



*Pacific Gas and
Electric Company*

10/10/2018

Stan Gamble
237 S Hillview Dr.
Milipitas, CA 95035

Broad Meadows Ct, Sutter Creek
Parcel #: 040-030-060

Stan Gamble,

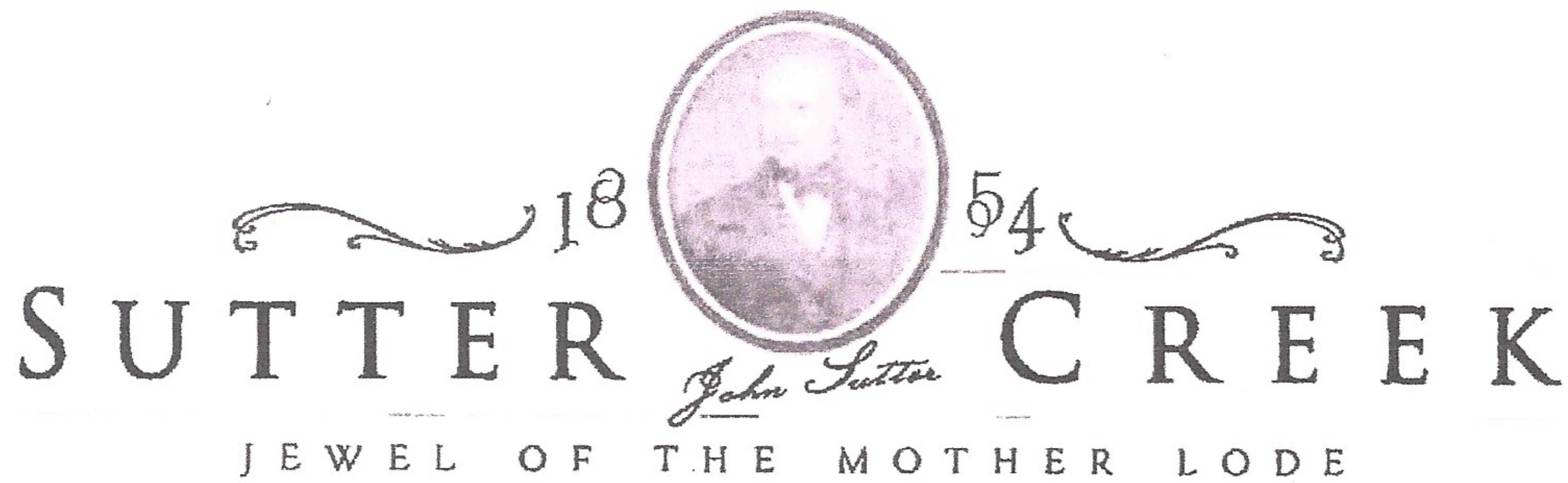
This letter is in regards to your request for information at the above given location. This lot is registered with the county as Parcel #: 040-030-060. **We may utilize/extend our electric and gas distribution facilities to and within this development in accordance with our Electric Rules 15 & 16 in effect at the time service is requested.** These rules are on file with the California Public Utilities Commission and are available through this office upon request.

For more specific information pertaining to the establishment of service at the aforementioned location, please submit an application for service. You can do so by clicking on the following link to [PG&E Customer Connections](#)

Thank you in advance for the opportunity to serve you. We appreciate your business.

Sincerely,

Savo Gojkovich | PG&E Express Connect |
3136 Boeing Way, Stockton, CA 93720 |
Electric & Gas Service Requirements (Greenbook)



June 15, 2020

Mr. Stan Gamble
237 S. Hillview Drive
Milpitas, CA 95035

RE: SEWER SERVICE AVAILABILITY
BROADMEADOWS DEVELOPMENT
TENTATIVE SUBDIVISION MAP
SUTTER CREEK, CALIFORNIA

Mr. Gamble,

In reference to your inquiry regarding the availability of sewer services for your proposed Broadmeadows Development, the City of Sutter Creek (the City) currently has the ability to serve your project subject to the following conditions:

1. All Conditions of Approval for the Tentative Subdivision Map for the Broadmeadows Development must be completed and approved by the City.
2. All improvements for the Broadmeadows Development and any required off-site improvements must be completed, approved, and operational. No phasing will be allowed.
3. All fees associated with the development of the Broadmeadows Development must be paid in full.
4. The total residential lots serviced for this subdivision remains at 10 or less.
5. The ability to serve your development will expire with the expiration of the Approved Tentative Subdivision Map or the failure to get the Tentative Subdivision Map approved.

18 Main St., Sutter Creek, CA 95685 • Telephone: (209)267-5647 • Fax: (209)266-7789 • TTY: 711
The City of Sutter Creek is an equal opportunity service provider and employer

Mr. Stan Gamble
Sewer Service Availability
Broadmeadows Development
June 15, 2020
Page 2 of 2

Please review the conditions I have outlined above, if you have any questions or require any clarifications, please contact me at (209) 223-0381 or grant@vrfd.com.

Sincerely,

WEATHERBY-REYNOLDS-FRITSON, ENGINEERING AND DESIGN



Grant Reynolds
City Sewer Engineer

Cc: Amy Gedney, City Manager
George Allen, City Public Works Superintendent
Derek Cole, City Attorney
Bruce Baracco, Planner for Owner

Bruce Baracco

To: Mary Beth Van Voorhis
Subject: Broadmeadows Estates Sewer Service

From: Grant Reynolds <grant.wrfed@gmail.com>
Sent: Thursday, September 13, 2018 2:42 PM
To: Amy Gedney <agedney@cityofsuttercreek.org>
Subject: Re: FW: Broadmeadows - Revsied submittal to come

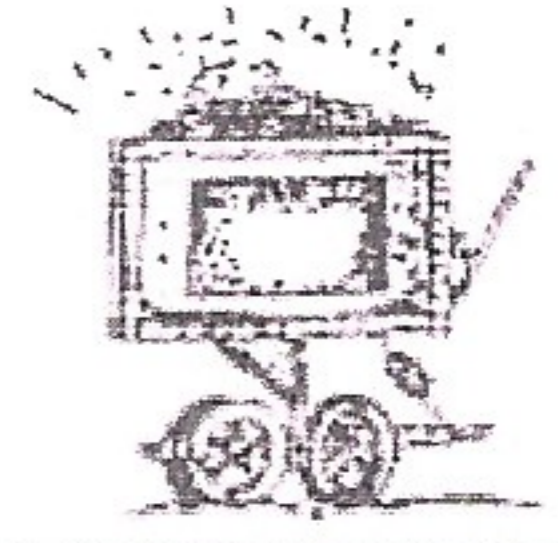
The 10 Lots were called Unit 4 in the past. I had notes that the Subdivision Map for Unit 4 was set to expire on 10/13/17. Did they get an extension? Since the Map was on our Committed Flows list as an approved subdivision without improvements, sewer capacity is reserved for the lots and hasn't been reallocated anywhere. Sewer service lines for these 10 Lots have already been installed. We allowed them to be constructed when the road was built so we wouldn't have to cut into it in the future (today).

--
Grant Reynolds, P.E.
Weatherby-Reynolds-Fritson Engineering and Design
206 Peek Street
Jackson, CA 95642
209.223.0381 (Voice)
209.223.0716 (Fax)
grant.wrfed@gmail.com
<http://www.wrfed.com>

[Type text]

City of Sutter Creek

"Still Rich in Beauty"



July 27, 2005

Mr. Stan Gamble
Trafalgar Homes
247 N. 3rd Street
San Jose, CA 95112

RE: GOLDEN HILL ESTATES, UNIT I
ADDITIONAL SEWER SERVICE LINES

Mr. Gamble,

In response to your request to install 10 additional sewer service lines to proposed lots along Golden Hills Drive and Broad Meadows Court, the City has no objections to installing these 10 service lines at this time. Please coordinate all service line locations and installation inspections with Mr. George Christner, City Public Works Superintendent.

As you are aware, the installation of these service lines in no way guarantees the approval of these lots by the City. Please contact Mr. Bruce Baracco, City Planner for all required approvals.

Sincerely,

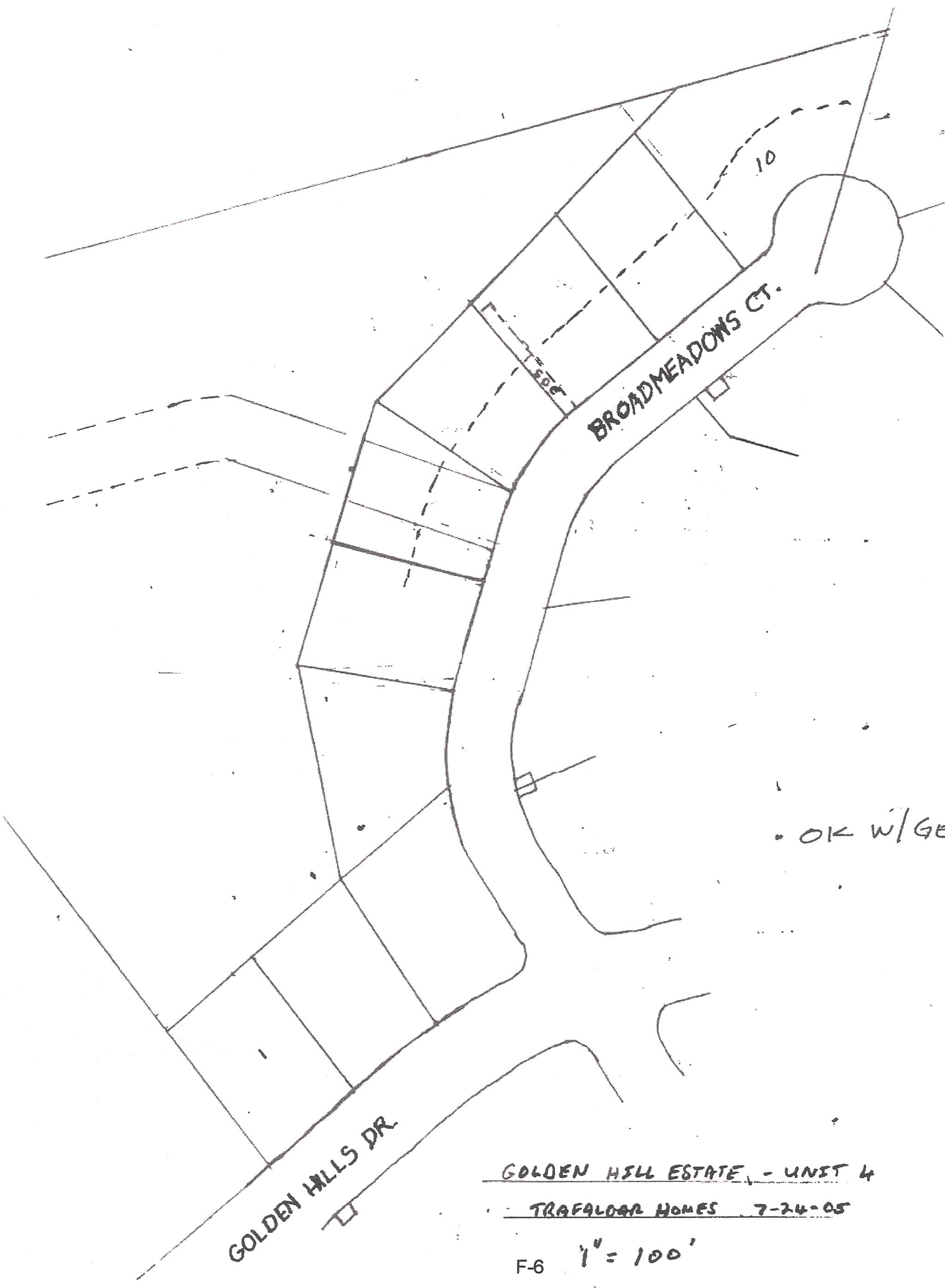
WEATHERBY, REYNOLDS, FRITSON - ENGINEERING AND DESIGN

A handwritten signature in cursive script that reads "Grant Reynolds".

Grant Reynolds
City Sanitary Engineer

Cc: Rob Duke, City Administrator
George Christner, Public Works Superintendent
Jeff Kelley, City Development Director
Roark Weber, City Engineer
Dennis Crabb, City Attorney

F-5

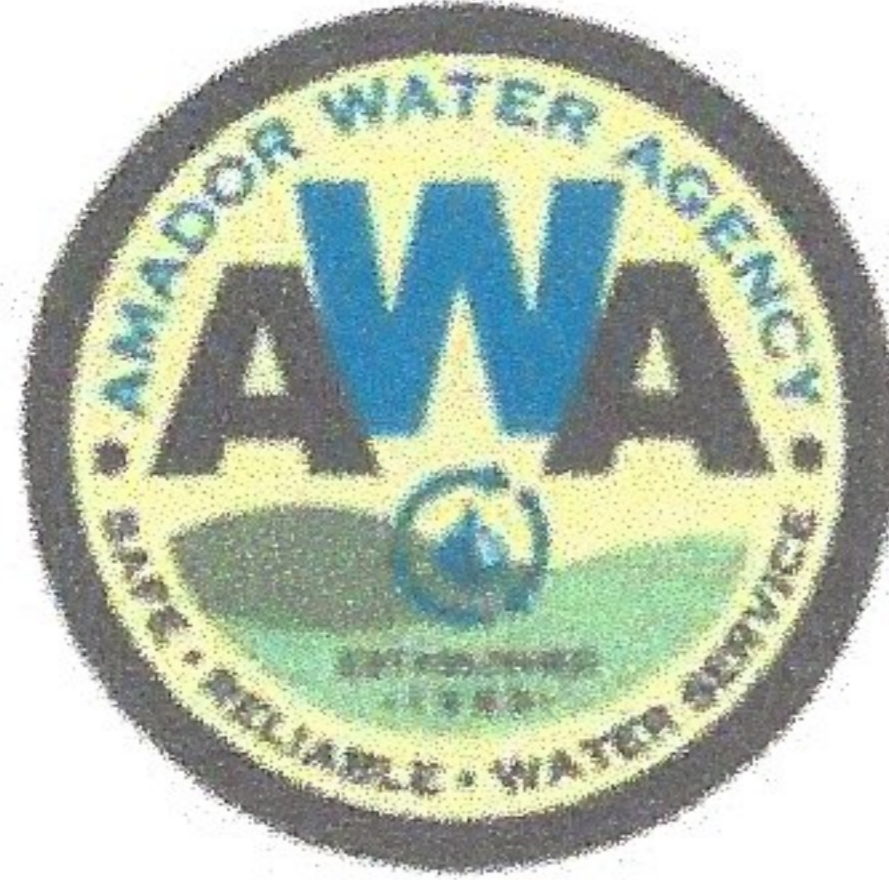


OK w/GEORGE

GOLDEN HILL ESTATE, - UNIT 4

TRAFALGAR HOMES 7-24-05

F-6 1" = 100'



December 12, 2023

City of Sutter Creek
Erin Ventura, Contract Planner
18 Main Street
Sutter Creek, CA 95685

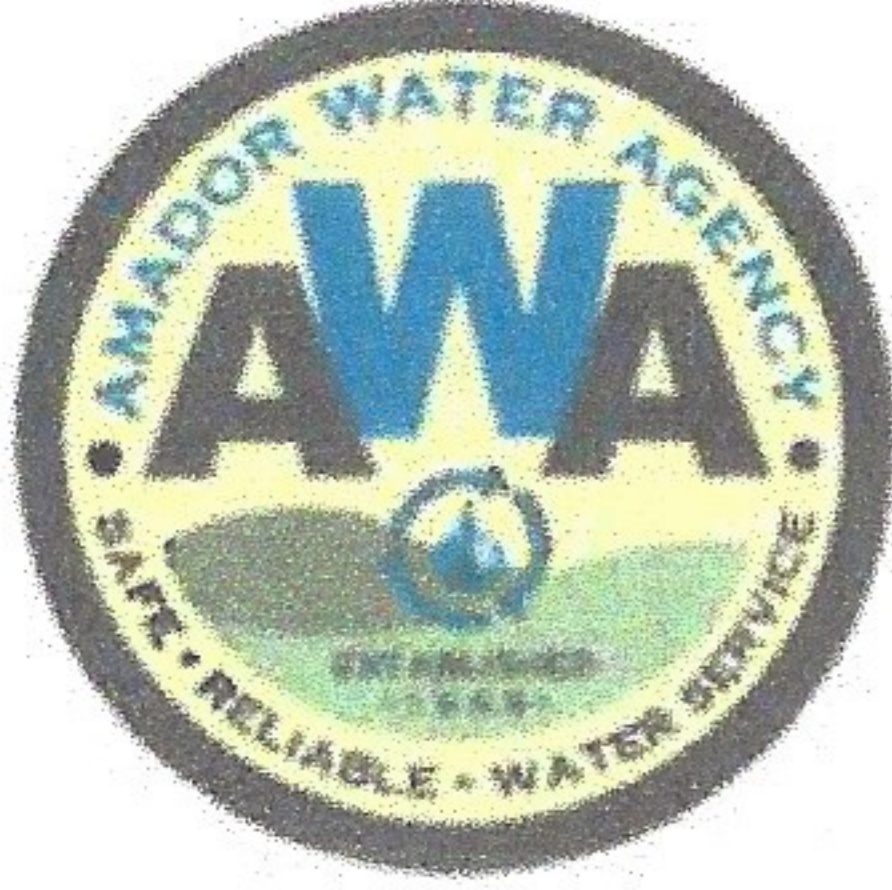
RE: Broad Meadows Estates Subdivision
APNs: 040-030-060 & 040-232-001

To Whom It May Concern:

On December 11, 2023, the Amador Water Agency (Agency, AWA) received an application referral for the Broad Meadows Estates Subdivision (Development) located on Golden Hills Drive and Broadmeadows Drive, being a 10 unit single family residential subdivision on APNs 040-030-060 & 040-232-001, having been submitted to the City of Sutter Creek (City). The Agency has been informed that the City is preparing a tentative map, along with several plan and zone amendments.

The Development is planned to be within the AWA operated Tanner Water System (System). The Agency has the following comments regarding the Development:

- 1) AWA has determined that currently reliable water treatment and storage capacity to serve the Development, and AWA's existing customers and commitments is severely limited in this System. AWA has fully allocated all treatment and storage capacity at the Tanner Water Treatment Plant (WTP) and is currently developing a plan to expand the existing WTP or to construct a new WTP. Water service to this Development may be contingent upon one of these options being implemented with sufficient capacity to serve the Development.
- 2) The Development may apply for a revised "Determination of Water Availability" from the Amador Water Agency at any time, or for a "Conditional Will Serve" after the Development's tentative map has been approved. The previous Letter of Water Availability is attached for reference.
- 3) Upon receipt of an approved Tentative Map from the City, the Development shall apply for a Conditional Will Serve (CWS) from AWA. AWA will then advise the Development of the requirements to serve the Development and other specific facilities to be constructed prior to initiation of water service to the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the Development may apply for a Will Serve Commitment from AWA.
- 4) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, City, County, Fire Department and



AWA to adequately serve the Development, subject to AWA review and approval, without negatively impacting existing customers and rate payers. The Development will be responsible to obtain and pay for all permits, environmental reviews and certifications, licenses, acceptances, pay all associated fees, design, construct, and make acceptable to the State, County, Fire Department and AWA all transmission, treatment, storage and distribution improvements needed to serve the Development, prior to initiation of service to the Development, as determined by AWA.

- 5) Installation of 1" water services, per current requirements, to each lot may be required.
- 6) Payment of all applicable capacity fees per AWA's rules and regulations in force at the time of payment and/or service.
- 7) The Development will be required to obtain a "Water Certificate of Acceptance, Transfer and Will Serve Commitment" from the Amador Water Agency, prior to recordation of the Final Map or initiation of service to the Development. The Development shall provide the commitment letter to the City, which will monitor these conditions.

A "Developer Packet" with additional information and requirements may be downloaded from <https://amadorwater.org/connection-installation/> for your convenience. Please be aware that the contents of this packet are subject to change from time to time and are intended only as a guideline for Developers. This letter is not a commitment of service and in no way guarantees water service for this Development. Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

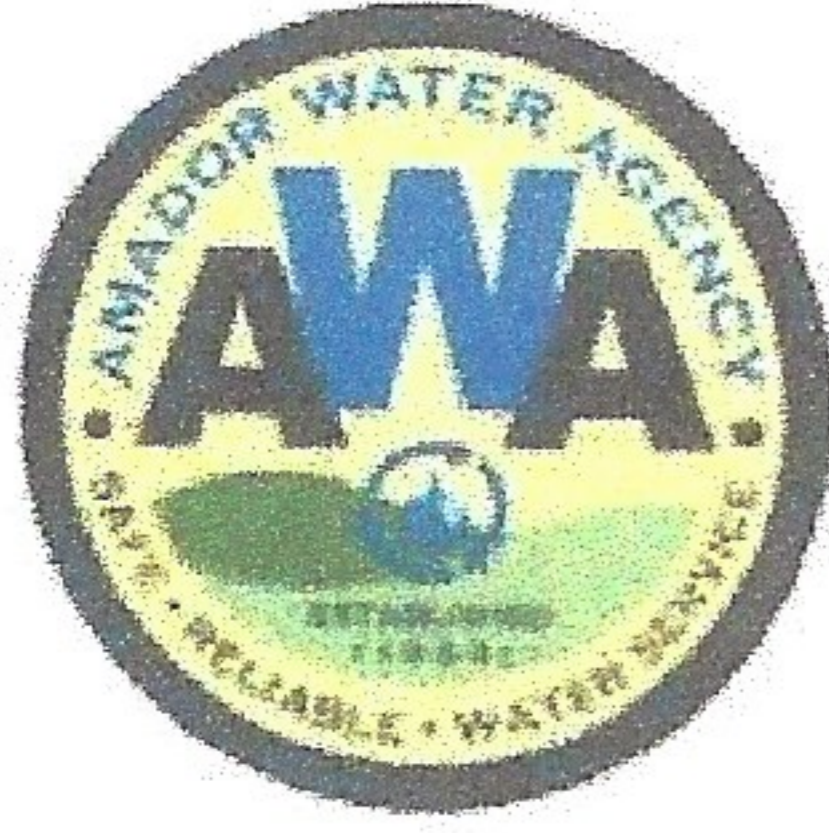
Kind Regards,

A handwritten signature in black ink, appearing to read "Brandt Cook".

Brandt Cook

This is not a quote or estimate.

Attachments: 2018 AWA Letter of Water Availability
CC: File, Bruce Baracco



November 5, 2018

Bruce Baracco
40 Eureka St
Sutter Creek, CA 95685

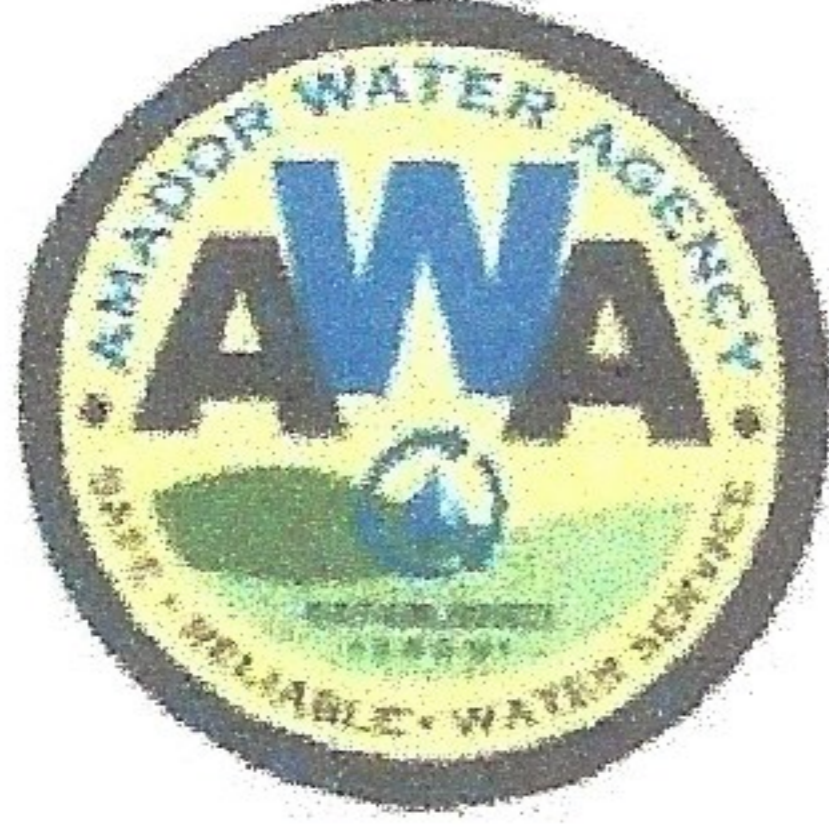
Re: Letter of Water Availability for 10 Remainder Lots of Golden Hills Estates
APN: 040-030-060 & 040-232-001

Mr Baracco:

The Amador Water Agency ('Agency') has received your request dated November 1st, 2018, for water availability for your proposed development: 10 Remainder Lots of Golden Hills Estates ('Development'). We understand that your Development is on 10 parcels ranging from 0.22 to 0.28 acres each located on APN 040-030-060 & 040-232-001 along Broadmeadows Dr and Golden Hills Dr in Sutter Creek. The Agency understands your Development consists of (10) single family residential lots and you are requesting (10) 5/8" water meters which results in a total of (10) Equivalent Dwelling Units (EDUs) for the Development, at 400 gallons per average day per EDU.

Therefore, the following tentative conditions may predicate availability of service and may provide adequate water service for this Development:

- 1) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, and the Agency to adequately serve the Development. The Development will be responsible to obtain all permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County and the Agency a distribution system to serve this Development. The Development will be responsible to provide all on-site and off-site improvements necessary for proper domestic and fire protection water needs for serving the Development. Water meters and service boxes are required to be placed on the property line servicing each proposed parcel.
- 2) This letter/commitment is subject to the Amador Water Agency Code, Rates, Rules and Regulations, as may be amended from time to time.
- 3) Prior to service from the Agency, Development is subject to and must provide approval from City of Sutter Creek jurisdiction.

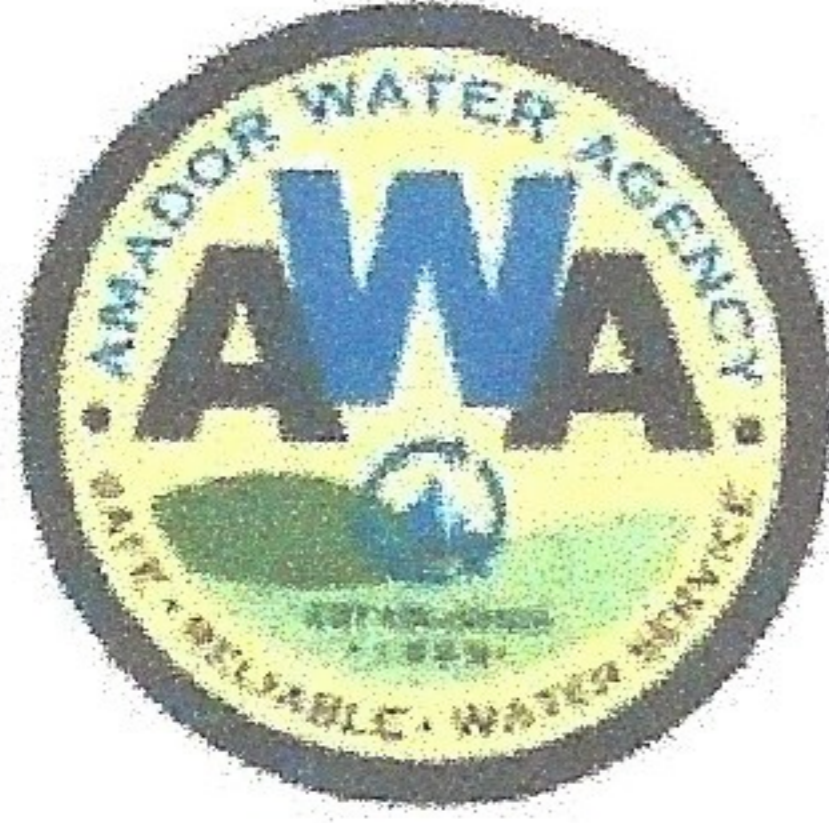


- 4) Service laterals in this area are required to conform to recent fire code changes. Currently, each parcel has a 3/4" service lateral installed, however a 1" service lateral to each lot is necessary.
- 5) Service shall not be initiated until all service laterals in the Development have been upgraded to 1" diameter lines to conform with recent fire code changes.
- 6) Payment of all applicable Participation Fees per the Agency's rules and regulations and a Participation Fee Agreement between the Developer and the Agency in force at the time of payment and/or service. Current fees are \$10,009 per EDU. Participation fees increase every July first.
- 7) The Agency will require a \$2,000 deposit for all engineering, inspection and construction services to be billed on a time and material basis for your project.
- 8) A Boundary Line Adjustment is necessary for APNs 040-030-060 & 040-232-001 as they are all situated on the proposed boundary lines of Lots 1, 2, 3, & 4.
- 9) No water service shall be initiated until the system has met all conditions above and been accepted by the Agency.
- 10) Subdivision shall obtain a Will Serve Commitment from the Agency prior to Final Map Recording or service being initiated.
- 11) Upon the receipt of an approved Tentative Map from the City of Sutter Creek, you are required to apply for a Conditional Will Serve from the Agency. Upon application, please include two copies each of the Approved Tentative Map and Approved Conditions. The Agency will then advise you of the requirements to serve the Development, including service connections and other specific facilities to be constructed prior to water service for the Development.

This Letter of Water Availability is not a commitment of service and in no way guarantees water service for this Development. It is a status of service availability for the proposed Development and in general provides the condition under which service *may* be provided. Additional requirements for service may be identified at the time the Agency issues a Conditional Will Serve letter. Once you have successfully obtained an approved tentative map for the above-referenced Development, you will then need to apply for a "Conditional Will Serve" from the Agency which has a two year expiration date. All conditions must be met prior to the recordation of a Final Map and Service to the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the Agency will issue a Will Serve Commitment to the subdivision, after which, service may be initiated.

You may download a "Developer Packet" from <https://amadorwater.org/wp-content/uploads/2017/06/Final-Developer-Packet.pdf> for your convenience. Please be

A Public Agency



12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • OFFICE: (209) 223-3018

aware that the contents of this packet is subject to change from time to time and is intended only as a guideline for Developers.

Please feel free to call me at 257-5242 with any questions, comments, or concerns regarding the contents of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Evensen", written over a horizontal line.

Darrel Evensen, P.E.
AWA Engineering Manager

cc: File