

**El Dorado Senior Resort**

**APN: 331-221-30, 32**

**Wildland Fire Safe Plan**

**Prepared for:**

**El Dorado Senior Housing, LLC**

**Prepared by:**

**CDS Fire Prevention Planning  
William F. Draper  
Registered Professional Forester  
#898  
4645 Meadowlark Way  
Placerville, CA 95667**

**October 11, 2018**

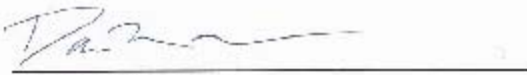
El Dorado Senior Resort

Approved by:



Kenneth Earle, DC  
Fire Marshal  
Diamond Springs-El Dorado Fire Protection District

10/31/18  
Date



Darin McFarlin, FC  
Fire Prevention  
California Department of Forestry  
and Fire Protection

10/31/18  
Date

Prepared by:



William F. Draper  
RPF #898

10/31/18  
Date



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## El Dorado Senior Resort

### Purpose:

This Wildland Fire Safe Plan is for the development of parcels APN:331-221-30 and 32 consisting of 8.2+/- acres into a senior living complex. There will be 9 single family residential units, senior independent apartments, assisted and memory care facility, community center, and two commercial buildings. There will also be a community garden area, recreation area and a native woodland open space. The property is located at 6362 Pleasant Valley Road in El Dorado. This property is on the south side of Pleasant Valley Road. The entrance is off of Koki Lane and ends in a cul-de-sac with a 60' turning radius. The single-family residence all have off street parking at each residence. The other facilities all have designated parking garages or spaces.

There are 2 Emergency Evacuation Access (EVA) roads, one will be 26' wide, leading around the independent apartment building. Another, 20' wide EVA, providing access to the rear of the assisted/memory care facility. There is another 20' wide EVA, which can also be used for emergency evacuation, connecting the cul-de-sac to Pleasant Valley Road.

All roadways and cul-de-sac will meet Department of Transportation (DOT) requirements. The project will be served by El Dorado Irrigation District (EID). Fire hydrants will be installed as determined by the Fire District. The project area is a Moderate Fire Severity zone.

Incorporation of the fire hazard reduction measures into the design and maintenance of the project area will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Wildland Fire Safe Plan (Plan) recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire

response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

El Dorado County Oak Tree Ordinance applies to the removal of any oak tree on any of the project area. The ordinance does not prevent the pruning of any oak tree that interferes with fire safe maintenance.

### **FIRE PLAN LIMITATIONS:**

The Wildland Fire Safe Plan for the El Dorado Senior Resort does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of structures to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for the facility operators' attention to aid in community wildfire safety.

### **EL DORADO SENIOR RESORT WILDLAND FIRE SAFE PLAN:**

The wildfire potential will be greatly reduced once this community is developed. Yards and common areas will need to be landscaped and regularly maintained. The native woodland open space will be required to have a one-time cleanup of all dead and down limbs of the trees in the area. Trees must be limbed up 8' from the ground. The understory vegetation must be treated annually to maintain the dry grass to a 2" stubble by June 1. All bushes need to be kept free of dead limbs. All slash and brush piles created during the clearing and construction of the project must have 30' clearance around all piles and the piles must be disposed of within 30 days of their creation.

The community garden area shall be kept free of dry grass at all times. All trees within the garden will need to be pruned up to 8' above the ground. Perimeter fencing shall be non-combustible and have a Fuel Hazard Reduction Zone of 5' along the exterior perimeter.

The EVA's may be gated with openers. A gate shall be 2' wider than the roadway. If installed, it shall comply with an automatic opener. The opener must meet the requirements of the Fire District (DSEDFPD).

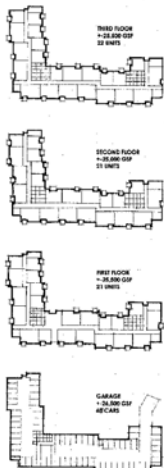
Ladder fuels need to be eliminated and tree canopy pruned up 8' from the surface of the ground. Irrigated landscaping and specimen trees are acceptable within this area. All flashy fuels (grass) shall be cut to a 2" stubble or disked. It is essential that the fuel reduction be done annually and maintained throughout the declared fire season.

## **Fire Safe Requirements**

- All open space natural areas shall be fully treated annually by June 1 so the flashy fuels (grass) are cut to a 2" stubble.
- All brush and slash piles shall have 30' of clearance around the piles.
- All brush and slash piles shall be disposed of within 30' days of their creation.
- All trees within those areas shall be pruned up to 8' above the ground.
- A one-time cleanup of native trees to remain on the project site must have all the dead limbs removed.
- All fencing within the project area shall be non-combustible.
- All roads and EVA's shall meet DOT and Fire District requirements.
- Any gate shall comply with specifications of the Fire District.

Approval of the Wildland Fire Safe Plan does not guarantee approval of the project.

## **Appendix**



SENIOR INDEPENDENT APARTMENTS  
 44 UNITS 55 PARKING SPACES

**FOOTING SUMMARY**

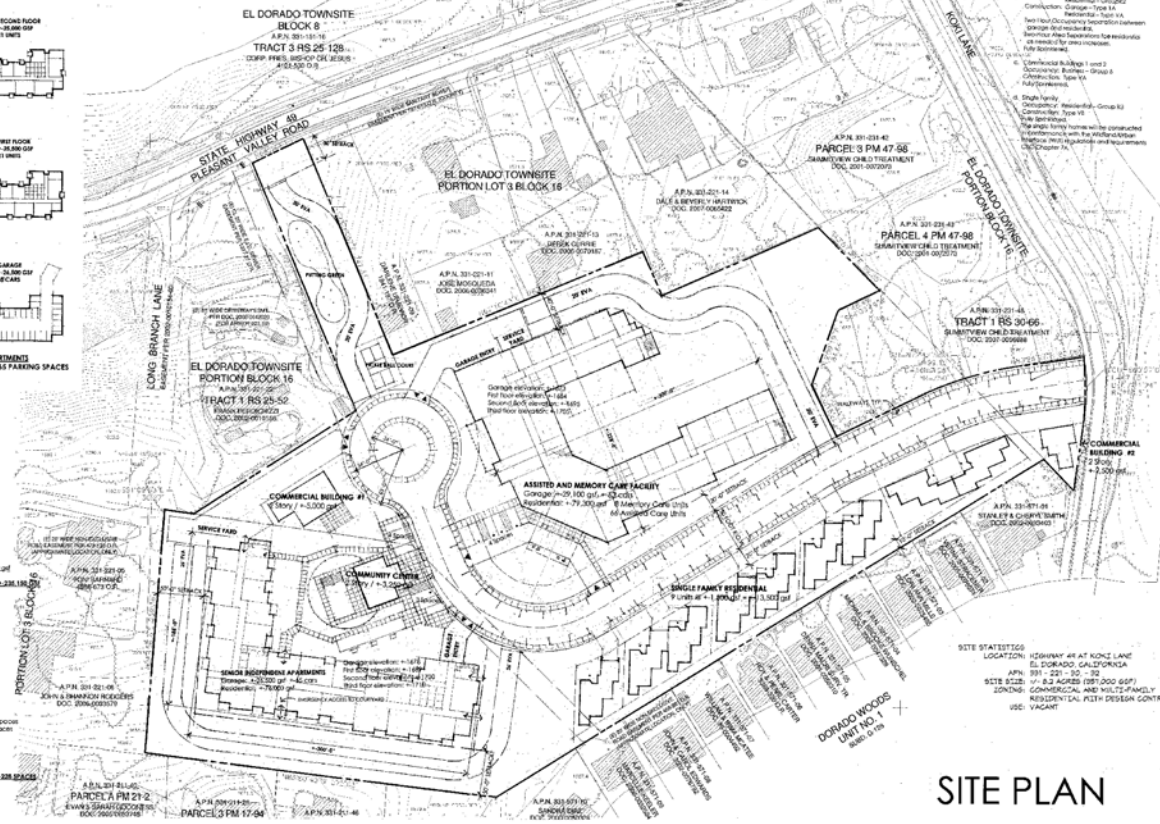
- Assisted Living Facility  
 Garage: 120,000 sq ft  
 180,000 sq ft  
 300,000 sq ft
- Apartment Facility  
 Garage: 120,000 sq ft  
 180,000 sq ft  
 300,000 sq ft
- Community Center  
 3,200 sq ft
- Commercial Building 1  
 3,200 sq ft
- Commercial Building 2  
 3,200 sq ft
- Single Family  
 9 Units @ 1,200 sq ft = 10,800 sq ft
- TOTAL PROPOSED FOOTING = 2,318,190 sq ft

**PARKING SUMMARY**

- Assisted Living Facility  
 40 Garage Spaces  
 4 On-Grade Spaces  
 180,000 sq ft
- Apartment Facility  
 40 Garage Spaces
- Community Center  
 4 On-Grade Spaces
- Single Family  
 11 Garage Spaces @ 118 Spaces  
 2 Asphalt Spaces @ 18 Spaces  
 180,000 sq ft
- On-Street  
 53 Spaces
- TOTAL PROPOSED PARKING = 238 SPACES

**GENERAL NOTES**

1. The site plan and foundation plans and foot collection.
2. A 7 foot fence shall be constructed around the perimeter of the property. See foundation drawing.
3. A 6 inch curb shall be installed at the entry way conforming to City Ordinance 181.14.
4. See utility plans for lighting, water, sewer, and fire hydrant.
5. Commercial buildings are open to the public.
6. See notes on site for utility, water, sewer, and fire hydrant.
7. See notes on site for utility, water, sewer, and fire hydrant.
8. The owner's liability for flood hazard. The project is in an area of special flood hazard.
9. There are no known or proposed risks on the project site.



**SITE STATISTICS**  
 LOCATION: HIGHWAY 49 AT KOKI LANE  
 EL DORADO, CALIFORNIA  
 APN: 291-221-30-32  
 SITE SIZE: 6.8 ACRES (292,000 sq ft)  
 ZONING: COMMERCIAL AND MULTIFAMILY  
 RESIDENTIAL PLATE DESIGN CONTROL  
 USE: VACANT

**SITE PLAN**

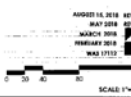


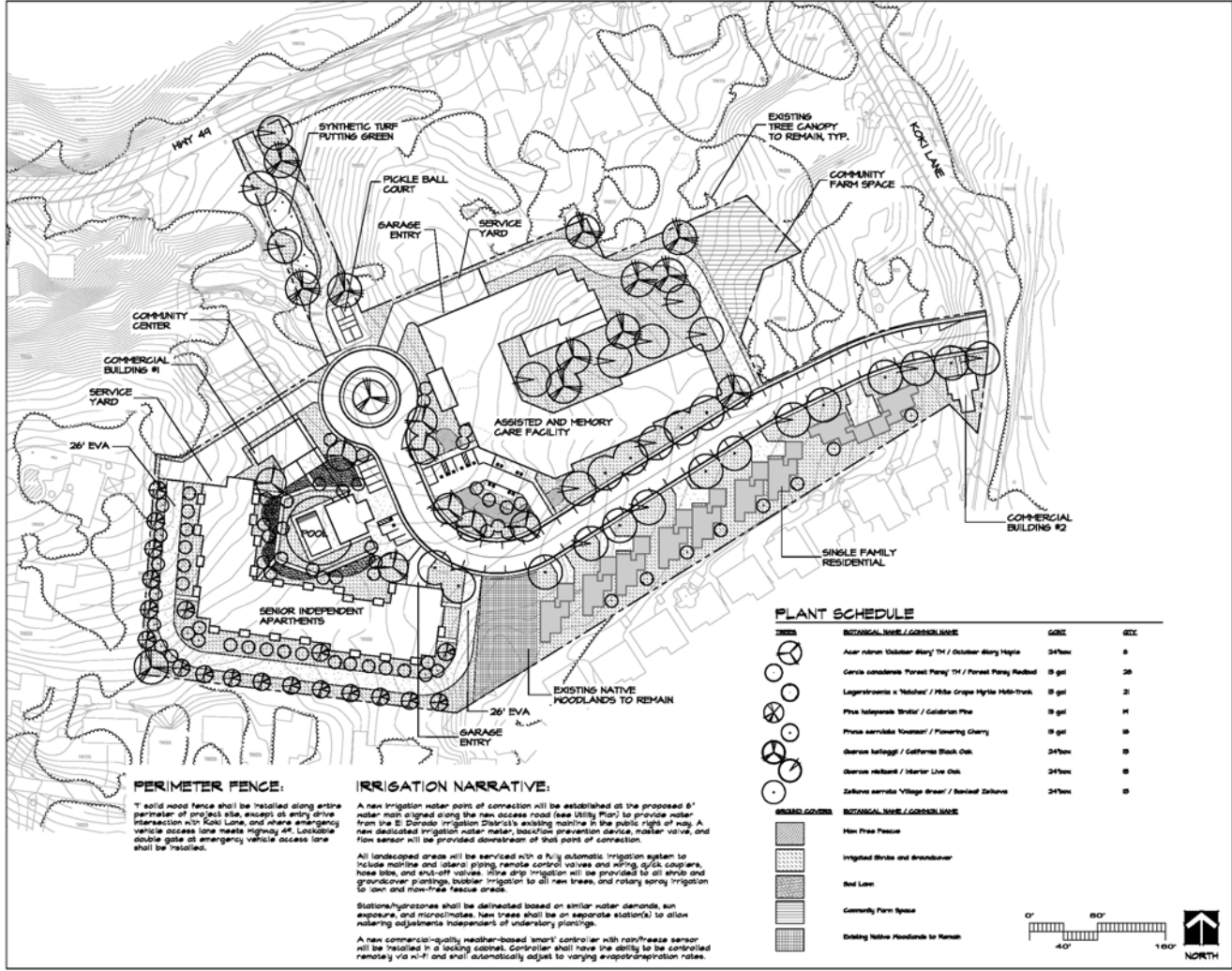
**WRIGHT ARCHITECTURE Studio**  
 CONCEPT 2016

Robert Wright | NCARB  
 Wright Architecture Studio  
 101 Lucas Valley Road, Suite 313  
 San Rafael, CA 94903  
 (415) 491-4447 / FAX (415) 491-4645  
 email: rob@wrightarchitecturestudio.com

**El Dorado Senior Resort**  
 Highway 49 at Koki Lane  
 El Dorado, California

El Dorado Senior Housing LLC  
 854 Diablo Road  
 Danville, CA 94526  
 (281) 772-3772





**PERIMETER FENCE:**

A solid wood fence shall be installed along entire perimeter of project site, except at entry drive intersection with Kala Lane, and where emergency vehicle access lane meets highway off. Lockable double gate at emergency vehicle access lane shall be installed.

**IRRIGATION NARRATIVE:**

A new irrigation water point of connection will be established at the proposed 6" water main aligned along the main access road (see Utility Plan) to provide water from the El Dorado Irrigation District's existing mainline in the public right of way. A new dedicated irrigation water meter, backflow prevention device, master valve, and flow sensor will be provided downstream of that point of connection.

All landscaped areas will be serviced with a fully automatic irrigation system to include mainline and lateral piping, remote control valves and spring, quick couplers, hose bibs, and shut-off valves. Micro drip irrigation will be provided to all shrub and groundcover plantings, bubbler irrigation to all new trees, and rotary spray irrigation to lawn and non-freeze areas.

Stations/hydrant zones shall be delineated based on similar water demands, sun exposure, and microclimates. New trees shall be on separate station(s) to allow watering adjustments independent of stationary plantings.

A new commercial-quality weather-based smart controller with rain/freeze sensor will be installed in a locking cabinet. Controller shall have the ability to be controlled remotely via wi-fi and shall automatically adjust to varying evapotranspiration rates.

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acer rubrum 'October Glory' TM / October Glory Maple	24"max	6
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	18 gal	20
	Lagerstroemia x 'Natchez' / White Crapée Myrtle Multi-trunk	18 gal	21
	Prunx helioscopia 'Strata' / California Plum	18 gal	11
	Prunus serrulata 'Yonkers' / Flowering Cherry	18 gal	10
	Quercus laevis 'Galliformis' Black Oak	24"max	10
	Quercus rubra 'Mastin' Live Oak	24"max	10
	Schinus molle 'Village Green' / Redleaf Schinus	24"max	10

**IRRIGATION COVERS**

- Non-Freeze Freeze
- Irrigated Shrub and Broadleaf
- Sod Lawn
- Community Farm Space
- Existing Native Woodlands to Remain







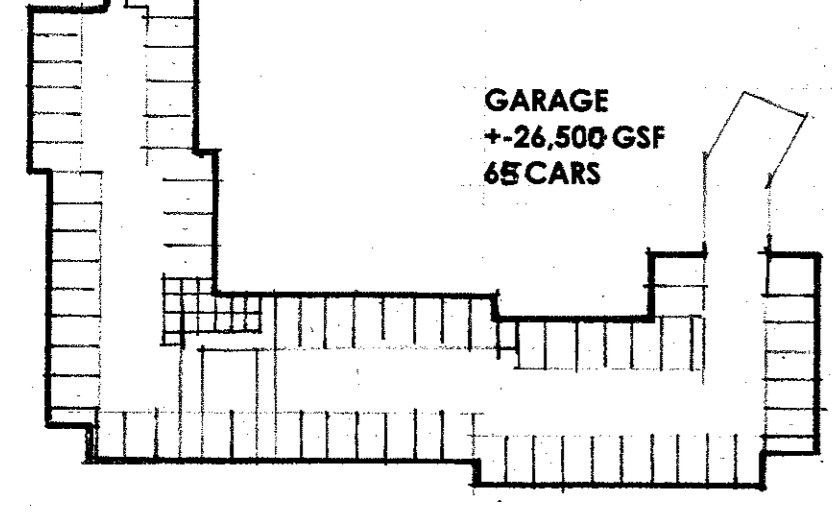
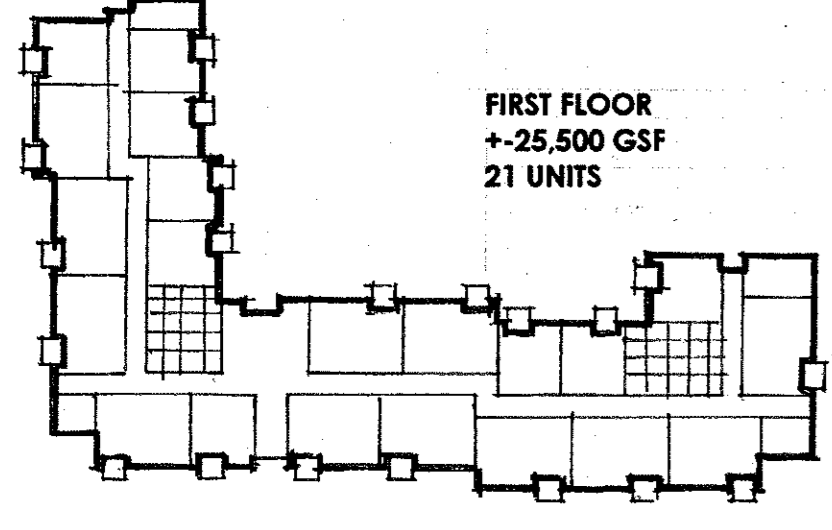
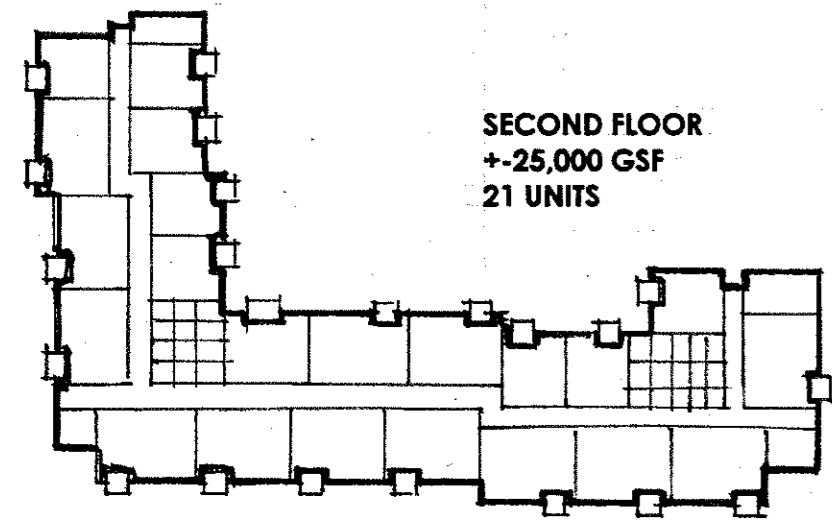
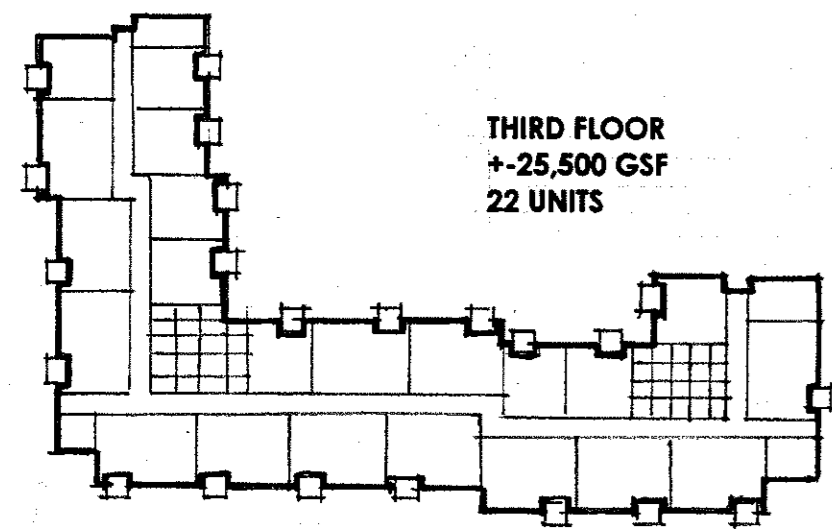
## **APPENDIX A**

### **EL DORADO SENIOR RESORT FIRE SAFE**

### **FUEL TREATMENT SPECIFICATIONS For OAK WOODLAND**

#### **Within The Designated Fuel Treatment Areas**

1. Leave live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 8 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping, burning or hauling off site. Trees adjacent to the road shall be pruned up 15'.
5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

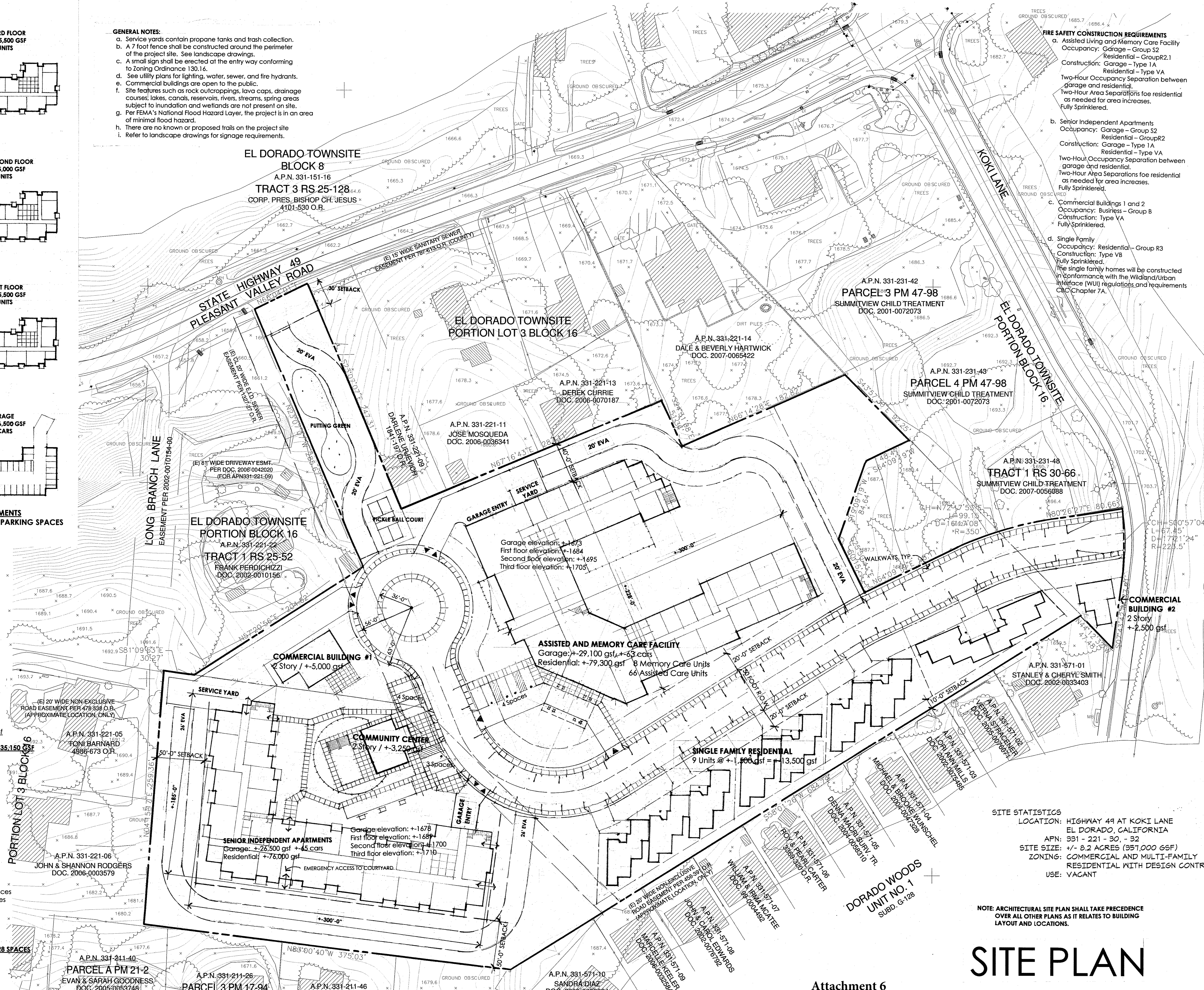


**SENIOR INDEPENDENT APARTMENTS**  
+102,500 GSF 64 UNITS 65 PARKING SPACES

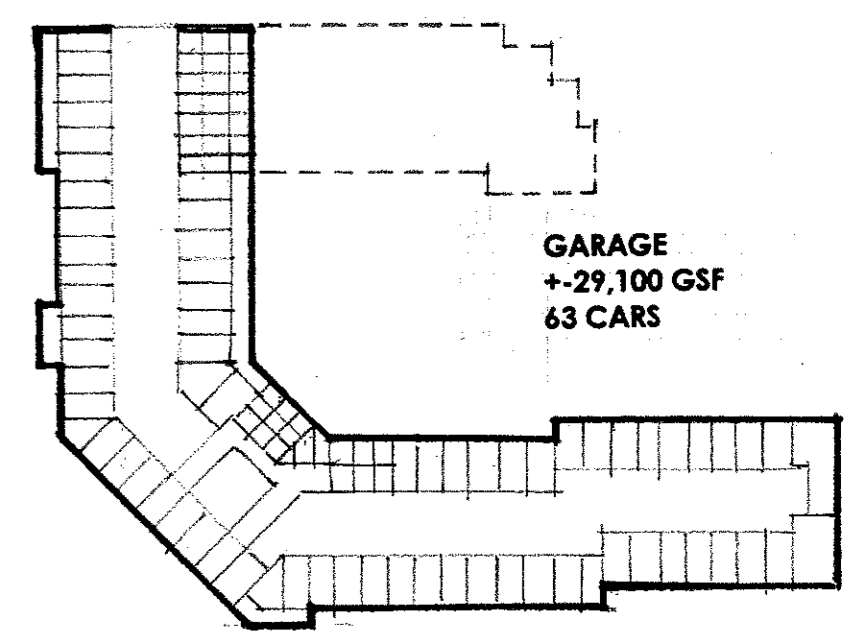
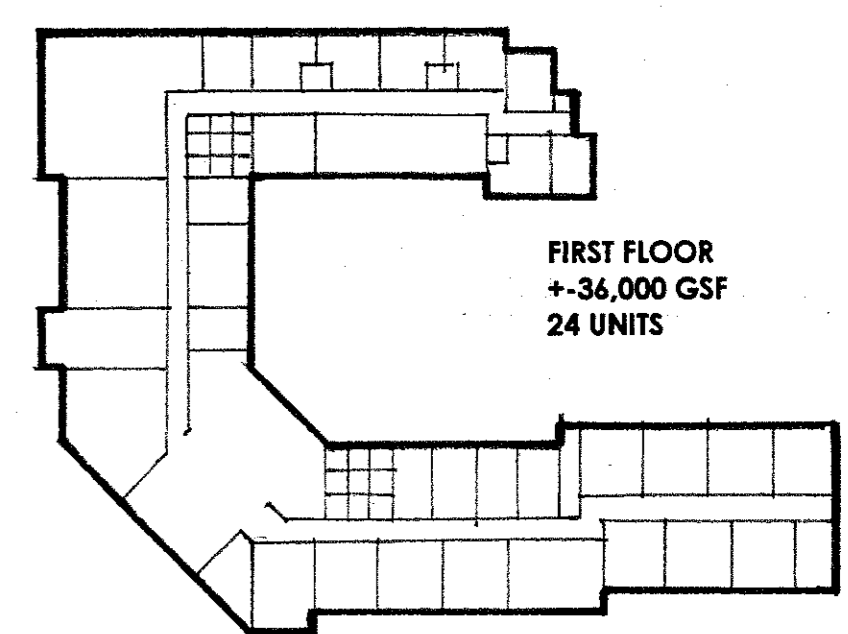
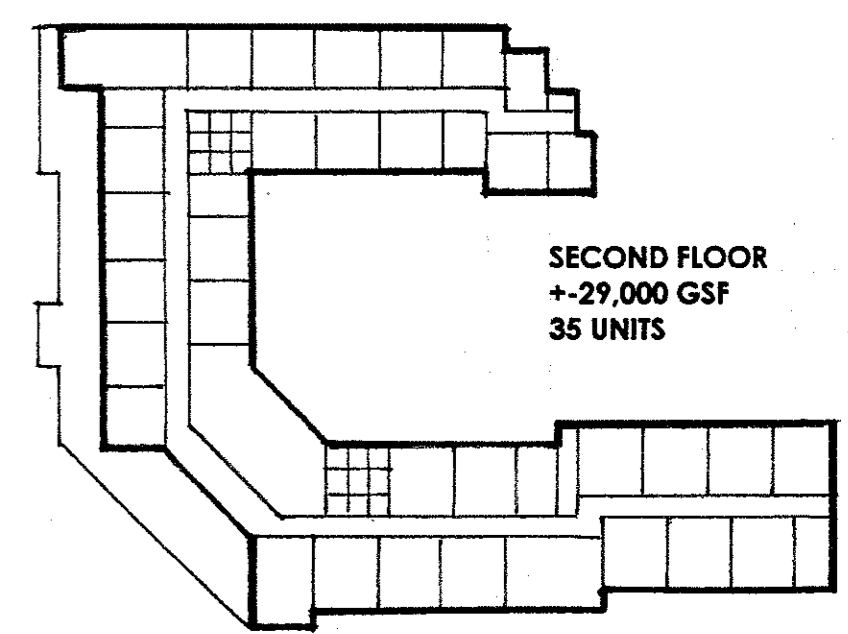
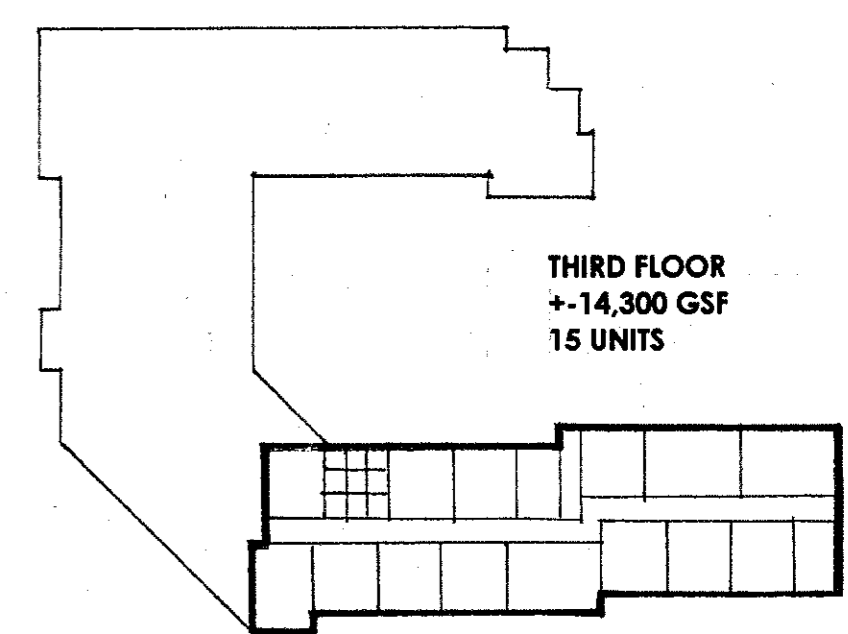
**FOOTAGE SUMMARY**  
Assisted Living Facility  
Garage: +29,100 gsf  
Residential: +79,300 gsf  
Total = +108,400 gsf  
Apartment Facility  
Garage: +26,500 gsf  
Residential: +76,000 gsf  
Total = +102,500 gsf  
Community Center  
+3,250 gsf  
Commercial Building 1  
+5,000 gsf  
Commercial Building 2  
+2,500 gsf  
Single Family  
9 Units @ +1,500 gsf = +13,500 gsf  
**TOTAL PROPOSED FOOTAGE = +235,150 GSF**

**PARKING SUMMARY**  
Assisted Living Facility  
+63 Garage Spaces  
+4 On-Grade Spaces  
Total = 67 Spaces  
Apartment Facility  
+65 Garage Spaces  
Community Center  
+7 On-Grade Spaces  
Single Family  
+2 Garage Spaces/Unit = 18 Spaces  
+2 Apron Spaces/Unit = 18 Spaces  
Total = 36 Spaces  
On-Street  
+53 Spaces  
**TOTAL PROPOSED PARKING = +228 SPACES**

- GENERAL NOTES:**
- Service yards contain propane tanks and trash collection.
  - A 7 foot fence shall be constructed around the perimeter of the project site. See landscape drawings.
  - A small sign shall be erected at the entry way conforming to Zoning Ordinance 130.14.
  - See utility plans for lighting, water, sewer, and fire hydrants.
  - Commercial buildings are open to the public.
  - Site features such as rock outcroppings, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands are not present on site.
  - Per FEMA's National Flood Hazard Layer, the project is in an area of minimal flood hazard.
  - There are no known or proposed trails on the project site.
  - Refer to landscape drawings for signage requirements.



- FIRE SAFETY CONSTRUCTION REQUIREMENTS**
- Assisted Living and Memory Care Facility  
Occupancy: Garage - Group S2  
Residential - Group R2.1  
Construction: Garage - Type IA  
Residential - Type VA  
Two-Hour Occupancy Separation between garage and residential.  
Two-Hour Area Separations for residential as needed for area increases.  
Fully Sprinklered.
  - Senior Independent Apartments  
Occupancy: Garage - Group S2  
Residential - Group R2  
Construction: Garage - Type IA  
Residential - Type VA  
Two-Hour Occupancy Separation between garage and residential.  
Two-Hour Area Separations for residential as needed for area increases.  
Fully Sprinklered.
  - Commercial Buildings 1 and 2  
Occupancy: Business - Group B  
Construction: Type VA  
Fully Sprinklered.
  - Single Family  
Occupancy: Residential - Group R3  
Construction: Type VB  
Fully Sprinklered.  
The single family homes will be constructed in conformance with the Wildland/Urban Interface (WUI) regulations and requirements CBC Chapter 7A.

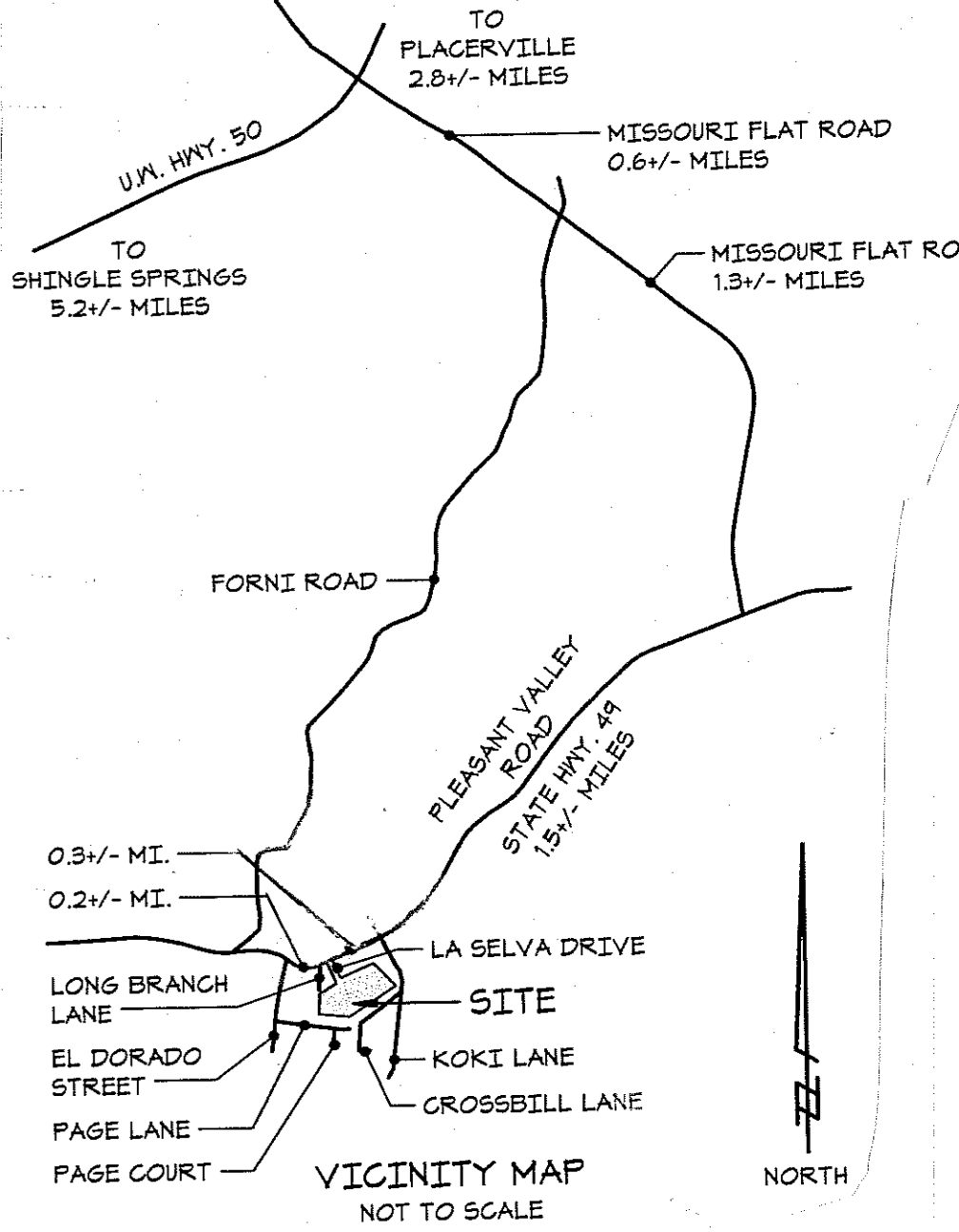


**ASSISTED LIVING AND MEMORY CARE FACILITY**  
+108,400 GSF 74 UNITS 67 PARKING SPACES

**SITE STATISTICS**  
LOCATION: HIGHWAY 49 AT KOKI LANE  
EL DORADO, CALIFORNIA  
APN: 331 - 221 - 30 - 32  
SITE SIZE: +/- 8.2 ACRES (357,000 GSF)  
ZONING: COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH DESIGN CONTROL VACANT  
USE: VACANT

NOTE: ARCHITECTURAL SITE PLAN SHALL TAKE PRECEDENCE OVER ALL OTHER PLANS AS IT RELATES TO BUILDING LAYOUT AND LOCATIONS.

# SITE PLAN



Attachment 6

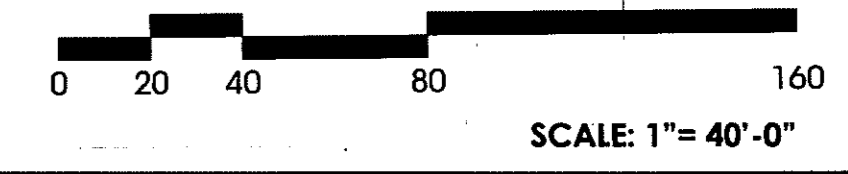


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email: bob@wrightarchitecturestudio.com

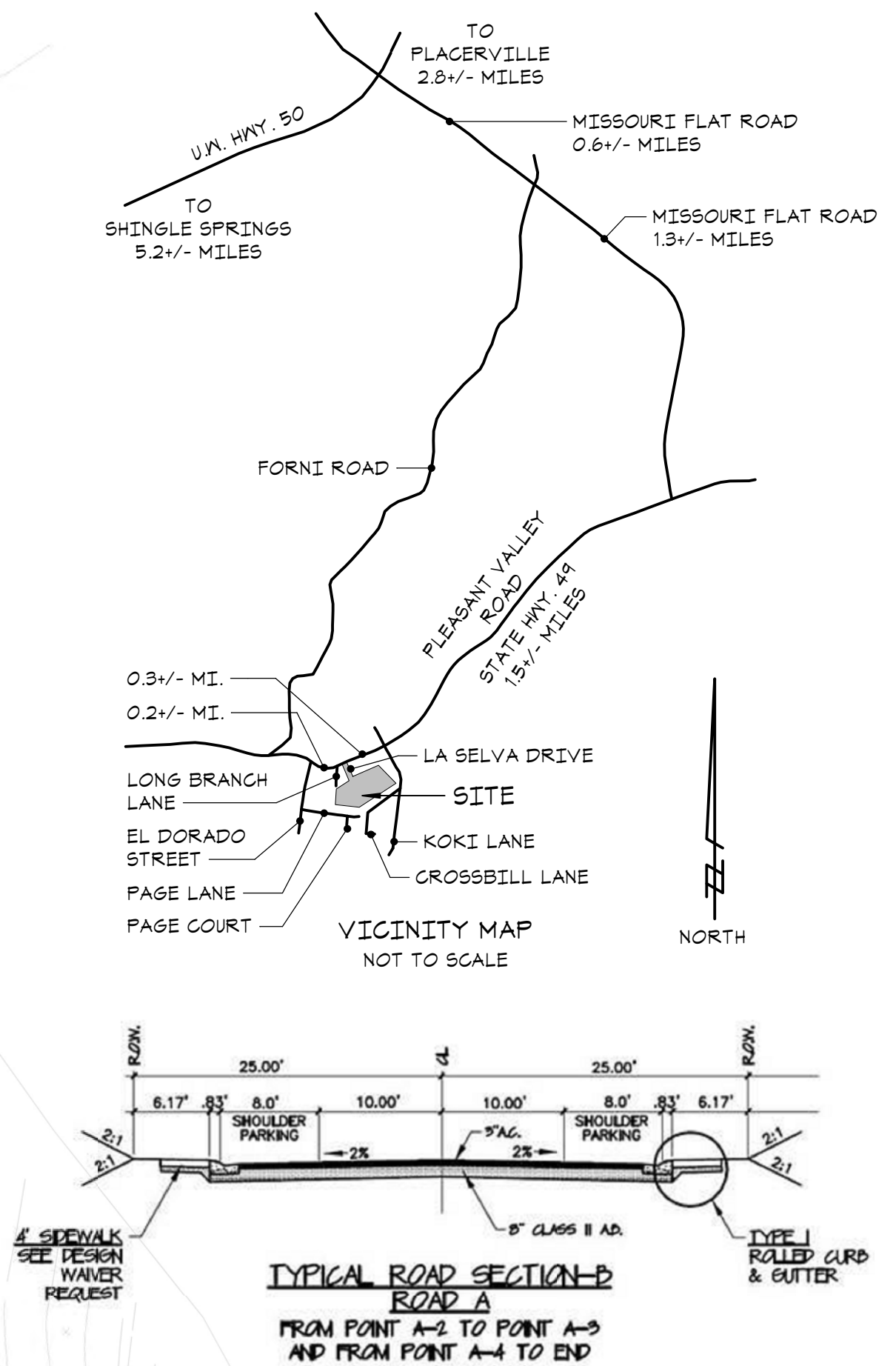
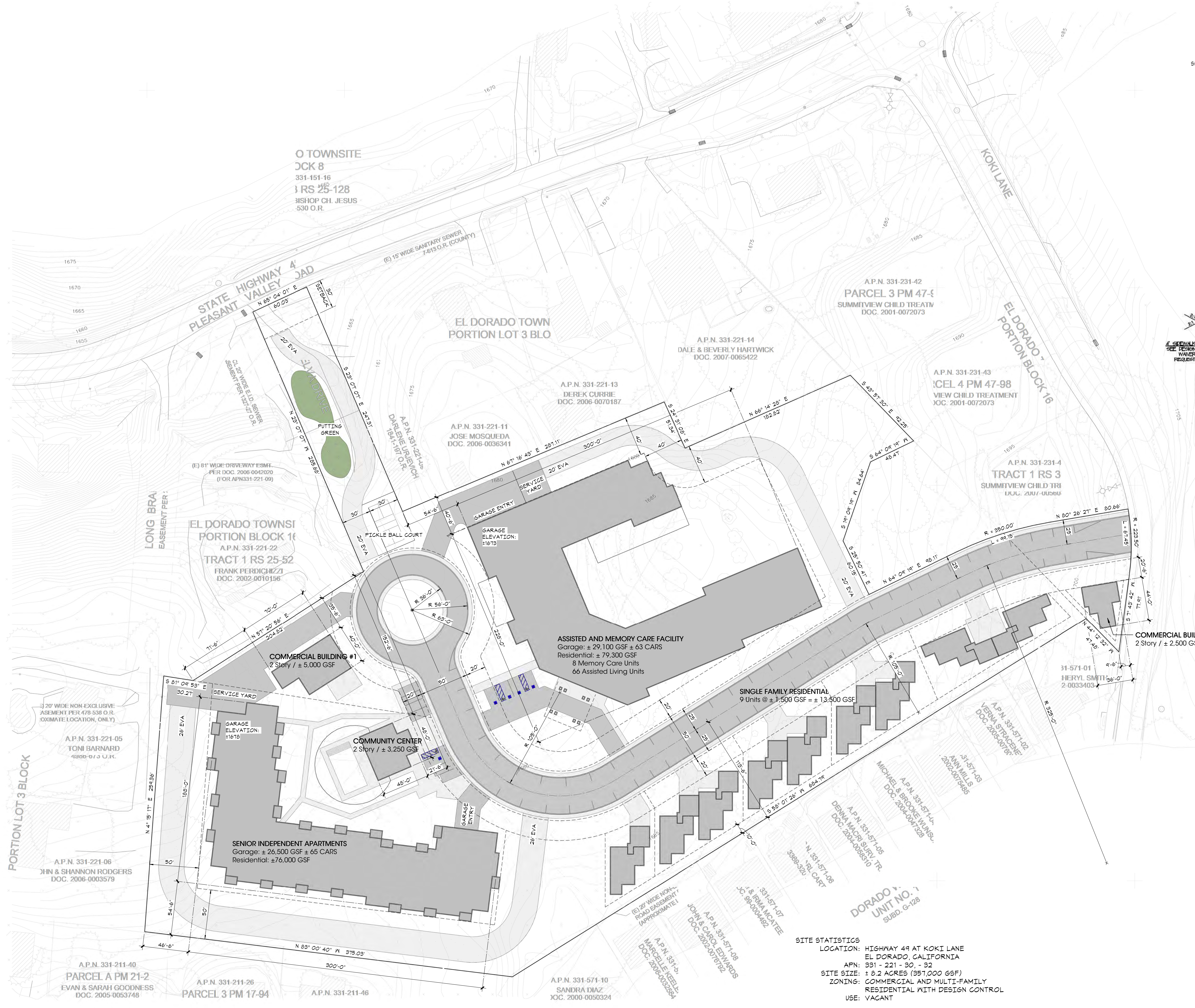
**El Dorado Senior Resort**  
Highway 49 at Koki Lane  
El Dorado, California Attachment 6

El Dorado Senior Housing LLC  
854 Diablo Road  
Danville, CA 94526  
(281) 772-3772

OCTOBER 26, 2018 REVISION 2  
AUGUST 15, 2018 REVISION 1  
MAY 2018 REVISION 0  
MARCH 2018  
FEBRUARY 2018  
WAS 17112



**A1.0**



**SITE STATISTICS**  
 LOCATION: HIGHWAY 49 AT KOKI LANE  
 EL DORADO, CALIFORNIA  
 APN: 331 - 221 - 30 - 32  
 SITE SIZE: ± 8.2 ACRES (351,000 GSF)  
 ZONING: COMMERCIAL AND MULTI-FAMILY  
 RESIDENTIAL WITH DESIGN CONTROL  
 USE: VACANT

DRAWING IS FOR USE BY  
 CIVIL/MECHANICAL/ELECTRICAL  
 DISCIPLINES. SEE DRAWING A1.0  
 FOR ARCHITECTURAL INFORMATION.

0 20 40 80 160  
 1" = 40'

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 email: bob@wrightarchitecturestudio.com

**El Dorado Senior Resort**  
 Highway 49 at Koki Road  
 El Dorado, California

Attachment 7

El Dorado Senior Housing LLC  
 854 Diablo Road  
 Danville, California  
 (281) 772-3772

Site Plan

A1.1



BENTON & BOWLES

**Mitigation Measure(s) Agreement**  
**Project: CUP18-0009: El Dorado Senior Housing**

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effect to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Proposed Mitigated Negative Declaration" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Mitigated Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Mitigated Negative Declaration.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 15<sup>th</sup> day of April, 2019.

El Dorado County Planning Services

Signature of Applicant/Owner/Agent:

By: [Signature]

Jim Davies, Project Mgr.

Efren Sanchez, Associate Planner  
Print name and title above

Print name and address below:

Jim Davies, Project Manager  
Eldorado Senior Housing, LLC  
854 Diablo Rd  
Danville, CA. 94526

MITIGATION MONITORING AND REPORTING PROGRAM | PROJECT NAME (CUP18-0009)

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<b>A. Noise</b>							
<p><b>Mitigation Measure NOI- 1:</b> 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).</p> <p>AND (one of the following) NOI-2 or NOI-3</p>	Appl.	PC, CPI	PGP	EDCPD			
<p><b>Mitigation Measure NOI-2:</b> 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).</p>	Appl.	PC, CPI	PGP	EDCPD			
<p><b>Mitigation Measure NOI-3:</b> 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.</p>	Appl.	CPI	PGP	EDCPD			

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<b>B. Transportation</b>							
<p><b>Mitigation Measure M1: SR 49 @ Pleasant Valley Road, Existing (2018) plus Proposed Project Conditions</b></p> <p>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.</p> <p>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</p>	Appl.	PC, CPI	PGP	EDCPD, EDCDOT, and CALTRANS			

1 Appl. = Applicant; EDC = El Dorado County

2 CPI = Construction Period Inspection, OTC = One-time Confirmation Action; PC = Plan Check; POC = Post Occupancy Inspection; SMS = Specialized Monitoring Study; SSR = Subsequent Standard Review

3 DPC = During Project Construction; PBP = Prior to Issuance of Building Permit; PGP = Prior to Issuance of Grading Permit; PPO = Prior to Project Occupancy; STR = Specialized Timing Requirement

4 EDCPD = El Dorado County Planning Division; EDCSD = El Dorado County Sheriff’s Department; EDHFD = El Dorado Hills Fire District; EDCDOT = El Dorado County Transportation Division; EDCBD = El Dorado County Building Division;

EDCDEH = El Dorado County Department of Environmental Health

MITIGATION MONITORING AND REPORTING PROGRAM | PROJECT NAME (CUP18-0009)

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p>improvement through the <i>Intersection Needs Prioritization Process</i>. 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.</p> <p>In the absence of identifying timing for implementing a traffic signal, the Community Development Services-Transportation Division 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.</p> <p><b>OR</b></p> <p>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.</p>							
<p><b>Mitigation Measure M2: : SR 49 @ Pleasant Valley Road, Near-Term (2028) plus Proposed Project Conditions</b></p> <p>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.</p> <p>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 <i>Intersection Needs Prioritization Process</i>. 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.</p> <p>In the absence of identifying timing for implementing a traffic signal, The Community Development Services-Transportation Division 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.</p>	Appl.	PC, CPI	PGP	EDCPD, EDCDOT, and CALTRANS			

1 Appl. = Applicant; EDC = El Dorado County

2 CPI = Construction Period Inspection, OTC = One-time Confirmation Action; PC = Plan Check; POC = Post Occupancy Inspection; SMS = Specialized Monitoring Study; SSR = Subsequent Standard Review

3 DPC = During Project Construction; PBP = Prior to Issuance of Building Permit; PGP = Prior to Issuance of Grading Permit; PPO = Prior to Project Occupancy; STR = Specialized Timing Requirement

4 EDCPD = El Dorado County Planning Division; EDCSD = El Dorado County Sheriff's Department; EDHFD = El Dorado Hills Fire District; EDCDOT = El Dorado County Transportation Division; EDCBD = El Dorado County Building Division;

EDCDEH = El Dorado County Department of Environmental Health

MITIGATION MONITORING AND REPORTING PROGRAM | PROJECT NAME (CUP18-0009)

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p><b>OR</b></p> <p>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.</p>							
<p><b>Mitigation Measure M3: SR 49 @ Pleasant Valley Road, Cumulative (2035) plus Proposed Project Conditions</b></p> <p>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.</p> <p>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 <i>Intersection Needs Prioritization Process</i>. 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.</p> <p>In the absence of identifying timing for implementing a traffic signal, The Community Development Services-Transportation Division 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.</p> <p>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.</p> <p><b>OR</b></p> <p>Construction of the improvement (traffic signal) with reimbursement for costs that</p>	Appl.	CPI	PGP	EDCPD, EDCDOT, and CALTRANS			

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MITIGATION MONITORING AND REPORTING PROGRAM | PROJECT NAME (CUP18-0009)

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
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.							

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