

CONDITIONS OF APPROVAL

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (Date and Signature)</u>
On-Going			
<p>Project Description: The Planned Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H through Q, and conditions of approval set forth below. 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.</p> <p>The project consists of the following:</p> <p>1. Planned Development Permit for the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility. The project includes a maximum of 42 parking stalls (including 12 reserve stalls), landscaping, and three monument signs.</p> <p>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 be consistent with the formal action taken on this plan, subject to the conditions of approval and mitigation measures approved for the project.</p>	On-Going	Planning Services Division	
<p>2. Permit Expiration: In accordance with Section 130.54.060.A of the El Dorado County Zoning Ordinance, this Planned Development Permit shall expire 24 months from the date of approval unless a timely extension is filed.</p>	On-Going	Planning Services Division	

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<p>3. Indemnification: 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.</p> <p>The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the above project request which action is brought within the time period provided for in Section 66499.37.</p> <p>County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.</p>	On-Going	Planning Services Division	
<p>4. Notice of Determination: The applicant shall submit to Planning Services a \$50.00 recording fee and the applicable California Department of Fish and Game fee prior to filing of the Notice of Determination by the County. No building permit shall be issued until said fees are paid.</p>	On-Going	Planning Services Division	
<p>5. 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.</p>	On-Going	El Dorado Hills Fire Department	

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Prior To or In Conjunction With Improvement Plans and/or Grading Plan Approval			
6.	<p>Cultural Resources: In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archeologist shall make recommendations on the measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with § 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plans	Planning Services Division
7.	<p>Human Remains: If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98). A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plans	Planning Services Division

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8.	<p>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. (Rules 223 and 223.1). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>AQMD</p>	
9.	<p>Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>AQMD</p>	
10.	<p>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. A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>AQMD</p>	

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11.	<p>Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	AQMD	
12.	<p>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). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	AQMD	
13.	<p>Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	AQMD	
14.	<p>Road Improvements: The Project shall be responsible for construction of Curb, Gutter and Sidewalk on the West side of Francisco Drive, and Sidewalk on the north side of Cambria Way as shown on the project exhibits. The sidewalk shall be constructed in the public right of way, or a public pedestrian easement shall be offered to the County.</p> <p>The project shall be responsible to make improvements to the existing sidewalk ramp at the south/west corner of the Green Valley Road / Francisco Drive Intersection, in order to meet current ADA requirements. A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	Department of Transportation	

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15.	<p>Encroachment Permit: The applicant shall obtain an encroachment permit or Road Improvement Agreement from TD for the following improvements:</p> <ul style="list-style-type: none"> • Green Valley Road / Francisco Drive Sidewalk Ramp improvements. • The Francisco Drive access driveway shall be constructed as shown on the approved Site Plan, subject to review and approval by County Engineer. This access shall be restricted to Right-in only. • The Cambria Way access driveway shall be constructed in accordance with County Standard Plan103C, modified to conform to current ADA Requirements. • Sidewalk and signage within the County Right of Way. <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Department of Transportation</p>	
16.	<p>Signage and Striping: The applicant shall install all necessary signage and striping required by the Transportation Division prior to occupancy. Signing and striping shall conform to the latest version of the California Manual Uniform Traffic Control Devices (MUTCD). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Department of Transportation</p>	

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17.	<p>Consistency with County Codes and Standards: The developer shall obtain approval of project improvement 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 the Department of Transportation and pay all applicable fees.</p> <p>Additionally, the project improvement plans and grading plans shall 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).</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Department of Transportation	
18.	<p>Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used. A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Department of Transportation	
19.	<p>Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format. A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	Department of Transportation	

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20.	<p>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 requested by the local AHJ (Authority Having Jurisdiction). A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>El Dorado Hills Fire Department</p>	
21.	<p>Roadway Grades: The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16% - 20%, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>El Dorado Hills Fire Department</p>	
22.	<p>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 56' outside on through streets, and a minimum 50-foot radius for Cul-De-Sacs and Hammerhead turnarounds. A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>El Dorado Hills Fire Department</p>	

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
<p style="text-align: center;">Conditions of Approval</p> <p>23. 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 El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):</p> <p>a. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping. Roadways adjacent to fire hydrants shall be a minimum 26 feet wide.</p> <p>b. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.</p> <p>c. 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.</p> <p>d. As conditioned previously under the Grove at Francisco project, no entrances shall be gated for this project.</p> <p>A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>El Dorado Hills Fire Department</p>	
<p>24. 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. A note stating the above shall be placed on the Improvement Plans.</p>	<p>Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>El Dorado Hills Fire Department</p>	

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25.	<p>Parking and Fire Lanes: All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water 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. A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
26.	<p>Traffic Calming: This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. A note stating the above shall be placed on the Improvement Plans.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
27.	<p>Fire Flow: The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,875 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 46,400 square feet in size, Type V-A construction. All structures shall install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. This fire flow rate shall be more than 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. A note stating the above shall be placed on the Improvement Plan.</p>	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	

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28.	Hydrant Visibility: To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regs. A note stating the above shall be placed on the Improvement Plan.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
29.	Hydrants: This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for 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.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	
30.	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.	Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever Occurs First	El Dorado Hills Fire Department	

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31.	<p>Mitigation Measure BIO-1 (Migratory Bird and Raptor Species): Pre-construction nesting bird surveys, in accordance with USFWS and CDFW protocols, shall be conducted by a qualified biologist within 14 days of initiation of any construction during the nesting season (end of February through end of August). During the survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the project applicant, in consultation with El Dorado County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with El Dorado County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</p>	<p>Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Planning Services Division</p>	

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32.	<p>Mitigation Measure BIO-2 (Bat Species): Pre-construction bat surveys, in accordance with CDFW protocols, shall be conducted on-site by a qualified bat biologist within 14 days of any tree removal that will occur during the breeding season (April through August). Pre-construction surveys are not required for tree removal activities scheduled to occur during the non-breeding season, as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist. Once the bats have been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods.</p>	<p>Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Planning Services Division</p>	
33.	<p>Mitigation Measure BIO-3 (Western Pond Turtle): Pre-construction western pond turtle surveys, in accordance with CDFW protocols, shall be conducted by a qualified biologist prior to any work within or adjacent to the creek. Any turtles found within the immediate work area shall be relocated within the same stream channel by a qualified biologist holding all required permits.</p>	<p>Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Planning Services Division</p>	
34.	<p>Oak Tree Protection Measures: The applicant shall incorporate as notes on construction plans the oak tree protection measures detailed in the <i>Oak Woodland Technical Report for El Dorado Hills Memory Care (Pavilions), El Dorado County, CA.(dated November 1, 2017)</i></p>	<p>Improvement Plan Approval or Prior to Issuance of Grading Permit(s) Whichever Occurs First</p>	<p>Planning Services Division</p>	

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<p style="text-align: center;">Best Management Practices (BMP) for Wetland Features:</p> <p>The following measures shall be noted in all construction plans for the project to ensure avoidance of accidental deposition of materials into the wetland features on-site.</p> <p>A. Silt barriers shall be installed along the creek in the north portion of the site where construction occurs within 20 feet to prevent soil and construction debris from entering the creek channel. All other Waters of the U.S. will be fenced with high-visibility fencing. The fencing should be at least 5 feet from the edge of the feature, where possible, and placed in a manner that would preclude encroachment of construction personnel and equipment into the Waters of the U.S. or the inadvertent discharge of soil or construction materials and debris into the Waters of the U.S. Best management erosion control practices, such as stabilizing all exposed/disturbed areas within the construction zone to the greatest extent possible, will be taken to minimize turbidity/siltation during construction and post-construction periods. Any non-biodegradable silt barriers utilized shall be removed after the disturbed areas have been stabilized with erosion control vegetation (usually after the first growing season). High visibility fencing may be removed when ground disturbance is complete.</p> <p>B. All project-generated debris, construction materials, and rubbish will be removed from within 50 feet of the creek, where such materials could potentially be washed into the creek following construction activities.</p> <p>C. Prepare a SWPPP that addresses operation, maintenance, refueling, and storage of equipment that is used in the vicinity of Waters of the U.S.; storage and disposal of materials away from Waters of the U.S.; and maintenance of spill clean-up materials on-site.</p>			

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Prior To or In Conjunction With Building Permit				
36.	Certificate of Correction: The applicant shall acquire a Certificate of Correction for the modification of the access restriction recorded on the property along Francisco Drive.	Building Permit	County Surveyor	
37.	Meter Award Letter: A meter award letter or similar document shall be provided by the water purveyor prior to issuance of building permit.	Building Permit	Planning Services Division /EID	
38.	Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.	Building Permit	AQMD	
39.	ADA Compliance Improvements: The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	AQMD	
40.	Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of the building to allow for the use of electric landscape maintenance tools.	Building Permit	AQMD	
41.	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.	Building Permit	El Dorado Hills Fire Department	
42.	Oak Impacts in accordance with Oak Resource Management Plan (ORMP): The applicant shall remit payment of the appropriate in-lieu fee amount based on the <i>Oak Woodland Technical Report for El Dorado Hills Memory Care (Pavilions), El Dorado County, CA.(dated November 1, 2017)</i> . Final fee amount shall be determined	Building Permit	Planning Services Division	

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Prior To Certificate of Occupancy				
43.	Electronic Documentation: A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning.	Certificate of Occupancy	El Dorado Hills Fire Department	
44.	Addressing: Addressing, including suite number assignments, shall be coordinated with and approved by the department.	Certificate of Occupancy	County of Surveyor	
45.	Addressing: Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001.	Certificate of Occupancy	El Dorado Hills Fire Department	
46.	Oak Tree Inventory: The applicant shall provide a written inventory of the removed oak trees 24 inch and above, as part of project construction. The inventory shall include a Site Plan that details the location, type, and size (24 inches and above) of the trees.	Certificate of Occupancy	Building Permit	