



El Dorado Hills Fire Department

6. In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
7. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
8. The fire access roadways servicing the building shall be designed to accommodate a 40 foot inside and a 56 foot outside turning radius.
9. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003.
10. All driveways shall conform to El Dorado County regulations and the State Fire Safe Regulations.
11. A complete preplan will be provided to the Fire Department at time of final.
12. A KNOX box shall be installed on commercial buildings to contain the master key to open all exterior doors. The KNOX box order form is available at the El Dorado Hills Fire Department, 1050 Wilson Blvd, El Dorado Hills.
13. All commercial trash enclosures shall be located a minimum of 10 feet from a building wall and shall be contained in an enclosure.
14. The fire alarm system shall be installed per the California Building Code and the California Fire Code, 2010 editions as well as NFPA 72, 2010 edition. Alarm plans shall be turned in for review and approval prior to installation.

If you have any additional questions or concerns, please contact me at (916) 933-6623 Ext.29.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Brad Ballenger
Division Chief/Fire Marshal

1050 Wilson Blvd. • El Dorado Hills, California 95762 • Tel (916) 933-6623 • Fax (916) 933-5983