

BETTER PLACE  FORESTS

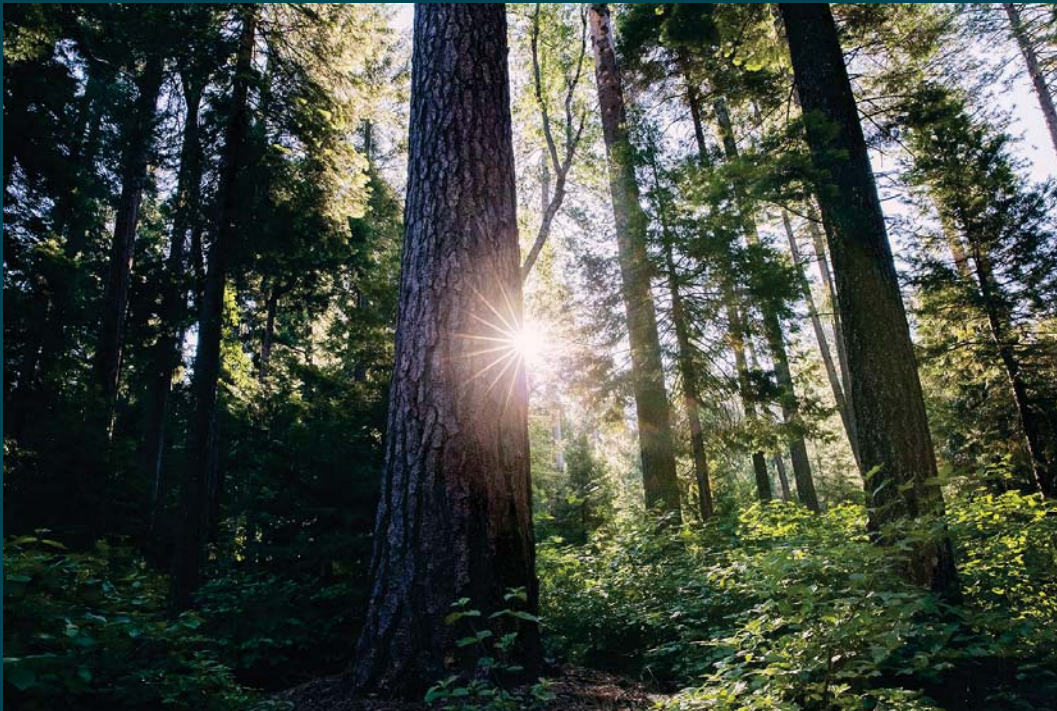
Pollock Pines Conservation Memorial Forest

El Dorado County Planning Commission

December 10, 2020

Better Place Forests Introduction

About Better Place Forests



- Creating permanently protected conservation areas within communities
- Stewarding areas of high ecological value for generations to come
- Offering a sustainable alternative to traditional end-of-life options
- Helping families write a better ending to their story

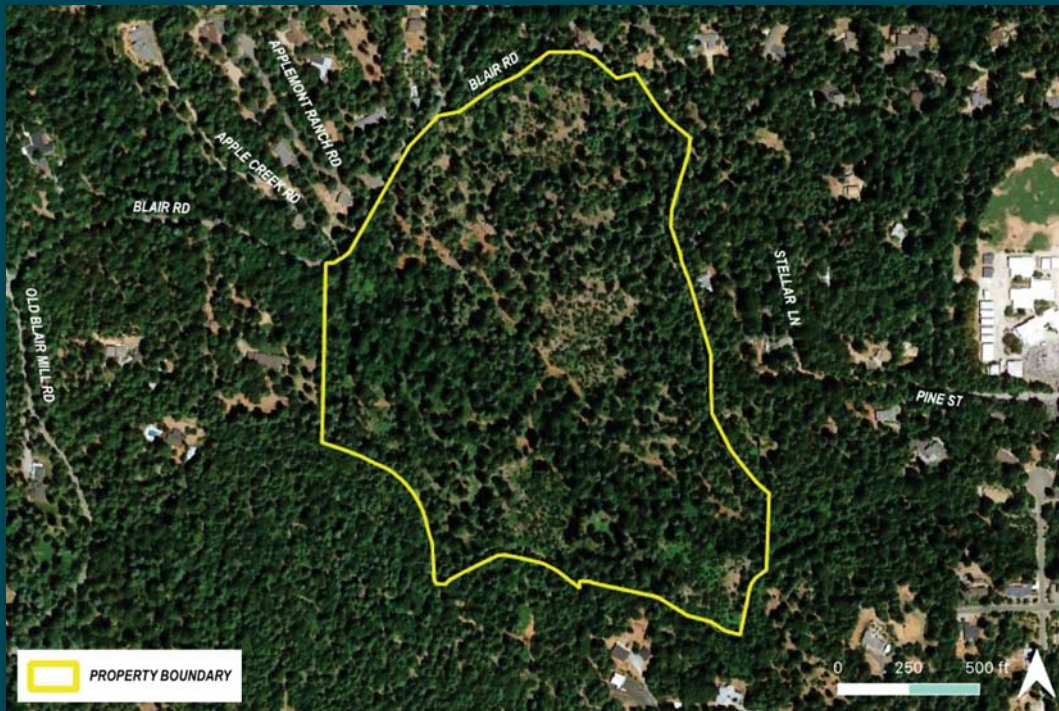
Tree Memorials

About Better Place Forests



Proposed Project in Pollock Pines

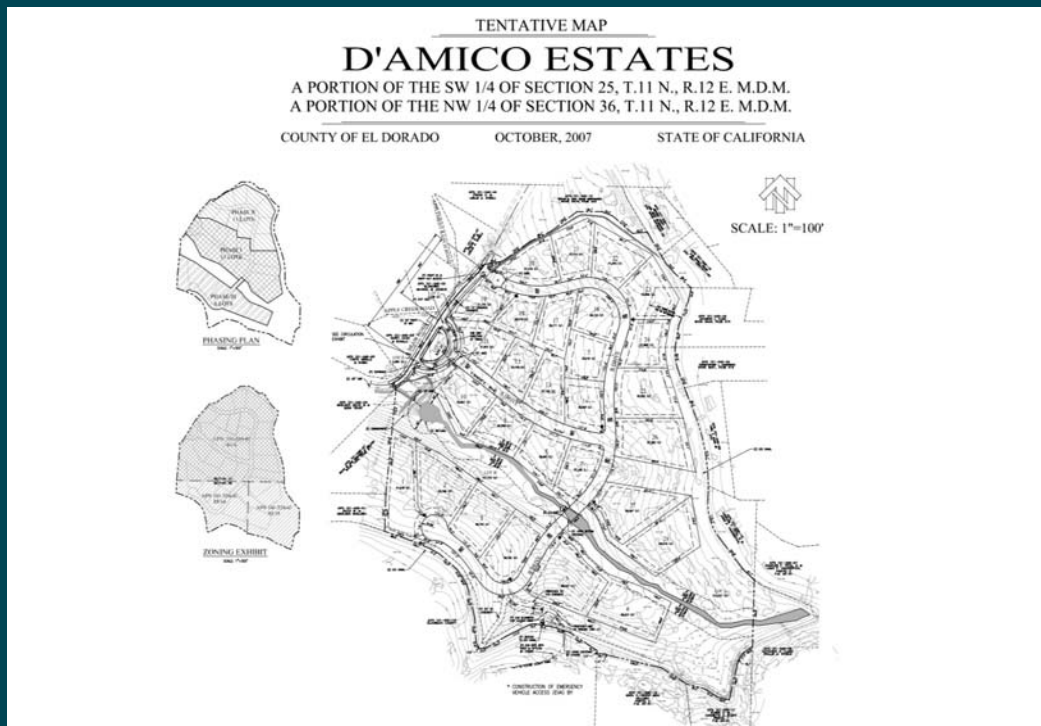
Better Place Forests in El Dorado County



- 48-acre property along Blair Road in Pollock Pines
- Features over 40 acres of well-stewarded forest habitat
- Currently zoned One-Acre Residential (R1-A)
- Seeking a Conditional Use Permit as advised by Planning staff

Project Impacts

Better Place Forests in El Dorado County



- Other conditionally permitted uses include public parks and schools
- Previously approved for a 28-unit subdivision of single-family homes
- Our conservation memorial forest will have negligible impacts on traffic
- Project will preserve local natural resources and character

Land Conservation & Management

Better Place Forests in El Dorado County



- Establishing a conservation easement to protect the forest in perpetuity
- In discussions with the American River Conservancy to hold this easement
- Long-term stewardship through a Forest Management Plan
- Funding of land management through stewardship endowments

Site Improvements

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Site Operations

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- Open seasonally during select business hours between 9am and 6pm
- Staffed by on-site employees called “Forest Stewards”
- Scheduled memorial ceremonies and return visitation
- Active forest management and stewardship

Community Benefits

Better Place Forests in El Dorado County



- Preserving wildlife habitat and protecting American River headwaters
- Creating environmentally focused employment opportunities
- Engaging local contractors for over \$5 million worth of site improvements and maintenance
- Providing local families a sustainable, alternative end-of-life option

Requested Revisions to the Permit Conditions of Approval

Better Place Forests in El Dorado County

- Amend Condition of Approval No. 7 with the following additional text:
 - *“Prior to issuance of a building or grading permit, the applicant shall complete required connections to offsite public water facilities under Blair Road, a County-maintained roadway, to the west of the project site and complete required onsite improvements to the satisfaction of the District, including delineation of easements and demonstration of required fire flow as needed, as detailed in EID Facility Improvement Letter No. 3159FIL, dated October 28, 2019 (Exhibit O) and in the El Dorado County Fire District Fire Flow Letter, dated March 3, 2020.”*
- Amend the Staff Report Project Description (staff report page 5, first paragraph, sentences 6-8), Staff Report Executive Summary (staff report page 2, sentences 2-4) and Condition of Approval No. 1 (second paragraph, sentences 6-8) as follows:
 - *“The facility would operate **primarily** by appointment only for visitation and spreading ceremonies from 9:00 am to 6:00 pm daily. There would be up to six employees, with 1-2 employees on site during a typical business day. Spreading ceremony ~~ies would be limited to immediate family members and~~ group sizes would be limited to a maximum of 30 persons at one time.”*

Requested Revisions to the Permit Conditions of Approval

Better Place Forests in El Dorado County

- Amend the Recommended Amendment to the Project Description (Signs) and Recommend New Condition of Approval No. 6 (G - Staff Memo 12-07-20) as follows:
 - Project Description: *“The Development Plan also includes a single **12-15** square foot unlit freestanding sign located on the north side of the entrance driveway at Blair Road at the location shown on the site plan.”*
 - New Condition: *“Sign Program: Prior to issuance of a building permit, the applicant shall submit final sign plans for ~~the proposed~~ a single **15 square foot unlit** entry sign in conformance with Zoning Ordinance Section 130.36.070 (Sign Development and Design Standards) **with an exception for the sign’s size**. Such plans shall be incorporated into the official Development Plan for the project site.*

BETTER PLACE  FORESTS
Thank You.



"We are dedication to provide professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

March 3, 2020

El Dorado Irrigation District
2890 Mosquito Rd.
Placerville, CA 95667

Re: Fire Flow Letter for Better Place Forests; APN 101-240-045

To Whom It May Concern:

The potable water system with the purpose of fire protection for this commercial building shall provide a minimum fire flow of 500 gallons per minute at 20 psig residual with duration of one (1) hours. This is a reduced fire flow rate based on Appendix B 103.1 with the approved AMMR provided by BKF Engineers. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

This development shall install Mueller Dry Barrel fire hydrants. This conforms to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. This project requires one (1) fire hydrant to be installed. The El Dorado County Fire District shall approve the location of the fire hydrant.

If you have any additional questions regarding these comments please do not hesitate to contact me at (530) 644-9630.

Sincerely,

El Dorado County Fire District

Brandon McKay
Fire Marshal

Cc: file