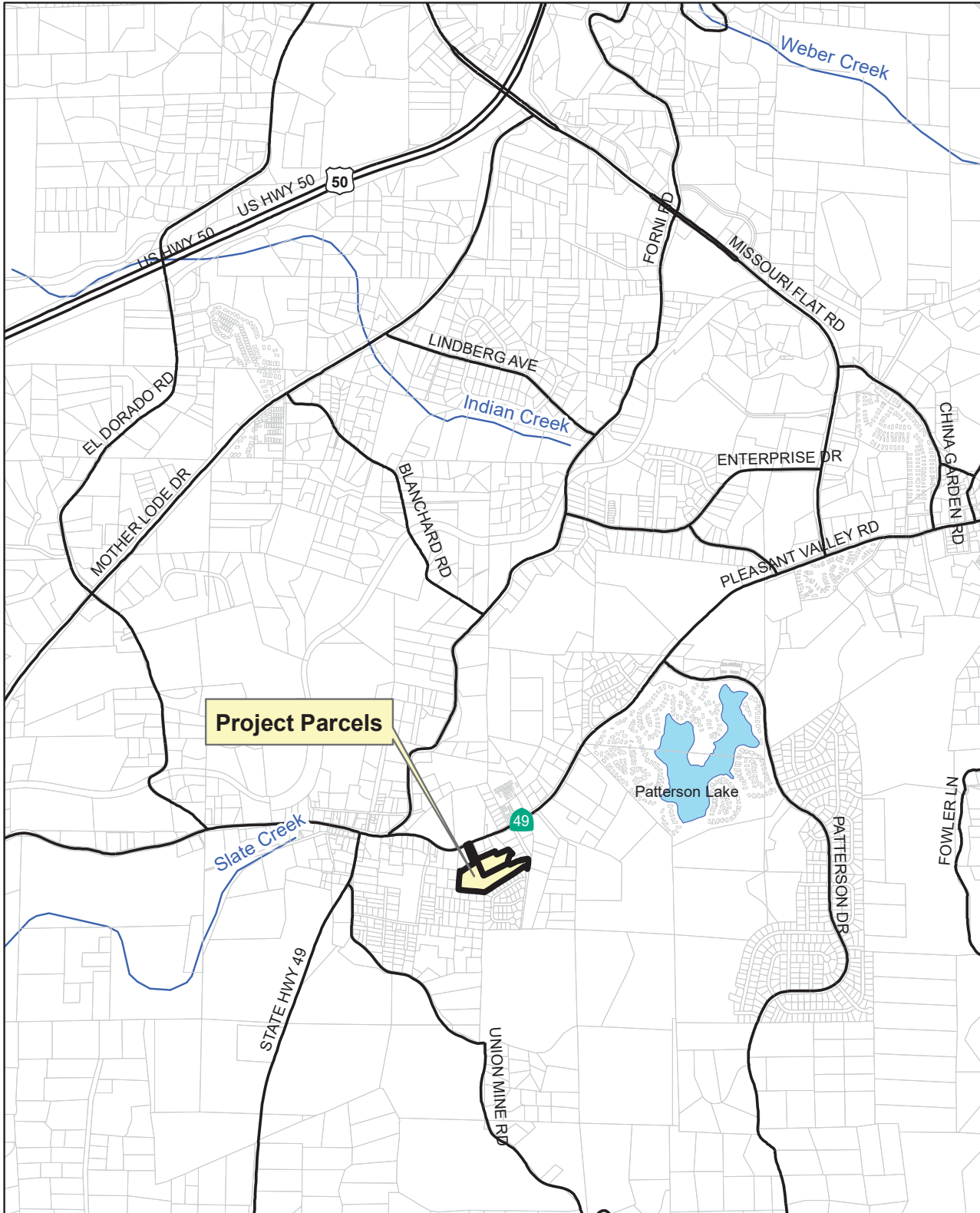
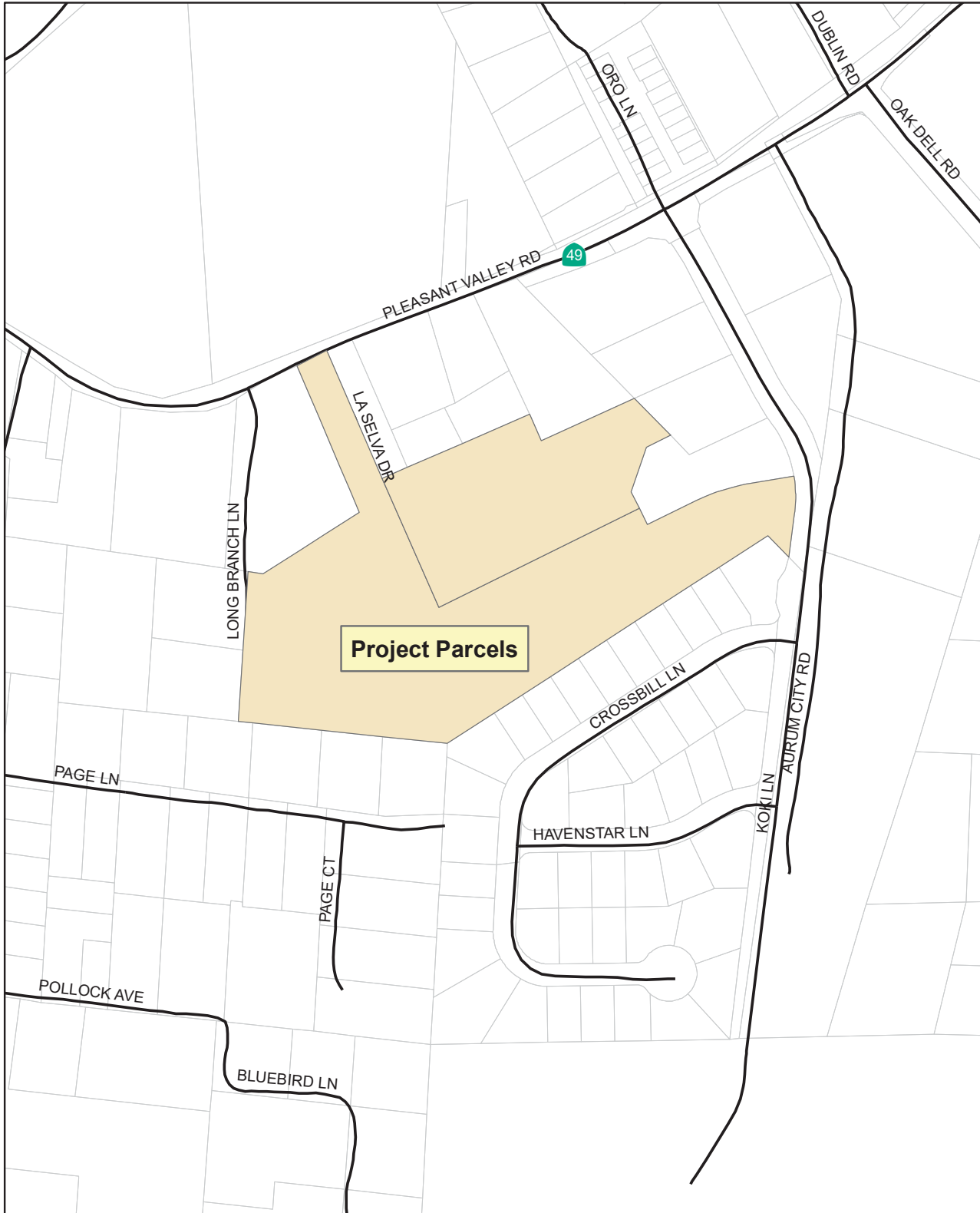


# DR20-0001 EXHIBIT A - VICINITY MAP



# DR20-0001

## EXHIBIT B - LOCATION MAP



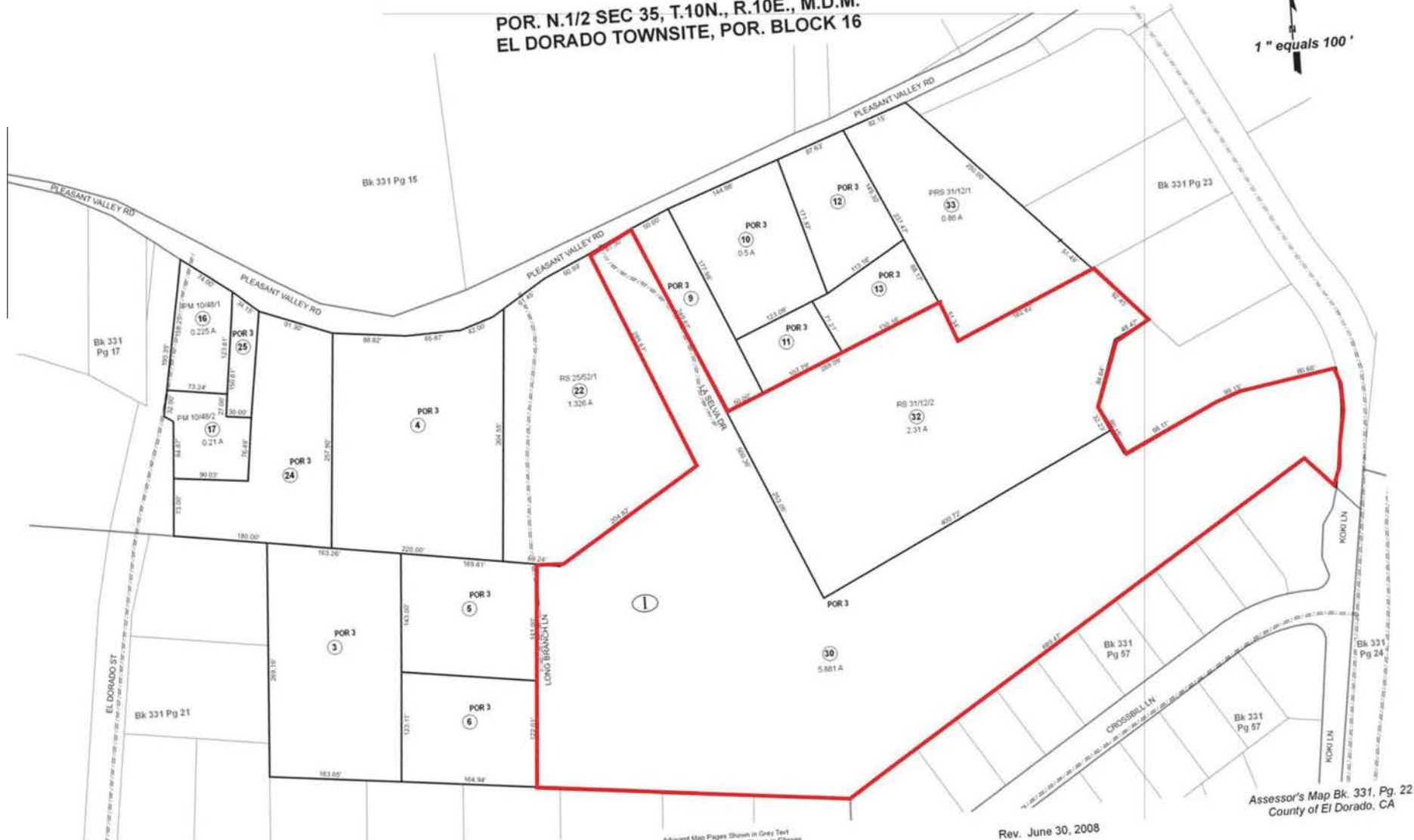
# DR20-0001

## EXHIBIT C - SITE AERIAL PHOTO



0 50 100 200 300 400 500 Feet

POR. N.1/2 SEC 35, T.10N., R.10E., M.D.M.  
EL DORADO TOWNSITE, POR. BLOCK 16



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 with all 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

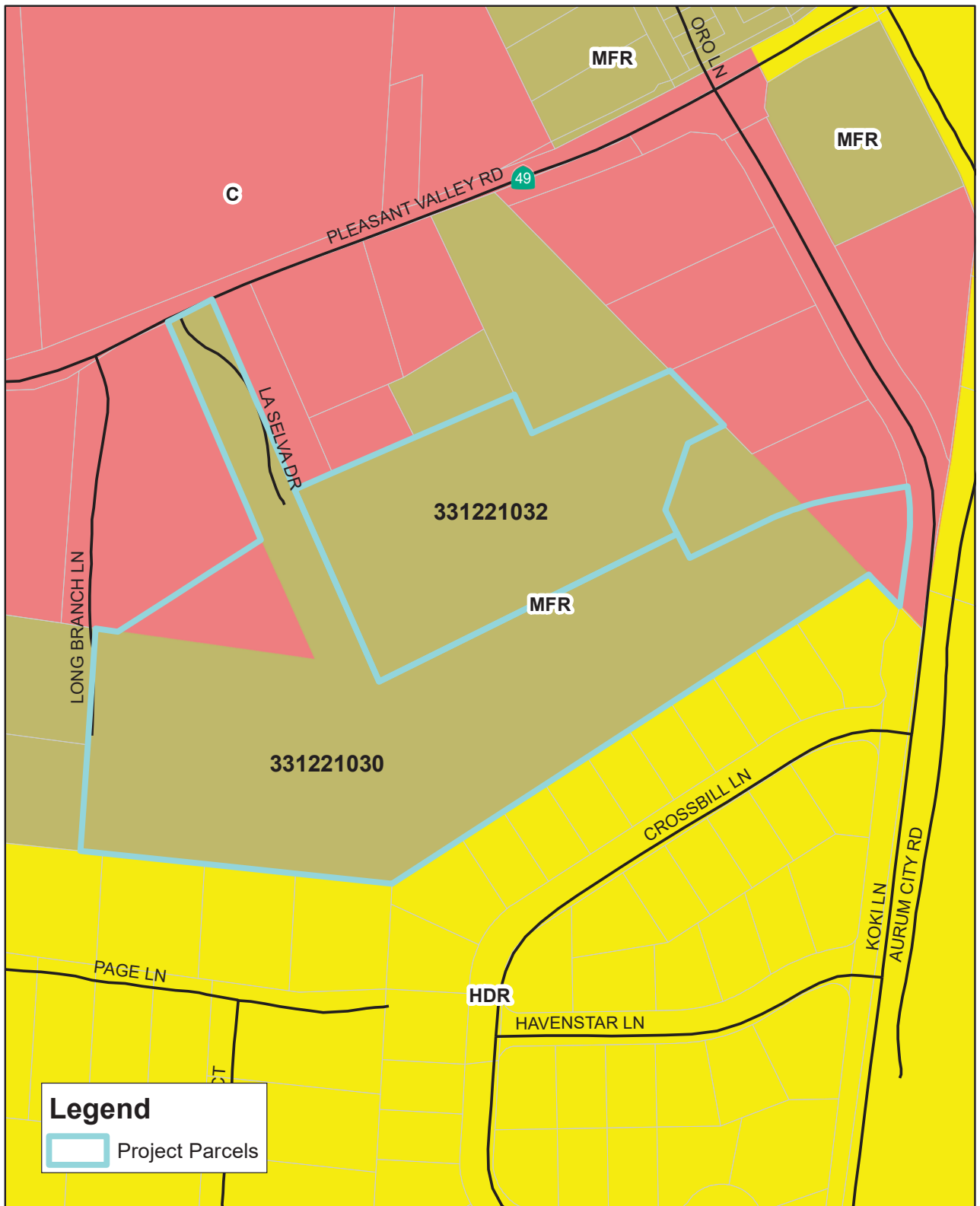
Rev. June 30, 2008

Assessor's Map Bk. 331, Pg. 22  
County of El Dorado, CA

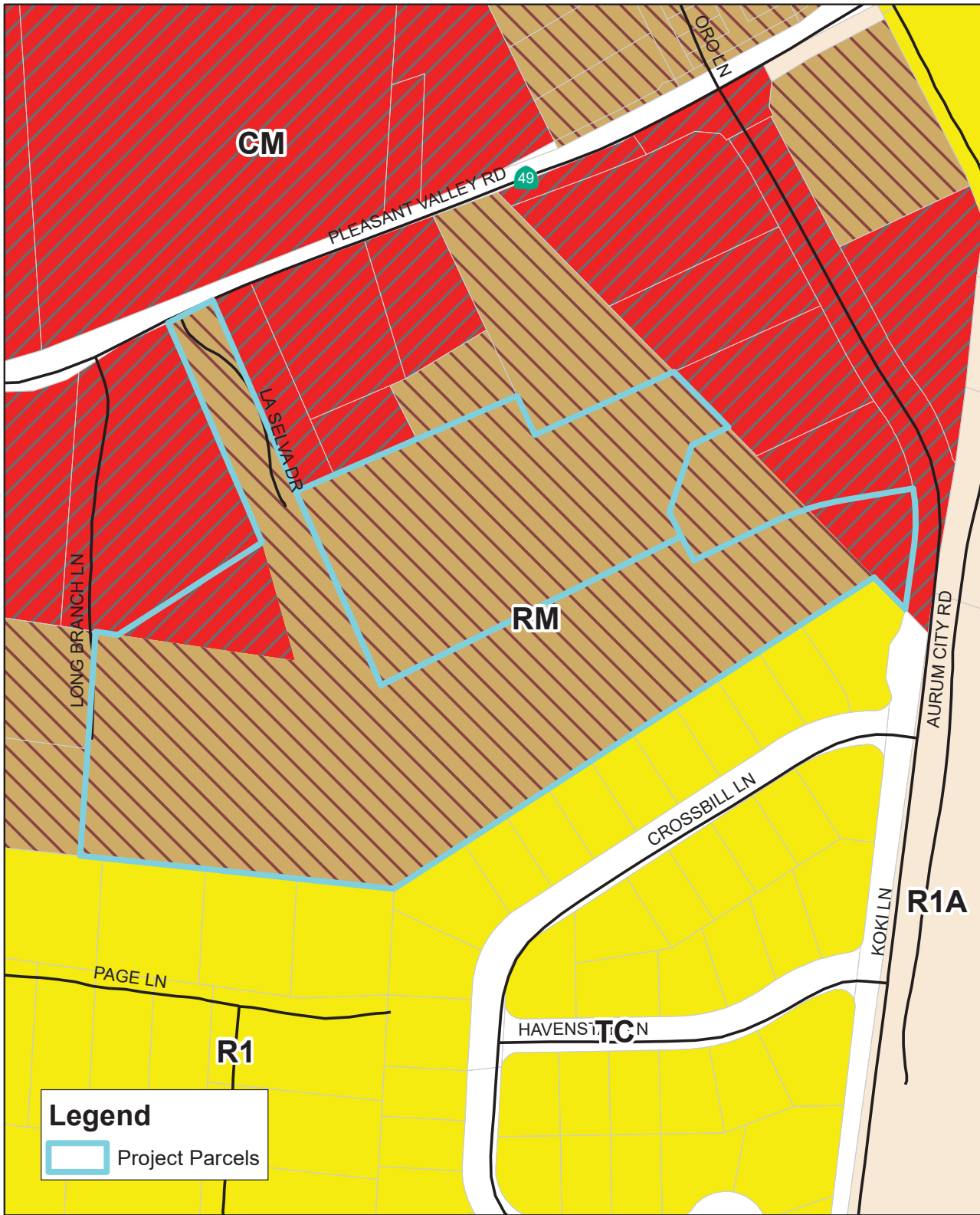
**DR20-0001 EXHIBIT D - ASSESSOR'S PARCEL MAP**

# DR20-0001

## EXHIBIT E - GENERAL PLAN LAND USE MAP



# DR20-0001 EXHIBIT F - ZONING MAP



**SB 35 BILL TEXT (GOV. CODE SECTION 65913.4)****GOVERNMENT CODE - GOV****TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]** ( *Heading of Title 7 amended by Stats. 1974, Ch. 1536.* )**DIVISION 1. PLANNING AND ZONING [65000 - 66301]** ( *Heading of Division 1 added by Stats. 1974, Ch. 1536.* )**CHAPTER 4.2. Housing Development Approvals [65913 - 65914]** ( *Chapter 4.2 added by Stats. 1980, Ch. 1152.* )

(a) A development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (b) and is not subject to a conditional use permit if the development satisfies all of the following objective planning standards:

**65913.4.**

(1) The development is a multifamily housing development that contains two or more residential units.

(2) The development is located on a site that satisfies all of the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Section 65915 shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages.

(3) (A) The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate income housing units required pursuant to subparagraph (B) of paragraph (4) shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for no less than the following periods of time:

(i) Fifty-five years for units that are rented.

(ii) Forty-five years for units that are owned.

(B) The city or county shall require the recording of covenants or restrictions implementing this paragraph for each parcel or unit of real property included in the development.

(4) The development satisfies subparagraphs (A) and (B) below:

(A) Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period.

(B) The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

(i) The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does either of the following:

(I) The project dedicates a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

(II) (ia) If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (I), dedicates 20 percent of the total number of units to housing affordable to households making below 120 percent of the area median income with the average income of the units at or below 100 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 120 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 120 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 120 percent of the area median income shall not exceed 30 percent of the gross income of the household.

(ib) For purposes of this subclause, "San Francisco Bay area" means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco.

(ii) The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that local ordinance applies.

(iii) The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

(C) (i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in Section 65915, provided that the development proponent complies with the applicable requirements in the state or local law.

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(ii) A development proponent that uses a unit of affordable housing to satisfy another state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B).

(iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).

(5) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.

(B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.

(C) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

(6) The development is not located on a site that is any of the following:

(A) A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(K) Lands under conservation easement.

(7) The development is not located on a site where any of the following apply:

(A) The development would require the demolition of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.



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(iii) Housing that has been occupied by tenants within the past 10 years.

(B) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

(C) The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

(D) The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

(8) The development proponent has done both of the following, as applicable:

(A) Certified to the locality that either of the following is true, as applicable:

(i) The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

(ii) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

(I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

(II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

(III) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein.

(IV) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.

(V) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

(VI) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

(B) (i) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

(I) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(II) On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(III) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(V) On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(ii) For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.

(iii) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

(I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.

(II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.

(III) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using

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the same procedures for issuance of civil warrants and penalty assessments pursuant to Section 1741 of the Labor Code and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund.

(IV) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

(C) Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

(i) The project includes 10 or fewer units.

(ii) The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

(9) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply:

(A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).

(B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

(10) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

(b) (1) If a local government determines that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in subdivision (a), it shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, as follows:

(A) Within 60 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(2) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the objective planning standards specified in subdivision (a).

(3) For purposes of this section, a development is consistent with the objective planning standards specified in subdivision (a) if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(c) (1) Any design review or public oversight of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(2) If the development is consistent with the requirements of subparagraph (A) or (B) of paragraph (9) of subdivision (a) and is consistent with all objective subdivision standards in the local subdivision ordinance, an application for a subdivision pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410)) shall be exempt from the requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) and shall be subject to the public oversight timelines set forth in paragraph (1).

(d) (1) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multifamily developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

(B) The development is located within an architecturally and historically significant historic district.

(C) When on-street parking permits are required but not offered to the occupants of the development.

(D) When there is a car share vehicle located within one block of the development.

(2) If the development does not fall within any of the categories described in paragraph (1), the local government shall not impose automobile parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit.

(e) (1) If a local government approves a development pursuant to this section, then, notwithstanding any other law, that approval shall not expire if the project includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income.

(2) (A) If a local government approves a development pursuant to this section and the project does not include 50 percent of the units affordable to households making at or below 80 percent of the area median income, that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided that vertical construction of the development has begun and is in progress. For purposes of this subdivision, "in progress" means one of the following:

(i) The construction has begun and has not ceased for more than 180 days.

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(ii) If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

(B) Notwithstanding subparagraph (A), a local government may grant a project a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

(3) If a local government approves a development pursuant to this section, that approval shall remain valid for three years from the date of the final action establishing that approval and shall remain valid thereafter for a project so long as vertical construction of the development has begun and is in progress. Additionally, the development proponent may request, and the local government shall have discretion to grant, an additional one-year extension to the original three-year period. The local government's action and discretion in determining whether to grant the foregoing extension shall be limited to considerations and processes set forth in this section.

(f) (1) A local government shall not adopt or impose any requirement, including, but not limited to, increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(2) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (b). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a "subsequent permit" means a permit required subsequent to receiving approval under subdivision (b), and includes, but is not limited to, demolition, grading, and building permits and final maps, if necessary.

(g) (1) This section shall not affect a development proponent's ability to use any alternative streamlined by right permit processing adopted by a local government, including the provisions of subdivision (i) of Section 65583.2.

(2) This section shall not prevent a development from also qualifying as a housing development project entitled to the protections of Section 65589.5. This paragraph does not constitute a change in, but is declaratory of, existing law.

(h) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to actions taken by a state agency, local government, or the San Francisco Bay Area Rapid Transit District to:

(1) Lease, convey, or encumber land owned by the local government or the San Francisco Bay Area Rapid Transit District or to facilitate the lease, conveyance, or encumbrance of land owned by the local government, or for the lease of land owned by the San Francisco Bay Area Rapid Transit District in association with an eligible TOD project, as defined pursuant to Section 29010.1 of the Public Utilities Code, nor to any decisions associated with that lease, or to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(2) Approve improvements located on land owned by the local government or the San Francisco Bay Area Rapid Transit District that are necessary to implement a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(i) For purposes of this section, the following terms have the following meanings:

(1) "Affordable housing cost" has the same meaning as set forth in Section 50052.5 of the Health and Safety Code.

(2) "Affordable rent" has the same meaning as set forth in Section 50053 of the Health and Safety Code.

(3) "Department" means the Department of Housing and Community Development.

(4) "Development proponent" means the developer who submits an application for streamlined approval pursuant to this section.

(5) "Completed entitlements" means a housing development that has received all the required land use approvals or entitlements necessary for the issuance of a building permit.

(6) "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

(7) "Moderate income housing units" means housing units with an affordable housing cost or affordable rent for persons and families of moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(8) "Production report" means the information reported pursuant to subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(9) "State agency" includes every state office, officer, department, division, bureau, board, and commission, but does not include the California State University or the University of California.

(10) "Subsidized" means units that are price or rent restricted such that the units are affordable to households meeting the definitions of very low and lower income, as defined in Sections 50079.5 and 50105 of the Health and Safety Code.

(11) "Reporting period" means either of the following:

(A) The first half of the regional housing needs assessment cycle.

(B) The last half of the regional housing needs assessment cycle.

(12) "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

(j) The department may review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth in this section. Any guidelines or terms adopted pursuant to this subdivision shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(k) The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a "project" as defined in Section 21065 of the Public Resources Code.

(l) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, increased housing supply.

7/28/2020

leginfo.legislature.ca.gov/faces/printCodeSectionWindow.xhtml?\_afPfm=GOV&sectionNum=65913.4.&op\_status=2019&op\_chapter=8...

## DR20-0001 EXHIBIT G

(m) This section shall remain in effect only until January 1, 2026, and as of that date is repealed.

### SB 35 BILL TEXT (GOV. CODE SECTION 65913.4)

(Amended (as amended by Stats. 2019, Ch. 159, Sec. 8) by Stats. 2019, Ch. 844, Sec. 5.3. (SB 235) Effective January 1, 2020. Repealed as of January 1, 2026, by its own provisions.)

# DR20-0001 EXHIBIT H

## 2019 EL DORADO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Jurisdiction	El Dorado County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1086	42	1			16					59	1027
	Non-Deed Restricted												
Low	Deed Restricted	762	29	55	53	57	31		1			254	508
	Non-Deed Restricted						28						
Moderate	Deed Restricted	823							15			106	717
	Non-Deed Restricted		7	13		12	15		44				
Above Moderate		1757	685	343	512	656	697	452	476			3821	
Total RHNA		4428											
Total Units			763	412	565	725	787	452	536			4240	2252

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas

**DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST**



File # DR20-0001

**Multifamily Housing Project  
Senate Bill 35 Streamlined Approval Process  
Eligibility Checklist**

Effective January 1, 2018, SB 35 enacted Government Code Section 65913.4 to establish a streamlined, ministerial approval process for multifamily housing projects that satisfy certain eligibility criteria. This handout will serve as a guide to determining if a multifamily housing project qualifies for the Senate Bill (SB) 35 approval process.

These eligibility criteria are state-mandated. The County has no ability to waive or amend these criteria. A multifamily housing project that fails to meet one or more of these criteria will be subject to the County's normal review process instead of the SB 35 streamlined approval process.

**ASSESSOR'S PARCEL NO.(s)** 331-221-030 and 331-221-032

**PROPERTY ADDRESS** Vacant Lot, Hwy 49 at Koki Lane

**PROJECT NAME/REQUEST:** (Describe proposed use) El Dorado Sr. Village

149 units of affordable, age-restricted (+55 yrs) housing, 50% or more affordable to households below 80% AMI

**APPLICANT/AGENT** El Dorado Sr. Housing, LLC

Mailing Address 854 Diablo R. Danville, CA 94526  
P.O. Box or Street City State and Zip Code

Phone ( ) 925-984-1222 EMAIL j854davies@att.net

**PROPERTY OWNER** El Dorado Sr. Housing, LLC

Mailing Address 854 Diablo R. Danville, CA 94526  
P.O. Box or Street City State and Zip Code

Phone ( ) 925-984-1222 EMAIL: j854davies@att.net

[Signature] Date Apr 29, 2020  
Signature of property owner or authorized agent

# DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST



Development proponents are strongly encouraged to review the entirety of the Guidelines for the Streamlined Ministerial Approval Process (Chapter 366, Statutes of 2017), as amended, available online at the California Department of Housing and Community Development website listed under California's 2017 Housing Package information at <http://www.hcd.ca.gov/policy-research/lhp.shtml>

## ELIGIBILITY CRITERIA

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| <b>1. The site either zoned Multiunit Residential (RM); or has a zoning designation that allows residential mixed use.</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>2. The development contains two or more residential units.</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>3. The development dedicates at least 50% of the units as affordable for households making below 80% of the area median income.</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>4. The project site meets the following standards:</b>  |                                     |                          |
| A. The site is comprised of one or more legal parcels.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. At least 75% of the perimeter of the site adjoins parcels developed with urban uses. Parcels separated only by a street or highway are deemed adjoined.<br><i>[SB 35 refers to "urban uses" as any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.]</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. The development <u>does not</u> involve a parcel subdivision within the scope of the Subdivision Map Act or other law.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ❖ <i>This criterion is inapplicable if the development has received or will receive low- income housing tax credit financing or otherwise is subject the Prevailing Wage Law. Check box if this applies.</i>   | <input type="checkbox"/>            | <input type="checkbox"/> |
| D. If the site is in an unincorporated area, the parcel entirely within the boundaries of "urbanized area" or "urban cluster."<br><i>[The Census Bureau defines "urbanized areas" as areas of 50,000 or more people and Urban Clusters as areas of at least 2,500 and less than 50,000</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

# DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST



*people. "Rural" areas encompass all population, housing, and territory not included within an urban area.]*

	Yes	No
<b>5. The applicant has already recorded, or is legally required to record, a land use restriction with minimum durations of 55 years for subsidized rental units in the development (if any) and 45 years for subsidized owned units in the development (if any).</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>6. The development (excluding any additional density or other concessions, incentives, or waivers granted pursuant to the Density Bonus Law) is consistent with density requirements, "objective zoning standards," and "objective design review standards."</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

❖ *Existing law provides, among other objective planning standards, that at least 2/3 of the square footage of the development be designated for residential use. Until January 2026, the calculation to determine whether 2/3 of the square footage of the development is designated for residential use include additional density, floor area, and units, and any other concession, incentive, or waiver, granted pursuant to the Density Bonus Law.*

<b>7. The development proponent shall demonstrate that, as of the date the application is submitted, the development is <u>outside</u> each of the following:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

- A. A coastal zone.
- B. Prime farmland, farmland of statewide importance, or land zoned or designated for agricultural protection or preservation by a County ballot measure.
- C. Wetlands.
- D. Very high fire hazard severity zone determined by CAL FIRE or a high or very high fire hazard severity zone indicated on CAL FIRE maps.

❖ *This criterion is inapplicable to sites excluded from the specified hazard zone by the County, or to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. Check box if this applies.*

E. A hazardous waste site listed or designated by the California Department of Toxic Substances Control.

❖ *This criterion is inapplicable if the California Department of Toxic Substances Control, the State Department of Public Health, or the State Water Resources Control Board has cleared the site for residential use*



# DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST



*or residential mixed uses. Check box if this applies.*

	Yes	No
--	-----	----

F. An earthquake fault zone determined by the State Geologist.

*[According to the California Department of Conservation of Mines and Geology, there are no Alquist-Priolo fault zones within the west slope of El Dorado County.]*

G. A flood plain determined by Federal Emergency Management Agency (FEMA) maps.

❖ *This criterion is inapplicable if the development has been issued a flood plain development permit. Other exclusions apply and must be demonstrated by the applicant. Check box if this applies.*

H. A floodway determined by Federal Emergency Management Agency maps.

❖ *This criterion is inapplicable if the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. Check box if this applies*

❖ *If the development proponent demonstrates that the development satisfies the no-rise certification above and that the development is otherwise eligible for the Streamlined Ministerial Approval Process, the local government shall not deny the application for development on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site related to regulatory floodways.*

I. Lands identified for conservation in a natural community conservation plan, a habitat conservation plan, or other natural resource protection plan.

J. Habitat for protected species identified as candidate, sensitive, species of special status, or fully protected species by federal or state law.

K. Lands under conservation easement.

**8. The development will not require demolition of any of the following structures:**



A. Housing that is subject to a recorded covenant or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

# DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST



	Yes	No
B. Housing that is subject to rent or price control imposed by a public entity.		
C. Housing that has been occupied by tenants within the past ten years.		
D. A historic structure listed on a national, state, or local historic register.		
<b>9. The project site was not used for tenant-occupied housing that was demolished within ten years before application submittal for the development.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. The project site does not contain tenant-occupied housing and units at the property and are not, or were not, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. The applicant has certified to the County one of the following is true:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A. The entirety of the development is a public work for purposes of the Prevailing Wage Law.	<input type="checkbox"/>	or
B. All construction workers employed in the execution of the development will be paid at least Prevailing Wage Law rates.	<input checked="" type="checkbox"/>	or
❖ <i>This criteria is inapplicable if the development project includes ten or fewer housing units and if the project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code. Check box if this applies.</i>	<input type="checkbox"/>	
<b>12. As of the date the application is submitted, the development <u>is not</u> located on a legal parcel(s) that is governed by any of the following laws:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A. Mobilehome Residency Law		
B. Recreational Vehicle Park Occupancy Law		
C. Mobilehome Parks Act		
D. Special Occupancy Parks Act		

# DR20-0001 EXHIBIT I - APPLICANT SB 35 ELIGIBILITY CHECKLIST



## ELIGIBILITY DETERMINATION

Multifamily housing projects shall be reviewed for compliance with the eligibility criteria for the SB 35 streamlined approval process. If a project contains 150 or fewer units, then such review shall be completed within 60 days of the application submittal. If a project contains more than 150 units, then such review shall be completed within 90 days. The County shall provide the applicant written documentation of any eligibility criteria that are not satisfied, as well as an explanation of the reason(s) for that determination.

## EXPIRATION OF APPROVAL

An approval for a multifamily housing project pursuant to SB 35 shall not expire if 50% of the units are affordable to households making below 80% of the area median income and the project includes non-tax credit public investment in housing affordability. Otherwise, an approval for a multifamily housing project pursuant to SB 35 shall expire after three years unless vertical construction of the project has begun and is in progress. A one year time extension may be granted if the applicant provides reasonable documentation to prove there has been significant progress toward getting the project construction-ready, such as filing a building permit application.

.....

For questions relating to this multifamily housing project SB 35 Streamlined Ministerial Approval Process eligibility checklist, or questions relating to the construction of such a project, please contact the El Dorado County Planning and Building Department, Planning Services Unit, by calling 530-621-5355.

You may schedule an appointment Online or "Join a Line" from your computer or smartphone with QLess from the County's web site at <https://www.edcgov.us/government/Planning>

El Dorado County  
Planning and Building Department  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667  
(530) 621-5355  
From South Lake Tahoe:  
(530) 573-7955 x5355  
Fax: (530) 642-0508

Email: [planning@edcgov.us](mailto:planning@edcgov.us)

Multifamily Housing Projects  
Streamlined Ministerial Approval Process  
Eligibility Checklist

# DR20-0001 EXHIBIT J - EXECUTED SB 35 TIME EXTENSION AGREEMENT

SB 35 Extension Agreement Letter  
DR20-0001/El Dorado Senior Village  
July 10, 2020

Page 1 of 2



## PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION [www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667  
**BUILDING**  
(530) 621-5315 / (530) 622-1708 Fax  
[blgddept@edcgov.us](mailto:blgddept@edcgov.us)  
**PLANNING**  
(530) 621-5355 / (530) 642-0508 Fax  
[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd  
South Lake Tahoe, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax

July 10, 2020

Jim Davies  
El Dorado Sr. Housing LLC  
854 Diablo Road  
Danville, CA 94526

**RE: Application DR20-0001/El Dorado Senior Village  
Assessor's Parcel Numbers 331-221-030, 331-221-032**

Dear Mr. Davies,

The above-referenced permit application ("Application") was filed with the County of El Dorado ("County") on April 20, 2020 pursuant to the streamlined ministerial approval process for affordable housing enacted through Senate Bill (SB) 35. Pursuant to Government Code section 65913.4(c)(1), any design review or public oversight for qualifying affordable housing projects must be completed within 90 days of submittal of the development to the local government if the development contains 150 or fewer housing units. Accordingly, in order to allow adequate time for review of the Application site and to conduct a hearing based upon the objective standards of the Design Review, the County and the applicant desire to extend the applicable time period for review under SB 35 to August 27, 2020 to accommodate the public oversight approvals related to the Application. When countersigned, this letter will confirm an agreement between the County and the applicant to extend the applicable time period for review. Such extension shall be deemed to be retroactive prior to the expiration of any such time periods.

In order to allow the County to act on the Application without either party risking the loss of important rights, the parties agree that the time period within which the County may act on the Application shall be extended through August 27, 2020. The parties further agree that no limitations period for any claim of unreasonable or unlawful delay in processing the Application shall commence to run before said date. Nor shall the applicant contend that the permit is deemed approved because the County did not reach a final decision before expiration of the 90 days provided for in section 65913.4(c)(1). If the County has not acted on the Application and other related approvals by the date agreed herein, this Agreement shall not be construed as an admission by the County that such failure to act is unreasonable or in violation of SB 35, nor shall it be construed to waive or otherwise impair the applicant's rights with respect to any such claim.

# DR20-0001 EXHIBIT J - EXECUTED SB 35 TIME EXTENSION AGREEMENT

SB 35 Extension Agreement Letter  
DR20-0001/El Dorado Senior Village  
July 10, 2020

Page 2 of 2



## PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION [www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
**BUILDING**  
(530) 621-5315 / (530) 622-1708 Fax  
[biddept@edcgov.us](mailto:biddept@edcgov.us)  
**PLANNING**  
(530) 621-5355 / (530) 642-0508 Fax  
[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd  
South Lake Tahoe, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax

If you agree, this letter agreement may be executed in counterparts, and scanned or facsimile signatures shall be deemed equivalent to original signatures. Please return a countersigned copy to me at your earliest convenience.

Sincerely,

Handwritten signature of Tom Purciel in blue ink.

Tom Purciel, Associate Planner

ACCEPTED AND AGREED TO:

By: Handwritten signature of Jim Davies in blue ink.

Printed Name: Jim Davies

Title: Project Manager

ACCEPTED AND AGREED TO:

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

# DR20-0001 EXHIBIT K - PROJECT SITE PLAN

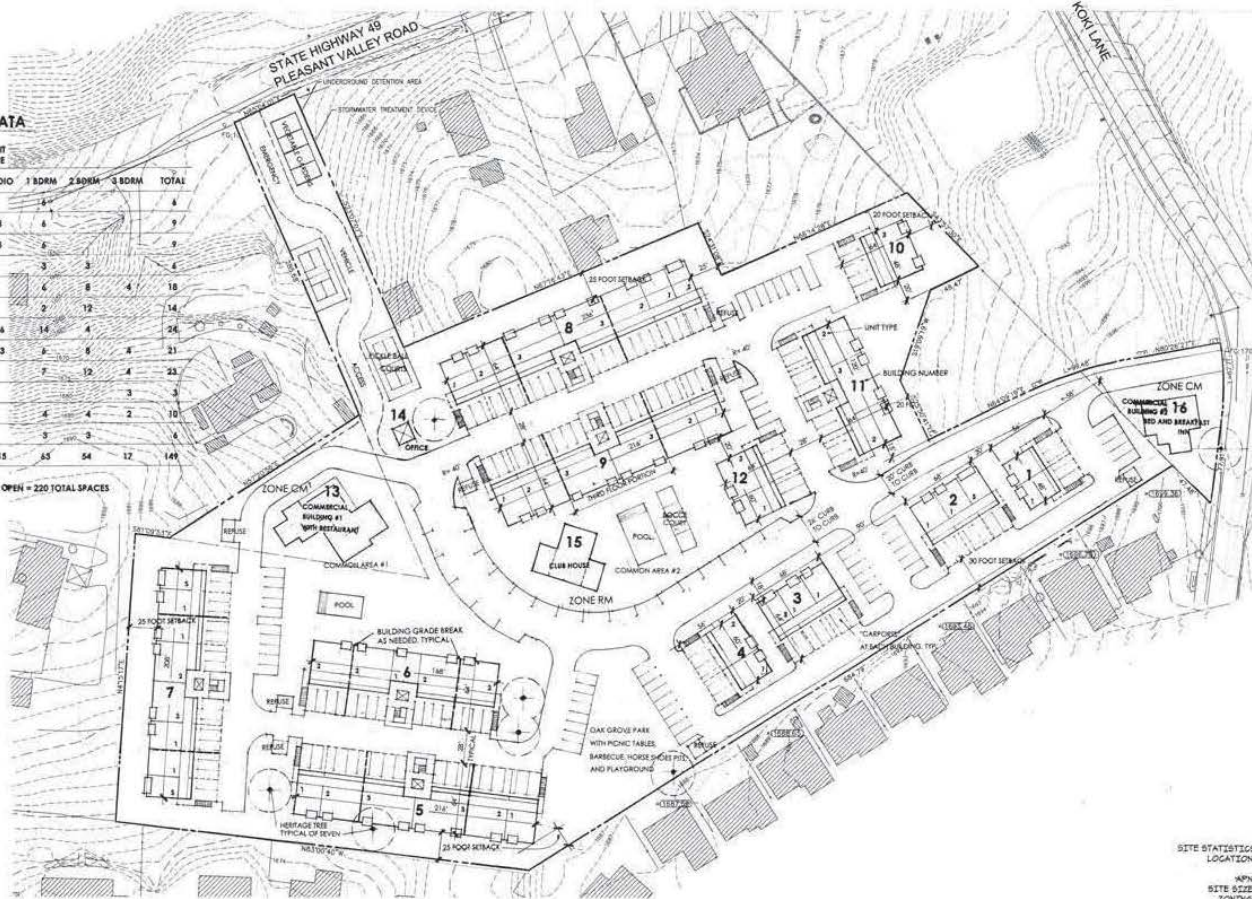
## PROJECT DATA

RESIDENTIAL BUILDING	UNIT TYPE	STUDIO			TOTAL
		1 BDRM	2 BDRM	3 BDRM	
1	5A	4	4	4	12
2	3	4	4	4	12
3	3	4	4	4	12
4	3	3	3	4	10
5	4	8	4	4	16
6	3	0	12	4	16
7	6	14	4	4	26
8	3	4	6	8	21
9	7	12	4	4	23
10	3	0	3	3	6
11	4	4	2	10	16
12	3	0	3	4	7
<b>TOTAL</b>		<b>15</b>	<b>63</b>	<b>54</b>	<b>149</b>

**PARKING**  
142 COVERED + 78 OPEN = 220 TOTAL SPACES

### GENERAL NOTES

- Service yards contain propane tanks and trash collection.
- A 7 foot fence shall be constructed around the perimeter of the project site. See landscape drawing.
- A small sign shall be erected at the entry way conforming to zoning Ordinance 150.14.
- See utility plans for lighting, water, sewer, and fire hydrants.
- Commercial buildings are open to the public.
- Site features such as rock outcroppings, land clogs, drainage courses, ditches, canals, reservoirs, rivers, streams, springs, ponds, subject to inundation and wellheads are not present on site.
- The State's National Flood Hazard Layer, the project is in an area of minimal flood hazard.
- There are no known or proposed trails on the project site.



## PROJECT SQUARE FOOTAGE (approximate)

STUDIO = 480 GSF 1SD = 424 GSF 2SD = 864/960 GSF 3SD = 1198 GSF

RESIDENTIAL BUILDING	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
1	1440	2476		3916
2	2544	4000		6544
3	2544	4000		6544
4	1824	3168		4992
5	7848	12188		20036
6	6192	9454		15646
7	7584	11552		19136
8	8558	13308		21866
9	7848	12188	6000	26036
10	1774	2780		4554
11	4270	6382		10652
12	2304	3648		5952
<b>TOTAL</b>	<b>54800</b>	<b>85148</b>	<b>6000</b>	<b>145948</b>

EXCLUDES STAIRS AND ELEVATORS

### NON-RESIDENTIAL BUILDINGS

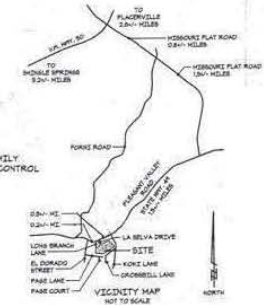
NON-RESIDENTIAL BUILDINGS	FIRST FLOOR	SECOND FLOOR	TOTAL
COMMERCIAL #1	3500	4000	7500
COMMERCIAL #2	1700	800	2500
CLUBHOUSE	1750	1750	3500
OFFICE	250	250	500
<b>TOTAL</b>	<b>7200</b>	<b>6800</b>	<b>14000</b>

### FFS SAFETY CONSTRUCTION REQUIREMENTS

- Senior Independent Apartments  
Occupancy: Private Garages - Group II  
Residential - Group II  
Construction: Private Garages - Type VA  
Residential - Type VA  
One-Hour Occupancy Separation between garages and residents.  
Fully Sprinkled.
  - Commercial Buildings 13 and 14  
Occupancy: Business - Group I  
Construction: Type VA  
Fully Sprinkled.
- All buildings will be constructed in accordance with the Wildland/Urban Interface (WUI) regulations and requirements CBC Chapter 7A.

### SITE STATISTICS

LOCATION: HIGHWAY 49 AT KOKI LANE  
EL DORADO, CALIFORNIA  
APN: 221-30-32  
SITE SIZE: 4718.2 ACRES (957,000 SQFT)  
ZONING: COMMERCIAL AND MULTI-FAMILY RESIDENTIAL WITH DESIGN CONTROL  
USE: VACANT



## SITE/GROUND LEVEL PLAN

APRIL 2020  
REV. 2: JUNE 1, 2020  
REV. 3: JULY 10, 2020  
JOB NO: WAS19111

El Dorado Senior Housing LLC  
854 Diablo Road  
Danville, CA 94526  
(201) 772-3772  
Email: [ra.lewis@comcast.net](mailto:ra.lewis@comcast.net)

NOTE: ARCHITECTURAL DRAWINGS CONTROL THE CONTENT OF THIS PLAN.  
SCALE: 1" = 40'-0"

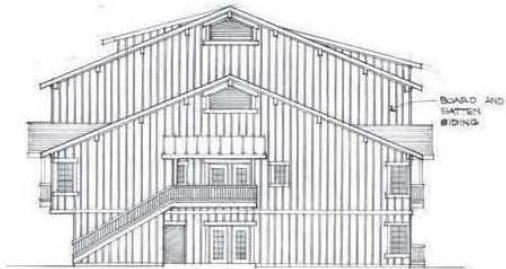
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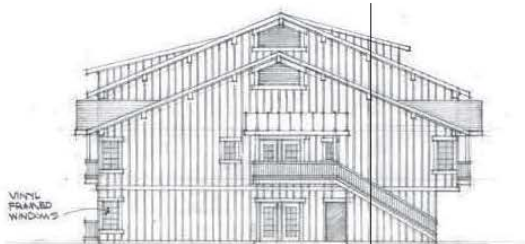
Robert Wright NCARB  
Wright Architecture Studio  
101 Lucas Valley Road, Suite 313  
San Rafael, CA 94903  
(415) 491-4447 / FAX (415) 491-4445  
email: [bob@wrightarchitecturestudio.com](mailto:bob@wrightarchitecturestudio.com)

El Dorado Senior Village  
Highway 49 at Koki Lane  
El Dorado, California  
APN: 221-30-32

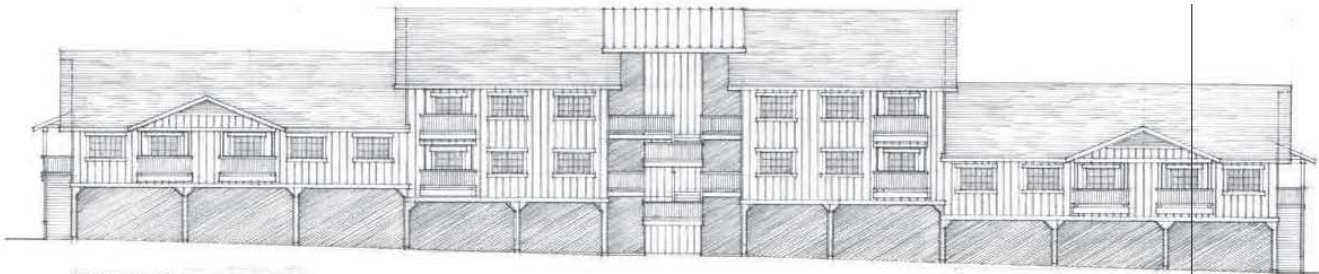
# DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



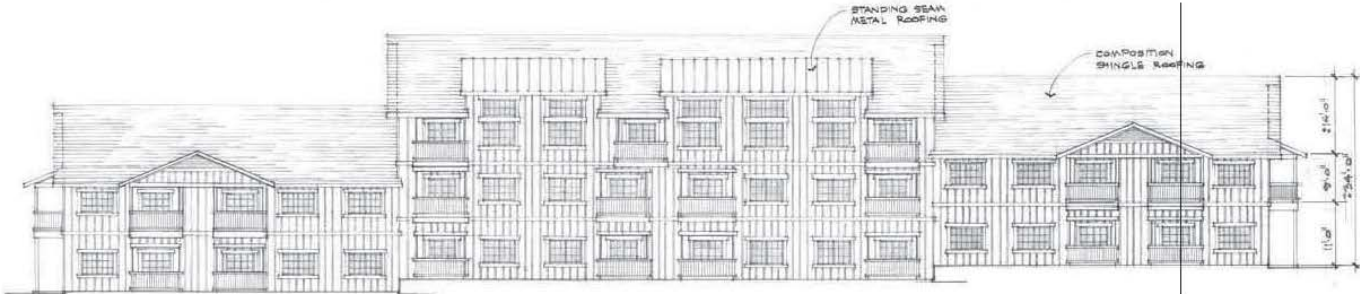
BUILDING 9 - WEST



BUILDING 9 - EAST



BUILDING 9 - NORTH



BUILDING 9 - SOUTH

RESIDENTIAL  
ELEVATIONS

APRIL 2020

JOB NO: WAS 19111



ARCHITECTURE  
Studio

Robert Wright NCARB  
Wright Architecture Studio  
101 Lucas Valley Road, Suite 313  
San Rafael, CA 94903  
(415) 491-4447 / FAX (415) 491-4445  
email: bob@wrightarchitecturestudio.com

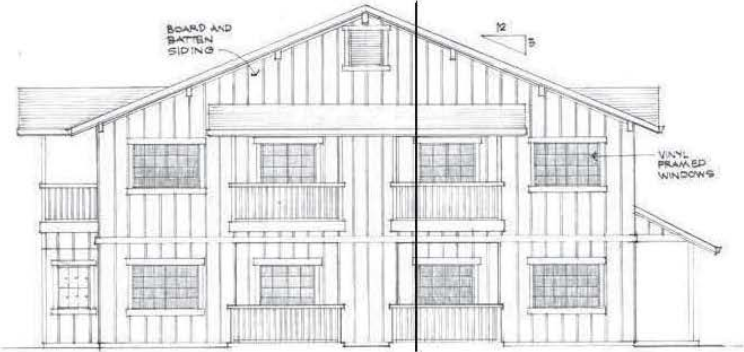
El Dorado Senior Village  
Highway 49 at Koki Lane  
El Dorado, California  
APR 20-20-20

El Dorado Senior Housing LLC  
854 Diablo Road  
Danville, CA 94526  
(281) 772-3772  
Email: [robert@elc.com](mailto:robert@elc.com)

SCALE: 1/8" = 1'-0"

A2

# DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



RESIDENTIAL BUILDINGS 1,4,12 (ALL SIMILAR)

## RESIDENTIAL ELEVATIONS

APRIL 2020

JOB NO: WAS-19111



Robert Wright NCARB  
 Wright Architecture Studio  
 101 Lucas Valley Road, Suite 313  
 San Rafael, CA 94903  
 (415) 491-4447 / FAX (415) 491-4445  
 email: bob@wrightarchitecturestudio.com

El Dorado Senior Village  
 Highway 49 at Koki Lane  
 El Dorado, California

APN: 331-221-30, 32

El Dorado Senior Housing LLC  
 854 Diablo Road  
 Danville, CA 94526  
 (261) 772-3772  
 Email: ra.lewis@comcast.net



SCALE: 1/4" = 1'-0"

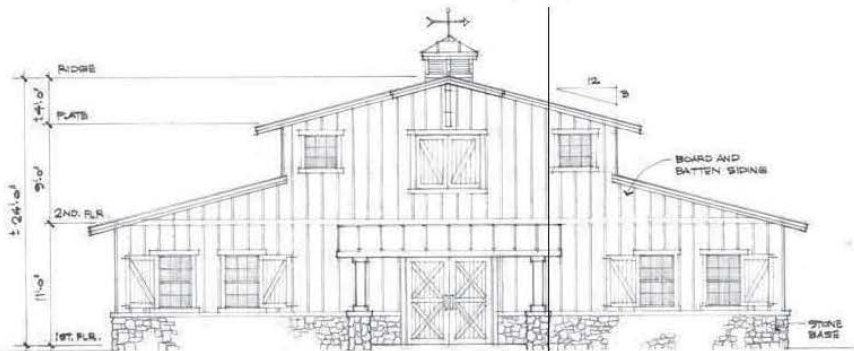
A 3



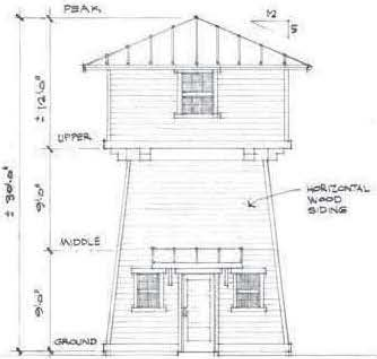
# DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



COMMERCIAL BUILDING TWO  
 "THE VILLAGE INN"  
 NORTH ELEVATION



CLUBHOUSE BUILDING  
 "THE BARN"  
 SOUTH ELEVATION



OFFICE BUILDING  
 "THE TANK HOUSE"  
 SOUTH ELEVATION



COMMERCIAL BUILDING ONE  
 "THE RANCH HOUSE"  
 NORTH ELEVATION

## COMMERCIAL ELEVATIONS

APRIL 2020

JOB NO: WAS 19111

El Dorado Senior Housing LLC  
 854 Diablo Road  
 Danville, CA 94526  
 (281) 772-3772  
 Email: rj.lewis@comcast.net



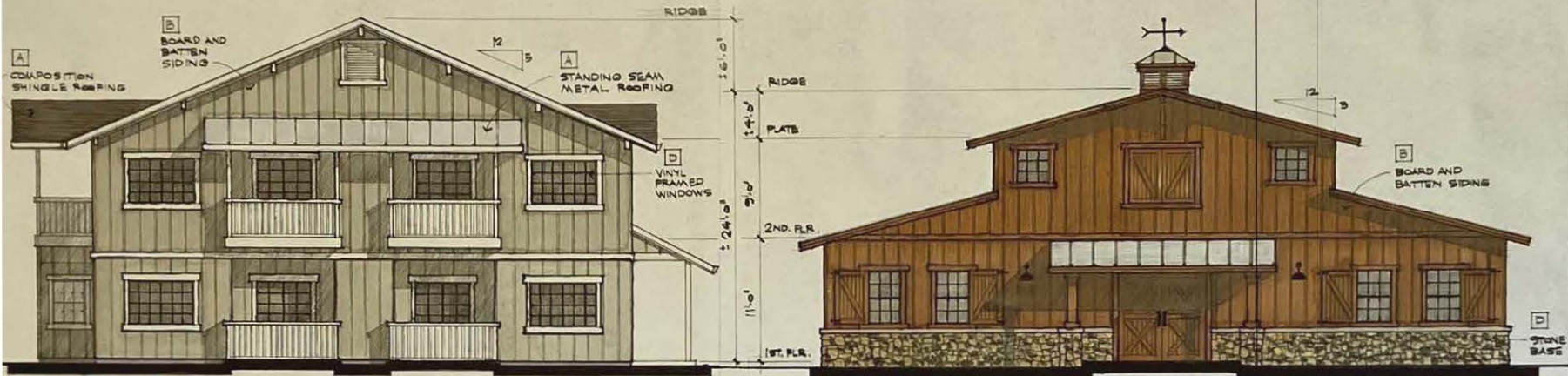
A 4










Robert Wright NCARB  
 Wright Architecture Studio  
 101 Lucas Valley Road, Suite 313  
 San Rafael, CA 94903  
 (415) 491-4447 / FAX (415) 491-4445  
 email: bob@wrightarchitecturestudio.com

El Dorado Senior Village  
 Highway 49 at Koki Lane  
 El Dorado, California  
 APN: 331-221-30, 32

# DR20-0001 EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



Material/Feature	Color/Texture
<b>A ROOFING</b> COMPOSITION SHINGLES GAF - "BARKWOOD" STANDING SEAM METAL AEP SPAN - "COOL SURF WHITE"	 
<b>B SIDING</b> PAINTED KELLY-MOORE - "BALLIE SCOTT SAGE" KELLY-MOORE - "FRANK LLOYD WHITE" STAINED CABOT - "HEARTWOOD"	  
<b>C BASE</b> EL DORADO STONE COUNTRY RUBBLE - "COGNAC"	 
<b>D FENESTRATION</b> VINYL MILGARD - "BRONZE"	

## COLORS AND MATERIALS



Robert Wright NCARB  
Wright Architecture Studio  
101 Lucas Valley Road, Suite 313  
San Rafael, CA 94903  
(415) 491-4447 / FAX (415) 491-4445  
email: bob@wrightarchitecturestudio.com

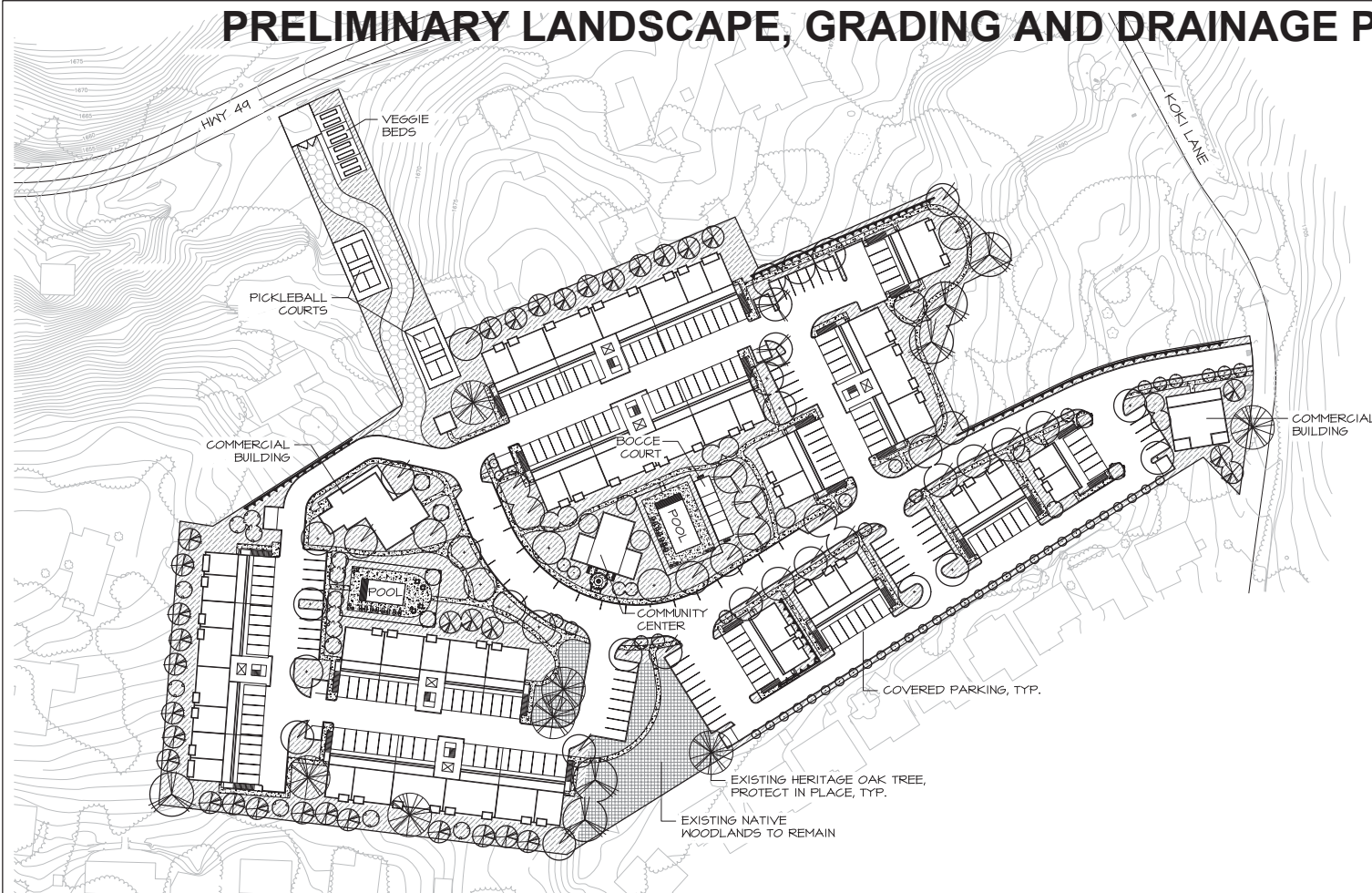
El Dorado Senior Village  
Highway 49 at Koki Lane  
El Dorado, California  
APH: 331-221-30-32

El Dorado Senior Housing LLC  
854 Diablo Road  
Danville, CA 94526  
(281) 772-3772  
Email: re.lewis@comcast.net

JOB NO. WAS 1911  
**A 5**

# DR20-0001 EXHIBIT M

## PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS



### TREE LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE OCT	5	Acer rubrum 'October Glory' / October Glory Red Maple	24"box
	CER FOR	6	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	15 gal
	LAG NAT	20	Lagerstroemia x 'Natchez' / Crape Myrtle	15 gal
	PHO FRA	33	Photinia x 'Fraseri' 'Standard' / Red Tip Photinia Tree	15 gal
	PIN BRU	34	Pinus halepensis 'Bruta' / Calabrian Pine	15 gal
	PRU KHA	10	Prunus serrulata 'Yvanzan' / Japanese Flowering Cherry	15 gal
	QUE KEL	6	Quercus kelloggii / California Black Oak	24"box
	QUE FAS	16	Quercus robur fastigiata / Pyramidal English Oak	15 gal
	QUE INS	21	Quercus histrii / Interior Live Oak	24"box
	ZEL VIL	18	Zelkova serrata 'Village Green' / Sawleaf Zelkova	24"box

### LANDSCAPE LEGEND

	IRRIGATED PLANTING AREA (100,325 SF)
	UNIRRIGATED EXISTING OAK WOODLAND (12,125 SF)
	EVA ROAD - SEE CIVIL PLANS
	CONCRETE PEDESTRIAN PAVEMENT - SEE CIVIL PLANS

### IRRIGATION NARRATIVE:

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

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

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

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

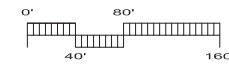
### PERIMETER FENCE:

1' noncombustible fence shall be installed along entire perimeter of project site, except at entry drive intersection with Koki Lane, and where emergency vehicle access lane meets Highway 49. Lockable double gate at emergency vehicle access lane shall be installed.

### SIGNAGE:

Signage shall comply with the requirements of the Code of Ordinances, Chapter 130.16 - Signs.

Signs shall be located as follows:  
 One (1) - 12 sf monument sign at or near the entry at Koki Lane  
 One (1) - 12 sf monument sign at or near the Community Center  
 One (1) - 30 sf wall sign on Commercial Bldg. #1  
 One (1) - 30 sf wall sign on Commercial Bldg. #2



YAMASAKI  
LANDSCAPE ARCHITECTURE  
JEFAMBR05A ASLA C4057  
1223 HIGH STREET  
AUBURN CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0482  
www.yamasaki4.com

EL DORADO SENIOR VILLAGE  
PRELIMINARY LANDSCAPE PLAN  
HIGHWAY 49 AT KOKI LANE  
EL DORADO COUNTY, CALIFORNIA

These drawings are a subpart of a contract and are the property of Yamasaki Landscape Architecture. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Yamasaki Landscape Architecture.

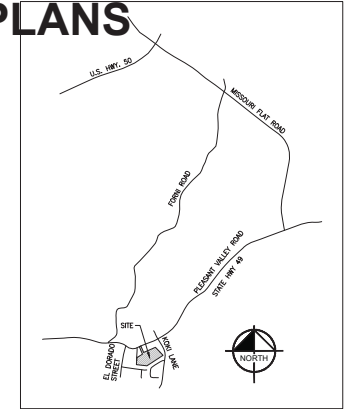
Sheet No. **PRELIMINARY LANDSCAPE PLAN**



By:	Date: _____	Revised: _____	Sheet No: _____
Project No: DR20	Drawn By: TYZ	Scale: 1"=40'	L-1
Date: 21.APR.20	File Name: DR20-17	of _____ sheets	

# DR20-0001 EXHIBIT M

## PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS



VICINITY MAP  
NOT TO SCALE

**CONTACT INFORMATION**

**OWNER/DEVELOPER**  
 EL DORADO SENIOR HOUSING LLC  
 ATTN: ROGER LEWIS  
 854 DANFORD ROAD  
 DANVILLE, CA 94526  
 PHONE: 281-772-3772

**ENGINEER**  
 VALLEY-HORN AND ASSOCIATES  
 ATTN: MARVIN MARSHALL, P.E.  
 555 CAPITOL MALL, SUITE 300  
 SACRAMENTO, CA 95814  
 PHONE: 916-468-5800

**LANDSCAPE ARCHITECT**  
 YAMASAKI LANDSCAPE ARCHITECTURE  
 ATTN: JEFF AMERICO  
 1223 HIGH ST  
 AUBURN, CA 95603  
 PHONE: 530-885-0040

**ARCHITECT**  
 BRIDGE ARCHITECTURE  
 101 LUCAS VALLEY ROAD SUITE 313  
 SAN INEZZO, CA 95653  
 PHONE: 415-491-4447

**LEGEND**

- 1880--- EXISTING MAJOR CONTOUR
- 1881--- EXISTING MINOR CONTOUR
- 1882--- PROPOSED MAJOR CONTOUR
- 1883--- PROPOSED MINOR CONTOUR
- 1884--- FINISHED FLOOR
- 1885--- EMERGENCY VEHICLE ACCESS
- 1886--- PROPOSED RETAINING WALL WITH EXPOSED HEIGHT
- 1887--- EMERGENCY VEHICLE ACCESS ROAD
- 1888--- GATE

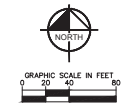
**EARTHWORK**

CUT: 4,700 CY  
 FILL: 14,400 CY  
 NET: 7,700 CY (IMPORT)

NOTE: QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO OVER-EXCAVATION, RE-COMPACTION, SHRINKAGE, SWELL AND CONSTRUCTION METHODS.

A 1' FOOT BUILDING FOUNDATION WAS ASSUMED AS WELL AS A 2' PERMEABLE PAVERS SECTION.



PRELIMINARY GRADING  
 &  
 DRAINAGE PLAN  
 APRIL, 2020

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT



**SYCAMORE** ENVIRONMENTAL CONSULTANTS, INC.

6355 Riverside Blvd., Suite C, Sacramento, CA 95831  
916/ 427-0703 [www.sycamoreenv.com](http://www.sycamoreenv.com)

2 March 2020

Mr. Jim Davies  
El Dorado Senior Housing, LLC  
854 Diablo Road  
Danville, CA 94526

***Subject: Oak Resources Technical Report for El Dorado Senior Village Project, El Dorado County, CA.***

Dear Mr. Davies:

El Dorado County regulates impacts to oak trees and woodlands with their Oak Resources Management Plan (ORMP; El Dorado County 2017). The El Dorado Senior Village Project (Project) is a senior citizens' residential facility on approximately 8.08 acres in the community of Diamond Springs. In 2018, a biological resource evaluation and separate Oak Resources Technical Report (ORTR) was prepared for the Project, then referred to as El Dorado Senior Resort (Sycamore Environmental 2018). The Project site plan was subsequently revised in January 2020 to an affordable housing Project. This technical report was prepared to quantify oak resources and impacts based on the January 2020 site plans, and recommend preservation and mitigation methods based on the specifications of the ORMP.

## **Methods**

A field survey to document oak woodlands and biological communities with the 8.08-acre BSA was conducted on 20 June 2018. A 22 June 2018 aerial photograph for the site was selected as the base for the oak woodland map. The field review and aerial photograph were used to determine the areas of oak woodland on the site. One grassy area without trees was excluded from oak woodland. The ORMP defines oak woodland as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover" (CA Fish and Game Code §1361). The County ORMP focuses on existing oak woodlands. Oak woodland at the site was classified under the California Department of Fish and Wildlife's Natural Communities List (CDFW 2018, Sawyer *et al.* 2009).

Data for individual trees was collected as necessary. The ORMP requires collection of individual data for oaks at least 6 inches diameter at breast height (dbh) that are outside of oak woodlands, and for any trees that meet Heritage Tree criteria (described below). There are no oak trees at the Project site that are outside of oak woodlands. County application materials for oak removal permits also request individual tree data for trees between 24–36 inches dbh. Data for individual trees between 24–36 inches dbh is not used for impact and mitigation calculations, but for future

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

County evaluation of the threshold for Heritage Trees. Attachment A is a map of trees between 24–36 inches dbh, and they are included in the tree table in Attachment C. The ORMP defines a Heritage Tree as “Any live native oak tree of the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*), Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring 36 inches dbh or greater, or with a multiple trunk with an aggregate trunk diameter measuring 36 inches or greater.” Further, the ORMP requires mitigation for the removal of Heritage Trees, regardless of whether the Heritage Tree is inside or outside oak woodland.

Heritage Trees, and oaks between 24–36 inches dbh were individually surveyed. For each individual tree included, the dbh was measured, dripline and height were estimated, and a general assessment of condition was made. Dbh was measured at 4.5 feet above the ground, unless a tree characteristic, such as a branch attachment, interfered with the measurement at that height. In such cases the diameter was measured at the narrowest point in the trunk between the ground and 4.5 ft, or above the point of interference (Council of Tree and Landscape Appraisers 2000). Individual trees included in the survey were located with a global positioning system.

Tree condition was judged in five categories with respect to structure, health, vigor, defects, and conformance to generally accepted arboricultural standards of care, disease, general health, damage, danger of falling, and suitability for retention in a developed area. The five categories were good (G; no defects or minor defects), fair to good (F-G; defects), fair (F; obvious defects), fair to poor (F-P; severe defects), and poor (P; severe defects, and short-term death or structural failure of the tree is expected). Condition was judged based on an external inspection of each tree from the ground.

A grading footprint provided by the Project engineer dated 6 February 2020 was used to determine oak woodland and Heritage Tree impacts. County in-lieu fees were estimated based on fees defined in the ORMP.

## **Results**

- Blue oak woodland covers 7.60 acres in the BSA (Attachment A). Most of the oaks on the Project site are blue oaks, with lesser numbers of interior live oak and valley oak. Gray (foothill) pines (*Pinus sabiniana*) are also common at the site (Attachment D).
- Seven Heritage Trees were identified within the BSA, all of which will be retained. An additional 0.91 acres of oak woodland will be retained along the southwest and eastern BSA boundaries.
- The Project will impact 6.69 acres of oak woodland or, 88% of the oak woodland within the BSA (impacts to oak woodland [6.69 acre]/total oak woodland in the BSA [7.60 acre]). “Impacts to oak woodlands” indicated Attachment B cover both tree removal (felling) and indirect impacts to tree trunks, branches, or roots from equipment.

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

- The County ORMP requires 2:1 mitigation for Projects that impact 75.1 to 100% of oak woodland within a Project site.
- The ORMP Table 2, “Affordable Housing Mitigation Reduction”, lists a 100% oak woodland mitigation reduction for “lower affordable housing” (priced at less than 80% Area Median Income [AMI]).
- Because 50% of the proposed Project is designated as lower affordable housing, the initial mitigation ratio of 2:1 can be reduced by half to 1:1 (50% x 100% = 50% mitigation ratio reduction).
- The Project will mitigate for impacts to oak woodland through payment of in-lieu fees identified in the County ORMP and via avoidance and minimization measures identified below. The table below estimates the in-lieu fee based on the Project impacts.

Estimated ORMP in-lieu fee

	Project, Community Garden Oaks Removed
Oak Woodland Impacts (acres)	6.69
Affordable Housing Reduced Mitigation Ratio	1:1
Oak Woodland Fee Per Acre	\$8,285
<b>Total In-lieu Fee<sup>1</sup>:</b>	<b>\$55,427</b>

<sup>1</sup> The ultimate fee determination will be made by El Dorado County.

## **Recommended Oak Tree Preservation Measures**

The Project will retain oak woodland along part of the southwestern and eastern BSA boundaries. Oak preservation measures were developed for the Project based on Matheny and Clark (1998). Retained trees may be affected by Project activities such as clearing, grading, or pruning for clearance requirements. The tree preservation measures below are recommended for preservation of retained trees during the construction process.

### Pre-construction

- A root protection zone (RPZ) shall be established around retained trees. The ORMP defines the RPZ as “roughly one-third larger than the drip line (or outermost edge of the foliage based on the longest branch).” The RPZ shall extend 20 feet beyond the dripline where possible given grading limits.
- The limits of the Project/RPZ shall be clearly defined with bright colored flagging or orange construction fencing prior to construction. Flagging and/or the fence shall remain in place until construction is complete. There shall be no construction activities such as grading outside the limits of the Project/RPZ. Flagging or fencing shall be removed upon completion of the project to prevent wildlife entrapment and refuse left onsite.

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

- The RPZ shall be marked with minimum 4-foot high orange construction fence hung on posts (such as T-posts) before clearing occurs. The fence shall not be supported by trees or other vegetation. The fence shall remain in place until construction is complete.
- There shall be no driving, parking, or storage of supplies or equipment within the RPZ. Entry of construction personnel into the RPZ is not allowed except for maintenance of the fence or other activities undertaken for the protection of trees.
- The tree canopy along the RPZ boundary shall be inspected prior to vegetation clearing in the area of grading. The canopy of trees to be removed shall be pruned where it is intertwined with the canopy of retained trees, or wherever felling of trees to be removed may damage the canopy of retained trees. The canopy of retained trees that overhangs the area to be graded shall be pruned to the minimum height required for construction.
- Limb pruning of retained trees should be conducted by an arborist or tree worker that is ISA certified and licensed by the State of California for tree service. Pruning shall be conducted in accordance with American National Standard Institute (ANSI) A300 Pruning Standard and adhere to the most recent edition of ANSI Z133.1.
- Do NOT thin out the canopy or do any additional pruning outside the Project boundary/RPZ. It is more beneficial for a tree to have the most amount of foliage possible in order to promote new root growth.

## During Vegetation Clearing

- Brush clearing along Project area boundary may be necessary in some areas for installation of a fence. Brush, outside areas to be graded, shall be cut near ground level, not removed by the roots. Brush shall not be disposed of outside the Project boundary.
- Trees in the area of grading shall be felled in a direction away from the RPZ.

We appreciate the opportunity of assisting you with this Project. If you have any questions please contact me.

Cordially,

Kate Gazzo, M.S.  
Ecologist

- Attachment A. Oak Resources Map
- Attachment B. Oak Impact Map
- Attachment C. Tree Table
- Attachment D. Photographs
- Attachment E. County Checklist & Data Sheet



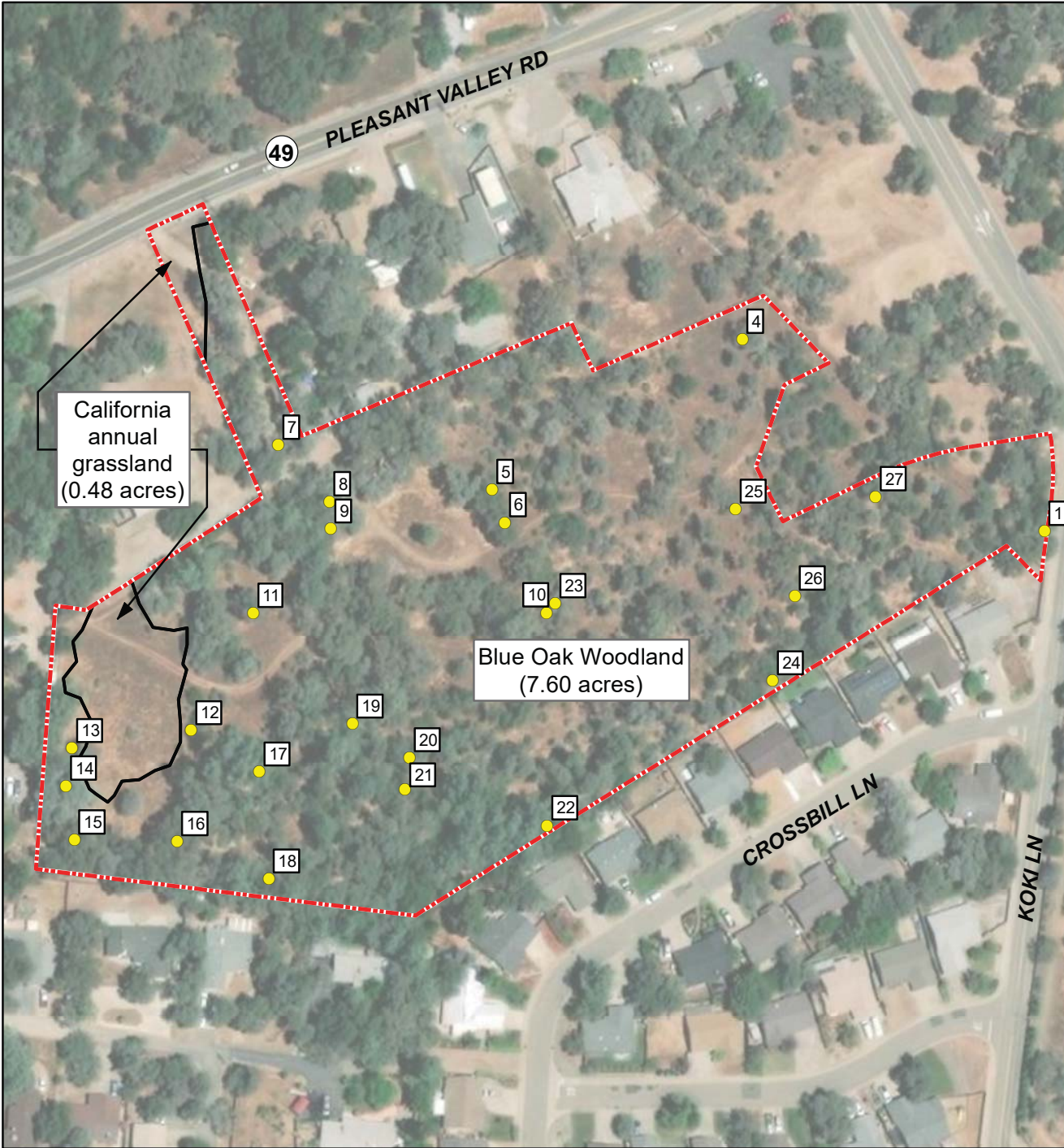
# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT




## Literature Cited

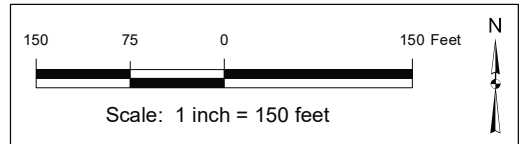
- California Department of Fish and Wildlife (CDFW). 8 November 2019. California natural community list. Biogeographic Data Branch, CNDDDB, Sacramento, CA.
- Council of Tree and Landscape Appraisers. 2000. Guide for Plant Appraisal. 9th ed. International Society of Arboriculture, Champaign, IL.
- El Dorado County. September 2017. El Dorado County oak resources management plan. El Dorado County Community Development Agency, Long Range Planning Division.
- Matheny, N. and J. R. Clark. 1998. Trees and development: A technical guide to preservation of trees during land development. International Society of Arboriculture, Champaign, IL.
- Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California vegetation, 2<sup>nd</sup> ed. California Native Plant Society, Sacramento, CA.
- Sycamore Environmental Consultants, Inc. 30 August 2018. Biological resources evaluation for the El Dorado Senior village Project.

El Dorado Senior Resort  
El Dorado County, CA  
24 February 2020

Attachment A.  
Oak Resources Map



-  Biological Study Area (BSA; 8.08 acres)
-  Biological Community Boundary
-  Oak trees (24-36 inch dbh)

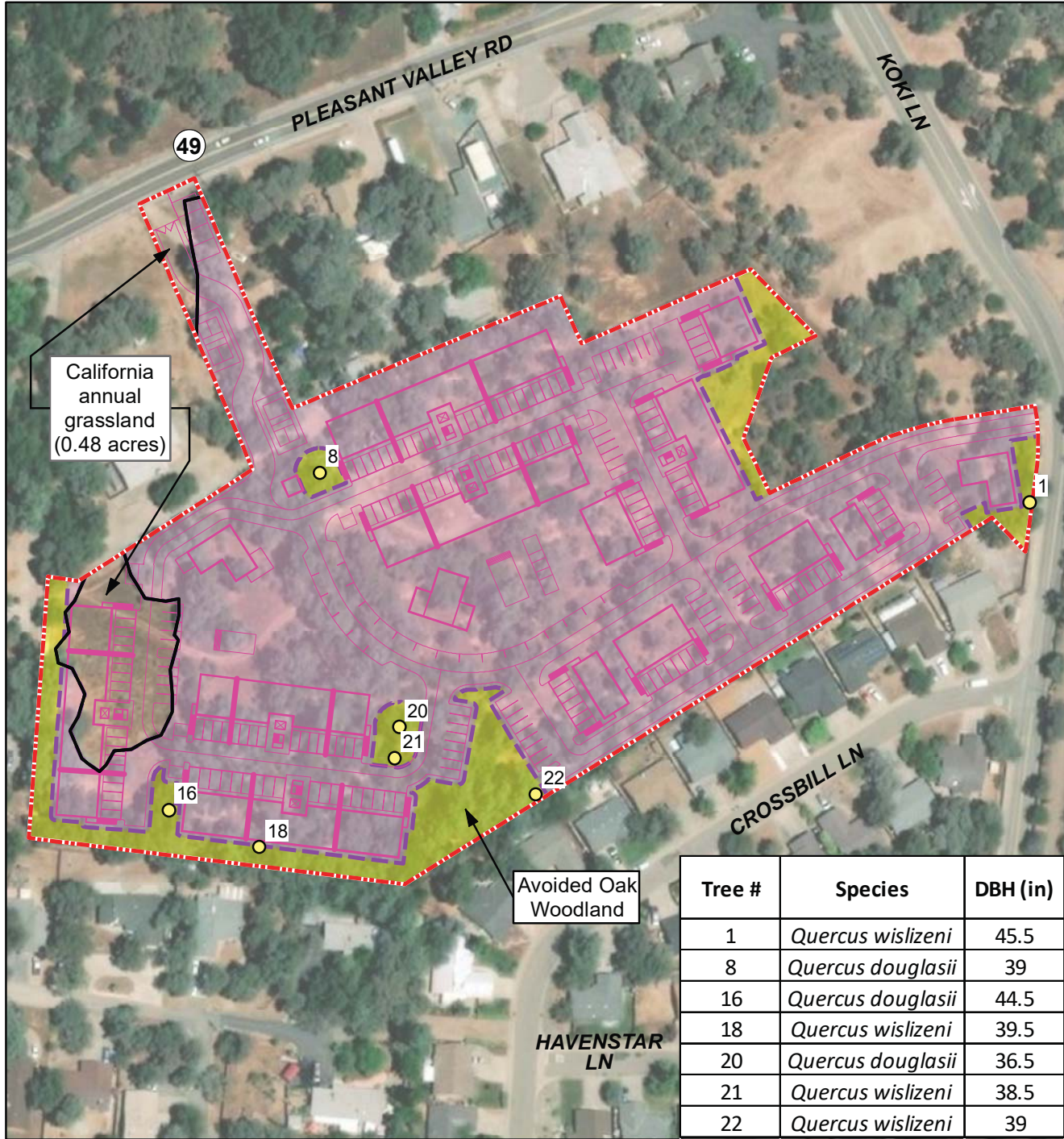








**SYCAMORE**  
Environmental  
Consultants, Inc.

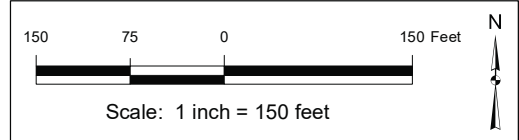
Aerial Photograph: 7 November 2017  
NAIP2016 USDA FSA Imagery  
ESRI ArcGIS Basemap Layer

El Dorado Senior Resort  
 El Dorado County, CA  
 24 February 2020

Attachment B.  
 Oak Impact Map



-  Biological Study Area (BSA; 8.08 acres)
-  Biological Community Boundaries
-  Project footprint
-  Impacts to Oak Woodland (6.69 ac)
-  Avoided Oak Woodland (0.91 ac total)
-  Heritage Oak Tree Location



Tree #	Species	DBH (in)
1	<i>Quercus wislizeni</i>	45.5
8	<i>Quercus douglasii</i>	39
16	<i>Quercus douglasii</i>	44.5
18	<i>Quercus wislizeni</i>	39.5
20	<i>Quercus douglasii</i>	36.5
21	<i>Quercus wislizeni</i>	38.5
22	<i>Quercus wislizeni</i>	39

 SYCAMORE  
 Environmental  
 Consultants, Inc.

Dorado Senior Housing (6 February 2020)  
 by Wright Architecture Studio  
 A1-1.dwg (Rev'd. 7 February 2020)

erial Photograph: 22 June 2018  
 VO4 Vivid DigitalGlobe Imagery  
 ESRI ArcGIS Basemap Layer

## Attachment C

Tree Table

Tree	Common Name	Scientific Name	DBH (Each Trunk in Inches)	Total DBH (Total Inches)	Dripline	Height	Condition	Retained/Removed	Comments
1	Interior Live Oak	<i>Quercus wislizeni</i>	8, 6.5, 13, 10, 8	45.5	25	32	F-G	Retained	Pruned for clearance over sidewalk. Some decay. Heritage Tree
2	--	--	--	--	--	--	--	--	Removed from survey; outside BSA.
3	--	--	--	--	--	--	--	--	Removed from survey; outside BSA.
4	Blue Oak	<i>Quercus douglasii</i>	9.5, 9.5, 9.5	28.5	20	37	G	Undetermined	Old tag #3047.
5	Blue Oak	<i>Quercus douglasii</i>	16.5, 16	32.5	25	52	F-G	Removed	Codominant trunks with narrow attachment, and wood grown over old cable. Canopy slightly uneven.
6	Blue Oak	<i>Quercus douglasii</i>	34.5	34.5	30	51	F-G	Removed	Codominant trunks with narrow attachment. Hanger.
7	Blue Oak	<i>Quercus douglasii</i>	10.5, 16	26.5	25	40	F-G	Removed	Woundwood seam.
8	Blue Oak	<i>Quercus douglasii</i>	13, 13.5, 12.5	39.0	25	45	G	Retained	Narrow main trunk attachments. Heritage Tree.
9	Blue Oak	<i>Quercus douglasii</i>	24	24.0	25	45	G	Removed	Narrow main trunk attachments.
10	Blue Oak	<i>Quercus douglasii</i>	24	24.0	30	40	G	Removed	Narrow trunk attachment. Barbed wire in trunk.
11	Blue Oak	<i>Quercus douglasii</i>	11, 15	26.0	20	40	G	Removed	Minor dieback.
12	Interior Live Oak	<i>Quercus wislizeni</i>	8.5, 8, 9, 6	31.5	15	25	F-P	Removed	Much dieback.
13	Blue Oak	<i>Quercus douglasii</i>	14, 14.5	28.5	25	40	F-G	Removed	Narrow trunk attachment. Uneven canopy.

Tree	Common Name	Scientific Name	DBH (Each Trunk in Inches)	Total DBH (Total Inches)	Dripline	Height	Condition	Retained/Removed	Comments
14	Blue Oak	<i>Quercus douglasii</i>	32	32.0	35	45	G	Removed	
15	Valley Oak	<i>Quercus lobata</i>	24	24.0	35	50	G	Removed	
16	Blue Oak	<i>Quercus douglasii</i>	19, 13.5, 12	44.5	30	45	G	Retained	Narrow trunk attachment. Heritage Tree.
17	Blue Oak	<i>Quercus douglasii</i>	25	25.0	30	45	F-G	Removed	Minor dieback.
18	Interior Live Oak	<i>Quercus wislizeni</i>	8, 11, 6, 9, 5.5	39.5	25	35	G	Retained	Old tree tag appears to be #3304, but hard to read. Heritage Tree.
19	Blue Oak	<i>Quercus douglasii</i>	14.5, 11	25.5	30	30	F	Removed	Narrow trunk attachment. Suppressed canopy.
20	Blue Oak	<i>Quercus douglasii</i>	10.5, 8.5, 8.5, 9	36.5	20	35	F-G	Retained	Narrow trunk attachments. Heritage Tree.
21	Interior Live Oak	<i>Quercus wislizeni</i>	7, 5.5, 11, 7, 8	38.5	25	30	F	Retained	Narrow trunk attachments. Some decay. Heritage Tree.
22	Interior Live Oak	<i>Quercus wislizeni</i>	17, 15.5, 6.5	39.0	30	35	G	Retained	Uneven Canopy. Heritage Tree.
23	Blue Oak	<i>Quercus douglasii</i>	14, 9.5, 9.5	33.0	20	35	G	Removed	33 dbh);
24	Interior Live Oak	<i>Quercus wislizeni</i>	7, 10, 12	29.0	20	30	F	Removed	Decay at base.
25	Blue Oak	<i>Quercus douglasii</i>	7, 6.5, 8, 7	28.5	15	30	G	Removed	
26	Blue Oak	<i>Quercus douglasii</i>	8.5, 7.5, 7, 7	30.0	20	30	G	Removed	Narrow trunk attachments. Old tag #3095.
27	Blue Oak	<i>Quercus douglasii</i>	11, 9, 12.5	32.5	25	35	F-G	Removed	Decay at base.

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

## ATTACHMENT D.

Photographs  
20 June 2018

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Photo 1. View of the oak woodland community in the BSA. The canopy is mostly open, and there is a grassy understory. This photo is near the center of the BSA.



Photo 2. Another view of the oak woodland community in the BSA. This photo is along the southern edge of the BSA.

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT



Photo 3. Tree #1, a heritage interior live oak. The tree has 5 trunks, that together sum to 45.5 inches dbh. The heritage tree threshold is 36 inches dbh.

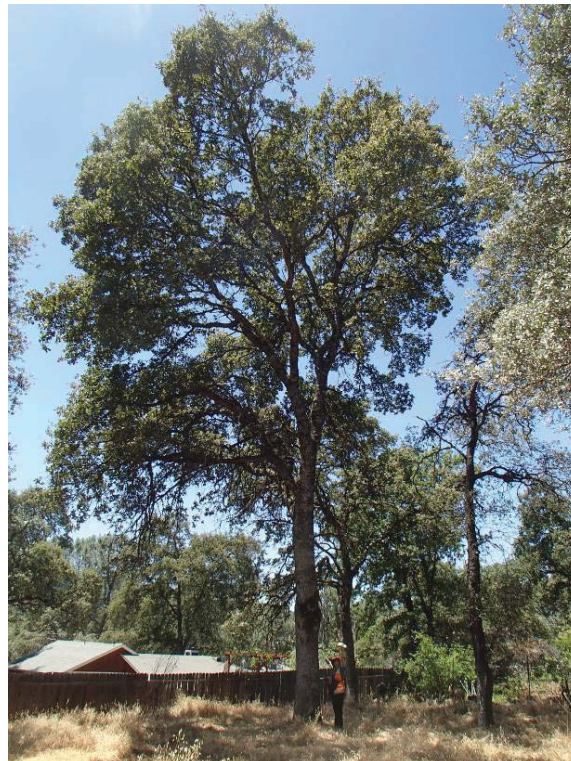


Photo 4. Tree #15, a blue oak with a single trunk of 24 inches dbh.

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT



Photo 5. Tree #20, a heritage blue oak. The tree has 4 trunks, that together sum to 36.5 inches dbh.



# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

## ATTACHMENT E.

County Checklist and Datasheet

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

### OAK RESOURCES TECHNICAL REPORT CHECKLIST

The following information is required for all Oak Resources Technical Reports consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan (ORMP):

#### FORMS AND MAPS REQUIRED

Place a check (√) on the "Applicant" lines for those items completed. The planner receiving the application will check (√) the "County" line.

Check  
(√)

Applicant    County

1) Identify, locate, and quantify all oak resources on the property, as applicable:

- a) Oak woodlands shall be mapped and assessed in accordance with the CDFG 2009 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* and subsequent updates, and the *List of Vegetation Alliances and Associations* (CDFG 2010) and subsequent updates;
- b) Data collected for individual native oak trees and Heritage Trees shall include: location, species, trunk diameter (dbh), height, canopy radius, and general health and structural condition.

2) Identify and quantify project-related impacts to oak resources

3) Measures identifying how specific trees and woodlands (or retained portions thereof) shall be protected during development and related work

# DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

Check  
(√)  
Applicant County

- 4) Proposed actions to mitigate impacts to oak resources, consistent with the requirements included in the ORMP:
- a) For replacement planting, the report shall provide detail regarding the quantity, location, planting density, replacement tree size(s), and acorn/seedling source consistent with the definition of Replacement Planting included in the ORMP;
  - b) For conservation easement placement/acquisition and/or land acquisition in fee title, the report shall provide documentation of easement placement on-site and/or documentation of easement or land acquisition off-site to the satisfaction of the County;
  - c) For in-lieu fee payment, the report shall document the quantity of impacts (acreage of oak woodlands and/or total diameter inches of individual native oak trees/Heritage Trees) and the total in-lieu fee payment necessary (presented separately for oak woodlands, individual native oak trees, and Heritage Trees, where applicable).
- 5) Identification of responsible parties
- 6) Identification of maintenance, monitoring, and reporting requirements
- 7) Analysis of non-PCA conservation easement areas, where applicable
- 8) Site map(s) depicting:
- a) location of all oak woodlands, individual native oak trees, and Heritage Trees;
  - b) location of all proposed project-related improvements (including, but not limited to, the limits of grading, fuel modification/defensible space areas, and above- and below-ground infrastructure);
  - c) Site map(s) shall also clearly identify impacted oak resources.
- 9) Planning and Building Department Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits.

## **SUPPLEMENTAL DATA FOR INDIVIDUAL NATIVE OAK TREES WITHIN OAK WOODLANDS:**

The ORMP and Oak Resources Conservation Ordinance (No. 5061) was adopted on October 24, 2017 and the Board of Supervisors will review implementation within 12 months after adoption. The Board requested the following supplemental information:

- 10) Provide an inventory (species and size) of impacted Individual Native Oak Trees greater than 24 inches and less than 36 inches (dbh) in oak woodlands.

Revised 11/22/2017



## COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

DR20-0001 EXHIBIT N - OAK RESOURCES TECHNICAL REPORT

### Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits

Description	Blue <i>(Quercus douglasii)</i>	California Black <i>(Quercus kelloggii)</i>	Canyon Live <i>(Quercus chrysolepis)</i>	Interior Live <i>(Quercus wislizeni)</i>	Oregon White <i>(Quercus garryana)</i>	Valley <i>(Quercus lobata)</i>	Oracle (hybrid) <i>(Quercus x morehus)</i>
<b>Individual Native Oak Trees</b>							
Quantity (number of trees) of individual native oak trees to be removed, by species							
Quantity (number of trees) of individual native oak trees to be removed, greater than 24 inches and less than 36 inches (dbh), by species							
Total trunk diameter inches (dbh) to be removed*	0						
<b>Heritage Trees</b>							
Quantity (number of trees) of Heritage Trees to be removed, by species							
Total trunk diameter inches (dbh) to be removed*	0						
<b>Oak Woodlands</b>							
Total Acreage of existing oak woodlands**	7.60						
Acreage of existing oak woodlands to be removed	6.69						
Percentage of existing oak woodlands to be removed*	88 %						

\* Information used for purposes of calculating in-lieu mitigation fee payment.

\*\* If Heritage Trees occur within oak woodlands, the area of impacted Heritage Tree(s) should be included in oak woodland acreage calculations.

# DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



ELECTRICAL SHEET INDEX	
SHEET NO.	SHEET NAME
E-1	SITE LIGHTING PLAN - AREA A
E-2	SITE LIGHTING PLAN - AREA B
E-3	SITE LIGHTING CALC - AREA A
E-4	SITE LIGHTING CALC - AREA B

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER/CATALOG NUMBER	LIGHT SOURCE	BALLAST/DRY ER	WATTS	MVOLT	DESCRIPTION
SF1	LITHONIA DSR4LED-P2-30K-T5W-4MVOLT-SPA-4- BLDG-HB	LED	LED	40 W	Yes	2' POLE MOUNTED AREA LIGHT FIXTURE TYPE I WAVE OPTICS WITH HOUSE-BUILT BRACKET SEARCH SQUARE STEEL POLE.

**D-Series Size 0**  
LED Area Luminaires

**Specifications:**

- Wattage: 40W
- Height: 2'-0"
- Beam Angle: 120°
- Mounting: Pole Mount

**Introduction:** The new lighting of the D-Series is making our world a better place to live. It's a better place to live because it's better for the environment. The D-Series offers the benefits of the latest LED technology and high performance, high efficiency lighting solutions. The D-Series is a high performance, high efficiency lighting solution that is designed to last. It's a better place to live because it's better for the environment. The D-Series offers the benefits of the latest LED technology and high performance, high efficiency lighting solutions. The D-Series is a high performance, high efficiency lighting solution that is designed to last.

EXAMPLE: DS4LED-P2-30K-T5W-4MVOLT-SPA-4-BLDG-HB			
Item	Description	Quantity	Notes
SF1	LITHONIA DSR4LED-P2-30K-T5W-4MVOLT-SPA-4-BLDG-HB	1	

SYMBOLS LIST	
LIGHTING	
☐	SINGLE-HEAD AREA LUMINAIRE WITH BRACKET ARM AND POLE, MOUNTED TO CONCRETE BASE.

**NUMBERED SHEET NOTES**

☐ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

**YAMASAKI**  
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

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www.yamasaki-la.com

**The Engineering Enterprise**  
Consulting Engineers

1125 HIGH STREET  
AUBURN, CA 95603  
(530) 885-0040

EL DORADO SENIOR VILLAGE  
PRELIMINARY LIGHTING PLAN  
HIGHWAY 49 AT KOKI LANE  
EL DORADO COUNTY, CALIFORNIA

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Sheet Title  
**SITE LIGHTING PLAN - AREA A**

No.	Date	Revision
1		
2		
3		
4		

Project No: TEE  
Drawn By: TEE  
Scale: 1" = 20'  
Date: 17 APR 20

Sheet No: E-1  
File Name: of 4 sheets



# DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



**NUMBERED SHEET NOTES**  
 □ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

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EL DORADO SENIOR VILLAGE  
 PRELIMINARY LIGHTING PLAN  
 HIGHWAY 49 AT KOKI LANE  
 EL DORADO COUNTY, CALIFORNIA

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Sheet Title  
**SITE LIGHTING PLAN - AREA B**

Set

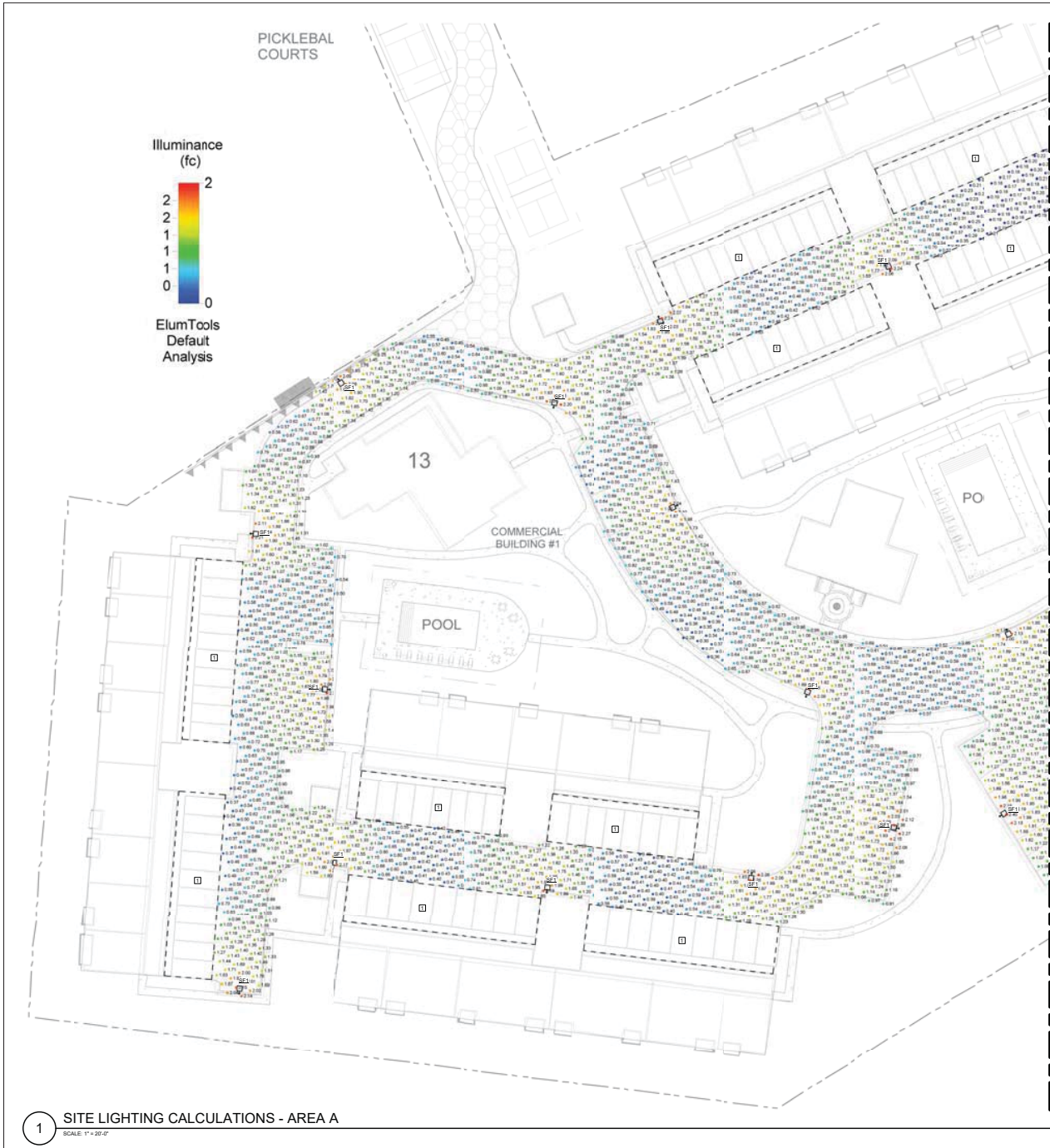
No.	Date	Revision
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Project No.: TEE  
 Drawn By: TEE  
 Scale: 1" = 20'  
 Date: 17 APR 20  
 File Name: of 4 sheets



**1 SITE LIGHTING PLAN - AREA B**  
 SCALE: 1" = 20'-0"

# DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



1 SITE LIGHTING CALCULATIONS - AREA A  
SCALE: 1" = 20'-0"

## NUMBERED SHEET NOTES

□ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

ROADWAY CALCULATIONS					
Calculation	Average	Maximum	Minimum	AvgMin	MaxMin
ROADWAY	1.0 f	2.4 f	0.2 f	1.7	11.1

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EL DORADO SENIOR VILLAGE  
PRELIMINARY LIGHTING PLAN  
HIGHWAY 49 AT KOKI LANE  
EL DORADO COUNTY, CALIFORNIA

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Sheet Title  
SITE LIGHTING  
CALCS - AREA A

Set

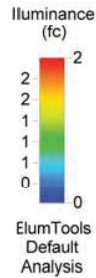
No.	Date	Revision
1		
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4		

Project No.: TEE  
Drawn By: TEE  
Scale: 1" = 20'  
Date: 17 APR 20  
File Name: of 4 sheets

Sheet No.: E-3



# DR20-0001 EXHIBIT O - PRELIMINARY LIGHTING PLAN



## NUMBERED SHEET NOTES

□ COVERED PARKING AREA WITH CANOPY MOUNTED LIGHT FIXTURES BY OTHERS.

ROADWAY CALCULATIONS					
Calculation Point Name	Average	Maximum	Minimum	Avg/Min	Max/Min
ROADWAY	1.03	2.43	0.23	5.7	14.3

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EL DORADO SENIOR VILLAGE  
PRELIMINARY LIGHTING PLAN  
HIGHWAY 49 AT KOKI LANE  
EL DORADO COUNTY, CALIFORNIA

This analysis was performed on the basis of the information provided and is not intended to be used for any other purpose. The user is responsible for the accuracy of the information provided and for the use of the information for the intended purpose.

Sheet Title  
SITE LIGHTING  
CALCS - AREA B

Set

No.	Date	Revision
△		
△		
△		
△		

Project No.: TEE  
Drawn By: TEE  
Scale: 1" = 20'  
Date: 17 APR 20  
File Name: of 4 sheets



1 SITE LIGHTING CALCS - AREA B  
SCALE: 1" = 20'-0"



**DR20-0001 EXHIBIT P**  
**DEPARTMENT OF TRANSPORTATION COMMENTS**

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**COMMUNITY DEVELOPMENT**  
**DEPARTMENT OF TRANSPORTATION**

<https://www.edcgov.us/Government/DOT>

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**PLACERVILLE OFFICES:**

**MAIN OFFICE:**

2850 Fairlane Court, Placerville, CA 95667  
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**CONSTRUCTION & MAINTENANCE:**

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(530) 642-4909 / (530) 642-0508 Fax

**LAKE TAHOE OFFICES:**

**ENGINEERING:**

924 B Emerald Bay Road, South Lake Tahoe, CA  
96150 (530) 573-7900 / (530) 541-7049 Fax

**MAINTENANCE:**

1121 Shakori Drive, South Lake Tahoe, CA 96150  
(530) 573-3180 / (530) 577-8402 Fax

---

Date: 15 July 2020

To: Tom Purciel, Project Planner

From: Dave Spiegelberg, Transportation Division

Subject: **DR20-0001, El Dorado Senior Village (Conditions of Approval)**

Project Location: South side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the El Dorado area.

APN: 331-221-30 and 331-221-32

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**Project Description:** A request for a streamlined Design Review Permit in accordance with the provisions of California SB 35 (affordable housing streamlined approval) for a senior living village including 149 multi-family units, two commercial buildings, a community club house and leasing office on 8.2 acres in the El Dorado area.

**Site Plans:** The following conditions are based on Department of Transportation (DOT) review of the Site Plan dated June 2, 2020, and the Updated Application Packet dated June 2, 2020.

**Traffic:** A Traffic Impact Study (TIS) was prepared by Kimley-Horn dated October 17, 2018. The TIS examined the potential impacts of this project, and found the traffic impacts to be "Less Than Significant".

**Access:** Access is proposed from Koki Lane, approximately 500 feet south of Pleasant Valley Road (SR49). Some sight distance improvements will be necessary to achieve County Standard sight distance. The trees and other vegetation necessary to be trimmed or removed for sight distance are off-site from the project.

Koki Lane is an existing County Maintained roadway approximately 38 feet in width, with a six-foot sidewalk on the west (project) side. No further improvements to Koki lane are required. An encroachment permit from County DOT will be necessary for the project access connection to Koki Lane.

DR20-0001, El Dorado Senior Village  
07/15/2020  
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**DR20-0001 EXHIBIT P**  
**DEPARTMENT OF TRANSPORTATION COMMENTS**

The project must also obtain an encroachment permit from Caltrans for the emergency access to State Route 49 (SR49).

The proposed access road or driveway into the property is presented on the Site Plan similar to a public roadway. It should be noted this is a driveway by DOT standards, and not a roadway.

The applicant shows curb, gutter and sidewalk on the proposed driveway. DOT takes no exceptions to this approach, however, we would encourage a paved trail in lieu of sidewalks (that achieves the same pedestrian benefit) combined with the use of vegetated swales in lieu of curb and gutter (which may achieve additional stormwater benefits).

Grading: Most of the site will require mass grading to receive the buildings, parking aisles and parking spaces.

Stormwater: The project is subject to the provisions of the County Drainage Manual and the County Storm Water Ordinance regarding drainage and water quality.

The County Stormwater Ordinance (Ord. No. 5022) requires the project to construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event. The County Drainage Manual requires on-site detention to reduce post-development peak runoff to pre-development levels. These requirements will be implemented with the project improvement plans.

**El Dorado Townsite experiences flooding downtown along Main Street from Forni Road to North Street. DOT strongly encourages the applicant to consider construction of detention and/or retention measures to reduce post development peak flows and volumes to below existing levels, to assist in reduction of flows on Main Street. This would apply to all frequency of storm.**

Design Waivers: No design measures were requested or identified.

**PROJECT-SPECIFIC TD CONDITIONS:**

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

Obtain an encroachment permit from Caltrans and construct the emergency access to SR49 in accordance with Caltrans requirements.

DR20-0001, El Dorado Senior Village  
07/15/2020  
Page 3 of 4

**DR20-0001 EXHIBIT P**  
**DEPARTMENT OF TRANSPORTATION COMMENTS**

**2. Off-site Improvements (Acquisition):**

As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser. Approved improvement plans, specifications and contract documents for off-site improvements shall be prepared by a Civil Engineer.

**TD STANDARD CONDITIONS**

3. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
4. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

DR20-0001, El Dorado Senior Village  
07/15/2020  
Page 4 of 4

**DR20-0001 EXHIBIT P**  
**DEPARTMENT OF TRANSPORTATION COMMENTS**

5. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded prior to issuance of a building permit to ensure construction of individual lot source control measures.
6. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
7. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

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

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

# DR20-0001 EXHIBIT Q

## DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



### Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188  
www.diamondfire.org

July 13, 2020

Tom Puricel, Project Planner  
El Dorado County Planning Department  
2850 Fair Lane  
Placerville, CA 95667

Re: – **FIRE COMMENTS – Design Review DR20-0001 (El Dorado Senior Village)**

Dear Mr. Puricel:

The Diamond Springs-El Dorado Fire Protection District (DSP) has reviewed the above-referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. **The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County.** Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations, and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

1. **Annexation:** Community Facilities District  
Approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include the provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs / El Dorado Fire Protection District (District) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.
2. **Fire Flow:** The potable water system with the purpose of fire protection for this residential/commercial development shall provide a minimum fire flow of 1,750 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building up to 40,600 square feet or less in size, Type V-A construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



### Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188  
www.diamondfire.org

3. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable Corrosion retarding material. All private fire service mains shall be installed per NFPA 24 and shall be inspected, tested and maintained per NFPA 25.
4. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 or NFPA 13D (R3 single-family residential use), including all Building Department and Fire Department requirements. Buildings which have the capacity of storage above 12 feet in height will need to have the sprinkler system(s) designed to accommodate the appropriate high-pile storage.
5. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.
6. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of Diamond Springs El Dorado Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
  - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness when required by the Fire Code Official.
  - b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
  - c. Each dead-end road shall have a turnaround constructed at its terminus.
  - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
  - e. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
  - f. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - g. Aerial apparatus road widths will be 26' and are required on buildings that meet or exceed three stories.

## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



### Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

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www.diamondfire.org

- h. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
  - i. Depending on final heights of each building, the final layout of fire apparatus/aerial apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
7. **Roadways:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ. All roadways shall meet El Dorado County DOT and CA Fire Code requirements. All roadways will be all-weather surfaces. All roads less than 30' shall be signed and denoted "No on Street Parking." 30' road widths shall have parking on one side only and shall be posted with appropriate signage. Parking on both sides will require 36 feet minimum road width; appropriate associated signage and road markings shall apply and be provided.
8. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 16%.
9. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
10. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 60' outside.
11. **Gates:** All gates shall meet the DSP Gate Standard B-002.
12. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction, or the project can be phased.
13. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
14. **Wildland Fire Safe Plan:** This development shall be conditioned to revise/develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Tentative Map.
15. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



## Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188  
www.diamondfire.org

16. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required that residential buildings also add a Knox box and main front door key for improved emergency access.
17. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current DSP Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane." All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.
18. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines). Setback variances must meet the requirements of the Title 14 2020 version. Additionally, these variances must be approved by CalFire and the Diamond Springs-El Dorado Fire Protection District. The final design of the buildings that encroach on the set-back area must meet the requirements of the Project DR20-0001 letter sent to the Planning Department on June 15<sup>th</sup>, 2020. This project has tentative approval based upon project compliance with the setback fire safety requirements for a variance. (Letter contents included below in Appendix A)
19. **Vegetative Fire Clearances:** Prior to June 1<sup>st</sup> each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
20. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width *and* 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
21. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
22. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.



## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



## Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

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23. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
24. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA's as required, Road Widths, Gates, etc.
25. **Building and Fire Plans:** Building, fire sprinkler, and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

## Appendix A

### I. RE: Design Waivers for Reduced Setback

There are times when parcels are configured so that the placement of structures upon a property is difficult due to the required 30-foot setback.

The District is mandated to follow the Public Resource Code Section 4291 which gives guidance as it pertains to setbacks and procedures for setback variances. We perform a design review in cooperation with CalFire to assure the safety of the project. Additionally, we require additional safety design specifications to minimize the risk of fire spread.

In these cases, the fire district has guidelines to allow for a reduced setback under the 30-foot rule if the following modifications are made to the proposed structure to meet the same practical effect as distance. Here are the guidelines for building within the 30-foot required setback:

## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



## Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

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www.diamondfire.org

### II. Roofs:

1. Roof Covering: The Class "A" rated roof covering and assembly shall be installed in accordance with its listing and the manufacturer's installation instructions.
2. Roof Valleys: When provided, valley flashing shall not be less than 28 gauge galvanized corrosion resistant metal installed over a minimum of 36-inch wide underlayment consisting of one layer of no. 72 ASTM cap sheet is running the full length of the valley.
3. Roof Gutters: The roof gutters and downspouts shall be constructed of metal or of non-combustible material. The roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
4. Roof Eaves: The roof eaves shall be enclosed and constructed of non-combustible materials on the exposed underside.

### III. Attic Ventilation:

- 1 Attic Ventilation: Roof and attic vents shall be protected by corrosion resistant non-combustible wire mesh with openings no greater than ¼ inch.
- 2 Eave and Cornice Vents: Vents shall not be installed in eaves and cornices unless the vents used to provide the ability to resist the intrusion of flame and burning embers into the attic area of the structure.

### IV. Exterior Walls:

- 1 Exterior Wall Covering: The exterior wall covering shall extend from the top of the concrete foundation and terminate at the enclosed section of the eaves. The exterior wall covering shall be constructed of approved noncombustible material. The use of foam board and stucco coats shall not be considered as a non-combustible covering.
  - a. An example of siding that meets this standard is cement fiber board siding or similar material.
- 2 Exterior Glaze Openings: Exterior windows, window walls, glazed doors and glazed door openings within exterior doors shall be insulated tempered glass pane units or have a fire resistant rating of not less than 20 minutes when tested according to ASTM E. 2010.
- 3 Exterior Door Openings: Exterior door assemblies shall be of non-combustible construction or solid core wood having stills and rails not less than 1 3/8 inches thick.
- 4 Foundation Vents: Underfloor ventilation shall be protected by corrosion resistant non-combustible frames and wire mesh with openings no larger than ¼ inches.

## DR20-0001 EXHIBIT Q

# DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



### Diamond Springs / El Dorado Fire Protection District Fire Prevention Division

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- 5 Appendages and Floor Projections: The underside of cantilevered and overhang appendages and floor projections shall maintain the ignition resistant integrity of exterior walls to grade.

#### V. Set Back Area:

- 1 Area: The area within the reduced set back shall have all combustible vegetation removed and maintained. This area shall be free of combustible storage, which includes firewood and lumber.
- 2 Fencing: The fencing located within the reduced set back area shall be constructed of non-combustible materials.
- 3 Landscaping: The reduced setback area, if landscaped, shall utilize fire-resistant vegetation only.
- 4 Elimination of all roof, soffit, attic and foundation vents and under house access openings.\*
- 5 Fire windows required to have a three-fourths-hour fire-protection rating for protection of openings in exterior walls shall have an area not greater than 84 square feet (7.8 m<sup>2</sup>) with neither width nor height exceeding 12 feet (3658 mm).\*
- 6 Require 1-hour minimum fire-resistive construction.\*
- 7 Require all eaves, decks, porches, external stairways, etc. be enclosed, be of heavy timber construction or otherwise made fire resistant.\*
- 8 Require the installation of exterior fire sprinklers.
- 9 Combinations of all the above.

\* Sections marked with a “\*” indicates improvements shall be within the affected area. See drawing for an explanation.

The yellow highlighted sections are the most commonly combined items to meet the same practical effect; however, this does not prevent the use of the other sections or combinations thereof.

Note: This does not allow the property owner/building to reduce the minimum-zoning setback. Minimum zoning setbacks are established through the County Planning Department and may be obtained through that agency.

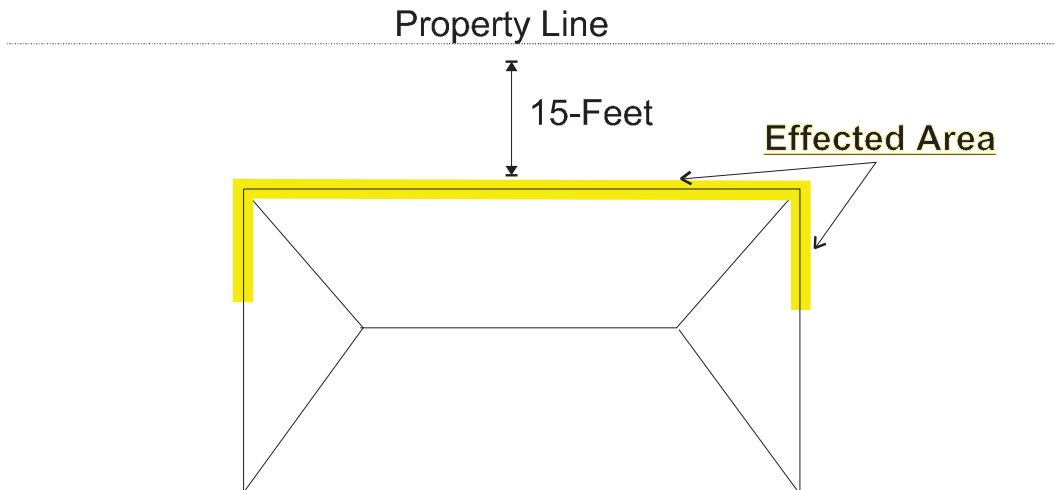
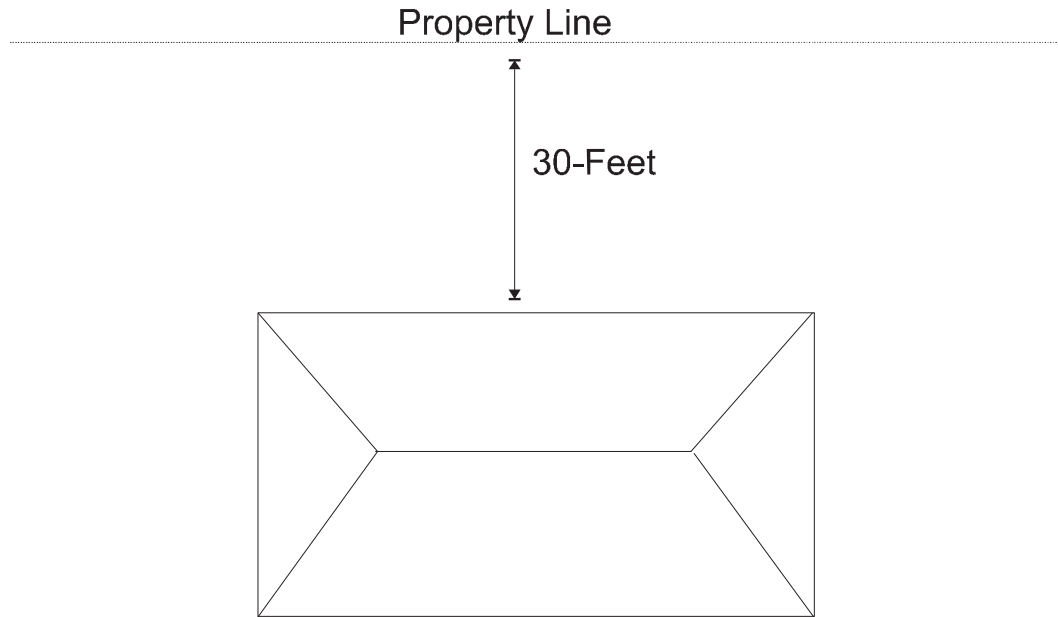
# DR20-0001 EXHIBIT Q

## DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS



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**DR20-0001 EXHIBIT Q**  
**DIAMOND SPRINGS/EL DORADO FIRE DISTRICT COMMENTS**



**Diamond Springs / El Dorado Fire Protection District**  
**Fire Prevention Division**

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[www.diamondfire.org](http://www.diamondfire.org)

Contact Deputy Chief Ken Earle at the Diamond Springs El Dorado Fire Protection District with any questions at 530-306-8101

Sincerely,

A handwritten signature in black ink, appearing to be "KE", with a long horizontal line extending to the right.

Kenneth R. Earle  
Deputy Chief, Fire Marshal  
[kearle@diamondfire.org](mailto:kearle@diamondfire.org)  
Cell: (530) 306-8101



Tom Purciel &lt;tom.purciel@edcgov.us&gt;

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**El Dorado Senior Resort**

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**Warren Pesses** <randypesses68@gmail.com>

Mon, Jun 15, 2020 at 12:22 PM

To: "tom.purciel@edcgov.us" &lt;tom.purciel@edcgov.us&gt;

Cc: "larry@pattersondev.com" &lt;larry@pattersondev.com&gt;, "carhillendahl@gmail.com" &lt;carhillendahl@gmail.com&gt;, Chris Whitaker &lt;diamondbarbershop1@yahoo.com&gt;, Meredith Stirling &lt;jmsilver857@gmail.com&gt;, Bob Smart &lt;rsmart41@comcast.net&gt;, Maria Samaniego-Taylor &lt;samaniegotaylor@gmail.com&gt;, Kathy Witherow &lt;kathy.witherow@edcgov.us&gt;

Tom,

The DSEDCAC will not have a meeting this month, so as we discussed, I have encouraged members to comment as individuals if they choose.

What I noticed when reviewing the plans was that they showed an emergency only access onto Pleasant Valley Rd, with their only unrestricted access opening onto Koki Lane. Given the concerns expressed by existing residents regarding the daily traffic congestion associated with the High School and related facilities, I would recommend that the driveway onto Pleasant Valley Rd be constructed as an unrestricted ingress/egress point. Caltrans may whine about it, but two points of access would give the residents more flexibility, and it would help mitigate their impact on Koki Ln.

Also, since the project does fall within the El Dorado Historic Design Overlay area, I trust that Planning Staff will be reviewing the project for reasonable conformance to those design guidelines.

If you have any questions or require further input, please contact me.

Thanks,

Randy Pesses

**DR20-0001 EXHIBIT R**  
**DIAMOND SPRINGS/EL DORADO CAC COMMENTS**



Tom Purciel &lt;tom.purciel@edcgov.us&gt;

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**El Dorado Senior Village**

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**John Edwards** <doradowoods@gmail.com>  
To: "tom.purciel@edcgov.us" <tom.purciel@edcgov.us>

Sat, Jun 6, 2020 at 1:58 PM

Mr. Purciel,

My name is John Edwards and I am the President if the Dorado Woods Home Owners Association. We are a 45 single family home residential subdivision that borders the proposed El Dorado Senior Village.

I refer to the agenda item for June 15, 2020 at 1:00pm DR20-0001.

I request copies of any maps and or plans for the proposed El Dorado Senior Village (El Dorado Senior Housing LLC) as soon as possible and permission to attend the June 15, 2020 Technical Advisory Committee Meeting.

Our HOA has met with

Jim Davies and Robert Wright concerning their formerly proposed El Dorado Senior Resort. Our HOA has a vested interest in the development size of the property APN 331-221-030 and APN 331-221-032.

Previous design proposals for these properties included aspects that would substantially impact the quality of life of our homeowners and have a negative impact on our property values not to mention the current Level Of Service "F" designation on the Highway 49 corridor adjacent to the proposed development.

Please use this email address to include our HOA in any correspondence regarding this matter if possible.

Thank you for you time Sir.

Regards,

John Edwards  
President  
Dorado Woods Home Owners Association

--

John Edwards  
President Dorado Woods HOA

**DR20-0001**  
**EXHIBIT S - DORADO WOODS HOA COMMENTS**

DR20-0001  
EXHIBIT T - EID FACILITY IMPROVEMENT LETTER



Letter No.: DS0818-170

August 8, 2018

VIA E-MAIL

El Dorado Senior Housing, LLC

Attn: Jim Davies

Via Email: j854davies@att.net

Subject: Facility Improvement Letter (FIL), 2938FIL El Dorado Senior Resort-**Annexation**  
Assessor's Parcel No.(s) 331-221-30 & 32 (Outside)

Dear Mr. Davies:

This letter is in response to your request dated July 20, 2018 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new FIL will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a new Senior Housing complex on 8.2 acres. Water and sewer service, private fire service and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

#### **Water Supply**

As of January 1, 2017, there were 12,630 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 126.5 EDUs of water supply.

#### **Water Facilities**

A 12-inch water line exists in Pleasant Valley Road and a 6-inch water line is located in Koki Lane (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,750 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service and provide the required fire flow this project has two options depending on site design.



**EXHIBIT T - EID FACILITY IMPROVEMENT LETTER**

Letter No.: DS0818-170  
To: El Dorado Senior Housing, LLC



August 8, 2018  
Page 2 of 4

The 12-inch main previously identified currently operates at a lower hydraulic grade line than the 6-inch water main in Koki Lane. The hydraulic grade line for the 12-inch water line is 1,805 feet above mean sea level at static conditions and 1,750 feet above mean sea level during fire flow and maximum day demands. If the site elevations will not allow for a water system with adequate pressure to be designed connecting only to the 12-inch main then you may be required to construct a looped water system that would provide water from a higher pressure zone.

In order to provide water service from a higher pressure zone you would be required to construct a looped water line extension connecting to both the 12-inch and 6-inch water lines previously identified. The connection in Pleasant Valley Road would need to be achieved by cutting in a new tee with isolation valves in order to correctly configure the water system in this area. The hydraulic grade line for this pressure zone would be 2,075 feet above mean sea level at static conditions and 1,950 feet above mean sea level during fire flow and maximum day demands. Prior to submitting plans the District will need to review these options with your civil engineer in order to determine which option will be required.

The flow predicted above was developed using a computer model and is not an actual field flow test.

**Sewer Facilities**

There is a 24-inch sewer line abutting the northern property line in Pleasant Valley Road. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 124.5 EDUs of sewer service.

**Easement Requirements**

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

**EXHIBIT T - EID FACILITY IMPROVEMENT LETTER**

Letter No.: DS0818-170

To: El Dorado Senior Housing, LLC



August 8, 2018

Page 3 of 4

**Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and waste water facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

**Annexation**

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined will not have a negative financial impact on the District. Please contact Development Services regarding the annexation process.

**Summary**

Service to this proposed development is contingent upon the following:

- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission;
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation);
- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

DR20-0001

EXHIBIT T - EID FACILITY IMPROVEMENT LETTER

Letter No.: DS0818-170

To: El Dorado Senior Housing, LLC



August 8, 2018

Page 4 of 4

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Brink', is written over a horizontal line.

Mike Brink, P.E.  
Supervising Civil Engineer

MB/MM:gp

Enclosures: System Map

cc w/ System Map:

José C. Henríquez, Executive Officer  
El Dorado County LAFCO  
Via email - [jhenriquez@edlafco.us](mailto:jhenriquez@edlafco.us)

Marshall Cox – Fire Marshal  
El Dorado Hills Fire Department  
Via email - [mcox@edhfire.com](mailto:mcox@edhfire.com)

Roger Trout, Director  
El Dorado County Development Services Department  
Via email - [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)  
Camino, CA 95709

Rommel Pabalinas – Principal Planner  
El Dorado County Development Services Department  
Via email - [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)

Mike Nihan – Principal Planner  
El Dorado County Development Services Department  
Via email – [michael.nihan@edcgov.us](mailto:michael.nihan@edcgov.us)

Kenneth Earle – Deputy Chief / Fire Marshal  
Diamond Springs / El Dorado Fire Department  
Via email - [kearle@diamondfire.org](mailto:kearle@diamondfire.org)

Roger Lewis  
Via email- [re.lewis@comcast.net](mailto:re.lewis@comcast.net)

# ArcGIS Web Map

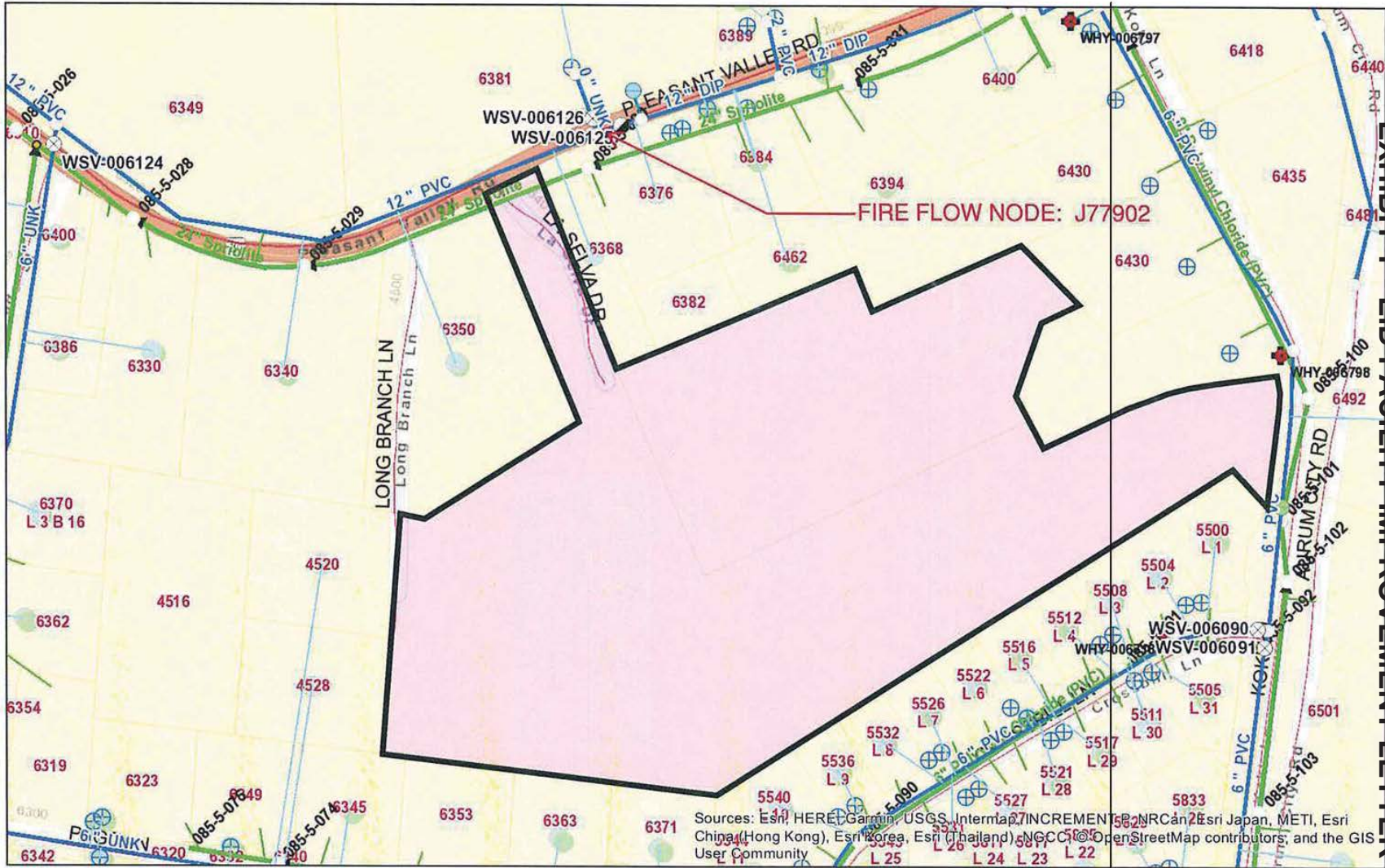


EXHIBIT I - EID FACILITY IMPROVEMENT LETTER  
DR20-0001

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTAL, Navteq, Swire, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community



Scale: NTS

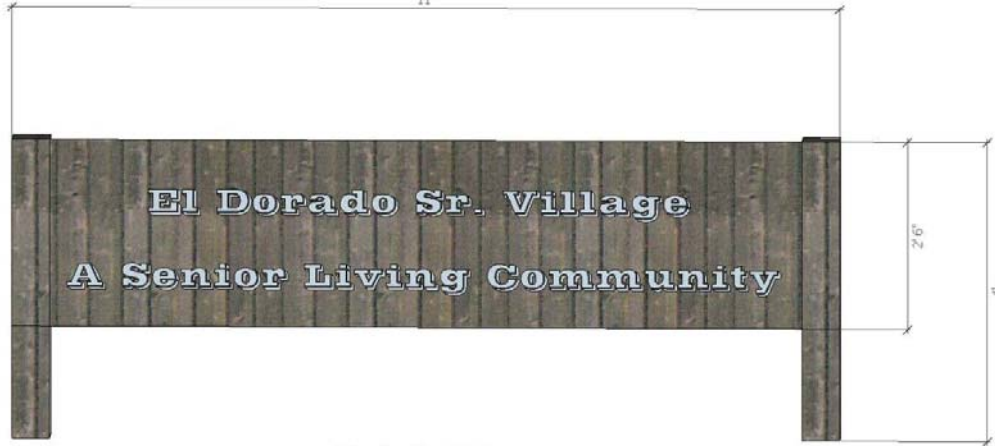
Date: August 8, 2018

Project: El Dorado Senior Resort  
Annexation

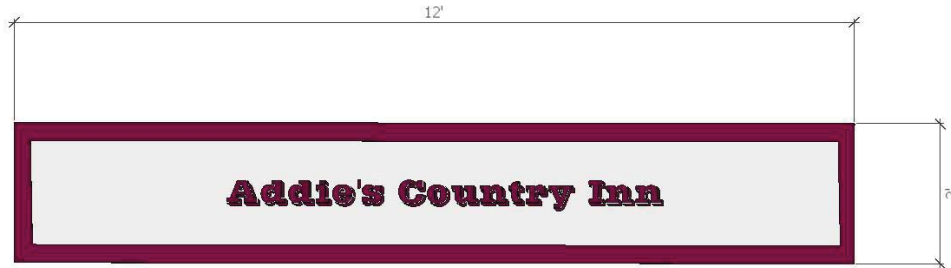
APN: 331-221-30.32

20-1033 D 68 of 69

DR20-0001  
EXHIBIT U - PRELIMINARY SIGNAGE PLAN



Typical at Entry



Typical at Commercial Buildings



Typical at Club House