

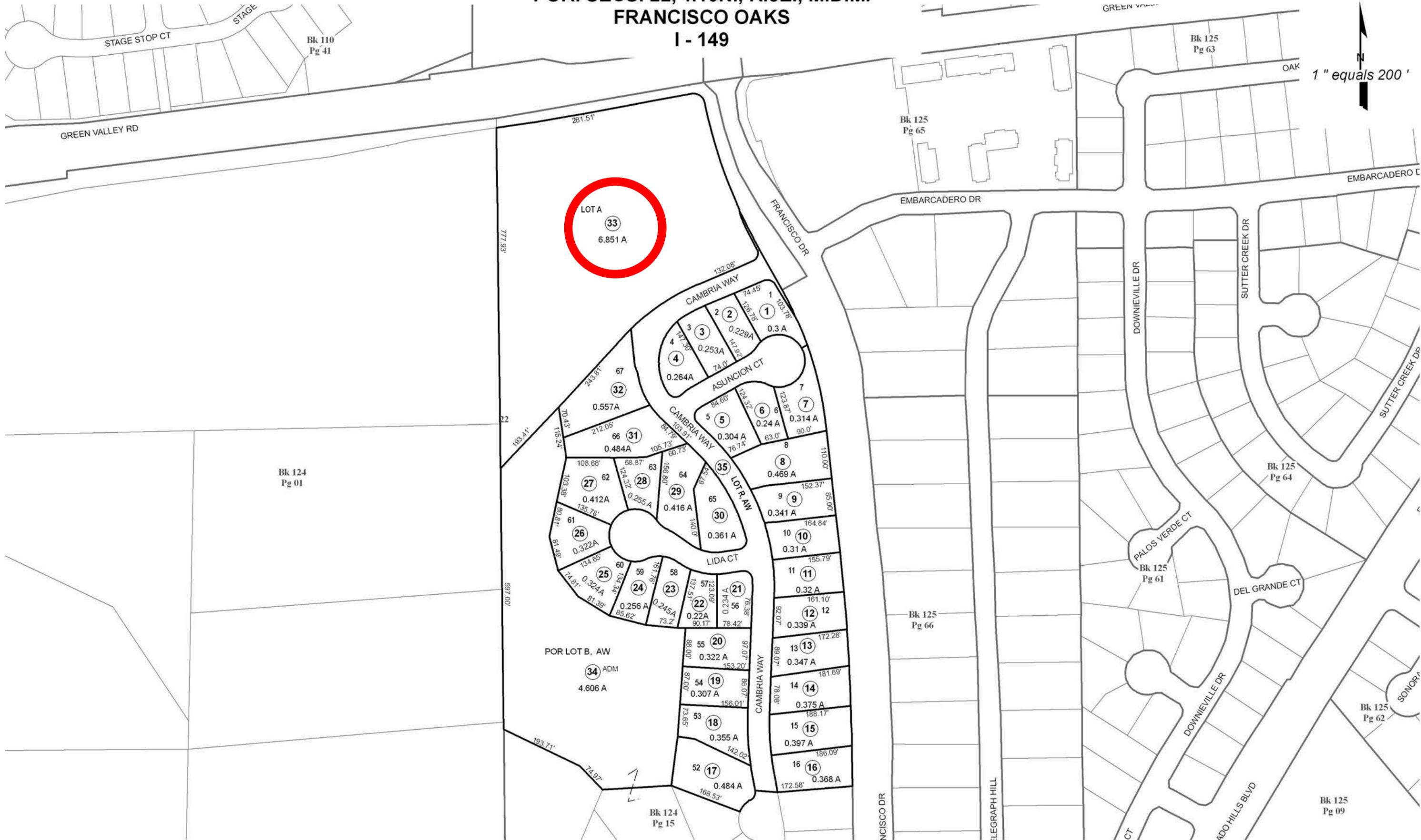
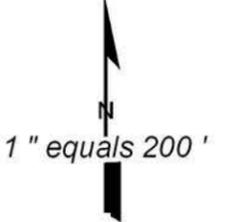
El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003



Attachment A - Location Map

POR. SECS. 22, T.10N., R.8E., M.D.M.
FRANCISCO OAKS
I - 149

124:14



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

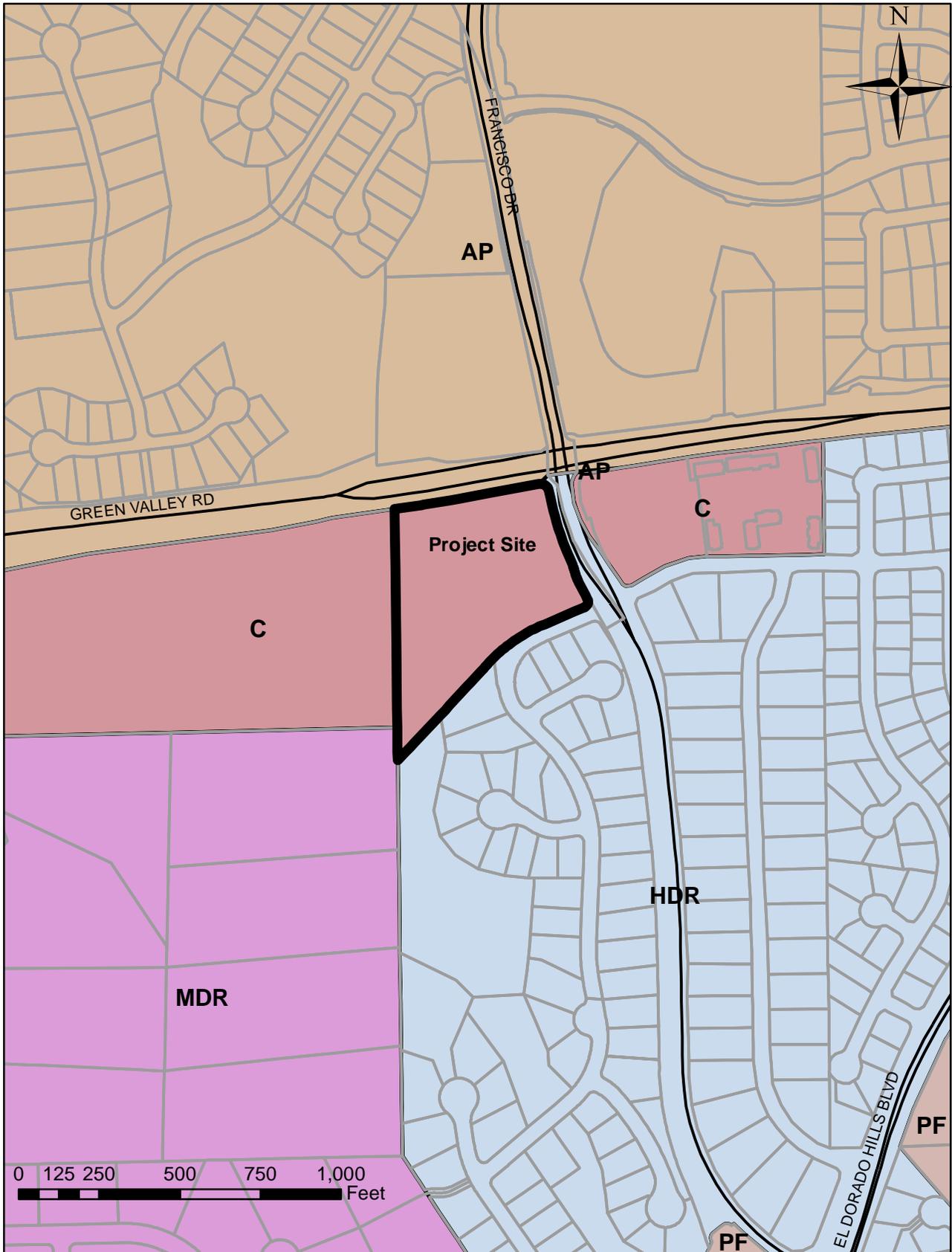
Adjacent Map Pages Shown in Grey Text
 Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

ATTACHMENT B

Rev. July 12, 2006

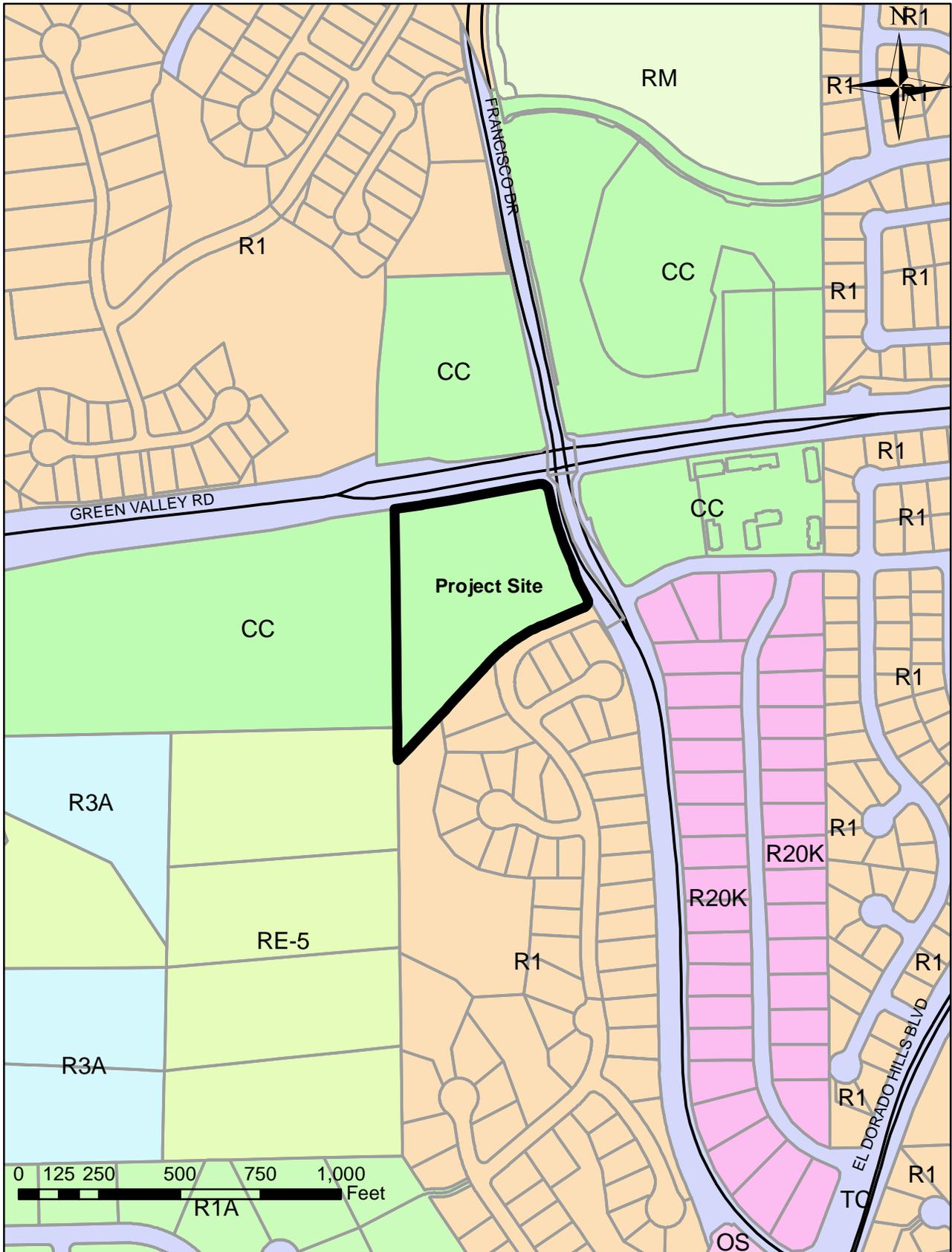
Assessor's Map Bk. 124 - Pg. 14
 County of El Dorado, CA

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003



Attachment C - General Plan Land Use Map

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003



Attachment D - Zone Map

El Dorado Hills Memory Care (The Pavilions) File No. PD16-0003



Surrounding Land Uses and Setting			
	Zoning	General Plan	Land Use/Improvements
Site	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Undeveloped
North	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial
South	One-Family Residential-Planned Development (R1-PD)	High Density Residential (HDR)	Residential
East	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial

Attachment E - Aerial Map

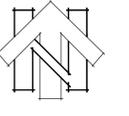
EL DORADO HILLS MEMORY CARE (PAVILIONS)

SITE PLAN

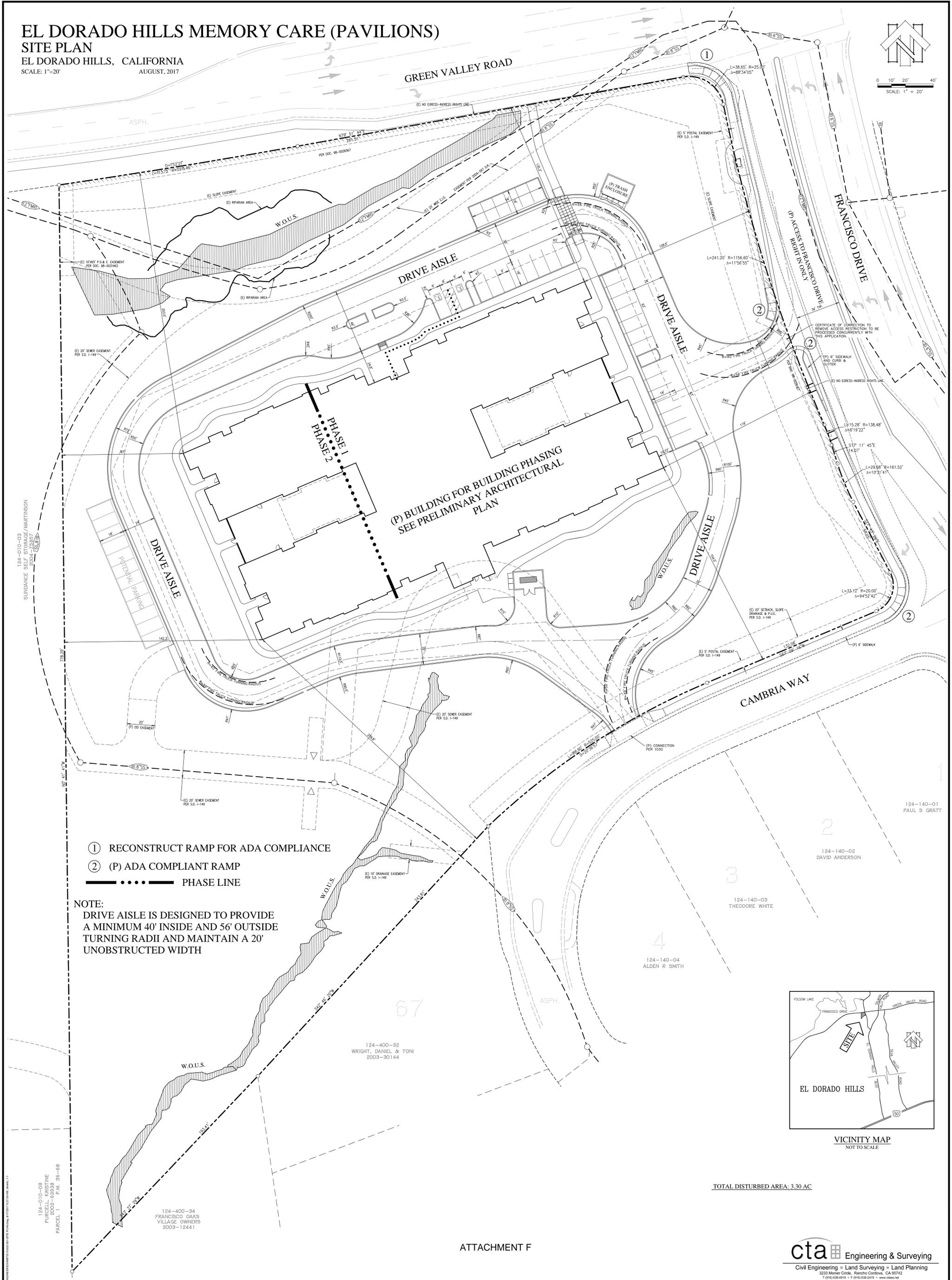
EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20'

AUGUST, 2017

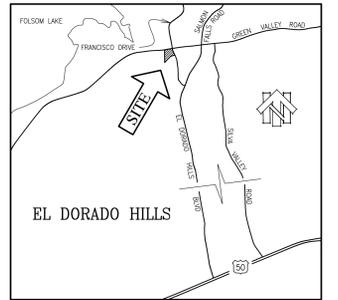


0 10' 20' 40'
SCALE: 1" = 20'



- ① RECONSTRUCT RAMP FOR ADA COMPLIANCE
- ② (P) ADA COMPLIANT RAMP
- PHASE LINE

NOTE:
DRIVE AISLE IS DESIGNED TO PROVIDE A MINIMUM 40' INSIDE AND 56' OUTSIDE TURNING RADII AND MAINTAIN A 20' UNOBSTRUCTED WIDTH



VICINITY MAP
NOT TO SCALE

TOTAL DISTURBED AREA: 3.30 AC

EL DORADO HILLS MEMORY CARE (PAVILIONS)

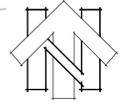
PRELIMINARY GRADING AND DRAINAGE PLAN

EL DORADO HILLS, CALIFORNIA

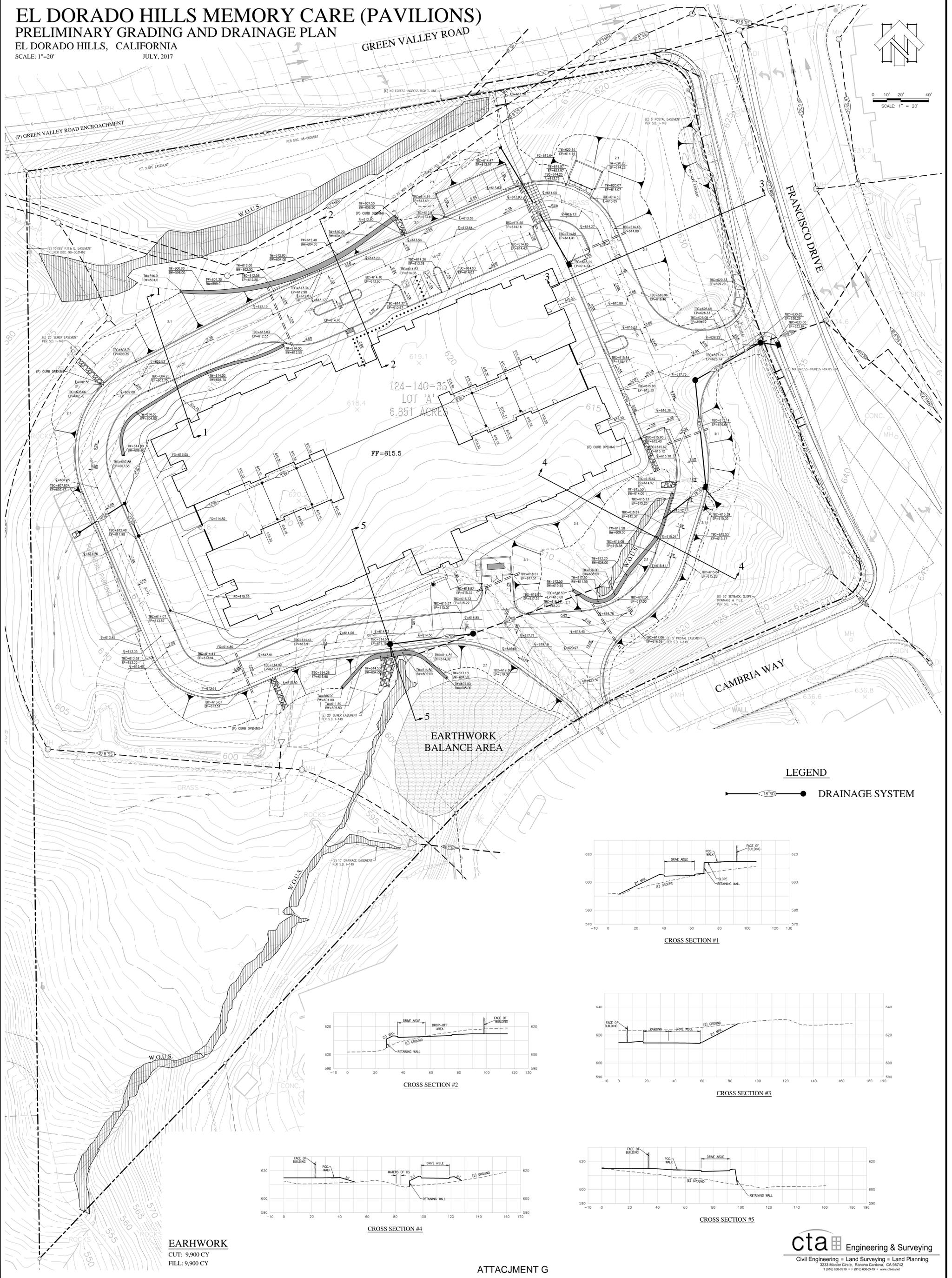
SCALE: 1"=20'

JULY, 2017

GREEN VALLEY ROAD

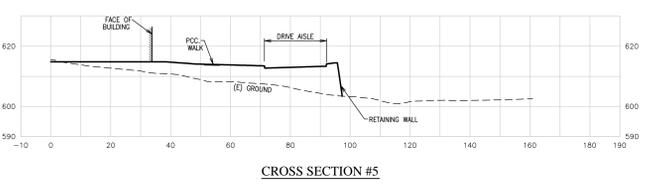
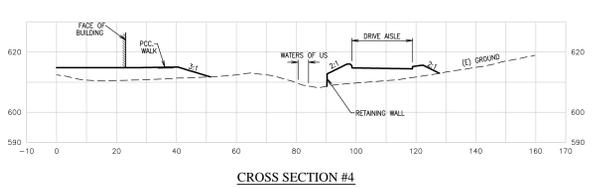
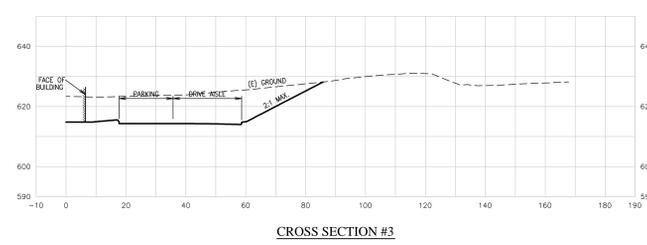
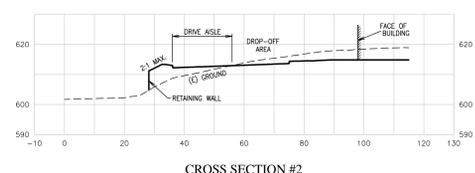
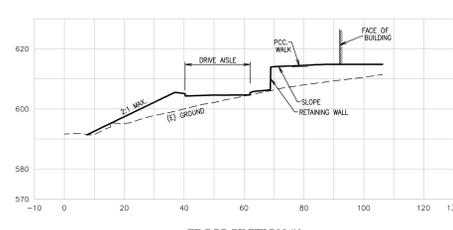


0 10' 20' 40'
SCALE: 1" = 20'



LEGEND

—●— DRAINAGE SYSTEM



EARTHWORK
CUT: 9,900 CY
FILL: 9,900 CY

ATTACMENT G

cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monitor Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2178 ■ www.cta.com



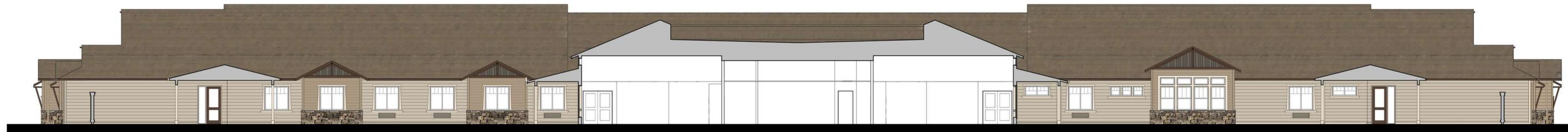
SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



BUILDING SECTION



NORTH ELEVATION (REAR)

ATTACHMENT I

SCHEMATIC ELEVATIONS & SECTION



SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)

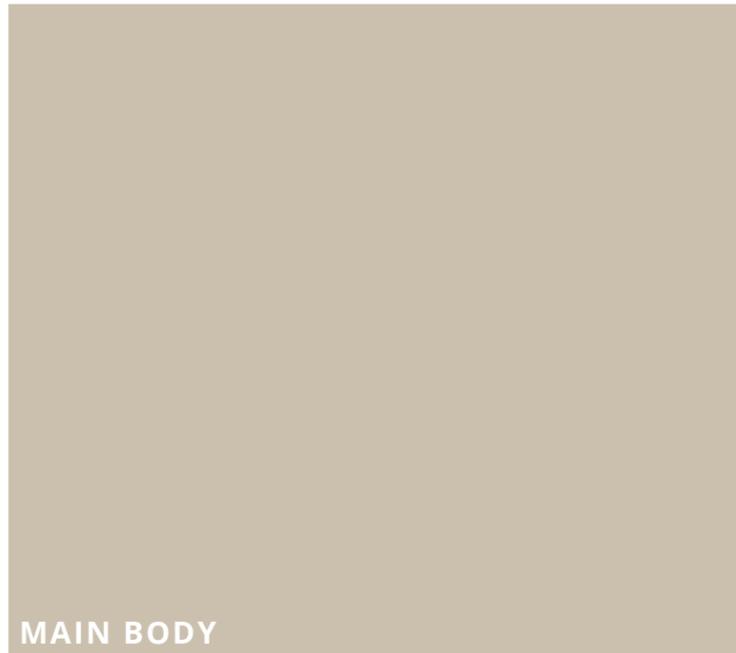


BUILDING SECTION



NORTH ELEVATION (REAR)

PHASE 1 (SCREENED BACK) & PHASE 2 | SCHEMATIC ELEVATIONS & SECTION



LEGEND			
Roofing	Weathred Wood		Cool Roof
Main Body	Naturel	SW 7542	Lap Siding 8"
Accent 1	Outerbanks	SW 7534	Lap Siding 6"
Accent 2	Porpoise	SW 7047	Gable Siding
Trim 1	Casa Blanca	SW 7571	Door & Window Trim, Corner Boards
Trim 2	Rookwood Dark Brown	SW 2808	Fascia & Brackets
Stone	Montecito Cliffstone		Masonry Accent

PAINT: SHERWIN-WILLIAMS
 STONE: ELDERADO STONE
 ROOFING: CERTAINTTEED

REVISED EXTERIOR COLOR & MATERIALS PALETTE



PAVILIONS MEMORY CARE

El Dorado County, California

JD+A PROJECT NUMBER: 14109 | DATE: 06.29.2017 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM



2

313' - 6"

173' - 0"



ATTACHMENT J

 PRIVATE RESIDENCE	 SHARED RESIDENCE	 PUBLIC SPACE	 ADMIN	 SERVICE
---	--	--	---	---

BUILDING FLOOR PLAN | 38,784 SF TOTAL



- 1 - Primary Corner Monument
- 2 - Secondary Corner Monument
- 3 - Interior Corner Monument

LEGEND

- PROPERTY LINE
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- CONCRETE PAVEMENT
- EXISTING NON-IRRIGATED LAND TO REMAIN
- NON-IRRIGATED HYDROSEED
- CREEK / WETLAND

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON / 24" BOX	AS SHOWN	15
	CHITALPA TASHKENTENSIS	PINK DAWN	15 GALLON	AS SHOWN	4
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN	4
	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN	6
	QUERCUS DOUGLASII	BLUE OAK	15 GALLON	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN	3
	QUERCUS PALUSTRIS	PIN OAK	15 GALLON / 24" BOX	AS SHOWN	10



Callander Associates
Landscape Architecture
12150 Tributary Point Drive,
Suite 140
Gold River, CA 95670
T 916.985.4366
F 916.985.4391



Revisions

3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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Callander Associates
Landscape Architecture, Inc.

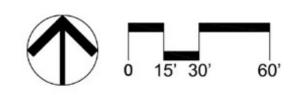


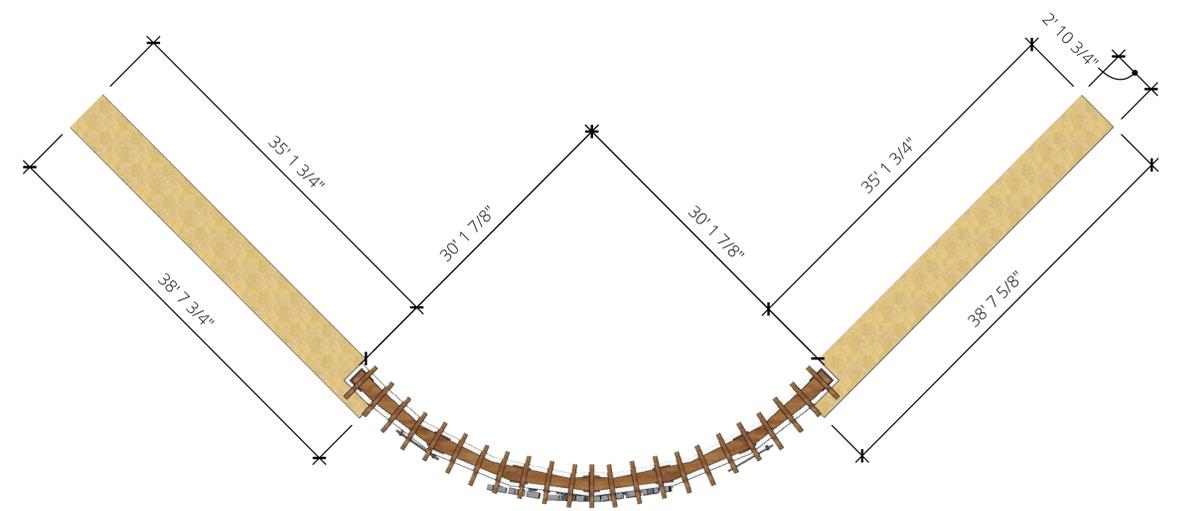
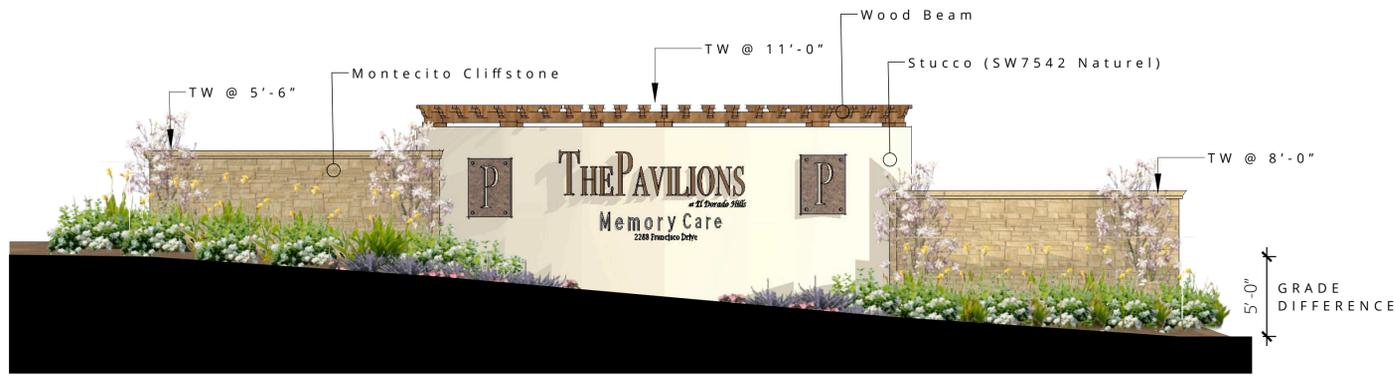
PRELIMINARY LANDSCAPE PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006la.dwg

Sheet No.
1
of 1

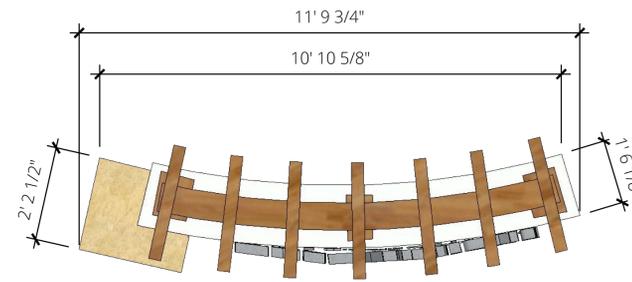
ATTACHMENT K





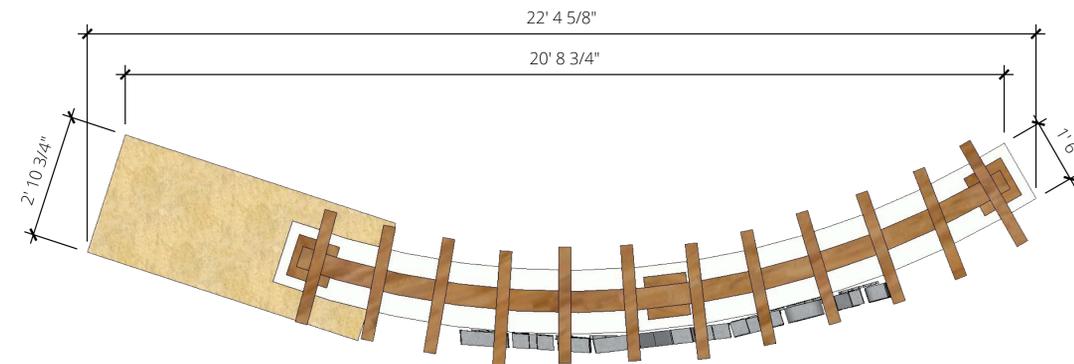
PRIMARY CORNER MONUMENT

SCALE: 3/16" = 1'-0"



INTERIOR CORNER MONUMENT

SCALE: 1/2" = 1'-0"



SECONDARY CORNER MONUMENT

SCALE: 1/2" = 1'-0"

ALL MONUMENT SIGNS WILL MATCH THE THEME OF THE BUILDING

ENTRY MONUMENT SIGN

SIERRA CAPITAL & INVESTMENT

THE PAVILIONS AT EDH MEMORY CARE
El Dorado County, California

JD+A PROJECT NUMBER: 14109 | DATE: 04.18.2017 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM

0 2 4 8

JDA ARCHITECTS + PLANNERS

1



PRIMARY CORNER MONUMENT SIGNAGE = 49 SF

SCALE: 3/16" = 1'-0"



INTERIOR CORNER MONUMENT SIGNAGE H= 29 SF

SCALE: 1/2" = 1'-0"



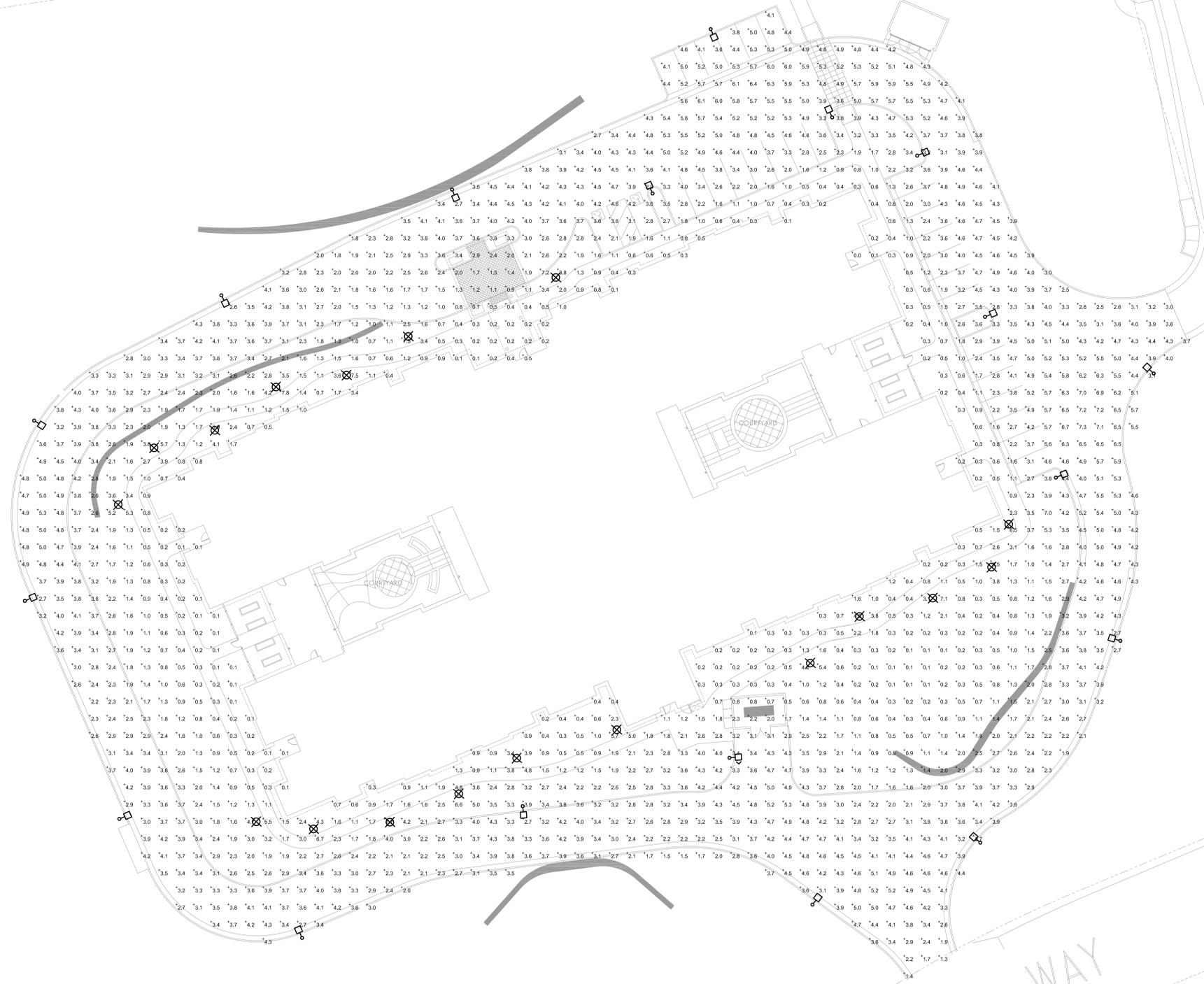
SECONDARY CORNER MONUMENT SIGNAGE = 29 SF

SCALE: 1/2" = 1'-0"

ALL MONUMENT SIGNS WILL MATCH THE THEME OF THE BUILDING

ENTRY MONUMENT SIGN

GREEN VALLEY ROAD



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
AA	ARIETA™13-100W-AW-3-0B-720	18		2FT. X 13-10"W. X 6.1274" LED LUMINAIRE LEDS WITH OPTICS		1	15916.13	0.95	165.91
BB	OSRAM-LED-PH20B35-AC-FI-WHT	18		Footcandle LED SLM 2000 22W/B35	LED LUMINAIRE OUTPUT = 965 LMS.	1	965.7407	0.95	27.5

Statistics				
Description	Symbol	Avg	Max	Min
Site Calculation	+	2.6 fc	7.8 fc	0.0 fc

ARIETA™13
LED Area Luminaire

Elegant Silhouette.
High Performance.
Rightsized.

ARCHITECTURAL
The minimal profile of the ARIETA 13 creates an appealing and unobtrusive day form. The luminaire structure is designed to maximize the performance of LEDs in a sleek profile that transitions effortlessly to the pole.

The finish can be tailored to the site with three standard paint colors: Dark Bronze, Black or White.

TECHNOLOGY LEADING
Coupled with a modern aesthetic, ARIETA 13 features best in class performance and forward thinking options.

- Optical Design**
 - 95% Lumen Output at 100,000 hours
 - Up to 121 Lumens/Watt Efficacy
 - Precision Micro-lens Optics in Type 2, 3, 4 and 5 Distributions
 - Dark Sky Friendly with a Zero Uplight BUG Rating
- Control Features**
 - Motion Sensor
 - Programmable Power Supply
 - ANSI C136.41 Dimming Receptacle

UNRIVALED VALUE
ARIETA 13's value is realized both in low initial cost and lifetime energy savings. Because of Leotek's high volume manufacturing and economies of scale, ARIETA is available at unmatched price levels.

A Leotek developed universal mounting bracket simplifies retrofit installations by not requiring any re-drilling of poles, further reducing initial costs.

With energy savings of up to 70% over HID sources and significantly reduced maintenance costs, ARIETA 13 adds up to shortest payback in the industry.

2 Fixture "AA"
NTS

3 Fixture "BB"
NTS

1 Electrical Photometric Site Plan
1" = 20'-0"

Sheet Revisions

NO.	DATE	COMMENT
1	03/14/17	Site Revisions

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

OVERVIEW / SPECIFICATION Fixture Type "B" (Proposed)



Features:

- Economical
- Simple Installation
- In-line Connection
- High Efficacy
- Integral Driver / AC Power
- Dimmable: ELV (RP), 0-10V
- Dimming at 120V, 220V, and 277V
- Dimming down to 0%
- Glass Lens

EcoSpec® Linear HP EXT Wall Wash – has an impressive array of narrow, medium, wide and elliptical beam angles that provides brilliant results for exterior façade grazing, and wall washing applications that are exposed to harsh elements. The new glass lens provides better protection against harsh environments and chemicals and the GORE® Vent protects the internal system from moisture and improves the overall lifetime of the fixture. Patent-pending dimming technology dims down to 0% output power.

PERFORMANCE <small>ADDITIONAL INFORMATION ON NEXT PAGE</small>	CCT (K)	Optic	Lumen Output		Efficacy (lm/W)
			12"	48"	
	2700K	6°x6°	826 lm/LF	3,304 lm	77.2lm/W
	3000K	6°x6°	842 lm/LF	3,368 lm	80.2lm/W
	3500K	6°x6°	847 lm/LF	3,388 lm	77lm/W
	4000K	6°x6°	901 lm/LF	3,604 lm	82.2lm/W
<small>* Performance data is from LM-79 and LM-63 testing at typical power input</small>					
	Color Rendering Index	80+			
	Color Consistency	2 Step MacAdam Ellipse			
	Lumen Depreciation / Rated Life	L70 >60,000 hours @ 25°C*			
<small>* Calculations for LED fixtures are based on measurements that comply with IES LM-80 testing procedures and IES TM-21 Calculator.</small>					
ELECTRICAL	Power Consumption	11W/LF Typical (The Typical input power range allows for a +/-10% variation of all components) 12W/LF Maximum (All fixtures are labelled with Maximum wattage)			
	Max Fixture Run Length	55' (16m) @120VAC; 125' (37m) @220VAC ; 125' (37m) @277VAC			
	Power Factor	0.90			
	Operating Voltage	100-120VAC, 220-240VAC, 277VAC, 50/60 Hz (all voltages)			
	Driver	Integral to Fixture; De-rated Power and Synchronous Start-up at Full Brightness			
	Startup Temperature	-40°F to 122°F (-40°C to 50°C)			
	Operating Temperature	-40°F to 122°F (-40°C to 50°C)			
	Storage Temperature	-40°F to 176°F (-40°C to 80°C)			
CONTROL	Dimming	100-120VAC ELV type, Reverse Phase, Trailing Edge 220-240VAC ELV type, Reverse Phase, Trailing Edge 277VAC ELV type, Reverse Phase, Trailing Edge 120VAC / 277VAC, 0-10V with Linear Dimming Control Module (LDCM)			
PHYSICAL	Dimensions	W 2.37" x H 2.36" x L 12"/48"			
	Housing / Lens	Extruded Aluminium; Tempered Glass; Stainless Steel Fasteners Metal Endcaps with Plastic/Rubber Overmold for Cable Assembly			
	Weight	2.43lbs / 1.1kg (1ft) / 10.36lbs / 4.7kg (4ft) approx			
	Connectors	Integral Male/ Female 3 Pin Connectors on Pigtail Cable Assembly, IP66 Rated			
	Environment	Outdoor; CE Certified IP66 / ETL Certified for Wet Locations			
	Beam Angle	Native: 6°x 6° / 6°x 15° / 10°x 60° / 17°x 35° / 30°x 60° / 60°x 60°			
	Mounting Options:	Flat Mounting Brackets, Hinge Brackets and Safety Brackets			
FIXTURE RATING & CERTIFICATIONS	CE, C-Tick Certified, CCC ETL Certified RoHS Compliant				
LIMITED WARRANTY	5 Years				

EcoSense THD/Inrush Current Information: Please contact an EcoSense Lighting sales representative

1	EcoSense Lighting Inc. 915 Wilshire Boulevard Suite 2175 Los Angeles, CA 90017	Phone 310-496-6255 Fax 310-496-6256 Toll Free 855-632-6736 855-6-ECOSEN	Specifications subject to change without notice. Visit EcoSenseLighting.com for the most current specifications. 2014 All rights reserved. EcoSense, the EcoSense logo, and EcoSpec are registered trademark of EcoSense Lighting Inc. SPEC-WWES-20140225-V1
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ECOSENSELIGHTING.COM

DATE _____

PROJ. _____

FIRM _____

TYPE _____

ORDERING

Choose the option that best suits your needs and write its corresponding code on the appropriate line to form the product code

MODEL	LENGTH	COLOR	VOLTAGE	OPTIC
WWES	12 - 12"	27 - 2700K	120 - 100-120VAC	6 - 6° x 6°
WWEL #	48 - 48"	30 - 3000K	220 - 220-240VAC	6F - 6° x 15°
WWEA ##		35 - 3500K	277 - 277VAC**	10 - 10° x 60°
		40 - 4000K		17 - 17° x 35°
		RD - RED ###		30 - 30° x 60°
		GN - GREEN ###		60 - 60° x 60°
		BL - BLUE ###		
		AM - AMBER ###		
EXAMPLE:	WWES* - 12 - 27 - 120 - 10	(*Wall Wash Exterior Standard Power)		
	WWEL* - 12 - 27 - 120 - 10	(*Wall Wash Exterior Low Power)		
	WWEA* - 12 - 27 - 120 - 10	(*Wall Wash Exterior ASHRAE Power)		
	# See Linear HP EXT Wall Wash Low Power Spec Sheet for more details			
	## See Linear HP EXT Wall Wash ASHRAE Power Spec Sheet for more details			
	### See Linear HP EXT Wall Wash Standard Power Mono Color Power Spec Sheet for more details			

Wiring Options

*EXT Leader Cable, 3 Pin, 10ft, 110V	EXT3P-A-LDR-120-10	EXT Leader Cable, 3 Pin, 10ft, 220V	EXT3P-A-LDR-220-10
EXT Jumper Cable, 3 Pin, 5ft, 110V	EXT3P-A-JMP-120-05	EXT Jumper Cable, 3 Pin, 5ft, 220V	EXT3P-A-JMP-220-05
EXT Jumper Cable, 3 Pin, 1ft, 110V	EXT3P-A-JMP-120-01	EXT Jumper Cable, 3 Pin, 1ft, 220V	EXT3P-A-JMP-220-01

* One (1) Terminator included standard with each leader cable.

One Leader Cable is required per circuit / fixture run. Leader cable has bare leads one end, female connector opposite end. Leader / Jumper cables are not rated for plenum applications.

**The 120VAC cables are also rated for 277VAC use.

Control Options

100-120VAC / 277VAC Linear Dimming Control Module 0-10V	LDCM-120-277-010V-GR
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR

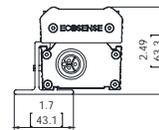
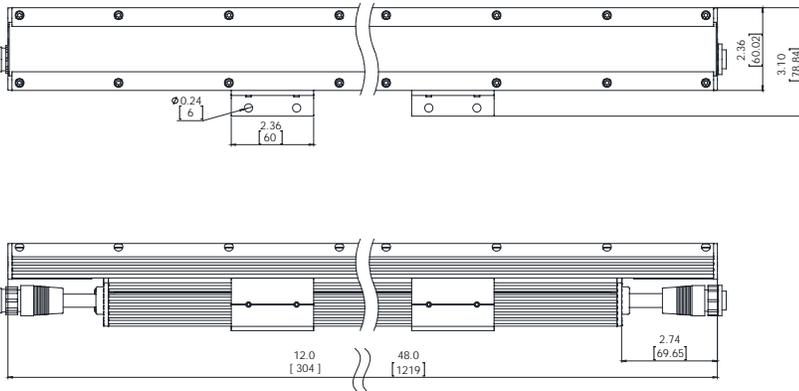
Mounting Options

Flat Mounting Bracket, Exterior Cove	EXT-A-MNT-FLAT	Included Standard with each product length
Hinge Bracket, Exterior Cove	EXT-A-MNT-ADJ	Order 1 (one) bracket per 12" length, and 2 (two) brackets per 48" length
Safety Bracket, Exterior Cove (Optional)	EXT-A-MNT-SAFT	Order 1 (one) bracket per 12" length, and 2 (two) brackets per 48" length

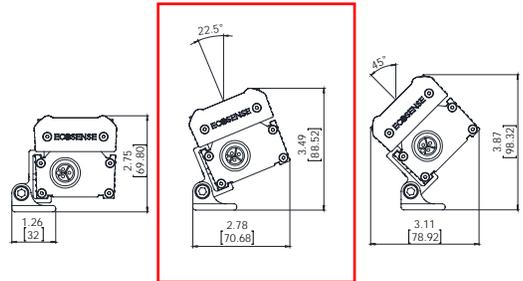
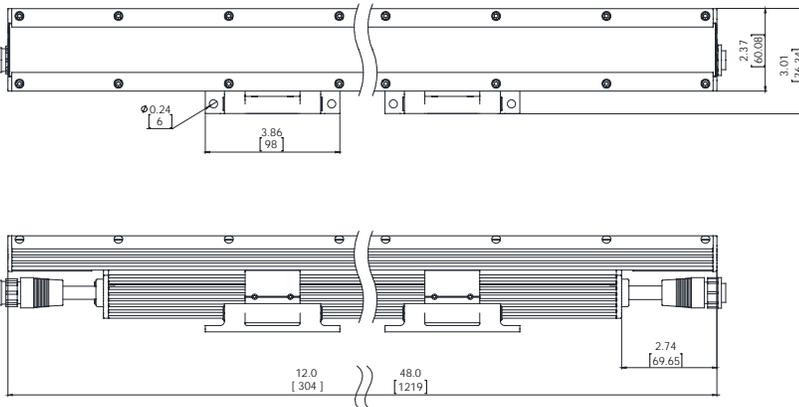
DIMENSIONS

For complete dimensions and submittal drawings, please visit: ecosenselighting.com

Flat Mounting Bracket - Direct Mount

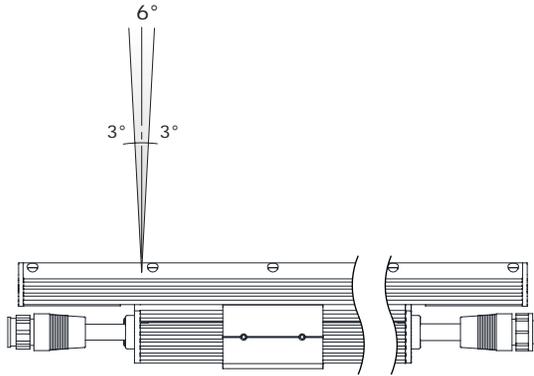


Hinge Bracket - Direct Mount

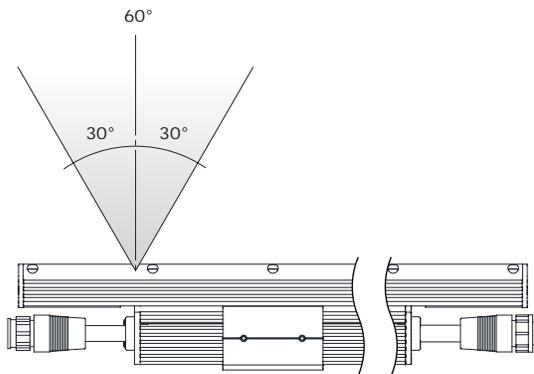
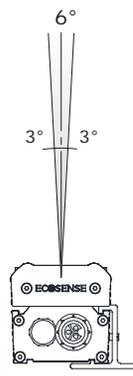


DIMENSION IN
 INCHES / [MM]

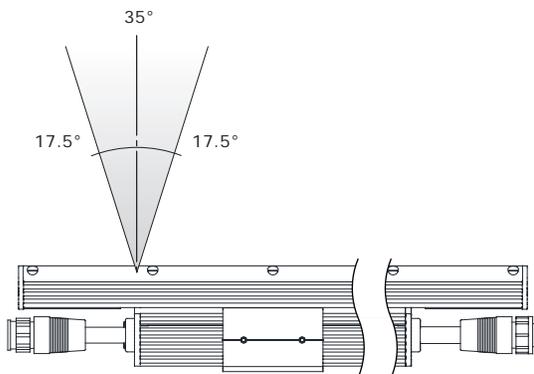
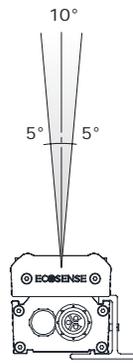
DISTRIBUTIONS



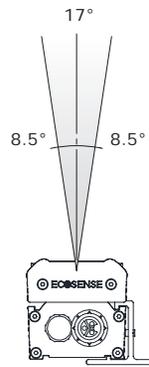
WWEX-XX-XX-XXX-6
6° x 6°



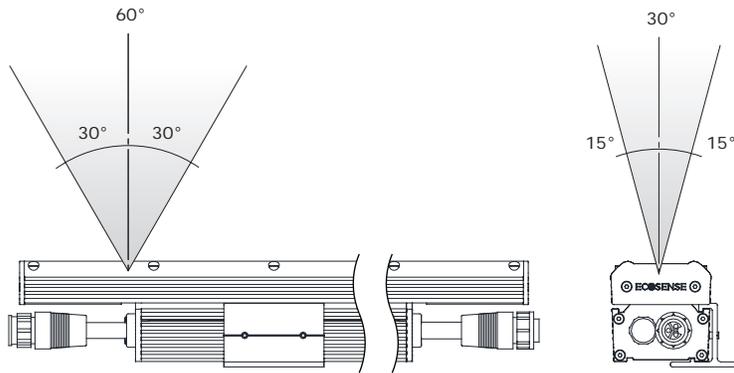
WWEX-XX-XX-XXX-10
10° x 60°



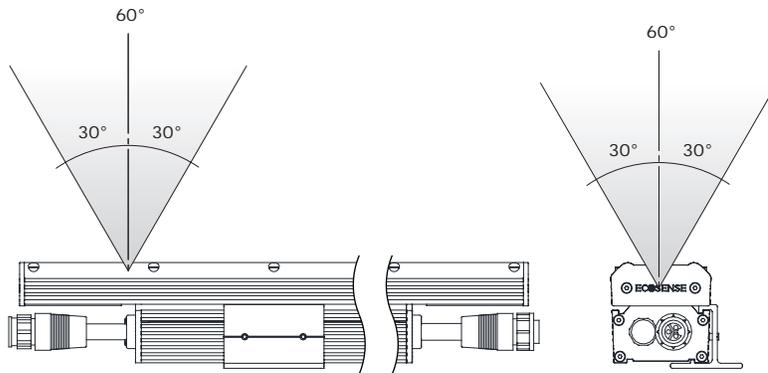
WWEX-XX-XX-XXX-17
17° x 35°



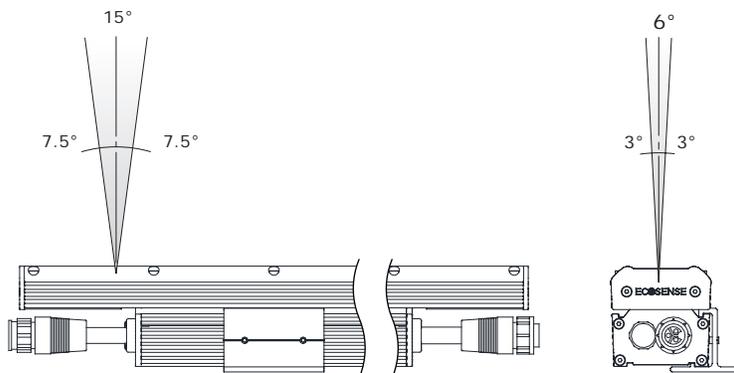
DISTRIBUTIONS



WWEX-XX-XX-XXX-30
30° x 60°



WWEX-XX-XX-XXX-60
60° x 60°



WWEX-XX-XX-XXX-6F
6° x 15°

PHOTOMETRY CHARACTERISTICS

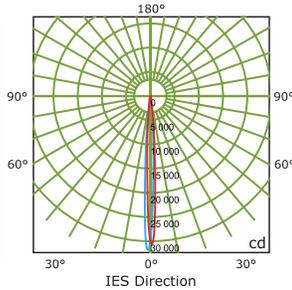
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6° x 6°

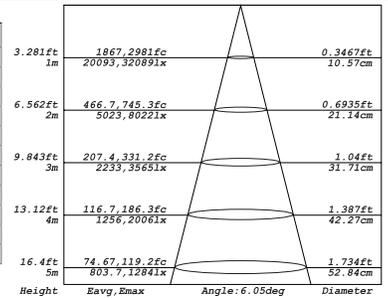
2700K*

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 2700K / 6° x 6°

Total Rated Fixture Lumens	826
Total Luminaire Efficiency	100%
Total Input Watts	10.7W
Horizontal Beam Angle (50%)	6.3
Vertical Beam Angle (50%)	6.4
Horizontal Field Angle (10%)	14.4
Vertical Field Angle (10%)	14.6



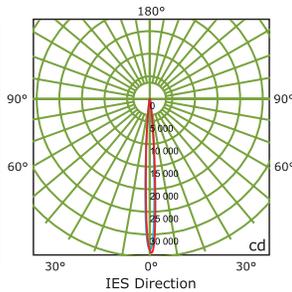
	0	22.5	45	67.5	90
0	29977.3	29842.2	30007.2	29872.4	29950.3
5	10775	11590.1	11320	10523.7	9102.9
15	541.3	570.7	586.5	557.8	512.7
25	100.5	102.9	99.1	99.7	95.6
35	37	36.6	36.6	36.2	35.8
45	24.5	24.8	24.9	23.8	22.6
55	17.5	17.4	17.5	16.4	16
65	7.6	7.4	7.7	7.2	6.9
75	2.8	2.7	2.8	2.5	2.3
85	0.4	0.3	0.3	0.1	0.1
90	0	0	0	0	0



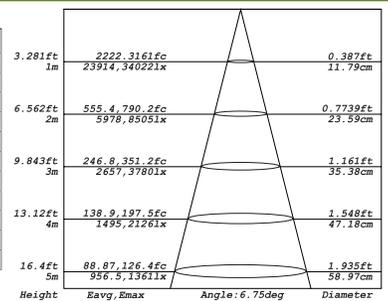
3000K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 3000K / 6° x 6°

Total Rated Fixture Lumens	842
Total Luminaire Efficiency	100%
Total Input Watts	10.51W
Horizontal Beam Angle (50%)	7.1
Vertical Beam Angle (50%)	7
Horizontal Field Angle (10%)	14.2
Vertical Field Angle (10%)	14.5



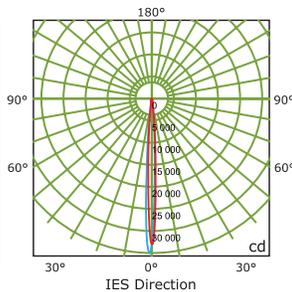
	0	22.5	45	67.5	90
0	33336	33345	33391	33263	33476
5	7954	10496	9584	11792	10734
15	288	304	307	292	284
25	63	66	67	71	71
35	27	27	27	28	28
45	19	19	19	19	19
55	14	15	15	15	15
65	7	7	8	8	8
75	2	2	3	3	3
85	0	0	0	0	0
90	0	0	0	0	0



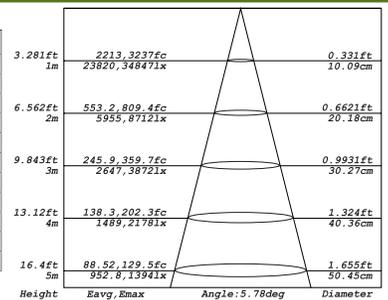
3500K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 3500K / 6° x 6°

Total Rated Fixture Lumens	847
Total Luminaire Efficiency	100%
Total Input Watts	11.01W
Horizontal Beam Angle (50%)	6.4
Vertical Beam Angle (50%)	5.9
Horizontal Field Angle (10%)	14
Vertical Field Angle (10%)	13.8



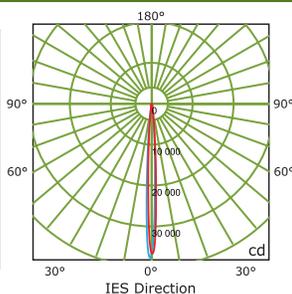
	0	22.5	45	67.5	90
0	33176.9	32950.1	33154.7	32927.6	32949.5
5	11278.1	11207.6	10147	8977	7539.6
15	541.4	558.5	545.1	532.9	492.7
25	110.6	106	100.9	97.9	92.7
35	38.4	36.8	35.8	35.2	34.8
45	25.5	23.5	23.5	22.5	21.9
55	18.7	17.4	17.3	16.4	16.2
65	8.4	8	8.1	7.5	7.2
75	3.2	2.8	2.9	2.6	2.5
85	0.5	0.3	0.3	0.1	0.1
90	0	0	0	0	0



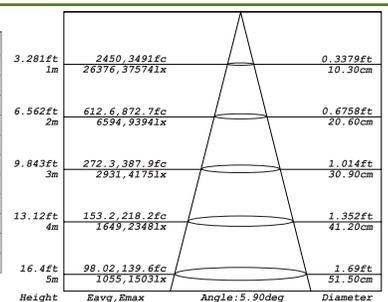
4000K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 4000K / 6° x 6°

Total Rated Fixture Lumens	901
Total Luminaire Efficiency	100%
Total Input Watts	10.97W
Horizontal Beam Angle (50%)	6.3
Vertical Beam Angle (50%)	6.1
Horizontal Field Angle (10%)	14.1
Vertical Field Angle (10%)	14



	0	22.5	45	67.5	90
0	36642.1	36507.7	36599.7	36500.8	36580.3
5	10537	10990.2	10555.6	9958	8822.1
15	549.9	576	568.2	565.3	521.8
25	94.6	95.5	91.3	91.6	88.2
35	36.1	34.8	34.4	34.6	34.6
45	23.7	22.7	22.7	22.5	22.5
55	18.5	17.8	17.5	16.7	16.6
65	8.5	8.4	8.4	7.8	7.4
75	3.2	2.9	3	2.7	2.6
85	0.4	0.3	0.3	0.1	0.1
90	0	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

PHOTOMETRY CHARACTERISTICS

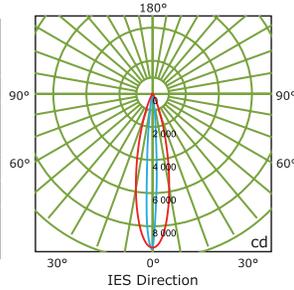
For complete library of IES files, please visit:
ecosenselighting.com

6°x 15°

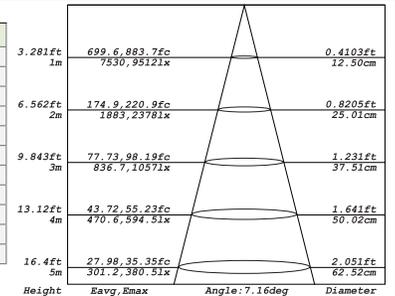
2700K*

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 2700K / 6°x 15°

Total Rated Fixture Lumens	800
Total Luminaire Efficiency	100%
Total Input Watts	10.58W
Horizontal Beam Angle (50%)	22.1
Vertical Beam Angle (50%)	7.3
Horizontal Field Angle (10%)	44.2
Vertical Field Angle (10%)	16.3



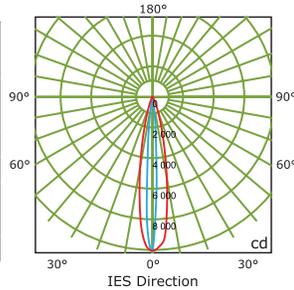
	0	22.5	45	67.5	90
0	9304.2	9301.7	9281.7	9318.6	9277.2
5	8259.6	6130.2	3688.1	2513.9	2116.7
15	3197.9	798.6	225.3	160.7	153.1
25	553.5	121.4	86.6	67.3	55.6
35	90.8	50	37.6	33.6	32.5
45	40.5	28	24.3	23.1	23.6
55	27.3	18.1	16.6	16.5	17.2
65	16.9	10.8	10	9.8	9.6
75	7	4.3	4	3.6	3.2
85	0.7	0.3	0.2	0.1	0.1
90	0	0	0	0	0



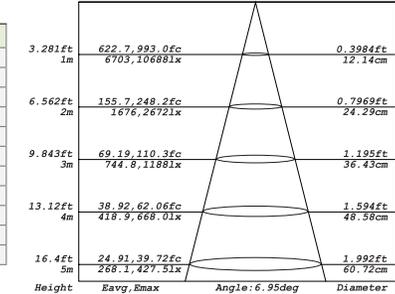
3000K

CHARACTERISTICS:
 LINEAR HP ENT WW - SP (WWES)
 3000K / 6°x 15°

Total Rated Fixture Lumens	797
Total Luminaire Efficiency	100%
Total Input Watts	10.91W
Horizontal Beam Angle (50%)	7.2
Vertical Beam Angle (50%)	20
Horizontal Field Angle (10%)	15.9
Vertical Field Angle (10%)	37.9



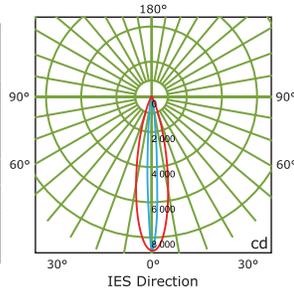
	0	22.5	45	67.5	90
0	6991.9	6960.9	7032.7	7013.5	7057.9
5	7194.9	7695.7	9113.7	9363.3	6773.7
15	287.2	324.1	576	2039.3	2882.9
25	85.7	93.5	108.3	196.6	526.8
35	38	38.4	42.9	57	88.7
45	26	25.6	26.4	29.6	38
55	19.6	19.3	18.6	19.2	25
65	11.5	11.8	11.8	12	15.4
75	4.6	5	5.4	5.5	6.6
85	0.6	0.6	0.9	0.9	0.9
90	0	0	0	0	0.1



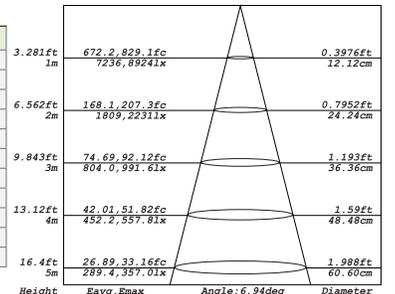
3500K

CHARACTERISTICS:
 LINEAR HP EXT WW - SP (WWES)
 3500K / 6°x 15°

Total Rated Fixture Lumens	801
Total Luminaire Efficiency	100%
Total Input Watts	10.87W
Horizontal Beam Angle (50%)	21.4
Vertical Beam Angle (50%)	7.2
Horizontal Field Angle (10%)	43.7
Vertical Field Angle (10%)	17.8



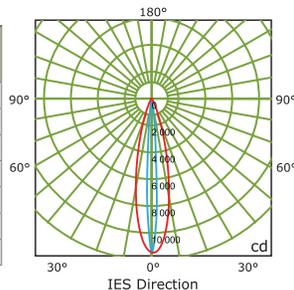
	0	22.5	45	67.5	90
0	8759.5	8749.2	8757.7	8732.1	8747.6
5	7857.9	7334.2	5006.4	3737.7	3328.1
15	2976.8	1355.6	539.2	404.8	357.8
25	541.1	240.7	141.9	99	87.3
35	108.3	73.8	52.9	44.8	41.9
45	48.1	36.4	31.1	26.6	26.2
55	30.8	22.5	20.2	19	18.1
65	18.5	13	11.6	9.8	8.5
75	7.8	5.3	4.6	3.6	3.2
85	1	0.6	0.4	0.1	0.1
90	0	0	0	0	0



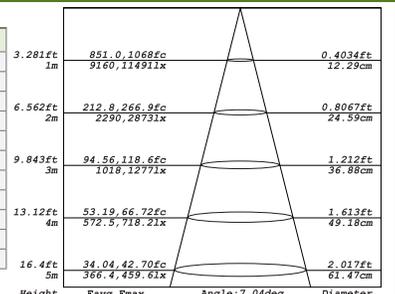
4000K

CHARACTERISTICS:
 LINEAR HP ENT WW - SP (WWES)
 4000K / 6°x 15°

Total Rated Fixture Lumens	903
Total Luminaire Efficiency	100%
Total Input Watts	11.04W
Horizontal Beam Angle (50%)	24.1
Vertical Beam Angle (50%)	7.3
Horizontal Field Angle (10%)	44.9
Vertical Field Angle (10%)	15.3



	0	22.5	45	67.5	90
0	11457.4	11445.4	11453.6	11432.6	11449.9
5	10444.5	9279.7	5911.5	3988.5	3376.8
15	4236.5	1384.9	394.4	214.3	187.8
25	743.7	189.5	97.5	78	63.4
35	112.1	58.6	42.7	37.8	36.4
45	46.1	31.9	27.8	26.8	27.5
55	31	20.9	19.5	19.7	20
65	19.6	12.8	12	11.5	10.7
75	8.6	5.5	5.1	4.4	3.9
85	1.2	0.6	0.5	0.1	0.2
90	0.1	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

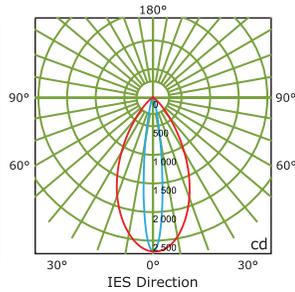
PHOTOMETRY CHARACTERISTICS

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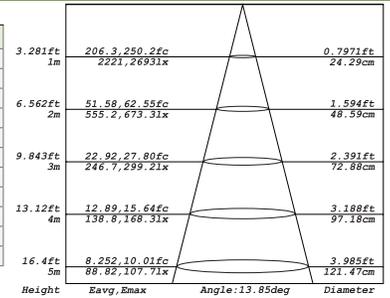
10°x 60°

2700K*

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 2700K / 10° X 60°	
Total Rated Fixture Lumens	797
Total Luminaire Efficiency	100%
Total Input Watts	10.64W
Horizontal Beam Angle (50%)	53.4
Vertical Beam Angle (50%)	14.3
Horizontal Field Angle (10%)	89.9
Vertical Field Angle (10%)	29.5

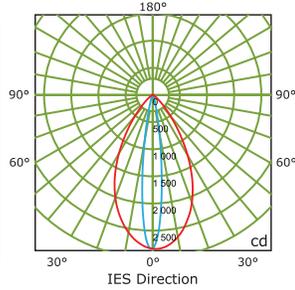


	0	22.5	45	67.5	90
0	2692.2	2688.9	2687.8	2684.8	2689.6
5	2641.4	2533.1	2229.8	1999.5	1876
15	2191.9	1420.5	557	297.7	239.1
25	1485.5	487.6	128.2	81.2	69.7
35	731.6	143.5	57.2	39.4	35.4
45	252.2	59.4	32.4	25.2	23.3
55	74.3	31.7	20.7	16.7	15.4
65	27.3	17.6	12.2	9.8	8.8
75	9.7	7.4	5	3.9	3.4
85	1.1	0.9	0.3	0.1	0.1
90	0	0	0	0	0

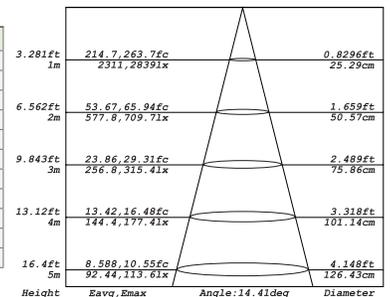


3000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3000K / 10° X 60°	
Total Rated Fixture Lumens	858
Total Luminaire Efficiency	100%
Total Input Watts	11.3W
Horizontal Beam Angle (50%)	56.3
Vertical Beam Angle (50%)	14.7
Horizontal Field Angle (10%)	90.6
Vertical Field Angle (10%)	29

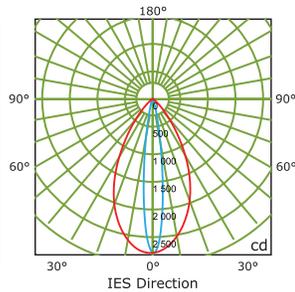


	0	22.5	45	67.5	90
0	2835.3	2830.7	2834.8	2830.5	2831.9
5	2802.2	2670.6	2264.9	1987.1	1871
15	2415	1483.7	562.6	272.4	211.8
25	1723.2	524	112.1	69	60.5
35	859.8	143	52.6	37.3	33.9
45	280.3	56	31.8	25	23.2
55	75.7	31.1	20.9	17	15.7
65	27.3	17.7	12.4	10	9.1
75	9.9	7.4	5	3.7	3.3
85	1.2	0.7	0.3	0.1	0.1
90	0	0	0	0	0

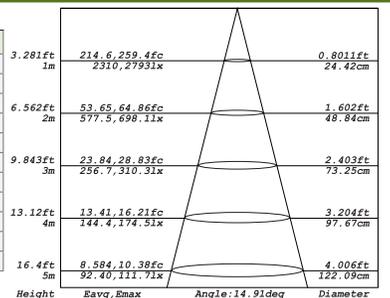


3500K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3500K / 10° X 60°	
Total Rated Fixture Lumens	814
Total Luminaire Efficiency	100%
Total Input Watts	10.91W
Horizontal Beam Angle (50%)	55.3
Vertical Beam Angle (50%)	14.4
Horizontal Field Angle (10%)	89.2
Vertical Field Angle (10%)	28.6

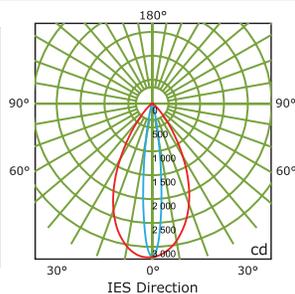


	0	22.5	45	67.5	90
0	2787.2	2787.6	2784.3	2785.2	2785.6
5	2704.2	2618.3	2349.7	2117.7	2024.5
15	2266.9	1499.8	605.3	306.3	244.2
25	1588.3	510.6	113.6	70.9	63.4
35	787.5	133.6	50.5	37.6	34.9
45	255.4	51.4	30.7	25.3	23.9
55	69.1	28.4	20.5	17.5	16.2
65	25	16	12.5	10.5	9.5
75	8.9	6.5	5.2	4.1	3.7
85	0.9	0.6	0.3	0.1	0.1
90	0	0	0	0	0

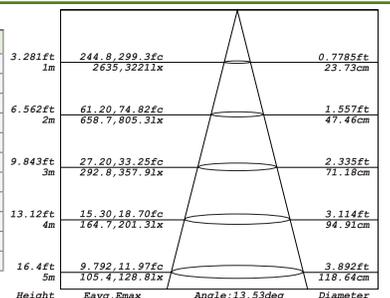


4000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 4000K / 10° X 60°	
Total Rated Fixture Lumens	877
Total Luminaire Efficiency	100%
Total Input Watts	11.11W
Horizontal Beam Angle (50%)	54.2
Vertical Beam Angle (50%)	13.7
Horizontal Field Angle (10%)	86
Vertical Field Angle (10%)	27



	0	22.5	45	67.5	90
0	3219.9	3215.8	3217.6	3207.2	3212.7
5	3117.8	2955.9	2584.2	2278.8	2162.7
15	2619.2	1588.9	564.8	284.7	206.6
25	1778.6	491.2	103	64.9	57.2
35	817.3	123.2	48.6	35.1	32.2
45	243	50.1	29.8	24	22.4
55	64.5	28.4	20	16.6	15.3
65	24.6	16.1	12.1	9.9	8.8
75	9.1	6.6	4.9	3.7	3.3
85	1.1	0.6	0.3	0.1	0.2
90	0	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

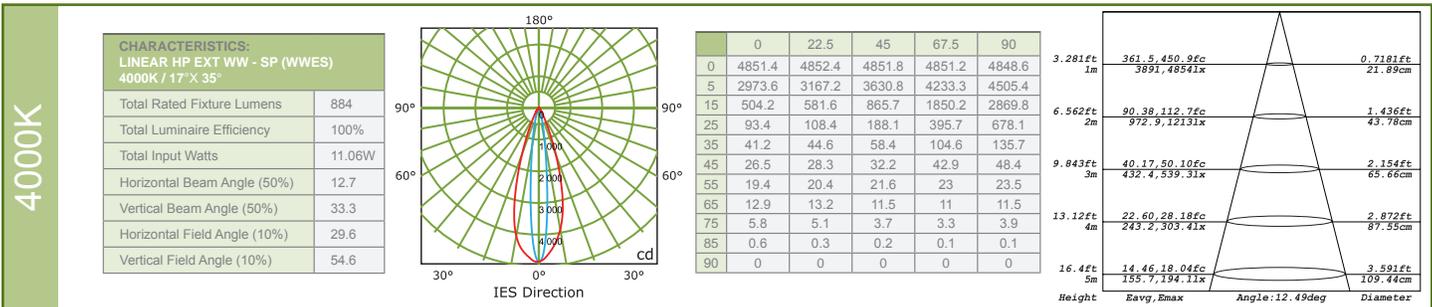
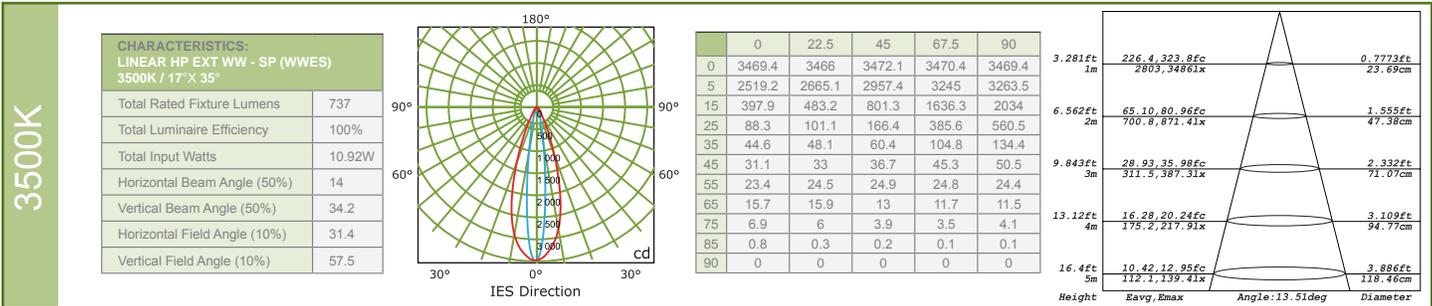
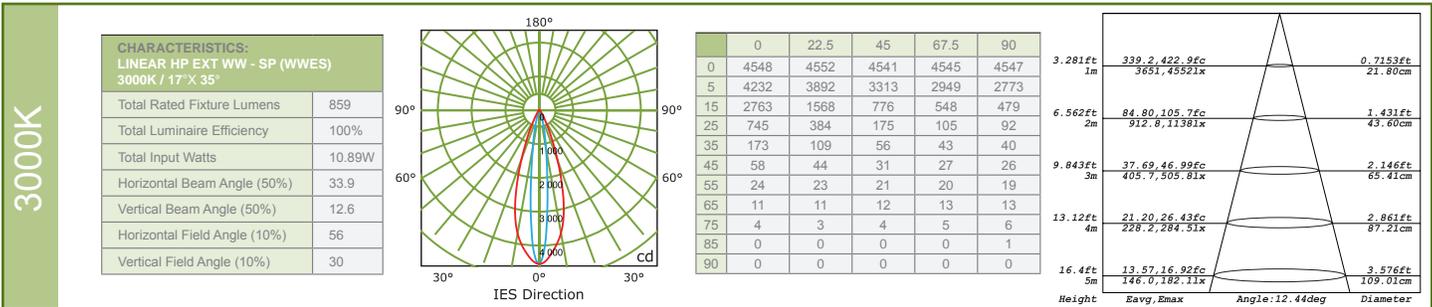
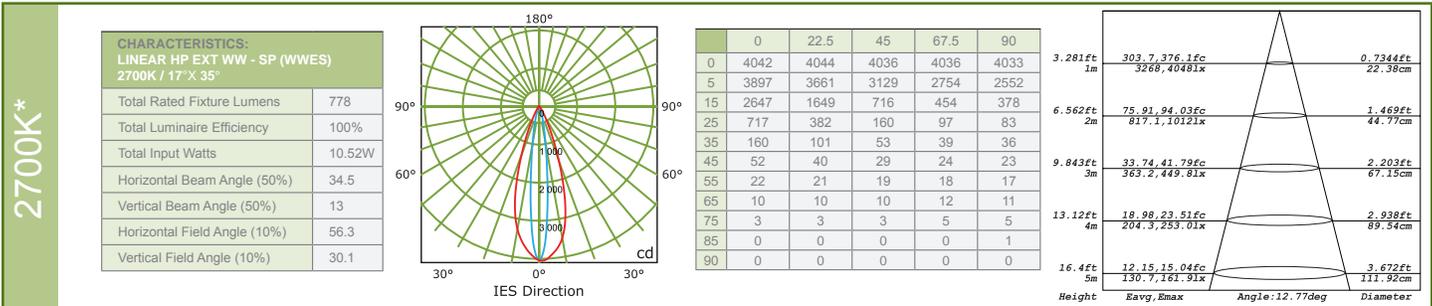
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PHOTOMETRY CHARACTERISTICS

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17°x 35°



Photometrics by an independant lab in accordance with current IES published Procedures.

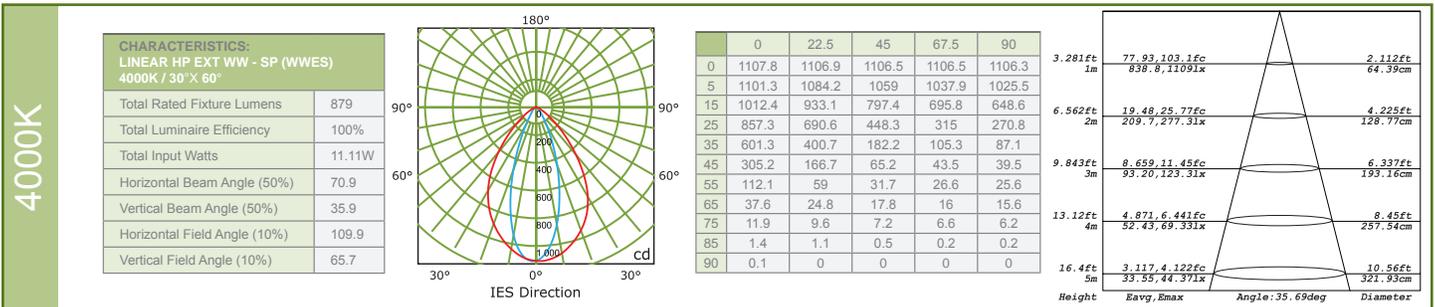
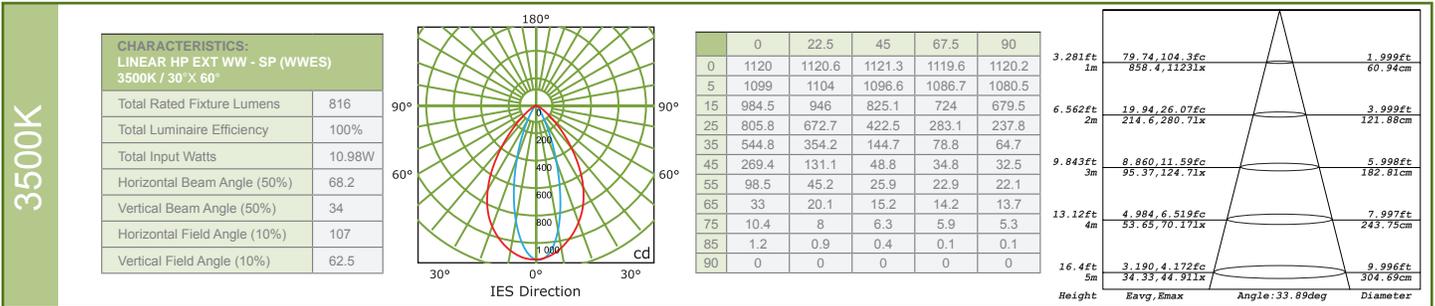
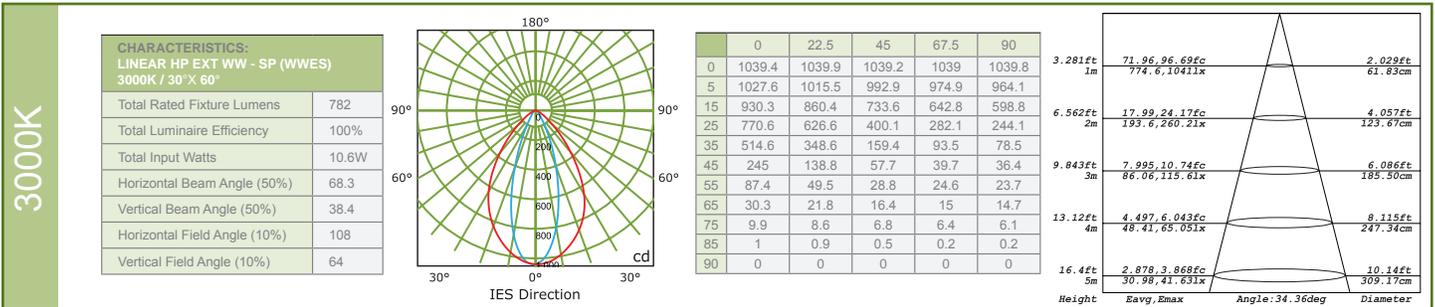
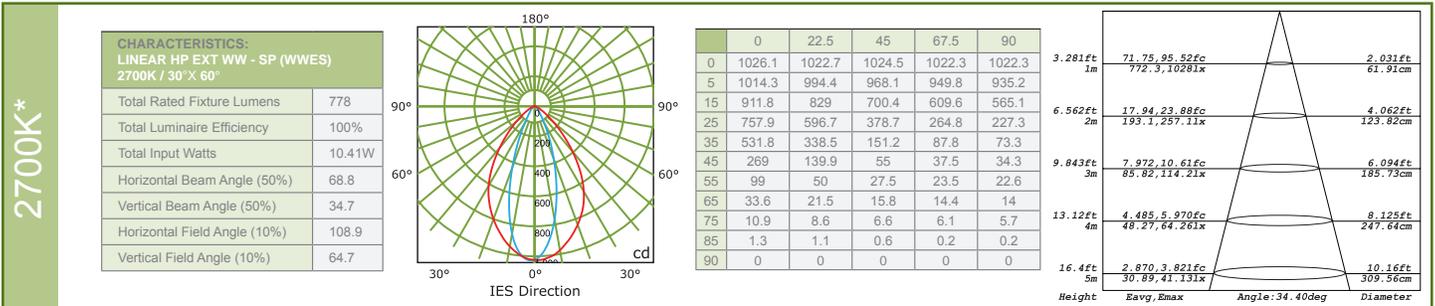
* Lumen measurements comply with IES LM-79-08.

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PHOTOMETRY CHARACTERISTICS

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30°x 60°



Photometrics by an independant lab in accordance with current IES published Procedures.

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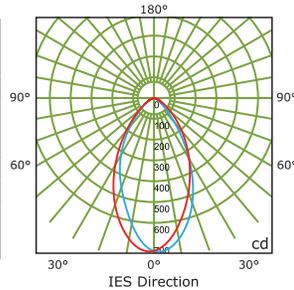
PHOTOMETRY CHARACTERISTICS

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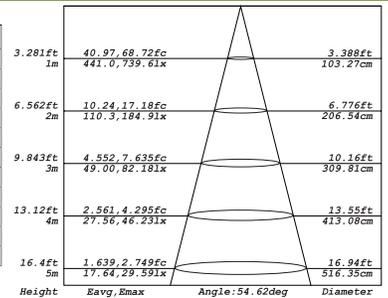
60° x 60°

2700K*

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 2700K / 60° X 60°	
Total Rated Fixture Lumens	776
Total Luminaire Efficiency	100%
Total Input Watts	10.84W
Horizontal Beam Angle (50%)	58
Vertical Beam Angle (50%)	54.7
Horizontal Field Angle (10%)	108.3
Vertical Field Angle (10%)	99.1

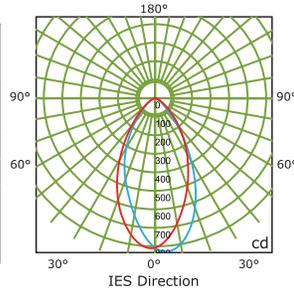


	0	22.5	45	67.5	90
0	734.57	735.19	734.14	734.89	734.7
5	691.13	688.83	688.03	693.28	699.15
15	530.97	525.25	528.18	542.76	560.48
25	387.67	382.87	383.78	393.65	409.24
35	244.14	244.93	251.94	263.94	270.69
45	124.17	128.56	137.35	150.23	154.43
55	54.26	57.60	63.71	72.16	74.59
65	23	24.54	27.31	31.25	32.27
75	7.76	8.47	9.33	11.07	11.3
85	0.34	0.52	0.86	1.31	1.49
90	0	0	0	0	0

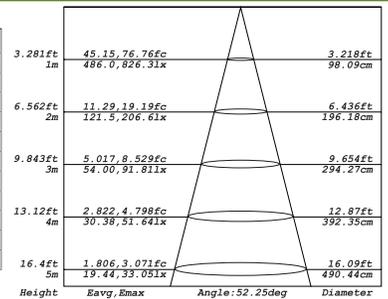


3000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3000K / 60° X 60°	
Total Rated Fixture Lumens	809
Total Luminaire Efficiency	100%
Total Input Watts	11.09W
Horizontal Beam Angle (50%)	54.4
Vertical Beam Angle (50%)	52.3
Horizontal Field Angle (10%)	103.5
Vertical Field Angle (10%)	96.9

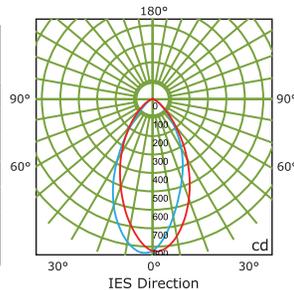


	0	22.5	45	67.5	90
0	807.5	807.4	808.3	807.1	807.5
5	762.1	783.5	802.4	819.9	830.1
15	596.8	644.7	679	710.5	728.4
25	423.9	465	491.4	512.8	513.7
35	270.2	288.8	294.3	286.3	274.6
45	144.2	148.1	137.3	120.9	108.5
55	67	65.9	57.1	48.3	43.1
65	29.1	28.3	25	22.1	20.4
75	10.2	10.1	9.2	8.5	7.9
85	1.1	1	0.6	0.3	0.1
90	0	0	0	0	0

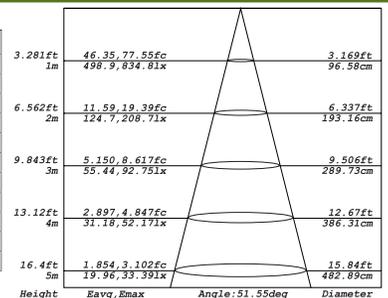


3500K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 3500K / 60° X 60°	
Total Rated Fixture Lumens	805
Total Luminaire Efficiency	100%
Total Input Watts	11.08W
Horizontal Beam Angle (50%)	53
Vertical Beam Angle (50%)	51.6
Horizontal Field Angle (10%)	103.7
Vertical Field Angle (10%)	97.5

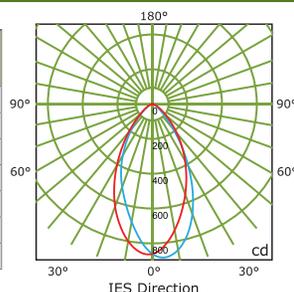


	0	22.5	45	67.5	90
0	822.6	822.4	821.8	821.8	821.2
5	811.5	795.8	776.7	761.9	748.4
15	670.3	639	596.2	572.3	547.4
25	474.6	451.2	423.2	408	386.4
35	280.3	273.1	264.2	250.4	237.3
45	135.3	136.9	131.3	124.2	118.4
55	59.4	61	57.9	54.8	52.7
65	26	27.2	25.4	24.2	23.6
75	9.3	10	9	8.5	8.2
85	1	1	0.5	0.2	0.2
90	0	0	0	0	0

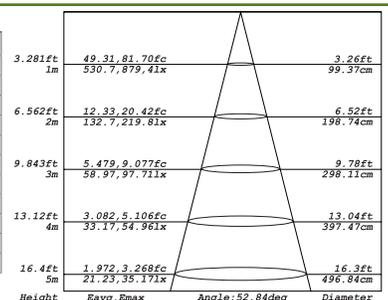


4000K

CHARACTERISTICS: LINEAR HP EXT WW - SP (WWES) 4000K / 60° X 60°	
Total Rated Fixture Lumens	868
Total Luminaire Efficiency	100%
Total Input Watts	10.9W
Horizontal Beam Angle (50%)	55
Vertical Beam Angle (50%)	52.9
Horizontal Field Angle (10%)	103.4
Vertical Field Angle (10%)	97



	0	22.5	45	67.5	90
0	861.1	860.9	860.9	860.3	860.6
5	814.9	835.9	856.3	872.8	883.1
15	644.1	688.8	727.4	759	776.3
25	461.4	502.4	528.4	548	546
35	294.5	311.7	315.1	304	289.2
45	155.8	157.8	144.7	126.6	112.9
55	71.1	68.9	59.4	50.1	44.7
65	30.5	29.5	25.9	23	21.3
75	10.6	10.5	9.6	8.9	8.2
85	1.1	1.1	0.7	0.4	0.3
90	0	0	0	0	0



Photometrics by an independant lab in accordance with current IES published Procedures.

* Lumen measurements comply with IES LM-79-08.

IES data is available at www.ecosenselighting.com

DATE _____ TYPE _____
 PROJ. _____
 FIRM _____

LIGHTING FACTS LABELS

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	826
Watts	10.7
Lumens per Watt (Efficacy)	77

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the **Label Reference Guide**.

Registration Number: XNX5-TCM2K7 (Revised)
 Model Number: WWES-12-27-120-6
 Type: Luminaire - Cove

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	800
Watts	10.58
Lumens per Watt (Efficacy)	75

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the **Label Reference Guide**.

Registration Number: XNX5-IBZ78N (Revised)
 Model Number: WWES-12-27-120-6F
 Type: Luminaire - Cove

LIGHTING FACTS LABELS

LED
EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	797
Watts	10.64
Lumens per Watt (Efficacy)	74

Color Accuracy	81
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

Warm White
Bright White
Daylight

2700K
3000K
4500K
6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-4F7AGV (Revised)
Model Number: WWES-12-27-120-10
Type: Luminaire - Cove

LED
EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	779
Watts	10.52
Lumens per Watt (Efficacy)	74

Color Accuracy	81
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

Warm White
Bright White
Daylight

2700K
3000K
4500K
6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-PY11MQ (Revised)
Model Number: WWES-12-27-120-17
Type: Luminaire - Cove

DATE _____ TYPE _____

PROJ. _____

FIRM _____

LIGHTING FACTS LABELS

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	778
Watts	10.41
Lumens per Watt (Efficacy)	74

Color Accuracy
Color Rendering Index (CRI) **82**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White | Bright White | Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-6VB5MJ (Revised)
Model Number: WWES-12-27-120-30
Type: Luminaire - Cove

LED EcoSense Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	776
Watts	10.84
Lumens per Watt (Efficacy)	71

Color Accuracy
Color Rendering Index (CRI) **81**

Light Color
Correlated Color Temperature (CCT) **2700 (Warm White)**

2700K 3000K 4500K 6500K

Warm White | Bright White | Daylight

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: XNX5-2CRI57 (9/24/2014)
Model Number: WWES-12-27-120-60
Type: Luminaire - Cove



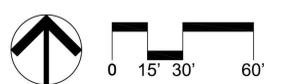
LEGEND

- PROPERTY LINE
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- CONCRETE PAVEMENT
- EXISTING NON-IRRIGATED LAND TO REMAIN
- NON-IRRIGATED HYDROSEED
- CREEK / WETLAND

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	GERGIS CANADENSIS	EASTERN REDBUD	15 GALLON / 24" BOX	AS SHOWN	15
	CHITALPA TASHKENTENSIS	PINK DAWN	15 GALLON	AS SHOWN	4
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN	4
	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN	6
	QUERCUS DOUGLASII	BLUE OAK	15 GALLON	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN	3
	QUERCUS PALUSTRIS	PIN OAK	15 GALLON / 24" BOX	AS SHOWN	10

ATTACHMENT M



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Revisions

3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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PRELIMINARY LANDSCAPE PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

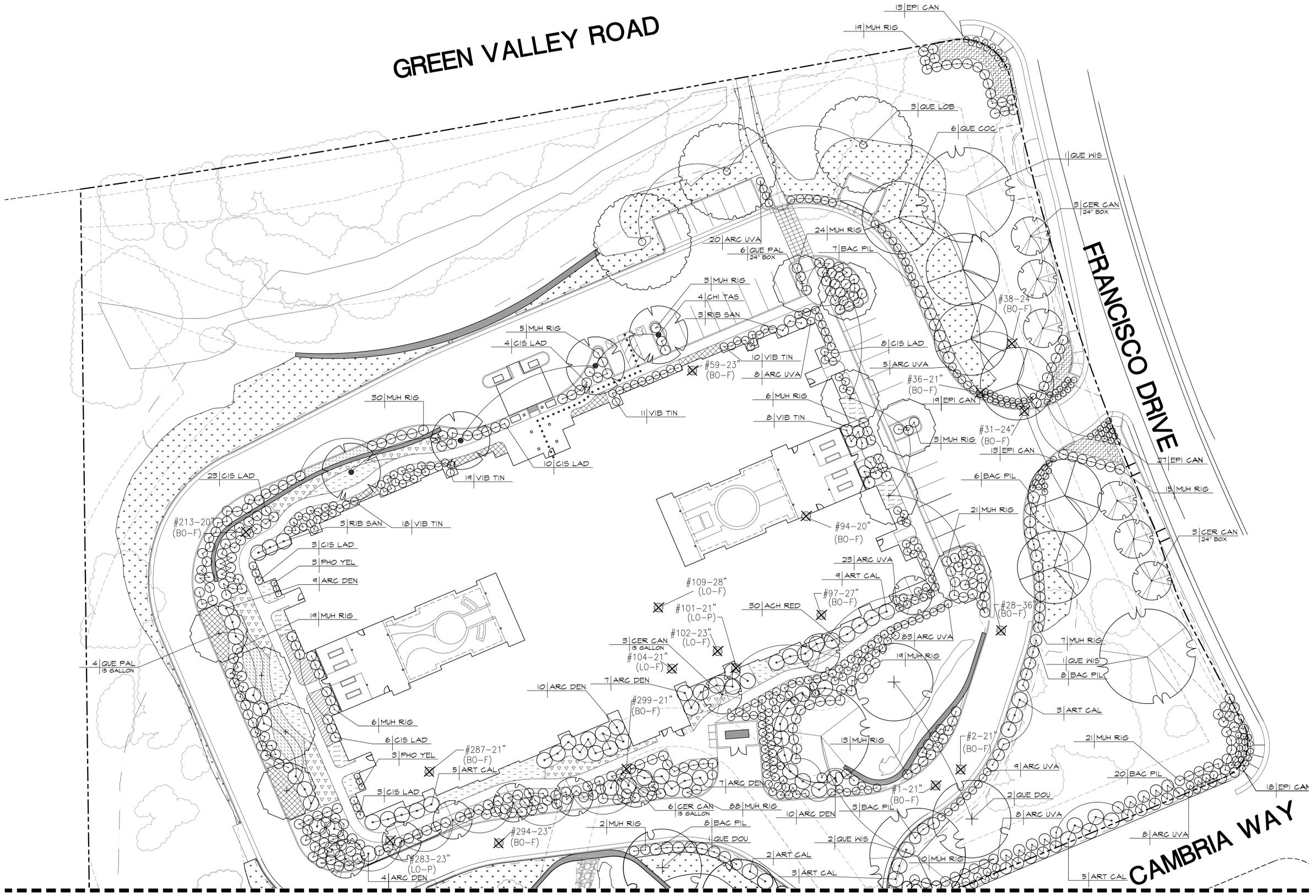
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1
of 1

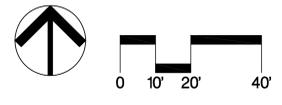
GREEN VALLEY ROAD

FRANCISCO DRIVE

CAMBRIA WAY



MATCH LINE SEE SHEET L1



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Revisions	
3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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PRELIMINARY PLANTING PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC/HZ
Checked	MM
Project No.	15.006
Cadd File	15006pl.dwg

Sheet No.
L1.0
1 of 4

FOR PLANTING NOTES, LEGEND, AND LIST, SEE SHEET 1.1



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3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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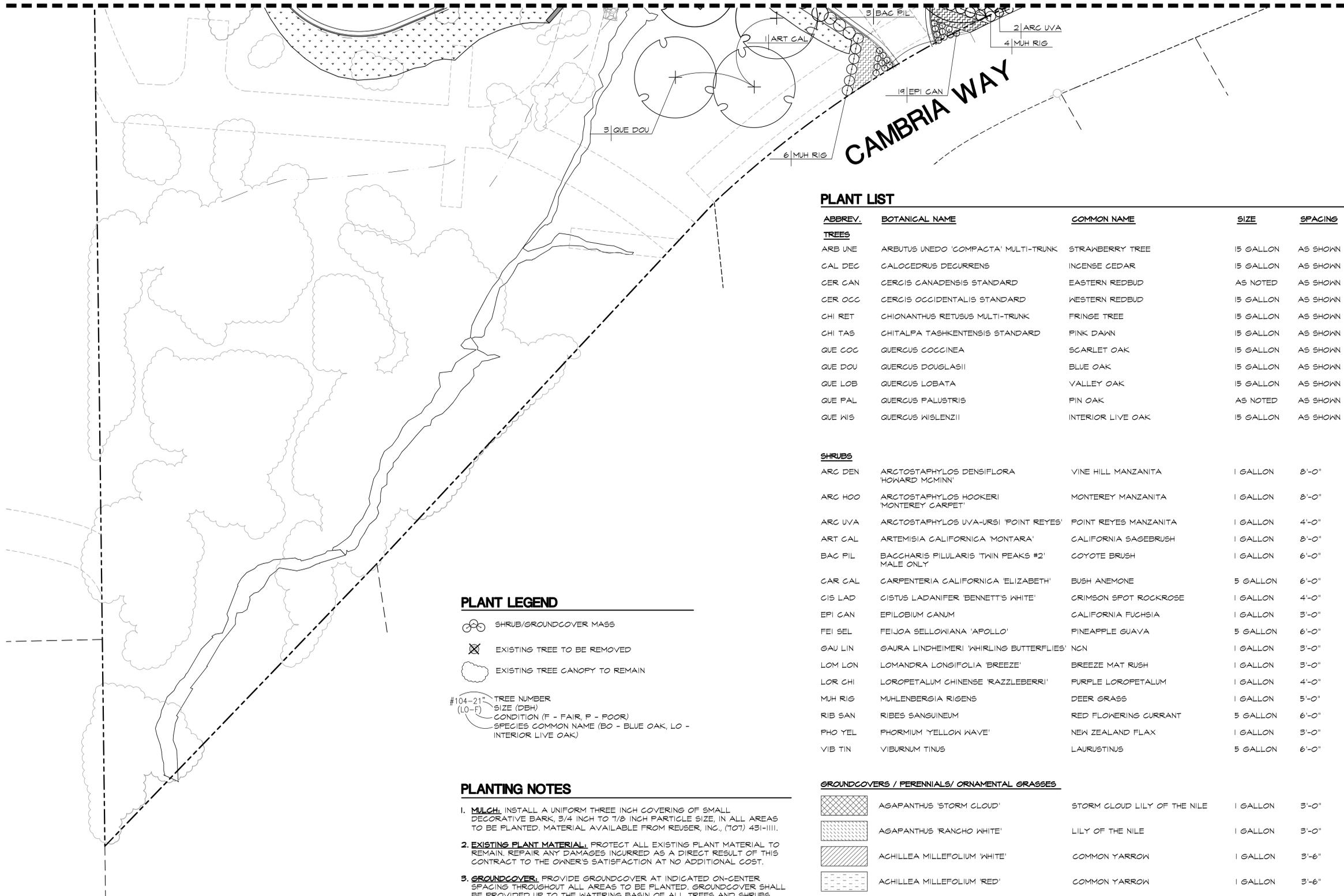


PRELIMINARY PLANTING PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
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Drawn By	LC/HZ
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Sheet No.
L1.1
2 of 4

MATCH LINE SEE SHEET L10



PLANT LIST

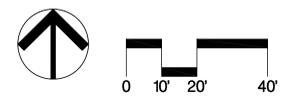
ABBREY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
ARB UNE	ARBUTUS UNEDO 'COMPACTA' MULTI-TRUNK	STRAWBERRY TREE	15 GALLON	AS SHOWN
CAL DEC	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GALLON	AS SHOWN
CER CAN	CERCIS CANADENSIS STANDARD	EASTERN REDBUD	AS NOTED	AS SHOWN
CER OCC	CERCIS OCCIDENTALIS STANDARD	WESTERN REDBUD	15 GALLON	AS SHOWN
CHI RET	CHIONANTHUS RETUSUS MULTI-TRUNK	FRINGE TREE	15 GALLON	AS SHOWN
CHI TAS	CHITALPA TASHKENTENSIS STANDARD	PINK DAWN	15 GALLON	AS SHOWN
QUE COC	QUERCUS COCCINEA	SCARLET OAK	15 GALLON	AS SHOWN
QUE DOU	QUERCUS DOUGLASSII	BLUE OAK	15 GALLON	AS SHOWN
QUE LOB	QUERCUS LOBATA	VALLEY OAK	15 GALLON	AS SHOWN
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	AS NOTED	AS SHOWN
QUE WIS	QUERCUS WISLIZII	INTERIOR LIVE OAK	15 GALLON	AS SHOWN
SHRUBS				
ARC DEN	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	VINE HILL MANZANITA	1 GALLON	3'-0"
ARC HOO	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	MONTEREY MANZANITA	1 GALLON	3'-0"
ARC UVA	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES MANZANITA	1 GALLON	4'-0"
ART CAL	ARTEMISIA CALIFORNICA 'MONTARA'	CALIFORNIA SAGEBRUSH	1 GALLON	3'-0"
BAC PIL	BACCHARIS PILULARIS 'TWIN PEAKS #2' MALE ONLY	COYOTE BRUSH	1 GALLON	6'-0"
CAR CAL	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GALLON	6'-0"
CIS LAD	CISTUS LADANIFER 'BENNETT'S WHITE'	CRIMSON SPOT ROCKROSE	1 GALLON	4'-0"
EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	3'-0"
FEI SEL	FEIJOA SELLOWIANA 'APOLLO'	PINEAPPLE GUAYA	5 GALLON	6'-0"
GAU LIN	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' NGN		1 GALLON	3'-0"
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE MAT RUSH	1 GALLON	3'-0"
LOR CHI	LOROPETALUM CHINENSE 'RAZZLEBERRY'	PURPLE LOROPETALUM	1 GALLON	4'-0"
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	5'-0"
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GALLON	6'-0"
PHO YEL	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	1 GALLON	3'-0"
VIB TIN	VIBURNUM TINUS	LAURUSTINUS	5 GALLON	6'-0"
GROUNDCOVERS / PERENNIALS/ ORNAMENTAL GRASSES				
	AGAPANTHUS 'STORM CLOUD'	STORM CLOUD LILY OF THE NILE	1 GALLON	3'-0"
	AGAPANTHUS 'RANCHO WHITE'	LILY OF THE NILE	1 GALLON	3'-0"
	ACHILLEA MILLEFOLIUM 'WHITE'	COMMON YARROW	1 GALLON	3'-6"
	ACHILLEA MILLEFOLIUM 'RED'	COMMON YARROW	1 GALLON	3'-6"
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	3'-6"
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GALLON	3'-0"
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	3'-6"
	HEUCHERA CITRONELLE	CORAL BELLS	1 GALLON	3'-0"
	HEUCHERA SANGUINEA	CORAL BELLS	1 GALLON	3'-0"
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	3'-6"
	NON-IRRIGATED HYDROSEED MIX			

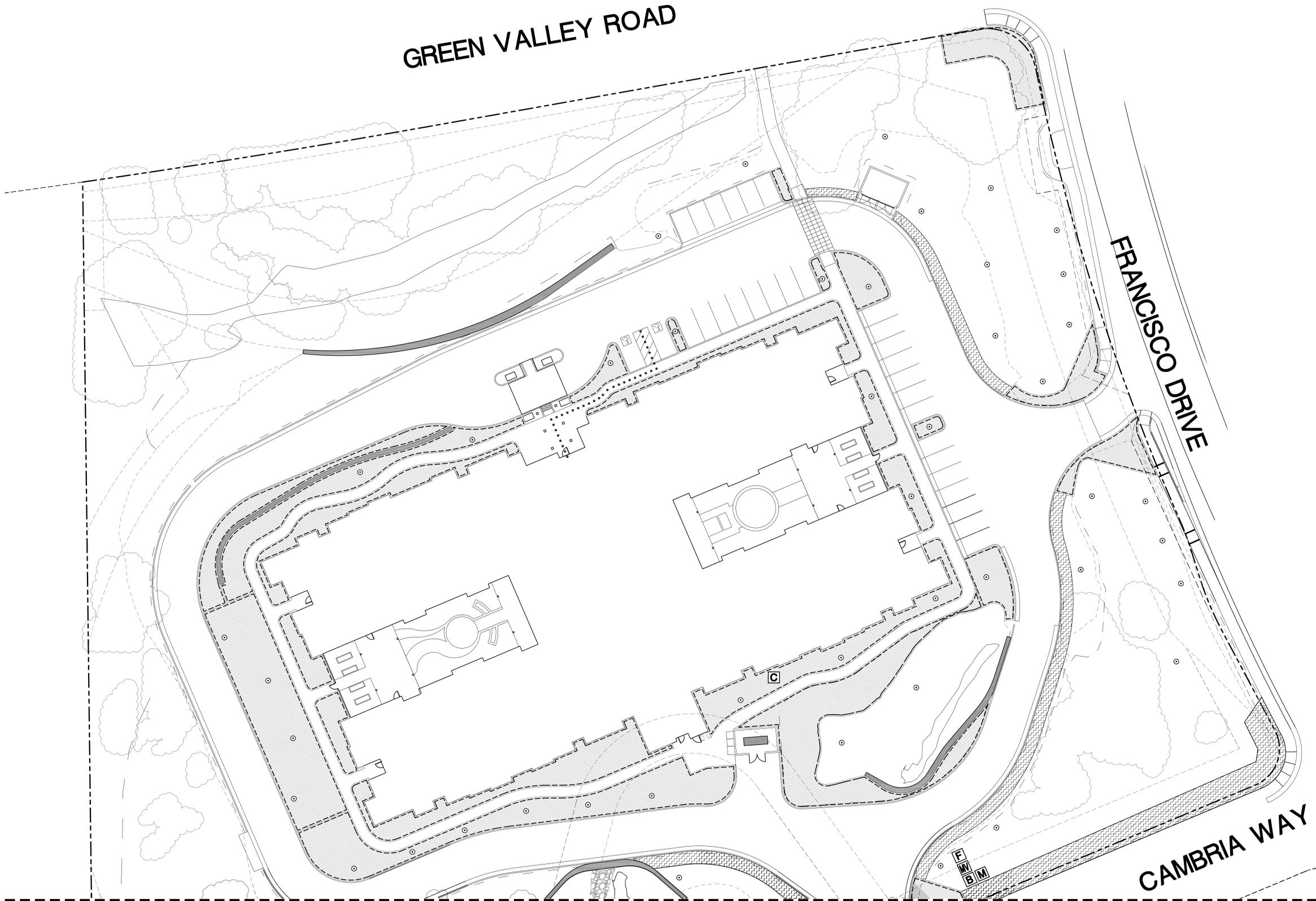
PLANT LEGEND

- SHRUB/GROUNDCOVER MASS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE CANOPY TO REMAIN
- #104-21" TREE NUMBER
SIZE (DBH)
(LO-F) CONDITION (F - FAIR, P - POOR)
SPECIES COMMON NAME (BO - BLUE OAK, LO - INTERIOR LIVE OAK)

PLANTING NOTES

- MULCH:** INSTALL A UNIFORM THREE INCH COVERING OF SMALL DECORATIVE BARK, 3/4 INCH TO 1/8 INCH PARTICLE SIZE, IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM REUSER, INC., (707) 431-1111.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- GROUNDCOVER:** PROVIDE GROUNDCOVER AT INDICATED ON-CENTER SPACING THROUGHOUT ALL AREAS TO BE PLANTED. GROUNDCOVER SHALL BE PROVIDED UP TO THE WATERING BASIN OF ALL TREES AND SHRUBS.
- QUANTITIES:** THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF NATIVE TOPSOIL PER SPECIFICATIONS.
- SOILS TESTING:** SEE SPECIFICATIONS FOR TESTING OF TOPSOIL AND AMENDMENTS. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR TESTING PRIOR TO CONSTRUCTION.



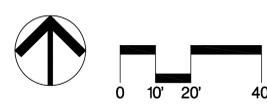


GREEN VALLEY ROAD

FRANCISCO DRIVE

CAMBRIA WAY

MATCH LINE SEE SHEET L21



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3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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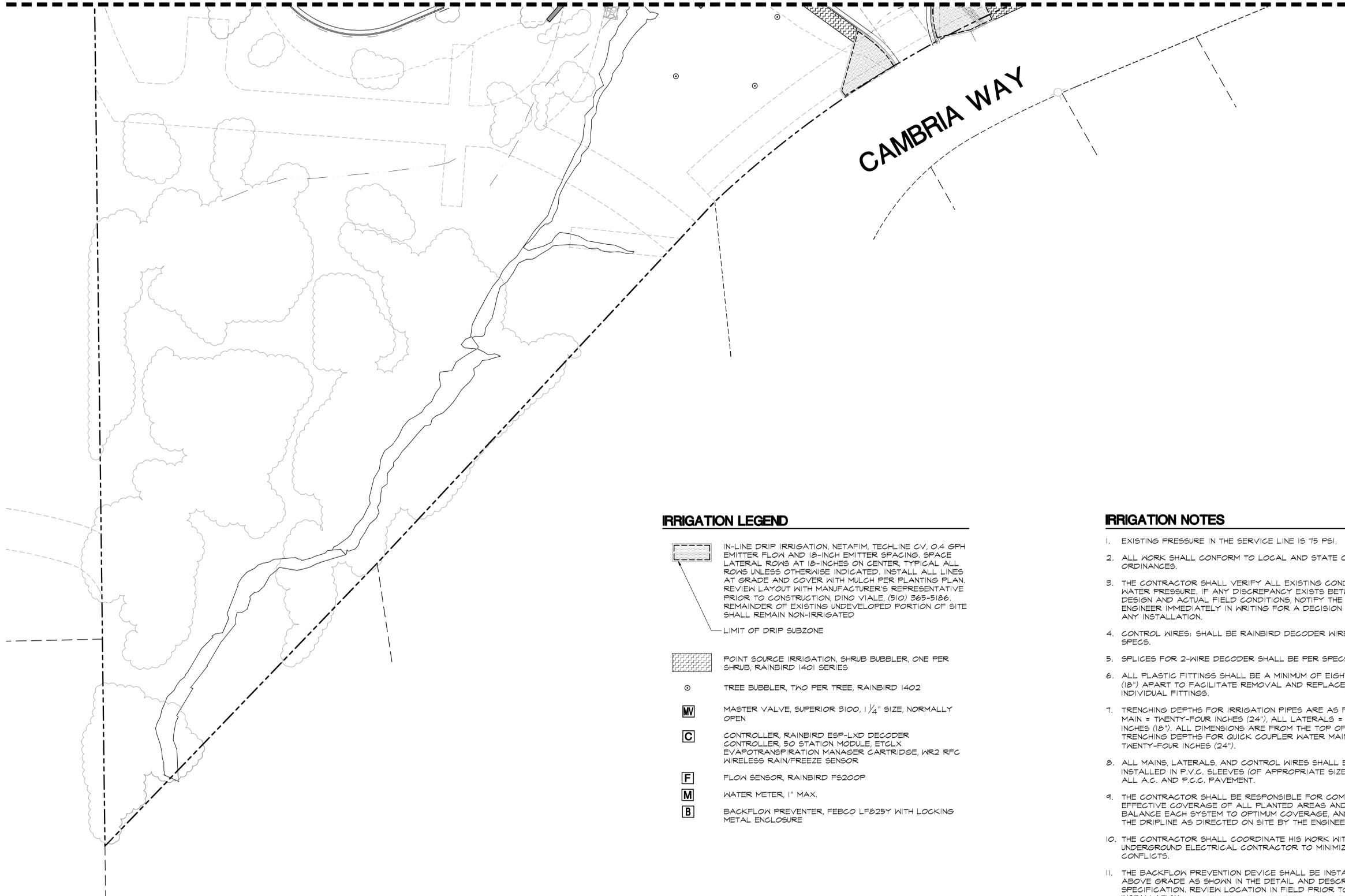
PRELIMINARY IRRIGATION PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006r.dwg

Sheet No.
L2.0
3 of 4

FOR IRRIGATION NOTES, LEGEND, AND LIST, SEE SHEET 2.1

MATCH LINE SEE SHEET L20

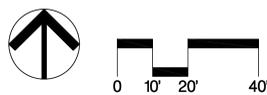


IRRIGATION LEGEND

-  IN-LINE DRIP IRRIGATION, NETAFIM, TECHLINE CV, 0.4 GPH EMITTER FLOW AND 18-INCH EMITTER SPACING. SPACE LATERAL ROWS AT 18-INCHES ON CENTER, TYPICAL. ALL ROWS UNLESS OTHERWISE INDICATED. INSTALL ALL LINES AT GRADE AND COVER WITH MULCH PER PLANTING PLAN. REVIEW LAYOUT WITH MANUFACTURER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. DINO VIALE, (510) 365-5186. REMAINDER OF EXISTING UNDEVELOPED PORTION OF SITE SHALL REMAIN NON-IRRIGATED.
-  LIMIT OF DRIP SUBZONE
-  POINT SOURCE IRRIGATION, SHRUB BUBBLER, ONE PER SHRUB, RAINBIRD 1401 SERIES
-  TREE BUBBLER, TWO PER TREE, RAINBIRD 1402
-  MASTER VALVE, SUPERIOR 3100, 1 1/4" SIZE, NORMALLY OPEN
-  CONTROLLER, RAINBIRD ESP-LXD DECODER CONTROLLER, 50 STATION MODULE, ETCLX EVAPOTRANSPIRATION MANAGER CARTRIDGE, WR2 RFC WIRELESS RAIN/FREEZE SENSOR
-  FLOW SENSOR, RAINBIRD FS200P
-  WATER METER, 1" MAX.
-  BACKFLOW PREVENTER, FEBCO LF825Y WITH LOCKING METAL ENCLOSURE

IRRIGATION NOTES

1. EXISTING PRESSURE IN THE SERVICE LINE IS 75 PSI.
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES AND ORDINANCES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND WATER PRESSURE. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS, NOTIFY THE PROJECT ENGINEER IMMEDIATELY IN WRITING FOR A DECISION PRIOR TO ANY INSTALLATION.
4. CONTROL WIRES: SHALL BE RAINBIRD DECODER WIRE PER SPECS.
5. SPLICES FOR 2-WIRE DECODER SHALL BE PER SPECS.
6. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS.
7. TRENCHING DEPTHS FOR IRRIGATION PIPES ARE AS FOLLOWS: MAIN = TWENTY-FOUR INCHES (24"), ALL LATERALS = EIGHTEEN INCHES (18"). ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. TRENCHING DEPTHS FOR QUICK COUPLER WATER MAIN SHALL BE TWENTY-FOUR INCHES (24").
8. ALL MAINS, LATERALS, AND CONTROL WIRES SHALL BE INSTALLED IN P.V.C. SLEEVES (OF APPROPRIATE SIZE) UNDER ALL A.C. AND P.C.C. PAVEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTED AREAS AND TO BALANCE EACH SYSTEM TO OPTIMUM COVERAGE, AND ADJUST THE DRIPLINE AS DIRECTED ON SITE BY THE ENGINEER.
10. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
11. THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ABOVE GRADE AS SHOWN IN THE DETAIL AND DESCRIBED IN THE SPECIFICATION. REVIEW LOCATION IN FIELD PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL INSTALL CHECK VALVES AT ALL LOW HEADS AS NECESSARY TO PREVENT LOW HEAD DRAINAGE.
13. ALL TRENCHING CROSSING EXISTING UTILITIES, ETC. SHALL BE HAND DUG, 5' +/- ON EACH SIDE.



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Revisions	
3/8/17	Plan Change
4/3/17	Plan Change
6/29/17	Plan Change

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Callander Associates
Landscape Architecture, Inc.



PRELIMINARY IRRIGATION PLAN
EL DORADO HILLS MEMORY CARE (PAVILIONS)
El Dorado Hills, CA

Date	1/11/17
Scale	AS SHOWN
Drawn By	LC/HZ
Checked	MM
Project No.	15.006
Cadd File	15006pl.dwg

Sheet No.
L2.1
4 of 4

When recorded mail to:
COUNTY SURVEYOR

Requested by the County Surveyor
to satisfy condition authorized by the
Planning Commission of El Dorado County
on _____ 20____, Item # _____

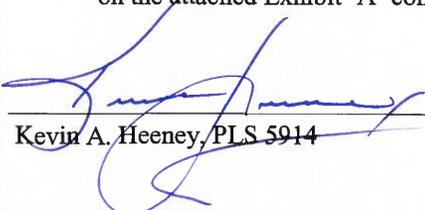
SPACE ABOVE FOR RECORDERS USE

CERTIFICATE OF CORRECTION, MODIFICATION, OR AMENDMENT

Pursuant to the authority outlined in County Ordinance Code 120.72 and California Government Code Section 66470 and 66472.1 of the Subdivision Map Act, I hereby certify the following correction, modification or amendment to apply to Lot 'A', as shown on the Amended Plat of "Francisco Oaks", filed in the office of the County Recorder of El Dorado County in Book 'I' of Maps, Page 149, Official Records.

At the regular meeting of the El Dorado County Planning Commission, a noticed public hearing, on _____, 20____, as agenda item number _____, the findings required to authorize the following amendments to Lot 'A' as shown on the Amended Plat Map of "Francisco Oaks", Book I of Maps, Page 149, were made under the PD 16-003

The "No Ingress/Egress Rights Line" along Green Valley Road and Francisco Drive is reduced to the limits shown on the attached Exhibit 'A' consisting of one sheet.


Kevin A. Heeney, PLS 5914



01/24/2017
Date

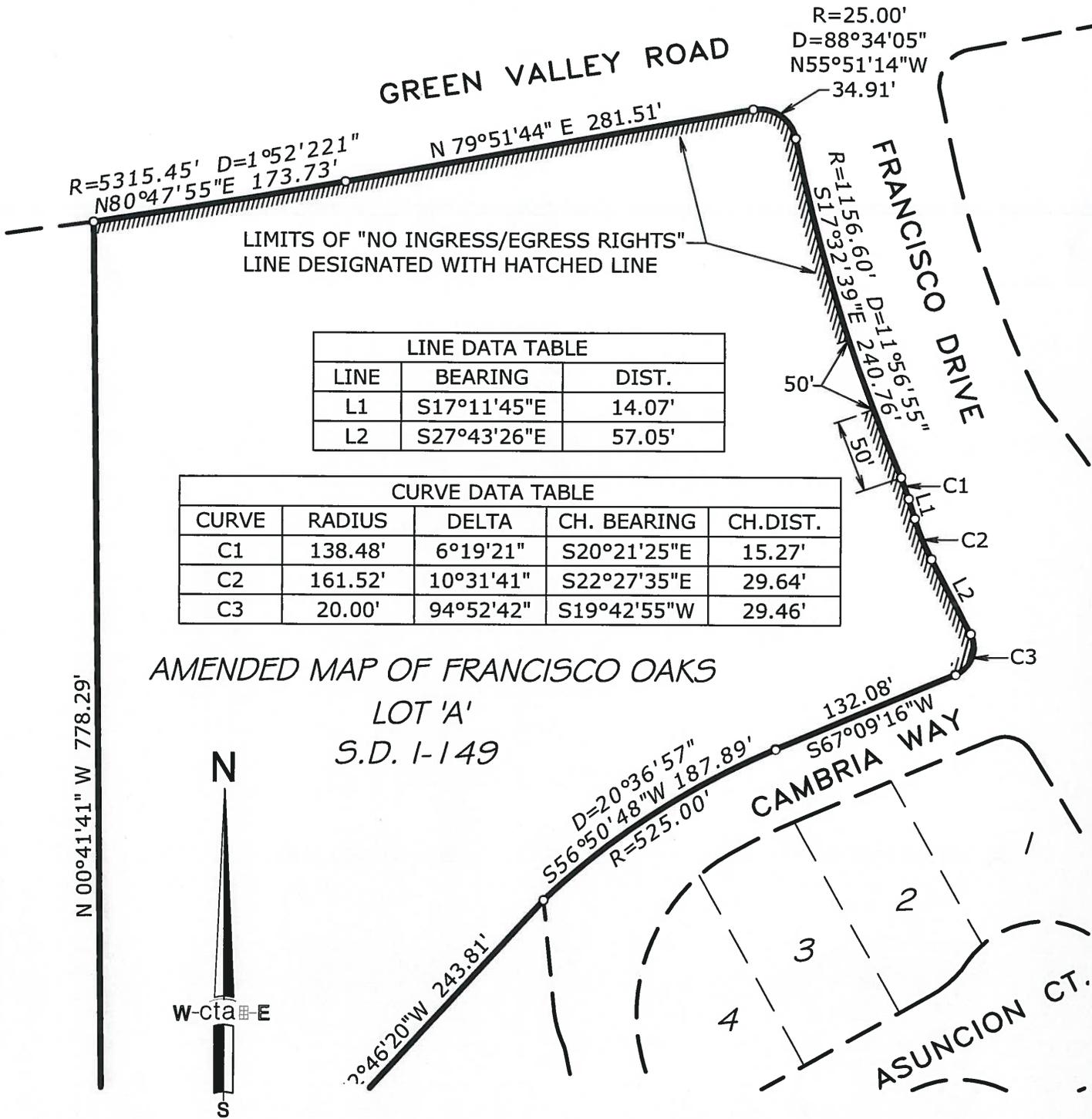
Fee Owners affected: L Street Winn, LLC

This certificate has been examined this _____ day of _____, 20____, for conformance with Section 66471 and 66472 of the Subdivision Map Act.

Richard L. Briner, L.S. 5084
County Surveyor
County of El Dorado, California

By: _____
Philip R. Mosbacher L.S. 7189
Deputy Land Surveyor
County of El Dorado, California

ATTACHMENT N



DATE: 01/24/2017

EXHIBIT 'A'
 PLAT TO ACCOMPANY
 CERTIFICATE OF CORRECTION

OWNER:
 L STREET WINN, LLC



DATE: 01/24/2017 DRAWN BY: KAH SHEET 1 OF 1
 SCALE: 1"=100 JOB NO. 15-002-001

AMENDED PLAT OF
FRANCISCO OAKS, S.D. I-149

A PORTION OF THE E1/2 OF SECTION 22,
 TOWNSHIP 10 NORTH, RANGE 8 EAST,
 M.D.M.
 COUNTY OF EL DORADO STATE OF CALIFORNIA



SYCAMORE ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831
916/ 427-0703 Fax 916/ 427-2175

7 May 2015

Mr. Brian Glover
Sierra Capital & Investments
7225 North First Street, Suite 101
Fresno, CA 93720

Phone: (971) 777-5497
Email: brian@sierracapitalinvestments.com

Subject: Air Quality Analysis for the El Dorado Hills Memory Care Project, El Dorado County, CA.

Dear Mr. Glover:

Sycamore Environmental evaluated potential air quality impacts resulting from the proposed commercial-residential development on APN 124-140-33 in El Dorado County, CA. The air quality evaluation documented in this letter will provide the County with the information needed to process your application pursuant to the California Environmental Quality Act (CEQA). A summary of the evaluation is provided below.

Attachment A includes a Greenhouse Gas Emissions Evaluation.

Summary

The quantitative analysis included an evaluation of reactive organic gases (ROG), nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter 10 microns and smaller (PM₁₀), and other pollutants including toxic air contaminants (TAC) such as naturally occurring asbestos (NOA) for the construction and operation of a commercial-residential development. Air quality impacts resulting from the project independently and cumulatively were evaluated as less than significant.

The Project is required to implement and comply with the following:

- The Contractor will adhere to all applicable El Dorado County AQMD rules, including but not necessarily limited to Rules 205, 207, 215, 223, 223-1, 224, and 233. Copies of these rules are available from the El Dorado County AQMD website (http://www.edcgov.us/Government/AirQualityManagement/District_Rules.aspx). The Contractor shall prepare a Fugitive Dust Control Plan for review and approval by the El Dorado County Air Pollution Control Officer pursuant to Rule 223-1 Fugitive Dust – Construction.
- Architectural paint and coatings will comply with the VOC limits per 2013 California Green Building Standards Code (CalGreen) requirements and California ARB Suggested Control Measure for Architectural Coatings.

- During construction, all self-propelled diesel-fueled engines greater than 25 horsepower will 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.
- All portable combustion engine equipment with a rating of 50 horsepower or greater will be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit will be with said equipment. Prior to initiation of construction activities the applicant will 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.

Introduction

The Project is located immediately southwest of the intersection of Francisco Drive and Green Valley Road in the El Dorado Hills Community Region. The El Dorado Hills Memory Care Project, Proposed Site Plan, dated 17 November 2014 (Attachment B) shows the general project layout. The proposed Project does not include any land use or zoning designation changes. APN 124-140-33 has a zoning designation of Commercial-Planned Development and High Density Residential (HDR) land use designation. Primary project components include:

- **Resident Memory Care:** The proposed Project includes a single story structure with 64 private and semi-private residential units, dining and cooking areas, activity areas, covered patios, and courtyards. Total building space of approximately 40,000 square feet. No wood or burning fireplaces will be installed. One natural gas fireplace will be installed.
- **Parking:** The proposed Project includes the installation of 30 paved parking spaces.

Regulatory Setting: California Environmental Quality Act (CEQA)

CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, CEQA mandates that the project implement feasible mitigation measures or alternatives to avoid or reduce significant adverse effects on the environment.

Significance Criteria

The El Dorado County Air Quality Management District (AQMD) has established significance criteria for projects in El Dorado County that are subject to CEQA. These significance criteria are presented in the AQMD's Guide to Air Quality Assessment (CEQA Guide, First Edition, February 2002). The AQMD has established two general categories of significance criteria: qualitative and quantitative. The AQMD recommends supporting air quality impact conclusions with substantial evidence, preferably with explicit, quantitative analyses wherever possible.

Qualitative Significance Criteria

1. CEQA Guidelines Appendix G environmental checklist criteria;
2. Land use conflicts and exposure of sensitive receptors;
3. Compliance with AQMD rules and regulations;
4. Compliance with U.S. EPA conformity regulations; and
5. Odors

Quantitative Significance Criteria

1. Reactive organic gases (ROG) and nitrogen oxides (NO_x), ozone precursors;
2. Other state and national criteria pollutants, including CO, PM10, SO₂, NO₂, sulfates, lead, and hydrogen sulfide;
3. Visibility;
4. Toxic Air Contaminants; and
5. Cumulative impacts, including impacts resulting from emissions of greenhouse gases.

This report addresses each of the above qualitative and quantitative significance criteria for the construction and operational phases of the project, in accordance with the procedures described in the AQMD's CEQA Guide. Greenhouse Gases (GHGs) are addressed in Attachment A.

Environmental Setting

The Project is in the western foothills of the Sierra Nevada. Topography in the Project area consists of gentle slopes of varying aspect with elevation ranging from approximately 585 to 650 ft above sea level. The Project area is bordered on the north by the Green Valley Road, Francisco Drive on the east, Cambria Drive to the south, and by commercial and residential developed to the west. The Project is located on the Clarksville USGS topographic quad (T10N, R8E, Section 22) in the South Fork American River hydrologic unit (hydrologic unit code 18020129). The project occurs within the Mountain Counties Air Basin, which covers an area of roughly 11,000 square miles along the Sierra Nevada mountain range.

The Project is located in the El Dorado Hills Community Region. Community Regions "define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban-type development within the County" (El Dorado County General Plan, 2004). The existing and proposed El Dorado General Plan land use designations and zoning of the parcel is shown in Table 1.

Table 1. General Plan land use designations and zoning of the project parcel.

APN	GP Land Use Designations	Zoning
124-140-33	HDR	C-PD

¹ HDR = High Density Residential

² C-PD = Commercial-Planned Development

Methods

The El Dorado County AQMD's CEQA Guide was used to evaluate the proposed project. Other resources used in the analysis include the AQMD's rules for fugitive dust (Rules 223, 223-1); El Dorado County ordinances for projects in areas that may have naturally occurring asbestos (NOA); California Department of Mines and Geology NOA data; and U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB) toxic air contaminants data. California Emissions Estimator Model CalEEMod (Version 2013.2.2) was used to model air pollution emissions resulting from the project.

The various construction and operational emissions default values provided by CalEEMod were used unless stated otherwise. Construction emissions were computed for an approximate 279 work day model derived construction period occurring in 2016-2017. Construction phases in CalEEMod include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction of the proposed Project will not require import or export of fill material. Operational emissions were assumed to start in 2018.

Qualitative Analysis

The AQMD's CEQA Guide identifies that the CEQA Guidelines Appendix G environmental checklist items, land use conflicts and exposure of sensitive receptors; compliance with AQMD rules and regulations; compliance with U.S. EPA conformity regulations; and odors as topics to be addressed qualitatively. For some of these categories, additional quantitative analyses refine the significance conclusions.

Land Use Conflicts and Exposure of Sensitive Receptors

Locating a project with air pollutant emissions near existing sensitive receptors or locating a new sensitive receptor near an existing source of air pollutants could result in adverse air quality impacts to sensitive receptors. The AQMD's CEQA Guide lists the following land use conflicts that should be avoided (p. 3-2):

- A sensitive receptor in close proximity to a congested intersection or roadway with high levels of emissions from motor vehicles. High concentrations of carbon monoxide or toxic air contaminants are the most common concerns.
- A sensitive receptor close to a source of toxic air contaminants or to a potential source of accidental releases of hazardous materials.
- A sensitive receptor close to a source of odorous emissions. Although odors generally do not pose a health risk, they can be quite unpleasant and often lead to citizen complaints to the District and to local governments.
- A sensitive receptor close to a source of high levels of nuisance dust emissions.

The CEQA Guide defines sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent facilities are examples of sensitive receptors (CEQA Guide page 3-2). The following schools, preschools, and health facilities are located within 2 mi of the project site:

Health Facilities

El Dorado Hills Optometric Center (1.57 mi south)

Green Valley Dental Group and Orthodontics immediately east of project APN, on east side of Francisco Drive.)

Douglas J. Hollabaugh, OD (immediately east of project APN, on east side of Francisco Drive.)

Green Valley Animal Hospital (1.11 mi southwest)

Schools (including preschools and daycares)

Marina Middle School (0.88 mi north)

Lake Forest Elementary (0.76 mi northeast)

Rolling Hills Middle School (2.0 mi south)

Oak Ridge High School (2.0 mi south)

Montessori Manor, Inc. (0.09 mi north)

Jackson Elementary School (0.46 mi southeast)

Lakeview Elementary School (0.85 mi southwest)

Preschool El Dorado Hill Lil Scholars University (0.58 mi southwest)

Francisco Drive KinderCare (0.16 mi north)

Care Facilities

El Dorado Hill Senior Care Center (1.6 mi south)

The Project is not located in close proximity to a congested intersection or roadway with high levels of emissions from motor vehicles. Diesel PM emissions from vehicle traffic on U.S. Highway 50 south of the project site are discussed in more detail below in the Toxic Air Contaminants section.

The Project would not generate appreciable amounts of toxic air contaminants or appreciable hazardous materials.

The Project would not result in odorous emissions.

The Project could result in dust emissions during construction. The El Dorado AQMD rules and regulations do not allow dust to leave the project site during construction. AQMD Rule 223-1 requires the applicant to complete a Fugitive Dust Control Plan and submit the plan for approval prior to any ground-disturbing activities. Implementation of AQMD rules and regulations will protect sensitive receptors from construction-related dust emissions.

The property is located in the El Dorado Hills General Plan Community Region, which is designated for high-density urban and suburban build-out. Project compliance to the El Dorado County AQMD rules and regulations and implementation of the recommendations in this report, will ensure the project does not have a significant impact on any sensitive receptors.

Compliance with El Dorado County AQMD Rules and Regulations

The CEQA Guide states that “the District considers any proposed project that does not demonstrate compliance with all applicable District rules and regulations, and its permitting requirements in particular, as one that has a significant impact on air quality” (p. 3-3).

Figure 1.1 of the CEQA Guide identifies types of facilities that require permits from the El Dorado County AQMD. Residential and commercial development does not require an Authority to Construct permit or a Permit to Operate.

The following El Dorado County AQMD rules apply during the construction of the project:

- **Rule 205 (Nuisance):** Prohibits the discharge of air containments which cause injury, detriment, nuisance, or annoyance.
- **Rule 207 (Particulate Matter):** Limits the quantity of PM through concentration limits.
- **Rule 215 (Architectural Coatings):** Defines the quantities of reactive organic compounds permitted for use in new construction.
- **Rule 223 (Fugitive Dust):** The purpose of this rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.
- **Rule 223-1 (Fugitive Dust – Construction):** Requires a Fugitive Dust Control Plan be prepared and submitted to the El Dorado County AQMD prior to ground disturbing activities. Pursuant to Rule 610, the El Dorado County AQMD charges a fee to review the Fugitive Dust Control Plan required by Rule 223-1.
- **Rule 223-2 (Fugitive Dust – Asbestos Hazard Mitigation):** The purpose of this Rule is to reduce the amount of asbestos particulate matter entrained in the ambient air as a result of any construction or construction related activities, that disturbs or potentially disturbs naturally occurring asbestos by requiring actions to prevent, reduce or mitigate asbestos emissions.
- **Rule 224 (Cutback and Emulsified Asphalt Paving Materials):** Limits emissions of ROG's from the use of cutback and emulsified asphalt paving materials, paving, and maintenance operations.
- **Rule 233 (Stationary Internal Combustion Engines):** Limits emissions of NO_x and CO from stationary internal combustion engines. (This rule applies to any stationary internal combustion engine rated at more than 50 brake horsepower, operated on any gaseous fuel or liquid fuel, including liquid petroleum gas (LPG), gasoline, or diesel fuel.)

Compliance with U.S. EPA Conformity Regulations

Federally funded projects or projects with federal discretionary permits must demonstrate conformity with the State Implementation Plan for achieving and maintaining the federal ambient air quality standards. The Corps has already evaluated the Nationwide program for conformity pursuant to regulations implementing Section 176(c) of the Clean Air Act and determined that the activities authorized by Nationwide permits will not exceed *de minimis* levels of direct emissions of a criteria pollutant or its precursors and are exempted by 40 CFR 93.153. Any later indirect emissions resulting from Corps-permitted actions are generally not within the Corps' continuing program responsibility and generally cannot be practicably controlled by the Corps. For these reasons, a conformity determination for future indirect emissions is not required for the Nationwide permit program.

Odors

The CEQA Guide describes the standard for determining whether a project would have potentially significant impacts resulting from odors that

cause detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety of any such person or the public, or which may cause, or have a natural tendency to cause, injury or damage to business or property (page 3-3).

Table 3.1 of the CEQA Guide lists common types of facilities that are known to produce odors that potentially cause detriment, nuisance, or annoyance to the public. Residential uses are not listed as odor generating facilities. The proposed development would not result in significant impacts resulting from odors.

Project Construction

Common construction activities include site preparation, earthmoving and general construction. Site preparation includes activities such as general land clearing and grubbing. Earthmoving activities include cut and fill operations, trenching, soil compaction, and grading. General construction includes adding improvements such as roadway surfaces, utilities, structures, and facilities.

Emissions generated from these common construction activities include

- combustion emissions (ROG, NO_x, CO, SO_x, PM10) from mobile heavy-duty diesel- and gasoline-powered equipment, portable auxiliary equipment, and worker commute trips;
- combustion emissions from heavy-duty diesel-fueled equipment containing diesel particulate matter (Diesel PM), which has been identified as a potential health risk;
- fugitive dust (PM10) from soil disturbance or demolition; and
- evaporative emissions (ROG) from asphalt paving and architectural coating applications.

Demolition and earth disturbance may also result in airborne entrainment of asbestos, a toxic air contaminant, in areas where there are naturally occurring surface deposits of ultramafic rock. Potential impacts resulting from soil disturbance of NOA are discussed under the Evaluation of Toxic Air Contaminants section below. The pollutants CO, PM10, SO₂, and NO₂ are evaluated under the project operations section below.

El Dorado County AQMD evaluates the significance of ROG and NO_x emissions during construction based on conservative assumptions regarding emission and fuel use rates for diesel-powered construction equipment. Table 4.1 in the CEQA Guide lists the range of maximum daily fuel usage for the sum of all equipment at a single site that would ensure that emissions remain below the combined 82 lbs/day significance thresholds for ROG and NO_x (i.e., total ROG plus NO_x emissions remain below 164 lbs/day). As per the CEQA Guide if fuel use is kept below the levels shown in Table 4.1 on the peak equipment use day, ROG and NO_x emissions from construction equipment may be deemed not significant.

CalEEMod v2013.2.2 was used to model ROG and NO_x emissions for the construction phase of the project (Table 2). Projects that have individual ROG and NO_x construction emissions of 82 lbs per day or a combined ROG and NO_x emissions below 164 lbs/ day are considered not significant. The modeled daily construction

emissions of ROG and NO_x during the winter and summer of both construction years are below the individual 82 lbs/day significance threshold. The combined daily construction emissions of ROG and NO_x are less than the combined 164 lbs/day threshold. Impacts from ROG and NO_x emissions for the construction of the proposed Project are less than significant.

Table 2. Daily ROG and NO_x emissions during project construction.

Source	Winter ¹			Summer ¹		
	ROG	NO _x	ROG + NO _x	ROG	NO _x	ROG + NO _x
2016	5.15	54.72	59.87	5.16	54.71	59.87
2017	70.36	27.45	97.81	70.36	27.34	97.70

¹Units for all values are pounds per day.

The El Dorado County AQMD determined that if ROG and NO_x emissions are less than significant then exhaust emissions of CO and PM10 from construction equipment, and exhaust emissions of all constituents from worker commute vehicles, is also less than significant. With adherence to Rule 223, implementation of the Fugitive Dust Control Plan required by Rule 223-1, and Rule 223.2 PM10 emissions would have a less than significant impact on air quality during construction.

Project Operation

State and National Criteria Pollutant Emissions

Under the mandate of the Clean Air Act, the federal EPA establishes National Ambient Air Quality Standards (NAAQS) for air pollutants considered harmful to public health and the environment. Currently, the EPA has set standards for seven air pollutants. These “criteria” pollutants and their associated NAAQS are listed in Table 3 below. Areas exceeding an individual NAAQS are labeled by EPA as nonattainment for that pollutant. The Mountain Counties Air Basin portion of El Dorado County is currently nonattainment for the national 8-hour ozone and PM 2.5 standards.

The California Air Resources Board (CARB), under the mandate of the California Clean Air Act, has adopted California Ambient Air Quality Standards (CAAQS), which address the national criteria pollutants discussed above as well as other pollutants not covered by the federal standards. The CAAQS are generally more stringent than the corresponding NAAQS. The CAAQS are listed alongside the NAAQS in Table 3 below. As with the NAAQS, areas exceeding an individual CAAQS are labeled by CARB as nonattainment for that pollutant. The Mountain Counties Air Basin portion of El Dorado County is nonattainment for the following CAAQS: 8-Hour Ozone, 1-Hour Ozone, and 24-Hour PM10.

Because ozone is not usually emitted directly, but rather through ozone precursors such as ROG and NO_x, compliance with the AAQS for ozone is completed indirectly through a mass emissions analysis of ROG and NO_x. For all other criteria pollutants, project emission concentrations are evaluated by comparison against the applicable national and state ambient air quality standards (AAQS, Table 3).

Table 3. California and National Ambient Air Quality Standards (AAQS)

Pollutant	Averaging Time	California AAQS	National AAQS (Primary)	National AAQS (Secondary)
Ozone	1 Hour	0.09 ppm (180 µg/m ³)	--	--
	8 Hour	0.07 ppm (137 µg/ m ³)	0.075 ppm (147 µg/ m ³)	Same as Primary
Respirable Particulate Matter (PM10)	24 Hour	50 µg/ m ³	150 µg/ m ³	Same as Primary
	Ann. Arith. Mean	20 µg/ m ³	--	--
Fine Particulate Matter (PM2.5)	24 Hour	--	35 µg/ m ³	Same as Primary
	Ann. Arith. Mean	12 µg/ m ³	12.0 µg/ m ³	15.0 µg/ m ³
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/ m ³)	35 ppm (40 mg/ m ³)	--
	8 Hour	9 ppm (10 mg/ m ³)	9 ppm (10 mg/ m ³)	--
	8 Hour (Lake Tahoe)	6 ppm (7 mg/ m ³)	--	--
Nitrogen Dioxide (NO ₂)	1 Hour	0.18 ppm (339 µg/ m ³)	100 ppb (188 µg/m ³)	--
	Ann. Arith. Mean	0.03 ppm (57 µg/ m ³)	53 ppb (100 µg/ m ³)	Same as Primary
Sulfur Dioxide (SO ₂)	1 Hour	0.25 ppm (655 µg/ m ³)	75 ppb (196 µg/m ³)	--
	3 Hour	--	--	0.5 ppm (1300 µg/m ³)
	24 Hour	0.04 ppm (105 µg/ m ³)	0.14 ppm for (certain areas)	--
	Ann. Arith. Mean	--	0.030 ppm (certain areas)	--
Lead	30-Day Avg.	1.5 µg/ m ³	--	
	Calendar Quarter	--	1.5 µg/ m ³ (certain areas)	Same as Primary
	Rolling 3-Month Avg.	--	0.15 µg/ m ³	Same as Primary
Visibility Reducing Particles	8 Hour	Ten miles visibility	No National Standards	
Sulfates	24 Hour	25 µg/ m ³		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/ m ³)		
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/ m ³)		

ROG and NO_x Emissions

The AQMD’s significance threshold for ROG and NO_x is 82 pounds per day for each ROG and NO_x. Table 5.2 (CEQA Guide, page 5-3) lists the type and size of projects that are likely to result in significant ROG and NO_x emissions. As per Table 5.2 single family residential projects of less than 230 dwelling units (without fireplaces/wood stoves) and low-rise apartment projects of less than 350 than dwelling units (without fireplaces/wood stoves) are not likely to exceed the AQMD’s significance threshold for ROG and NO_x of 82 pounds per day. No wood or burning fireplaces will be installed. One natural gas fireplace will be installed.

The Mountain Counties Air Basin was selected as the default CalEEMod file to be used as the base for the project. CEQA requires analysis of impacts from all reasonably foreseeable elements of a proposed project. The air pollutant emissions model must include a hypothetical build-out scenario on these parcels. Generally, a maximum build-out scenario is used so as not to underestimate the total potential emissions resulting from the project. Data assumptions used to model potential air quality impacts were based on the following:

- El Dorado Hills Memory Care, Site Plan, Dated: February 2015
- El Dorado Hills Memory Care, Preliminary Grading & Drainage Plan, Dated: February 2015
- El Dorado Hills Memory Care, Building Floor Plan sheets 1-4, Dated: 2 February 2015.
- Various email with Jeffrey DeMure + Associates Architects Planners, Inc. staff.
- Email with El Dorado AQMD staff.

The results of the air quality modeling with a comparison with the AQMD’s thresholds of significance are in Table 4. Based on the CalEEMod modeling, operation of the proposed development would not have significant impacts resulting from ROG and NO_x emissions. The CalEEMod reports (abbreviated to include only relevant report pages) for this model are included in Attachment C.

Table 4. Daily ROG and NO_x emissions during project operation, including emissions from future build-out.

Source	Winter ¹		Summer ¹	
	ROG	NO _x	ROG	NO _x
Operational emissions	2.56	2.12	2.60	1.87
Significance threshold	82	82	82	82
Significant emissions	NA	NA	NA	NA

¹Units for all values are pounds per day.

Other Criteria Pollutant Emissions

The significance of CO, NO₂, PM 2.5, PM10, and SO₂ concentrations are evaluated by comparison against the applicable national and state ambient air quality standards (AAQS). The El Dorado County AQMD considers emissions of CO, PM10, and other criteria pollutants from project operation, which are subject to the AAQS significance criteria, significant if:

1. the project's contribution by itself would cause a violation of the AAQS; or

2. the project's contribution plus the background level would result in a violation of the AAQS, and either
 - a. a sensitive receptor is located within a quarter-mile of the project, or
 - b. the project's contribution exceeds five percent of the AAQS.

In accordance with Section 6.3.1 (Project Screening) of the AQMD's CEQA Guide, Development projects of the type and size that fall below the significance thresholds in Table 5.2 in Chapter 5 for ROG and NOx are also considered to be insignificant for CO, NO2, PM10, and SO2. The Project (operational) is below the threshold values for ROG and NOx (Table 4). Therefore, operational emissions of CO, NO, SO2, and PM10 are not considered significant. The proposed development does not result in any significant emissions concentrations and no mitigation is required.

The PM2.5 AAQS were not in effect when the AQMD's CEQA Guide was published. Therefore, the CEQA Guide gives no guidance on analysis of PM2.5. PM2.5 is primarily generated by vehicle trips on unpaved roads. Thus, emissions of PM2.5 are likely to be associated with the construction-phase of a project. The proposed Project includes paving all roads constructed. Emissions of PM2.5 during the operational phase will be less than significant.

The El Dorado County AQMD considers lead, sulfates, and H₂S less than significant except for industrial sources such as foundries, acid plants, and paper mills (CEQA Guide, page 6-2). The proposed project is a residential/commercial development. Therefore, no impact will occur from lead, sulfates, and H₂S.

The El Dorado County AQMD assumes that visibility impacts from development projects in the Mountain Counties Air Basin portion of the county are not significant (CEQA Guide, page 6-3). Visibility impacts are controlled through state and national regulatory programs governing vehicle emissions, and through mitigation required for ozone precursors and particulate matter for other development projects throughout the County. Therefore, the development will not result in any significant visibility impacts.

Toxic Air Contaminants

Toxic air contaminants (TAC) are pollutants that pose a present or potential hazard to human health. TACs are classified as either carcinogenic or noncarcinogenic. The state and federal governments regulate TACs through statutes and regulations that require maximum or best available technologies be incorporated in the source of the pollutants in order to limit emissions. For example, dry cleaning businesses are regulated in their handling and use of perchloroethylene. The California Air Resources Board (CARB) identified asbestos, including naturally occurring asbestiforms, as a carcinogenic TAC in 1986.

The property is not located in an area known to have naturally occurring asbestos (NOA), within a quarter mile of a known location of NOA, in an area more likely to contain NOA, or within a quarter mile of an area more likely to contain NOA (El Dorado County Asbestos Review Areas, Western Slope, County of El Dorado, State of California, July 2005). Therefore, an Asbestos Hazard Dust Mitigation Plan is not required. *Note: If NOA is discovered on-site during the course of construction, the El Dorado County AQMD must be notified and an Asbestos Hazard Dust Mitigation Plan must be prepared and implemented. The Plan would include Best Management Practices identified in El Dorado County AQMD District Rule 223-2.* Construction of the project will have no air quality impacts resulting from NOA.

In 1998, the CARB identified Diesel PM as a TAC. In the Air Quality and Land Use Handbook: A Community Health Perspective (CARB April 2005), CARB identified land uses that have the potential to generate significant amounts of Diesel PM. These land uses include freeways, urban roads with 100,000 vehicles/day, rural roads with 50,000 vehicles/day, and distribution centers. CARB recommends avoiding siting new sensitive land uses within 500 feet of these transportation corridors or within 1,000 ft of distribution centers. No distribution centers occur within 1,000 ft of the Project site. Green Valley Road, located immediately north of and adjacent to the Project site, is classified as a minor arterial road and in 2013 had an ADT of 25,611, well under the 100,000 and 50,000 vehicles/day cutoff identified by CARB. The project will not result in the exposure of residents to significant health hazards from Diesel PM.

Cumulative Impacts Analysis

El Dorado County AQMD's primary criterion for determining whether a project has significant cumulative impacts is based on the project's consistency with an approved plan or mitigation program of District-wide or regional application for pollutants emitted by the project (CEQA Guide, page 8-1).

ROG and NO_x

The Project's ROG and NO_x emission estimates are below the quantitative significance thresholds and are therefore project impacts from ROG and NO_x emission are considered less than significant. The El Dorado County AQMD considers projects to be consistent with the adopted Air Quality Attainment Plan (AQAPs) if the following conditions are met (CEQA Guide page 8-2):

1. The project does not require a change in the existing land use designation (e.g., a general plan amendment or rezone) and projected emissions of ROG and NO_x from the proposed project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation;
2. The project does not exceed the "project alone" significance criteria;
3. The Applicant agrees to include applicable emission reduction measures; and
4. The bid specifications and contract will stipulate that the contractor shall comply with all applicable district rules and regulations during construction of the project.

The proposed Project will not change the existing land use designation of APN 124-140-33. The Project's operational ROG and NO_x emission estimates are well below the quantitative significance threshold of 82 lbs per day.

The bid specifications and construction contract will stipulate compliance with applicable El Dorado County AQMD Rules, including the preparation and implementation of a Fugitive Dust Control Plan. The proposed project is consistent with the adopted AQAP and therefore potential air quality impacts from ROG and NO_x emission are less than cumulatively considerable.

Other Pollutants

No applicable air quality plan exists in El Dorado County for pollutants other than ROG and NO_x. Therefore, the AQMD applies pollutant-specific criteria for determining whether a project has cumulatively considerable emissions of these pollutants.

CO is an attainment pollutant in El Dorado County, and local CO concentrations are expected to decline even further in the future as more stringent CO standards for motor vehicles take effect (CEQA Guide, page 8-2). The El Dorado County AQMD does not consider CO to be an area-wide or regional pollutant that is likely to have cumulative effects (*ibid*). Emissions from the proposed project are less than significant. The El Dorado County AQMD considers cumulative contributions of CO from projects with less than significant operational emissions of CO to be less than considerable.

The Mountain Counties Air Basin portion of El Dorado County is nonattainment for the state 24-hour PM10 standard, which dictates the use of a relatively sensitive criterion for identifying cumulative effects on PM10 ambient concentrations. PM10 directly emitted from a project can have area-wide impacts and can be cumulatively significant even if not significant on a project-alone basis (CEQA Guide, page 8-3). The County is in attainment for the SO₂ and NO₂ ambient air quality standards, but SO₂ and NO₂ can also contribute to area-wide PM10 impacts through their transformation into sulfate and nitrate particulate aerosols (CEQA Guide, page 8-3). Project contribution of PM10, SO₂, and NO₂ are not evaluated as considerable for the following reasons (CEQA Guide, page 8-3):

1. the proposed development would not exceed the “project alone” significance criteria for these pollutants;
2. the bid specifications and contract will stipulate that the contractor shall comply with all applicable district rules and regulations during construction of the project; and
3. the Project ROG and NO_x emission are less than cumulatively considerable.

TACs are typically localized and do not occur region-wide. Therefore, the El Dorado County AQMD considers project contribution of TAC emissions cumulatively significant if a large development project occurs on contiguous parcels and each one is emitting TAC (CEQA Guide, 8-4) concurrently. The proposed project is not contiguous with another large, concurrent development project and TAC emissions would be negligible. Therefore, the project would not have a cumulatively significant impact resulting from emissions of TACs.

Conclusions

The quantitative analysis included an evaluation of ROG, NO_x, CO, PM10, and other pollutants including TACs. The emissions were evaluated for the construction and operation of a commercial-residential development on approximately APN 124-140-33. Air quality impacts resulting from the Project independently and cumulatively were evaluated as less than significant.

The Project is required to implement and comply with the following:

- The Contractor will adhere to all applicable El Dorado County AQMD rules, including but not necessarily limited to Rules 205, 207, 215, 223, 223-1, 224, and 233. Copies of these rules are available from the El Dorado County AQMD website (http://www.edcgov.us/Government/AirQualityManagement/District_Rules.aspx). The Contractor shall prepare a Fugitive Dust Control Plan for review and approval by the El Dorado County Air Pollution Control Officer pursuant to Rule 223-1 Fugitive Dust – Construction.

- Architectural paint and coatings will comply with the VOC limits per 2013 California Green Building Standards Code (CalGreen) requirements and California ARB Suggested Control Measure for Architectural Coatings.
- During construction, all self-propelled diesel-fueled engines greater than 25 horsepower will 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.
- All portable combustion engine equipment with a rating of 50 horsepower or greater will be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit will be with said equipment. Prior to initiation of construction activities the applicant will 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.

If you have any questions, please call me.

Cordially,



Adam Forbes
Planner

c: Mr. Justin Arnest, Project Engineer, Jeffrey DeMure + Associates Architects Planners, Inc.

Enclosures: Attachment A, Greenhouse Gas Emissions Evaluation
Attachment B, Site Plan, Dated: February 2015
Attachment C, CalEEMod Version 2013.2.2 Results (AQ)

ATTACHMENT A

Greenhouse Gas Emissions Evaluation

El Dorado Hills Memory Care Project

Introduction

Sycamore Environmental has evaluated potential greenhouse gas (GHG) emissions and potential impacts resulting from the proposed commercial-residential development on APN 083-350-55 in El Dorado County, CA. The GHG evaluation documented in this letter will provide the County with the information needed to prepare the Air Quality section of a California Environmental Quality Act (CEQA) Initial Study for the proposed Project.

The Project is located immediately southwest of the intersection of Francisco Drive and Green Valley Road in the El Dorado Hills Community Region. The proposed Project does not require any land use or zoning designation changes. APN 124-140-33 has a zoning designation of Commercial-Planned Development (C-PD) and High Density Residential (HDR) Land use designation. Primary project components include:

- **Residential Memory Care:** The proposed Project includes a single story structure with 64 private and semi-private residential units, dining and cooking areas, activity areas, covered patios, and courtyards. Total building space of approximately 40,000 square feet. No wood or burning fireplaces will be installed. One natural gas fireplace will be installed.
- **Parking:** The proposed Project includes the installation of 30 paved parking spaces.

CEQA Significance Thresholds

CEQA does not provide explicit directions on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their “significance,” but does not define what constitutes a “significant” impact. Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project’s GHG emissions must be addressed at the project-level.

The El Dorado County Air Quality Management District’s (EDCAQMD) has not adopted GHG emissions significance thresholds for land use development projects. On October 23, 2014, the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors adopted recommended GHG thresholds of significance for CEQA. The SMAQMD utilized guidance published by the California Air Pollution Control Officers Association, *CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*, and a review of local projects in developing recommended greenhouse gas emissions thresholds of significance.

The SMAQMD Thresholds Committee undertook a process to apply the Bay Area AQMD's methodology regarding a Service Population (or Per Capita) Threshold to local projects to the Sacramento region. The SMAQMD Thresholds Committee determined that a per capita threshold would hold all projects, regardless of size, to the same GHG emissions analysis and mitigation standards. This approach is not cost-effective for small projects and could impede their development. The SMAQMD Thresholds Committee sought to develop a threshold that would ensure that at least 90 percent of emissions from projects in the region would be reviewed and analyzed to determine if additional mitigation should be required, while exempting small projects from the requirement to analyze GHG emissions and mitigate.

Given the lack of locally adopted GHG emissions significance thresholds the EDCAQMD is recommending use of the SMAQMD thresholds (pers. comm. A. Baughman). SMAQMD GHG Emissions Significance Thresholds are listed in Table 6.

Table 5. SMAQMD 2014 Approved GHG Emissions Significance Thresholds.

Significance Determination Thresholds	
GHG Emission Source Category	Threshold
Stationary Sources	10,000 direct metric tons of C02e per year (Operational impacts)
Land Development Projects	1,100 metric tons of C02e per year ¹ (Operational impacts)
All Construction Activities	1,100 metric tons of C02e per year

¹ The 1,100 metric tons of C02e per year threshold is roughly equivalent to 54 residential dwelling units, 63,000 square feet of office space, 29,000 square feet of general retail space, or 12,500 square feet of supermarket space.

Methods

As requested by the EDCAQMD the California Emissions Estimator Model (CalEEMod Version 2013.2.2) was used for the estimation and quantification of project-related GHG emissions. The CalEEMod report (abbreviated to include only relevant report pages) is included in Appendix A.

CalEEMod is a statewide land use emissions model designed to provide a uniform platform to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. CalEEMod quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model (EMFAC2011) includes the Pavley standards and Low Carbon Fuel standards into the mobile source emission factors. The model identifies mitigation measures as applicable to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures incorporated into CalEEMod Version 2013.2.2 were developed and adopted by the California Air Pollution Control Officers Association.

The various construction and operational emissions default values provided by CalEEMod were used unless stated otherwise. Construction emissions were computed for an approximate 279 work day model derived construction period occurring in 2016-2017. Construction phases in CalEEMod

include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction of the proposed Project will not require import or export of fill material. Operational emissions were assumed to start in 2018.

Results

Construction Emissions

The construction phase is estimated to emit approximately 381.56 MTCO₂e/yr (Appendix 1). CO₂e emissions associated with construction are a one-time emission event only during the construction phase.

Operational Emissions

Operational emissions of the proposed project are estimated to be approximately 331.97 MTCO₂e/yr (Attachment B).

Project Emissions Analysis

The SMAQMD 2014 Approved GHG Emissions Significance Thresholds are 1, 100 metric tons of CO₂e per year for operational impacts and 1,100 metric tons of CO₂e per year for construction activities. The proposed Projects construction and operational GHG emissions are well below the SMAQMD adopted thresholds for both project construction and operations.

Summary

CalEEMod Version 2013.2.2 was used to estimate the construction and operational GHG emissions resulting for the proposed commercial/ residential Project (Appendix 1). Modeled GHG emissions for the proposed Project are below the SMAQMD significant thresholds. No further GHG analysis is needed.

Personal Communications

Mr. Adam Baughman, Air Quality Engineer, El Dorado County Air Quality Management District. 5 May 2015
2012. Emails regarding GHG significance thresholds.

Appendix 1

CalEEMod Version 2013.2.2 Results (GHG Emissions)

El Dorado Hills Memory Care

Included is the abbreviated annual CalEEMod Version 2013.2.2 Report (only the relevant result sheets are included):

1. Annual

**El Dorado Hills Memory Care Project,
El Dorado-Mountain County County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	64.00	Dwelling Unit	4.00	40,000.00	183
Parking Lot	30.00	Space	0.27	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	70
Climate Zone	1			Operational Year	2014
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Structure 40,000 square ft per Site Plan
 Construction Phase - No demolition phase is needed, site is vacant.
 Off-road Equipment - No Demo Phase included
 Demolition - No Demo Phase included.
 Woodstoves - Only one gas fireplace will be installed. No wood burning stoves or fireplaces.
 Land Use Change -
 Sequestration -
 Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	1/7/2016	2/4/2016
tblConstructionPhase	PhaseStartDate	1/1/2016	1/29/2016
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	35.20	1.00
tblFireplaces	NumberNoFireplace	6.40	1.00
tblFireplaces	NumberWood	22.40	0.00
tblLandUse	LandUseSquareFeet	64,000.00	40,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblSequestration	NumberOfNewTrees	0.00	45.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.4543	3.6665	2.8583	4.0500e-003	0.1244	0.2422	0.3666	0.0525	0.2272	0.2798	0.0000	357.4692	357.4692	0.0771	0.0000	359.0883
2017	0.6525	0.1994	0.1631	2.5000e-004	2.5800e-003	0.0124	0.0150	6.9000e-004	0.0116	0.0123	0.0000	22.3580	22.3580	5.5100e-003	0.0000	22.4737
Total	1.1067	3.8660	3.0214	4.3000e-003	0.1270	0.2547	0.3816	0.0532	0.2388	0.2921	0.0000	379.8272	379.8272	0.0826	0.0000	381.5620

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.4543	3.6665	2.8583	4.0500e-003	0.1244	0.2422	0.3666	0.0525	0.2272	0.2798	0.0000	357.4688	357.4688	0.0771	0.0000	359.0879
2017	0.6525	0.1994	0.1631	2.5000e-004	2.5800e-003	0.0124	0.0150	6.9000e-004	0.0116	0.0123	0.0000	22.3580	22.3580	5.5100e-003	0.0000	22.4737
Total	1.1067	3.8660	3.0214	4.3000e-003	0.1270	0.2547	0.3816	0.0532	0.2388	0.2921	0.0000	379.8268	379.8268	0.0826	0.0000	381.5616

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2821	5.7700e-003	0.4871	3.0000e-005		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003	0.0000	1.5644	1.5644	8.4000e-004	1.0000e-005	1.5866
Energy	1.5000e-003	0.0128	5.4700e-003	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	83.5102	83.5102	3.3900e-003	9.1000e-004	83.8649
Mobile	0.1510	0.3311	1.5681	2.4800e-003	0.1770	4.2700e-003	0.1812	0.0474	3.9100e-003	0.0513	0.0000	205.2705	205.2705	0.0109	0.0000	205.4999
Waste						0.0000	0.0000		0.0000	0.0000	11.8547	0.0000	11.8547	0.7006	0.0000	26.5671
Water						0.0000	0.0000		0.0000	0.0000	1.3229	9.2405	10.5634	0.1363	3.2900e-003	14.4469
Total	0.4346	0.3497	2.0607	2.5900e-003	0.1770	7.9500e-003	0.1849	0.0474	7.5900e-003	0.0550	13.1776	299.5856	312.7632	0.8520	4.2100e-003	331.9654

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2821	5.7700e-003	0.4871	3.0000e-005		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003	0.0000	1.5644	1.5644	8.4000e-004	1.0000e-005	1.5866
Energy	1.5000e-003	0.0128	5.4700e-003	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003	0.0000	83.5102	83.5102	3.3900e-003	9.1000e-004	83.8649
Mobile	0.1510	0.3311	1.5681	2.4800e-003	0.1770	4.2700e-003	0.1812	0.0474	3.9100e-003	0.0513	0.0000	205.2705	205.2705	0.0109	0.0000	205.4999
Waste						0.0000	0.0000		0.0000	0.0000	11.8547	0.0000	11.8547	0.7006	0.0000	26.5671
Water						0.0000	0.0000		0.0000	0.0000	1.3229	9.2405	10.5634	0.1363	3.2900e-003	14.4448
Total	0.4346	0.3497	2.0607	2.5900e-003	0.1770	7.9500e-003	0.1849	0.0474	7.5900e-003	0.0550	13.1776	299.5856	312.7632	0.8520	4.2100e-003	331.9633

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ATTACHMENT B

Site Plan, Dated: February 2015

El Dorado Hills Memory Care

EL DORADO HILLS MEMORY CARE

SITE PLAN

EL DORADO HILLS, CALIFORNIA

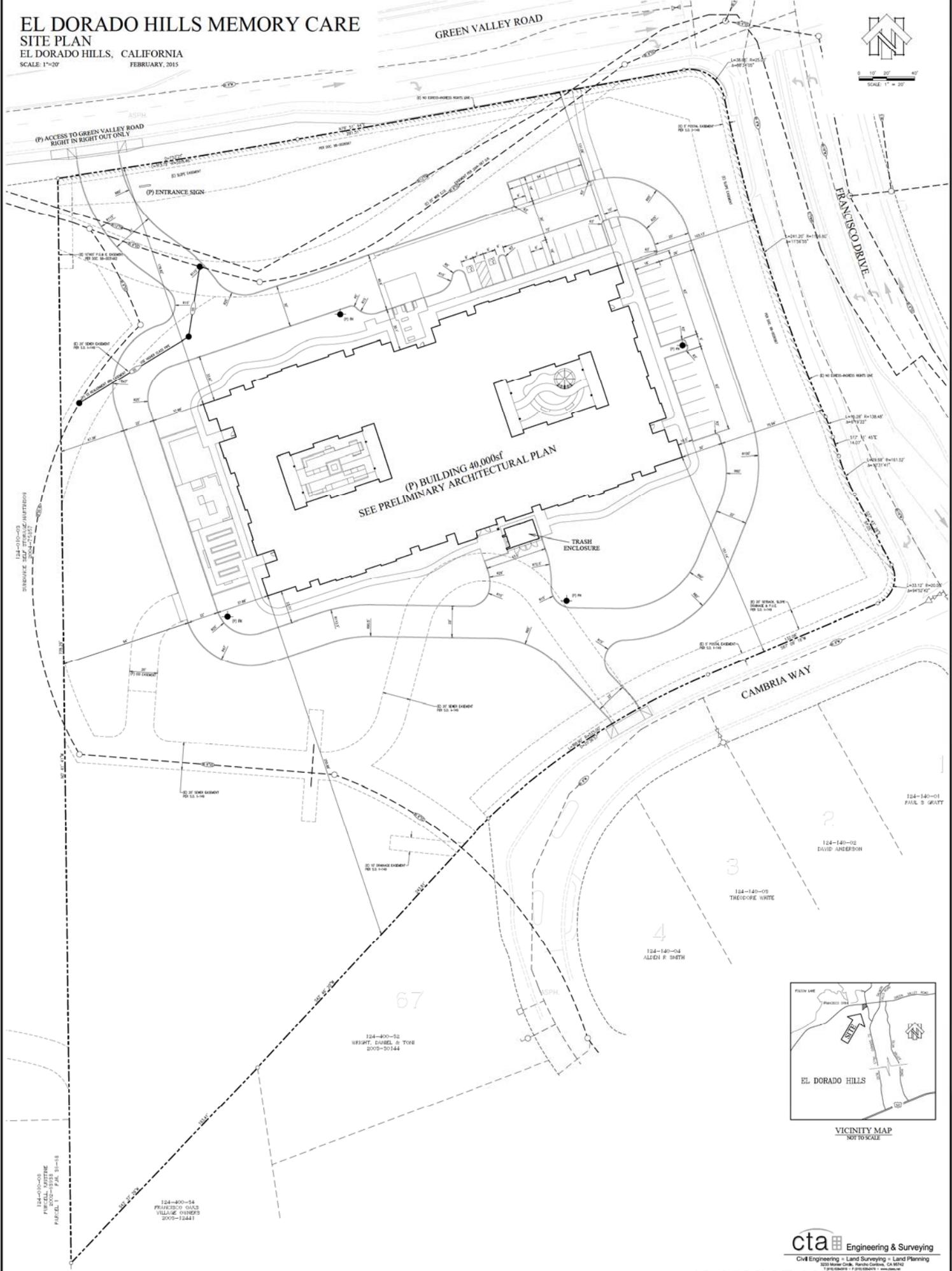
SCALE: 1"=20'

FEBRUARY, 2015

GREEN VALLEY ROAD



SCALE: 1" = 20'



(P) BUILDING 40,000sf
SEE PRELIMINARY ARCHITECTURAL PLAN

TRASH ENCLOSURE

CAMBRIA WAY

FRANCISCO DRIVE

67

124-140-09
THEODORE WHITE

4
124-140-04
ALEXIS R. SMITH

124-400-52
WRIGHT, DANIEL & TORI
2009-10144

124-400-54
FRANJESCO GAVES
VILLAGE OWNERS
2009-12441



VICINITY MAP
NOT TO SCALE

ATTACHMENT C

CalEEMod Version 2013.2.2 Results (AQ)

El Dorado Hills Memory Care

Included are the following two abbreviated CalEEMod Version 2013.2.2 Reports (only the relevant result sheets are included):

1. Summer
2. Winter

**El Dorado Hills Memory Care Project,
El Dorado-Mountain County County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	64.00	Dwelling Unit	4.00	40,000.00	183
Parking Lot	30.00	Space	0.27	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	70
Climate Zone	1			Operational Year	2014
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Structure 40,000 square ft per Site Plan
 Construction Phase - No demolition phase is needed, site is vacant.
 Off-road Equipment - No Demo Phase included
 Demolition - No Demo Phase included.
 Woodstoves - Only one gas fireplace will be installed. No wood burning stoves or fireplaces.
 Land Use Change -
 Sequestration -
 Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	1/7/2016	2/4/2016
tblConstructionPhase	PhaseStartDate	1/1/2016	1/29/2016
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	35.20	1.00
tblFireplaces	NumberNoFireplace	6.40	1.00
tblFireplaces	NumberWood	22.40	0.00
tblLandUse	LandUseSquareFeet	64,000.00	40,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblSequestration	NumberOfNewTrees	0.00	45.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	5.1576	54.7061	42.0615	0.0410	18.2141	2.9399	21.1540	9.9699	2.7047	12.6746	0.0000	4,220.2897	4,220.2897	1.2339	0.0000	4,246.2016
2017	70.3601	27.3422	22.2281	0.0340	0.4773	1.7952	2.2725	0.1277	1.6858	1.8135	0.0000	3,243.1346	3,243.1346	0.6710	0.0000	3,257.2255
Total	75.5178	82.0483	64.2896	0.0750	18.6914	4.7350	23.4264	10.0976	4.3905	14.4881	0.0000	7,463.4243	7,463.4243	1.9049	0.0000	7,503.4271

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	5.1576	54.7061	42.0615	0.0410	18.2141	2.9399	21.1540	9.9699	2.7047	12.6746	0.0000	4,220.2897	4,220.2897	1.2339	0.0000	4,246.2016
2017	70.3601	27.3422	22.2281	0.0340	0.4773	1.7952	2.2725	0.1277	1.6858	1.8135	0.0000	3,243.1346	3,243.1346	0.6710	0.0000	3,257.2255
Total	75.5178	82.0483	64.2896	0.0750	18.6914	4.7350	23.4264	10.0976	4.3905	14.4881	0.0000	7,463.4243	7,463.4243	1.9049	0.0000	7,503.4271

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6366	0.0642	5.4124	2.8000e-004		0.0301	0.0301		0.0301	0.0301	0.0000	30.6904	30.6904	0.0106	3.9000e-004	31.0326
Energy	8.2400e-003	0.0704	0.0300	4.5000e-004		5.6900e-003	5.6900e-003		5.6900e-003	5.6900e-003		89.8381	89.8381	1.7200e-003	1.6500e-003	90.3848
Mobile	0.9573	1.7377	9.3185	0.0154	1.0606	0.0245	1.0851	0.2830	0.0225	0.3055		1,401.3933	1,401.3933	0.0693		1,402.8477
Total	2.6022	1.8722	14.7608	0.0161	1.0606	0.0603	1.1209	0.2830	0.0582	0.3412	0.0000	1,521.9217	1,521.9217	0.0815	2.0400e-003	1,524.2650

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6366	0.0642	5.4124	2.8000e-004		0.0301	0.0301		0.0301	0.0301	0.0000	30.6904	30.6904	0.0106	3.9000e-004	31.0326
Energy	8.2400e-003	0.0704	0.0300	4.5000e-004		5.6900e-003	5.6900e-003		5.6900e-003	5.6900e-003		89.8381	89.8381	1.7200e-003	1.6500e-003	90.3848
Mobile	0.9573	1.7377	9.3185	0.0154	1.0606	0.0245	1.0851	0.2830	0.0225	0.3055		1,401.3933	1,401.3933	0.0693		1,402.8477
Total	2.6022	1.8722	14.7608	0.0161	1.0606	0.0603	1.1209	0.2830	0.0582	0.3412	0.0000	1,521.9217	1,521.9217	0.0815	2.0400e-003	1,524.2650

**El Dorado Hills Memory Care Project,
El Dorado-Mountain County County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Congregate Care (Assisted Living)	64.00	Dwelling Unit	4.00	40,000.00	183
Parking Lot	30.00	Space	0.27	12,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	70
Climate Zone	1			Operational Year	2014
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - Structure 40,000 square ft per Site Plan
 Construction Phase - No demolition phase is needed, site is vacant.
 Off-road Equipment - No Demo Phase included
 Demolition - No Demo Phase included.
 Woodstoves - Only one gas fireplace will be installed. No wood burning stoves or fireplaces.
 Land Use Change -
 Sequestration -
 Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	1/7/2016	2/4/2016
tblConstructionPhase	PhaseStartDate	1/1/2016	1/29/2016
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	35.20	1.00
tblFireplaces	NumberNoFireplace	6.40	1.00
tblFireplaces	NumberWood	22.40	0.00
tblLandUse	LandUseSquareFeet	64,000.00	40,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblSequestration	NumberOfNewTrees	0.00	45.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	5.1508	54.7239	42.0050	0.0408	18.2141	2.9399	21.1540	9.9699	2.7047	12.6746	0.0000	4,203.4592	4,203.4592	1.2339	0.0000	4,229.3711
2017	70.3563	27.4486	22.8136	0.0334	0.4773	1.7954	2.2727	0.1277	1.6860	1.8137	0.0000	3,195.6300	3,195.6300	0.6711	0.0000	3,209.7220
Total	75.5071	82.1725	64.8186	0.0742	18.6914	4.7352	23.4266	10.0976	4.3907	14.4883	0.0000	7,399.0892	7,399.0892	1.9050	0.0000	7,439.0931

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	5.1508	54.7239	42.0050	0.0408	18.2141	2.9399	21.1540	9.9699	2.7047	12.6746	0.0000	4,203.4592	4,203.4592	1.2339	0.0000	4,229.3711
2017	70.3563	27.4486	22.8136	0.0334	0.4773	1.7954	2.2727	0.1277	1.6860	1.8137	0.0000	3,195.6300	3,195.6300	0.6711	0.0000	3,209.7220
Total	75.5071	82.1725	64.8186	0.0742	18.6914	4.7352	23.4266	10.0976	4.3907	14.4883	0.0000	7,399.0892	7,399.0892	1.9050	0.0000	7,439.0931

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6366	0.0642	5.4124	2.8000e-004		0.0301	0.0301		0.0301	0.0301	0.0000	30.6904	30.6904	0.0106	3.9000e-004	31.0326
Energy	8.2400e-003	0.0704	0.0300	4.5000e-004		5.6900e-003	5.6900e-003		5.6900e-003	5.6900e-003		89.8381	89.8381	1.7200e-003	1.6500e-003	90.3848
Mobile	0.9158	1.9801	9.4924	0.0140	1.0606	0.0247	1.0853	0.2830	0.0226	0.3056		1,277.0389	1,277.0389	0.0693		1,278.4936
Total	2.5606	2.1146	14.9347	0.0147	1.0606	0.0604	1.1210	0.2830	0.0584	0.3414	0.0000	1,397.5673	1,397.5673	0.0816	2.0400e-003	1,399.9109

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.6366	0.0642	5.4124	2.8000e-004		0.0301	0.0301		0.0301	0.0301	0.0000	30.6904	30.6904	0.0106	3.9000e-004	31.0326
Energy	8.2400e-003	0.0704	0.0300	4.5000e-004		5.6900e-003	5.6900e-003		5.6900e-003	5.6900e-003		89.8381	89.8381	1.7200e-003	1.6500e-003	90.3848
Mobile	0.9158	1.9801	9.4924	0.0140	1.0606	0.0247	1.0853	0.2830	0.0226	0.3056		1,277.0389	1,277.0389	0.0693		1,278.4936
Total	2.5606	2.1146	14.9347	0.0147	1.0606	0.0604	1.1210	0.2830	0.0584	0.3414	0.0000	1,397.5673	1,397.5673	0.0816	2.0400e-003	1,399.9109