

CONDITIONS OF APPROVAL

Conditional Use Permit CUP18-0009/El Dorado Senior Resort Planning Commission/May 23, 2019

Planning Services

1. Project Description

The Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below.

The project is a conditional use permit request for the construction and operation of El Dorado Senior Resort, a senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; 9 single family homes; one 5,000 square feet (SF) commercial building; one 2,500 SF commercial building; approximately 30% open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage. The existing property consists of two parcels with a total of 8.2 acres. The El Dorado Irrigation District (EID) will serve the project with potable water and sewer, which will be subject to annexation approval from EID's District Board of Directors and El Dorado County Local Agency Formation Commission (LAFCO). The project proposes to take direct access primarily from Koki Lane with an emergency vehicular access off Pleasant Valley Road.

The assisted living/memory care facility will operate 24-hours a day seven days a week with an estimated staff of 34 employees. The senior living development will be age-restricted as defined by California Civil Code section 51.3 for residents of 55 years or older, and include a 10% affordable housing component.

As illustrated in Exhibit K and L, the proposed project buildings will be of shingle siding depicting a craftsman architectural style exterior with roofing and siding colors to blend with the earth tone color. The assisted living/memory care facility, a three-story building, will be the tallest building on the project site with a height of 37.5-foot. The rest of the buildings on the site will be a lesser height as two-story buildings. The project has been designed for consistency with the applicable development standards and zoning district standards. The buildings will conform to the prescribed setback and landscaping requirements. Based on the architectural site plan (Exhibit F) the Commercial Building #2 will be required to shift north in order to accommodate the 10-foot landscape buffer between commercial and residential zoned parcels. The anticipated commercial uses for commercial buildings #1 and #2 are restaurant and professional office buildings that will be open to the public. Exhibit G illustrates the layout of the facility in relationship with the apartment complex, residences, commercial buildings, and outdoor activity areas located in the north portions of the site.

Exhibit M illustrates the landscaping that would be installed along the perimeter of the facility, throughout the senior living development, and undeveloped portions of the site providing additional vegetation screening to the facility. The landscaping would include a variety of ornament plants and replacement of oak trees. The project site is proposed to include seven-foot perimeter fencing. Exhibit N illustrates the proposed lighting and photometric plan installed in the parking lot area, along the walkways, and driveway aisles. All 8.2-acres of the project site is anticipated to be included in grading and/or construction.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. No activity authorized by this conditional use permit may commence until all of the conditions of approval have been complied with in full.
3. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director. Major changes will require approval by the Planning Commission.
4. In Compliance with County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Conditional Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
5. The applicant shall meet all parking lot construction standards as outlined in Resolution 202-2015. Parking areas shall conform to the site plan (Exhibit F and G) and requirements under Section 4.7 of the Parking and Loading Standards. The improvement/grading plan provided to Planning and Building Department shall contain information showing compliance with the above standards.
 - All proposed signs and structures must be kept out of the County right-of-way.
 - Parking lot dimensions shall conform to requirements under the El Dorado County Standard Plans Manual, Standard Plan RS-90.

- Every parking and loading stall shall be accessible from the drive aisle without displacement of other vehicles.
 - Every parking stall and drive aisle shall have a minimum of eight feet vertical clearance.
 - All parking areas shall be graded to provide adequate drainage of all surface areas into an on-site drainage improvement or stormwater drainage system, in compliance with the gradient standards in the Land Development Manual (LDM).
6. Lighting fixtures and their locations shall conform to the lighting plan, lighting inventory, and outdoor lighting design (Exhibit N). Any proposed building or parking lot lighting fixtures shall be designed and located so that no light and glare shall spill over property lines and adversely impact adjoining properties and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Planning and Building Department.
7. Within five days of the approval of the project, the applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee to file the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.
8. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit.

9. In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

10. The project would mitigate for removal of oak trees via payment of the in-lieu fee identified in the ORMP. The estimated project oak woodland in-lieu fee of \$122,120.90 plus the heritage tree in-lieu fee of \$108,783 equals the total in-lieu fee of \$230,903.90 shall be submitted to Planning Services prior to issuance of Building and Grading Permits. All grading and construction activities will require compliance with the oak woodland preservation measures as described in the Oak Resources Technical Report (Attachment 2). The applicant shall submit all in-lieu mitigation fee payments to Planning Services prior to issuance of Building and Grading Permits.
11. All signage shall conform to Zoning Ordinance Chapter 130.36. Proposed signage plans shall be submitted as a separate building permit for review for the entire proposed development. All future signage shall conform to the maximum size as determined by chapter 130.36 of the County Code.
12. County Service Area 7 – Contribution: The proposed project is located in County Service Area (CSA) 7. CSA7 provides Emergency Medical Services for the West Slope through a Joint Powers Authority (JPA) that consists of the Fire Districts within the West Slope, including the Diamond Springs / El Dorado Fire Protection District. The medic units operated within the JPA are reimbursed for their costs with funds from CSA7. The County Board of Supervisors is responsible for the fiscal management of CSA7.

To compensate for the cost of providing ambulance services to the proposed project, which includes an age-restricted community, the applicant shall establish and agree to pay CSA7 an additional special tax established by the JPA in an amount not to exceed \$25 per unit, prior to issuance of building permits.

Enforcement/Monitoring: Prior to issuance of building permits, El Dorado County Planning Services shall verify that this measure is incorporated through written confirmation from the JPA. The project applicant shall supply the written confirmation from the JPA to Planning Services.

Mitigation Measures

The project shall comply with all applicable mitigation measures as identified in the mitigation monitoring and reporting program (MMRP) (Exhibit S).

13. *Mitigation Measure NOI-1:* Ensure that all rooftop mounted HVAC equipment associated with air heating and cooling requirements of Commercial Buildings #1 and #2 be completely shielded from view of nearby existing residences by building rooftop parapets (as proposed).

AND (one of the following)

Mitigation Measure NOI-2: When building plans are available that identify specific HVAC equipment model information and installation locations, the project developer shall review and confirm that the equipment will not exceed 45 dB Leq at 50 feet (Commercial Building #1) and 45 dB Leq at 30 feet (Commercial Building #2).

OR

Mitigation Measure NOI-3: Should the project developer choose to install rooftop-mounted HVAC equipment that exceeds 45 dB Leq at 50 feet (Commercial Building #1) or 45 dB Leq at 30 feet (Commercial Building #2), the construction of a 6-foot tall localized barrier that encompasses the equipment would be required. Should a barrier be constructed on the rooftop of Commercial Building #1, the barrier shall encompass the equipment around the north, east and west sides. Should a barrier be constructed on the rooftop of Commercial Building #2, the barrier shall encompass the equipment on the south, west and east sides.

Monitoring Requirement: All grading and construction activities will require compliance with the Noise Level Standards measures as described in the Environmental Noise Assessment (Attachment 3). Planning Services for consistency will analyze the location of the HVAC equipment and its specifications during Building and Grading Permits review, prior to issuance.

Monitoring Responsibility: El Dorado County Community Development Services-Planning and Building Department.

14. ***M1. Intersection #1: SR49 @ Pleasant Valley Road, Existing (2018) plus Proposed Project Conditions***

The impact can be mitigated with a traffic signal; however, the subject intersection is under the jurisdiction of Caltrans who will need to approve the timing for implementing a traffic signal.

The County's methods for identifying the timing for an intersection are based on both the Capital Improvement Program and Intersection Needs Prioritization Process. The County's 10-year Capital Improvement Program (CIP) includes a line item for un-programmed traffic signal installation and operational and safety improvements at intersections, including improvements such as construction of new traffic signals, construction of turn pockets, and the upgrade of existing traffic signal systems. The County annually monitors intersections with potential need for improvement through the *Intersection Needs Prioritization Process*. This process is utilized to inform the annual update to the CIP, and the Board of Supervisors can add potential intersection improvements to the CIP, as funding becomes available.

In the absence of identifying timing for implementing a traffic signal, the Community Development Services-Transportation Department has determined that the appropriate mitigation includes payment of traffic mitigation fees to satisfy the project's fair share obligation towards the traffic signal improvement. The project proportional share of growth of traffic entering the intersection is about 0.7% in the AM peak hour under Existing plus Proposed Project conditions.

OR

Construction of the improvement (traffic signal) with reimbursement for costs that exceed the project's proportional share, if the improvement is needed but not included in future updates to the CIP. The improvement will need to consistent with General Plan Goal TC-X and supporting Policy TC-Xf.

Monitoring Requirement: All grading and construction activities will require compliance with the El Dorado County Design and Improvement Standards Manuel and measures as described in the *El Dorado Senior Resort Transportation Impact Study* prepared by Kimley-Horn dated (October 17, 2018) (Attachment 4). Planning Services shall verify the inclusion of this mitigation measure prior to the issuance of grading and building permits.

Monitoring Responsibility: Both Caltrans and Community Development Services-Transportation Department.

15. ***M2. Intersection #1: SR 49 @ Pleasant Valley Road, Near-Term (2028) plus Proposed Project Conditions***

The impact can be mitigated with a traffic signal; however, the subject intersection is under the jurisdiction of Caltrans who will need to approve the timing for implementing a traffic signal.

The County's methods for identifying the timing for an intersection are based on both the Capital Improvement Program and Intersection Needs Prioritization Process. The County's 10-year Capital Improvement Program (CIP) includes a line item for un-programmed traffic signal installation and operational and safety improvements at

intersections, including improvements such as construction of new traffic signals, construction of turn pockets, and the upgrade of existing traffic signal systems. The County annually monitors intersections with potential need for improvement through the *Intersection Needs Prioritization Process*. This process is utilized to inform the annual update to the CIP, and the Board of Supervisors can add potential intersection improvements to the CIP, as funding becomes available.

In the absence of identifying timing for implementing a traffic signal, The Community Development Services-Transportation Department has determined that the appropriate mitigation includes payment of traffic mitigation fees to satisfy the project's fair share obligation towards the traffic signal improvement. The project proportional share of growth of traffic entering the intersection is about 9.6% in the AM peak hour under Near Term (2028) plus Proposed Project conditions.

OR

Construction of the improvement (traffic signal) with reimbursement for costs that exceed the project's proportional share, if the improvement is needed but not included in future updates to the CIP or constructed by others. The improvement will need to consistent with General Plan Goal TC-X and supporting Policy TC-Xf.

Monitoring Requirement: All grading and construction activities will require compliance with the El Dorado County Design and Improvement Standards Manuel and measures as described in the *El Dorado Senior Resort Transportation Impact Study* prepared by Kimley-Horn dated (October 17, 2018) (Attachment 4). Planning Services shall verify the inclusion of this mitigation measure prior to the issuance of grading and building permits.

Monitoring Responsibility: Both Caltrans and Community Development Services-Transportation Department.

16. ***M3. Intersection #1: SR 49 @ Pleasant Valley Road, Cumulative (2035) plus Proposed Project Conditions***

The impact can be mitigated with a traffic signal; however, the subject intersection is under the jurisdiction of Caltrans who will need to approve the timing for implementing a traffic signal.

The County's methods for identifying the timing for an intersection are based on both the Capital Improvement Program and Intersection Needs Prioritization Process. The County's Capital Improvement Program (CIP) includes a line item for un-programmed traffic signal installation and operational and safety improvements at intersections, including improvements such as construction of new traffic signals, construction of turn pockets, and the upgrade of existing traffic signal systems. The County annually monitors intersections with potential need for improvement through the *Intersection Needs Prioritization Process*. This process is utilized to inform the annual update to the CIP,

and the Board of Supervisors can add potential intersection improvements to the CIP, as funding becomes available.

In the absence of identifying timing for implementing a traffic signal, The Community Development Services-Transportation Department has determined that the appropriate mitigation includes payment of traffic mitigation fees to satisfy the project's fair share obligation towards the traffic signal improvement. The project proportional share of growth of traffic entering the intersection is about 4.2% in the AM peak hour and 6.3% in the PM peak hour under Cumulative (2035) plus Proposed Project conditions.

OR

Construction of the improvement (traffic signal) with reimbursement for costs that exceed the project's proportional share, if the improvement is needed but not included in future updates to the CIP or constructed by others. The improvement will need to consistent with General Plan Goal TC-X and supporting Policy TC-Xf.

Monitoring Requirement: All grading and construction activities will require compliance with the El Dorado County Design and Improvement Standards Manuel and measures as described in the *El Dorado Senior Resort Transportation Impact Study* prepared by Kimley-Horn dated (October 17, 2018) (Attachment 4). Planning Services shall verify the inclusion of this mitigation measure prior to the issuance of grading and building permits.

Monitoring Responsibility: Both Caltrans and Community Development Services-Transportation Department.

Department of Transportation

17. **Project On-Site Access Road and EVA's:** Construct the main driveway and all Emergency Vehicle Access (EVA's) as shown on the approved Site Plan.
18. **Offer of Dedication:** Offer to dedicate and easement, for road and public utilities over the main driveway from Koki Lane to the Cul-De-Sac. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be rejected by County, and maintenance responsibility for the onsite access road and EV A's are the responsibility of the project.

19. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road] onto Koki Lane to the provisions of County *Standard Plan 103G*, modified to comply with current accessibility standards. Trim trees, brush and vegetation along the west side of Koki Lane north to SR49 to achieve 290 feet minimum sight distance looking left from the project entrance.

20. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel. The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.
21. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan ASSA, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
22. **Consistency with County Codes and Standards:** Obtain approval of project improvements plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).
23. **Storm Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating

the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

24. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
25. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
26. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

27. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

County Surveyor

28. Applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required with 30 days of approval.

Housing, Community and Economic Development (HCED) Programs

29. At least 10% of the total units shall be designated as affordable housing for families of moderate to low income. Income levels are defined as those households earning between 50% to 120% of the median family income as established for El Dorado County. Deed restrictions for these specific units shall be recorded prior to approval of the final map.
30. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, shall be established by the applicant through a Developer's Agreement with the County of El Dorado. A copy of the affordable housing plan shall be submitted to the Planning and Building Department prior to final occupancy of the first single-family unit.
31. In accordance with General Plan Policy H0-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

Air Quality Management District

32. Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)
33. Paving: Project construction will involve paving and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
34. Painting/Coating: The project construction will involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings. Additionally, as limited in the project's Air Quality Analysis, interior and exterior architectural coating shall be limited to no more than 50 g/l volatile organic compound (VOC) content.
35. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
36. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13,

article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

37. New Point Source: Prior to construction/installation of any new point source emissions units (e.g., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications, and emission factors. (Rule 501 and 523)
38. Wood-burning Devices: The installation of open hearth wood-burning fireplaces shall be prohibited. Installation of woodstoves or woodburning inserts shall be discouraged in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane, or electricity. If fireplaces are desired, devices that are “natural-gas or propane only” with flues/chimneys designed to only accommodate natural gas /propane burning are allowed.
39. Electric Vehicle Charging - One & Two-Family Residential: Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.1, all one and two-family residential dwellings and townhomes shall have, at a minimum, a listed raceway to accommodate a dedicated 208/240V branch circuit for future electric vehicle supply equipment (EVSE) for each dwelling unit. The raceway shall not be less than 1 inch inside diameter, shall be securely fastened at the main panel, and terminate in close proximity to the proposed location of the charging end of the equipment. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Stds Code §4.106.4 for specific requirements²: https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx
40. Electric Vehicle Charging – Multifamily Residential (more than 17 units): Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.2, all multi-family residential dwellings shall have, at a minimum, at least 3 percent of the total parking spaces, but not less than one, which are capable of supporting future electric vehicle supply equipment (EVSE). Plans shall include the location(s) and type of EVSE, raceway method(s), wiring schematics and electrical calculations to verify the electrical system has sufficient capacity to simultaneously charge electric vehicles at their full rated amperage (Level 2 EVSE). Raceways to accommodate a dedicated 208/240V branch circuit shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall

² Cal Green Building Code: <http://codes.iccsafe.org/app/book/content/2016%20California%20Codes/Green-2017%20Errata/Chapter%204%20Residential%20Mandatory%20Measures.pdf>

provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Stds Code §4.106.4 for specific requirements³: https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

41. Electric Vehicle Charging – Non-Residential: The commercial portion of the project shall comply with the Non-Residential Mandatory Measures identified in the 2016 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans shall include wiring schematics and electrical calculations to verify the electrical system has sufficient capacity to simultaneously charge electric vehicles at their full rated amperage (Level 2 EVSE). Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. Please refer to Cal Green Building Stds Code §5.106.5.3 for specific requirements⁴: https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx
42. Pedestrian/Bike Paths: The proposed development shall include a pedestrian access between SR49 and the area where the putting greens are located to connect the project to adjacent pedestrian/bike path networks, reducing dependence on motor vehicles.
43. Solar / Photovoltaic Equipment: All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.
44. Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.

Diamond Springs/ El Dorado Fire Protection District Fire Prevention Division

45. Community Facilities District- Annexation. Prior to issuance of building permits, the applicant shall ensure that the required financing mechanism associated with fire suppression services, emergency medical services, public safety, fire prevention, fire protection, and other services (collectively Public Services) are in place for the project. The applicant shall annex the project into a Community Facilities District (CFP)

³ Cal Green Building Code: <http://codes.iccsafe.org/app/book/content/2016%20California%20Codes/Green-2017%20Errata/Chapter%204%20Residential%20Mandatory%20Measures.pdf>

⁴ Cal Green Building Code: <http://codes.iccsafe.org/app/book/content/2016%20California%20Codes/Green-2017%20Errata/Chapter%205%20Nonresidential%20Mandatory%20Measures.pdf>

established by the Diamond Springs / El Dorado Fire Protection District for the provision of public services permitted under Government Code § 53313. These proceedings are under consideration, and as such, shall be subject to special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.

Enforcement/Monitoring: Prior to issuance of building permits, El Dorado County Planning Services shall verify that this measure is incorporated through written confirmation from Diamond Springs / El Dorado Fire Protection District (District). The project applicant shall supply the written confirmation from the District to Planning Services.

46. **Fire Flow:** The potable water system with the purpose of fire protection for this residential / commercial development shall provide a minimum fire flow of 1,750 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building up to 40,600 square feet or less in size, Type V-A construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
47. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.
48. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 (commercial use) or NFPA 13D (residential use), including all Building Department and Fire Department requirements. Buildings which have the capacity of storage above 12 feet in height will need to have the sprinkler system(s) designed to accommodate the appropriate high-pile storage.
49. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform 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. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department.
50. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of Diamond Springs El Dorado Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):

- a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness, when required by the Fire Code Official.
 - b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
 - c. Each dead-end road shall have a turnaround constructed at its terminus.
 - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
 - e. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - f. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - g. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
 - h. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
51. Roadway Surface: Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ.
52. Roadway Grades: The grade for all roads, streets, private lanes, and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%.
53. Traffic Calming: This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

54. Turning Radius: The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 60' outside.
55. Gates: All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002.
56. Fire Access During Construction: 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. A secondary means of egress shall be provided prior to any construction or the project can be phased.
57. Fire Service Components: Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
58. Funding Mechanism for Emergency Fire Access Components: An HOA, Zone of Benefit, or similar funding mechanism shall be created (This development shall annex into the existing funding mechanism) to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components. The property owner shall be responsible to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
59. Wildland Fire Safe Plan: This development shall be conditioned to revise / develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of building permits. This project shall be annexed into the existing WFSP as a revised supplement.
60. Fencing: Lots that back up to wildland open space shall be required to use non-combustible type fencing.
61. Knox Box and Keys: All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access.
62. Parking and Fire Lanes: All parking restrictions as stated in the current California Fire Code and the current Diamond Springs El Dorado Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows

all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

63. Setbacks: Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines), unless otherwise reduced by the Fire Department.
64. Vegetative Fire Clearances: Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
65. Trail Systems and Land-Locked Access: If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width and 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
66. Knox Key Shunt: A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
67. Addressing: Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.
68. Landscaping: The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
69. Improvement (Civil) Plans: A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA's as required, Road Widths, Gates, etc.
70. Building and Fire Plans: Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life

safety features. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking-Fire Lane” and the fire code official.

Long Range Planning: Storm Water

71. The County is subject to the State of CA Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. This project will likely qualify as a "Regulated" project under the MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements. The project will need to include water quality facilities to provide treatment, infiltration or capture/reuse of the 85th percentile stormwater runoff volume from the project prior to it discharging off of parcel perimeters or entering a waterway. Note it is reflective of the square footage added or replaced, not necessarily a percentage of site coverage. Submittal requirements for Regulated projects are provided here.

Additionally, new State Trash Policy requirements became effective in the County on June 1, 2017. These requirements apply to properties developed or will be developed as high density residential (defined as 10 dwelling units/acre), commercial, industrial, mixed use and/or a transit stop. Based on the project description, it appears the proposed project will be subject to the new requirements and will be required to prevent trash >5 mm in size from leaving the site and entering a stormwater conveyance.

Environmental Management

72. Food provided to residents of the El Dorado Senior Resort is required to be prepared and served in accordance with the standards of the California Retail Food Code. Per Section 113789 of the CRFC, residential care facilities for the elderly, as defined in Section 1569.2 of the California Health and Safety Code, are exempt from CRFC requirements and are instead permitted through the California Department of Social Services. Please provide information defining the scope of food service at the El Dorado Senior Resort as well as further information to confirm if the facility will meet the definition of a “Residential Care Facility for the Elderly”.

In addition, please provide further information detailing any planned foodservice for the independent living section of the El Dorado Senior Resort. If separate facilities are planned for the community center that will provide food to residents at the retail level, a permit to operate and service request to review and approve any food facility plans prior to construction and operation will be required. Recreational health facilities including swimming pools and spas will also be required to submit a service request and architectural plans for review and approval by this Department prior to construction. Recreational health facilities available to the public are required to be constructed and operated according to the requirements of the California Health and Safety, Building, and Electrical Codes. The project will be served by public water and sewer, so no further

information is required describing the source of potable water and the means of sewage disposal for this project.

73. Construction and Demolition (C&D) Debris Recycling: State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site.

Please visit the following website to view El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300. NOTE: **The facility is in the unincorporated area of El Dorado County. This is a non-mandatory waste service area, which means, businesses and residents have the option to self-haul their waste (at least once every seven days) and recycling to the El Dorado Disposal (EDD) Material Recovery Facility at 4100 Throwita Way, Placerville, CA 95667**

74. AB 341 - Mandatory Commercial Recycling (MCR): MCR requires all commercial facilities (nonresidential) and multi-family complexes with 5 or more units that generate at least 4 cubic yards of solid waste per week to recycle. The franchise waste hauler for the location of this facility is El Dorado Disposal (EDD). Before the facility opens please contact EDD to set up commercial waste and recycling service. Recycling service is FREE with waste service.

75. AB 1826 - Mandatory Commercial Organics Recycling (MORE): AB 1826 implements statewide commercial organic waste recycling and is being phased in based on amounts of organic and solid waste generated by facilities starting April 2016 - 2019 and on through 2021(if applicable). The law requires that businesses and multi-family complexes with 5 or more units arrange for organics recycling service for the following types of organic wastes: food waste*, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper*.

*Multi-family complexes must arrange for recycling services for the same materials with the exception of food waste and food-soiled paper.

The franchise waste hauler for the location of the facility is El Dorado Disposal (EDD). They can help businesses and multi-family complexes determine how much waste they generate and when/if they exceed the waste amounts and must comply with MORE.

76. Trash and Recycling Enclosures: CalGreen section 5.410.1 - Recycling by occupants, requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more

restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.

The franchise waste hauler for the location of the facility is El Dorado Disposal (EDD). It is recommended that EDD is contacted before construction to discuss placement of the trash and recycling enclosures. This eliminates any confusion regarding placement of dumpsters and collection service once in business. EDD has some guidance diagrams at the bottom of their commercial services webpage: Their customer service department can be reached at (530) 626-4141.

77. Under the CUPA program, if the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet), a hazardous materials business plan and chemical inventory for the site must be submitted to the County of El Dorado Community Development Services-Environmental Management Department via CERS (California Environmental Reporting System) and applicable fees paid.

Local Agency Formation Commission (LAFCO)

78. The proposed project will require LAFCO approval for annexation into EID prior to receiving water and/or sewer services from the District.

El Dorado County Transportation Commission

79. Pedestrian/Bike Paths: The proposed development shall include an on-site pedestrian access between SR49 and the area where the putting greens are located to connect the project to adjacent pedestrian/bike path networks, reducing dependence on motor vehicles.