RECEIVED

MAY 28 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CONDITIONAL/MINOR USE PERMIT

FILE # CUP25-0007

ASSESSOR'S PARCEL NO.(s) Portions of 325-220-016, -017, -019, -063 & 327-110-022

PROJECT NAME/REQUEST: (Describe proposed use) Chick Fil-A - See attached Project Description

APPLICANT/AGENT Palos Verdes Properties, Inc. / LLL&A, LLC.

Mailing Address 1488 Broadway, Placerville, CA 95667
P.O. Box or Street — City — State & Zip

Phone ( ) 530-344-1200 EMAIL: lgrado@palosverdespropertiesinc.com

PROPERTY OWNER Palos Verdes Properties, Inc.

Mailing Address 1488 Broadway, Placerville, CA 95667
P.O. Box or Street — City — State & Zip

Phone ( ) 530-344-1200 EMAIL: lgrado@palosverdespropertiesinc.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc. - Barbara Lebeck P.E.

Mailing Address 3430 Robin Lane, Building #2, Cameron Park, CA 95682
P.O. Box or Street — City — State & Zip

Phone ( ) 530-677-4080 EMAIL: bobbie@lebeckeng.com

LOCATION: The property is located on the SW (N / E / W / S) side of Missouri Flat Rd. @ Headington Rd. (street or road)

0.28 mi (feet/miles) NW corner of Miss (N / E / W / S) of the intersection with Hwy. 50 @ Missouri Flat Rd. Interchange (major street or road)

in the Placerville area. PROPERTY SIZE 1.507 Ac. (after LLA) (acreage / square footage)

X _____ Date _____
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 5/28/2025 Fee $ 4,632.11 Receipt # R603162 Rec'd by LS Census _____

Zoning CR GPD C Supervisor Dist 3 Sec 23 Twn 10 Rng 10

ACTION BY _____ PLANNING COMMISSION
_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

_____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

(Application Revised 4/2016)

(Last revised 04/16)

26-1103 A 1 of 152

CUP25-0007

EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 http://edcgov.us/Planning/

REQUIRED SUBMITTAL INFORMATION
for Conditional/Minor Use Permit

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (√) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

☑	1)	Application form, completed and signed.
☑	2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
☑	3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
☑	4)	A copy of official Assessor's map, showing the property outlined in red.
☑	5)	An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
☑	6)	Environmental Questionnaire form, completed and signed.
☑	7)	Provide name, mailing address and phone number of all property owners and their agents.
☑	8)	A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.
☑	9)	A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms".
☐ N/A	10)	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.

CUP25-0007

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

☑ 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

☐ N/A 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

a) Percolation rate and location of test on 4.5 acres or smaller
b) Depth of soil and location of test
c) Depth of groundwater and location of test
d) Direction and percent of slope of the ground
e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
f) Identify the area to be used for sewage disposal
g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

☐ 13) Preceding parcel map, final map, or record of survey, if any exists.

☐ N/A 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

☐ N/A a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).

☐ N/A b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

Existing Canopy Cover	Percent of Canopy Cover to be Retained or Replaced
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

☐ N/A c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

☑ 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)

☑ 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

☐ N/A 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

☐ N/A 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

☑ 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.

☑ 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

☑ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24"' x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√) Applicant	County		
☑		1)	Project name (if applicable).
☑		2)	Name, address of applicant and designer (if applicable).
☑		3)	Date, north arrow, and scale.
☑		4)	Entire parcel of land showing perimeter with dimensions.
☑		5)	All roads, alleys, streets, and their names.
☑		6)	Location of easements, their purpose and width.
☑		7)	All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
☑		8)	Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards).
☑		9)	Trash and litter storage or collection areas, and propane tank location(s).
☑		10)	Total gross square footage of proposed buildings.
☑		11)	Proposed/existing fences or walls.
☑		12)	Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
☑		13)	Pedestrian walkways, courtyards, etc. (if proposed).
☑		14)	Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards) .
☑		15)	Existing/proposed water, sewer, septic systems, and wells (if applicable).
☑		16)	Existing/proposed fire hydrants.
☐	N/A	17)	Tentative subdivision or parcel map (if applicable).
☐	N/A	18)	Public uses (schools, parks, etc.)
☐	N/A	19)	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed).

SITE PLAN REQUIREMENTS

Check (√)
Applicant County

☐ N/A 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).

☐ N/A 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction).**

Check (√)
Applicant County

☑ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

☑ 2) Note quantity/type of trees to be removed.

☑ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.

☑ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.

☑ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.
(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction).**

Check (√)
Applicant County

☑ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).

☑ 2) Drainage improvements, culverts, drains, etc.

☑ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.
(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 8.5" x 11" reduction).**

Check (√) Applicant	County	
☑		1) Building design, elevations of all sides.
☑		2) Exterior materials, finishes, and colors.
☑		3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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MAY 28 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CHICK-FIL-A (#5892)

PROJECT DESCRIPTION

The project proposes a Chick-Fil-A fast food restaurant on the northwest corner of Missouri Flat Road and Headington Road.

The restaurant will be 4,880 s.f. with a 2-lane drive thru; 2 drive-thru canopies (to shade and protect the employees operating the drive-thru); 43 parking stalls (33 standard; 8 EV; and 2 ADA parking stalls).

The parcel consists of 1.507 acres and is comprised of:

- APN 325-220-019 – Palos Verdes Properties; 0.634± acre parcel on the NW corner of Missouri Flat Road; being 3860 Missouri Flat Road, Placerville, CA 95667
- Por. APN 327-110-022 - Portion of Parcel 9, PM 52/46 - 0.36 acres (being removed from the approved Crossings project boundary),
- Por. APN 327-220-063 – Waltrip; Parcel 1, PM 52/7 - 0.135 Acres
- Por. APN 325-220-017 – Anthoy & Leonard Grado; Parcel 2, PM 2/144; 0.378 acres
- Por. APN 325-220-016 – Joey Gines & Joy Lee; Parcel 1, PM 2/144;

The Crossing RV Resort & Campground project goes before the Planning Commission at the end of March 2025 and includes the removal of the above mentioned 0.36 acres. The Lot Lines Adjustment(s) are being submitted concurrently to the EDC Surveyor's Office by RSC Engineering (The Crossings Phase 1 engineers).

CUP25-0007

For purposes of CEQA evaluation, the 0.36-acre portion of the Chick-Fil-A project site was part of the original EIR for The Crossings project which approved 535,000 s.f. of retail on this site and has already been mitigated for.

The site and all surrounding parcels are zoned CR, Commercial Regional with a General Plan Land Use Designation of Commercial.

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Subject: Re: Chik Fil A application - The Crossings
From: "Robert J. Peters" <Robert.Peters@edcgov.us>
Date: 5/19/2025, 8:43 AM
To: "eric@lebeckeng.com" <eric@lebeckeng.com>
CC: Leonard Grado | Grado Construction <lgrado@gradoconstruction.com>, Meg Sepulveda | Grado Construction <meg@gradoconstruction.com>

Eric,

My apologies for the delay. Here is a snapshot from our combined fee schedule.

CONDITIONAL USE PERMIT							
Application	$1,000 T&M	$95	$283	$1,600 T&M	$490.56	$1,163.55	$4,632.11 T&M
Spectrum Act Eligibility Review Application	$438				$14.02		$452.02
Revision to Conditional Use Permit	$1,000 T&M	$95	$171	$1,600 T&M	$140.16		$3,006.16 T&M

Here is the link to the fees page for our fee resolution and our combined fee schedule: Planning Fees - El Dorado County
Please let me know if you have any questions.

From: eric@lebeckeng.com <eric@lebeckeng.com>
Sent: Monday, May 19, 2025 8:09 AM
To: Robert J. Peters <Robert.Peters@edcgov.us>
Cc: Leonard Grado | Grado Construction <lgrado@gradoconstruction.com>; Meg Sepulveda | Grado Construction <meg@gradoconstruction.com>
Subject: Re: Chik Fil A application - The Crossings

Good Morning Rob,

Can you please get me that submittal fee for the Chick Fil-A Conditional Use Permit application?

Thanks,
Eric Alliguie, P.E.
Lebeck Engineering, Inc.
3430 Robin Lane, Bld # 2
Cameron Park, CA 95682
Office (530) 677-4080
Fax (530) 677-4096

On 5/15/2025 11:32 AM, eric@lebeckeng.com wrote:

> Hi Rob,
>
> Can you please let me know what the submittal fee will be as Chick Fil-A would like to submit ASAP.
>
> Thanks,

Letter of Authorization

The undersigned owner of record to Assessor's Parcel Nos. 327-110-022; 325-220-016, -017, -019 & -063 the description of which is filed as Document No. 2018-R0045639, 2016R0051693, 2021R0043311, 2022R0023025 & 2018R0046458 of Official Records of El Dorado County, hereby authorize Lebeck Engineering, Inc. to perform engineering & surveying services for above. Tasks include (but are not limited to) Conditional Use Permit (CUP).

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MAY 28 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Owner of Record: Palos Verdes Properties, Inc.

Mailing Address: 1488 Broadway, Placerville, CA 95667

Tel: (cell) 530-409-4702

E-mail: lgrado@palosverdespropertiesinc.com

Signed: _____ Date: 5-13-25

Print Name: Leonard Grado

RECORDING REQUESTED BY
First American Title Company
8672461MH
AND WHEN RECORDED MAIL TO:
Joey A. Gines and Joy T. Lee Gines
3593 Meadow View Lane
Placerville, CA 95667

20169005169300003
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2016-0051693-00
Acct 6001-First American Title-Santa Ana
Thursday, OCT 27, 2016 09:08:40
Ttl Pd $24.00 Nbr-0001807866
KMV/C1/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: 325-220-16-100 File No.: 8672461c **(AP)**

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY $0.00 (R&T 11911) & CITY $0.00 (R&T 11911)
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] unincorporated area; [X] City of Placerville, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Joey A. Gines and Joy T. Lee Gines (who acquired title as Joy T. Gines), Husband and Wife, as Joint Tenants

hereby GRANT(s) to **Joey A. Gines and Joy T. Lee Gines, Husband and Wife, as Joint Tenants**

the following described property in the City of **Placerville**, County of **El Dorado** State of **California**;

Full legal description on the attached Exhibit "A", made a part hereof by this reference.

Joey A. Gines

Joy T. Lee Gines

RECEIVED

MAY 28 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Mail Tax Statement to Return Address Above

Document Date: October 06, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

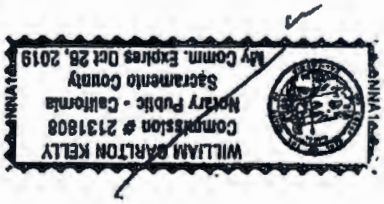
STATE OF California)SS
COUNTY OF Sacramento)

On October 21. 2016, before me, William Carlton Kelly, Notary Public, personally appeared Joey A. Gines, Joy T. Lee Gines, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



This area for official notarial seal



Exhibit "A"

Real property in the unincorporated area of the County of **El Dorado**, State of **California**, described as follows:

ALL THAT PORTION OF SECTIONS 14 AND 23, TOWNSHIP 10 NORTH, RANGE 10 EAST, MDB&M., DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON FEBRUARY 7, 1973 IN BOOK 2 OF PARCEL MAPS AT PAGE 144.

APN #: **325-220-16-100**

Commonly known as: 3593 Meadow View Lane, Placerville, CA 95667

Electronically Recorded In Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

DOC# 2021-0043311

06/30/2021 02:03 PM

Titles: 1 Pages: 3

	Fees	$20.00
	Taxes	$451.00
GL	CA SB2 Fee	$0.00
	Total	$471.00

RECORDING REQUESTED BY:
Inter-County Title Co. Of El Dorado Co.
Order No. **PV-229949-DT**
Escrow No. **PV-229949-CI**
Parcel No. **325-220-017-000**

AND WHEN RECORDED MAIL TO:

ANTHONY GRADO
3603 Meadow View Lane
Placerville, CA 95667

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

☐ Exempt from fee under GC27388.1 for the following reasons:

Signature

6-29-21
Date

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY

Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Name Leonard Grado, Anthony Grado
Street 3603 Meadow View Lane
City & State Placerville, CA 95667

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-229949-CI

GRANT DEED

A.P.N. 325-220-017-000

The undersigned grantor(s) declare(s):
Documentary transfer tax is $451.00
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Darlene Miller Waltrip, Trustee of the Waltrip Family 2006 Trust

hereby GRANT(S) to

Anthony Grado, a single man and Leonard Grado, a married man as his sole and separate property, as joint tenants

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

Parcel C, as shown on that certain Parcel Map filed in the office of the County Recorder of said County on February 7, 1973 in Book 2 of Parcel Maps, Page 144.

I, Linda Grado, spouse of Leonard Grado, consent to the creation of a joint tenancy in the grantees named above in the property described herein.

Linda Grado

Grado

Dated: 6/25/2021

Waltrip Family 2006 Trust

Darlene Miller Waltrip, Trustee

Darlene Miller Waltrip, Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF El Dorado } S.S.

On 06-25-2021, before me, Jeromy Scott Stilwell, Notary Public
personally appeared Darlene Miller Waltrip
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JEROMY SCOTT STILWELL
Notary Public - California
Sacramento County
Commission # 2336583
My Comm. Expires Oct 27, 2024

RECORDING REQUESTED BY:
Inter-County Title Co. Of El Dorado Co.
Order No. PV-230143-DT
Escrow No. PV-230143-CI
Parcel No. 325-220-019-000

AND WHEN RECORDED MAIL TO:

PALOS VERDES PROPERTIES, INC., A CALIFORNIA CORPORATION
4330 GOLDEN CENTER DRIVE, SUITE D
PLACERVILLE, CA 95667

Electronically Recorded in Official Records
County of El Dorado
Janelle K. Horne
Recorder-Clerk

DOC# 2022-0023025

05/24/2022
11:30 AM

Titles: 1 Pages: 4

	Fees	$23.00
	Taxes	$660.00
GL	CA SB2 Fee	$0.00
	Total	$683.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(Please fill in document title(s) on this line)

☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

☐ Exempt from fee under GC27388.1 for the following reasons:

Signature

4-12-22
Date

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY

Inter-County Title Co.
of El Dorado County

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

Name [illegible]

Street 4330 Golden Center Drive, Suite D

City & State Placerville, CA 95667

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No. PV-230143-CI

GRANT DEED

A.P.N. 325-220-019-000

The undersigned grantor(s) declare(s):
Documentary transfer tax is $660.00
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tanya K. Newton, Surviving Joint Tenant

hereby GRANT(S) to

Palos Verdes Properties, Inc., a California corporation

the following described real property situated in the unincorporated area of the County of El Dorado, State of California:

For legal description see attached Exhibit A

Dated: 4/12/2022

Tanya K. Newton

Tanya K. Newton

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF EL DORADO } S.S.

On APRIL 22, 2022, before me, COURTNEY N. IRVINE, Notary Public personally appeared TANYA K. NEWTON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

COURTNEY N. IRVINE
Notary Public - California
El Dorado County
Commission # 2236857
My Comm. Expires May 3, 2022

Order No. PV-230143-CI

EXHIBIT A

PARCEL NO. 1:
All that portion of the Southwest quarter of the Southeast quarter of Section 14, Township 10 North, Range 10 East, M.D.B.&M., described as follows:

BEGINNING at the Southwest corner of the parcel of land herein described from which the South quarter corner of Section 14, bears South 0° 59' West 94.58 feet, thence North 0° 59' East, 101.42 feet to a 1 inch iron bar; thence South 86° 03' East, 155.78 feet to a point in the centerline of the County Road between Missouri Flat and Diamond Springs; thence along said line, South 27° 00' East 101.04 feet; thence leaving said line, South 89° 49' West 32.23 feet to a fence post; thence continuing South 89° 49' West 170.76 feet to the point of beginning.

PARCEL NO. 2:
All that portion of the Southwest quarter of the Southeast quarter of Section 14, Township 10 North, Range 10 East, M.D.B.&M., described as follows:

BEGINNING at the Southwest corner of the parcel of land herein described, identical with the South quarter corner of Section 14, a 2 inch iron pipe in rock mound and stamped ¼ S. 23 ¼ S. 14 C.H.W. 1925; thence from said point of beginning North 0° 59' East 94.58 feet; thence leaving said line, North 89° 49' East 170.76 feet to a fence post; thence continuing North 89° 49' East 32.25 feet to a point in the centerline of the County Road, from Missouri Flat to Diamond Springs; thence along said line South 27° 00' East 107.41 feet; thence leaving said line North 89° 56' West 253.40 feet to the point of beginning.

SAVING AND EXCEPTING from said Parcels 1 and 2 the following:

All that portion of the Southwest quarter of the Southeast quarter of Section 14, Township 10 North, Range 10 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the most Easterly point of the parcel herein described from whence the South quarter corner of said Section 14 bears South 89° 21' 20" West 253.40 feet; thence from said point of beginning South 89° 21' 20" West 54.01 feet; thence North 23° 23' 20" West 179.35 feet; thence on a curve to the left through an angle of 02° 33' 09" with a radius of 560.00 feet and the chord of which bears North 24° 39' 54" West 24.95 feet; thence South 86° 49' 50" East 38.75 feet; thence South 27° 42' 40" East 208.45 feet to the point of beginning.

RECORDING REQUESTED BY
Stephen W. Miller and Laurie D. Honkola

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:

Stephen W. Miller
3440 Texas Hill Road
Placerville, CA 95667

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2018-0046458-00
Acct 200-VITALCHECK
Thursday, DEC 06, 2018 13:25:22
Ttl Pd $499.60 Rcpt # 0001977525
JLR/C1/1-3

Space Above This Line For Recorder's Use

The undersigned Grantor declares: Unincorporated AREA
City Transfer Tax: $
Documentary Transfer Tax: $ 479.60
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
☐ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
THE UNDERSIGNED HEREBY DECLARES
Signature of Declarant of Agent determining tax. Firm Name

GRANT DEED

PCOS FILED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Darlene R. Miller Waltrip, Trustee of the Waltrip Family 2006 Trust

hereby GRANT(S) to
Stephen W. Miller, a married man, and Laurie D. Honkola, a single woman, as 50/50 Tenants in Common

the following described real property in the County of El Dorado, State of California:

LEGAL See attached Exhibit "A"
Commonly known as: 3610 Meadow View Lane, Placerville, CA 95667

Parcel Number: 325-220-060-000

Signature Page for Grant Deed

WALTRIP FAMILY 2006 TRUST

Darlene R. Miller Waltrip, Trustee Darlene R. Miller Waltrip, Trustee

Dated: 12/6/18

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF El Dorado)

On 12/6/2018 before me, Maria G Pelayo, Notary Public, personally appeared Darlene R. Miller Waltrip

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

MARIA G. PELAYO
Comm. # 2158170
Notary Public California
El Dorado County
My Comm. Expires June 24, 2020

Signature Maria G Pelayo (Seal)

Order No. PV-224380-JM

EXHIBIT A

Parcel 1 as said Parcel is shown on that certain Parcel Map filed for record on November 14, 2018 in the office of the County Recorder of said El Dorado County in Book 52 of Parcel Maps at Page 7 El Dorado County Records.

Assessor's Parcel No. 325-220-60-100 (ptn.)

11/14/2018,20180043869

12/06/2018,20180046458

RECORDING REQUESTED BY:
Inter-County Title Co. Of El Dorado Co.
Order No. **PV-228777-DT**
Escrow No. **PV-228777-CH**
Parcel No. **327-110-002-000 (ptn.), 327-110-006-000 (ptn.), 327-130-001-000, 327-130-002-000, 325-220-060-000 (ptn.)**

AND WHEN RECORDED MAIL TO:

GRADO EQUITIES, LLC
C/O LEONARD GRADO
4330 GOLDEN CENTER DRIVE, SUITE D
PLACERVILLE, CA 95667

20189004563900008
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0045639-00
Acct 1002-Inter-County Title
Thursday, NOV 29, 2018 14:29:13
Ttl Pd $2,455.00 Nbr-0001976296
RAB/C1/1-8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
(Please fill in document title(s) on this line)

☒ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

☐ Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____(date) as document number _____ of Official Records, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

☐ Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date) as document number(s) _____ of Official Records, or

☐ Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

☐ Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____(date) as document number(s) _____, or,

☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,

☐ Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:
INTER-COUNTY TITLE COMPANY
RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

L L L & A LLC
c/o Asset Preservation Inc.
1420 Rocky Ridge Drive, Suite 100
Roseville, CA 95661

MAIL TAX STATEMENTS TO:

Grado Equities LLC
c/o Mr. Leonard Grado
4330 Golden Center Drive, Ste. D
Placerville, CA 95667

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 327-110-002-000 (ptn);
327-110-006-000 (ptn);
325-220-060-000 (ptn)
327-130-001-000;
327-130-002-000

GRANT DEED

The undersigned Grantor declares:
Documentary transfer tax is $ 2,420.00 ,
computed on full value of property conveyed,
less value of liens and encumbrances remaining at time of sale

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR VALUE RECEIVED, CARINGELLO ELECTRIC, INC., a California corporation, CARINGELLO FAMILY LIMITED PARTNERSHIP, a California limited partnership, and FLORENCE M. CARINGELLO, surviving spouse (collectively, "Grantor"), do hereby grant to L L L & A LLC, a California limited liability company ("Grantee"), all that certain real property located in El Dorado County, California, more particularly described and/or depicted in Exhibit A attached hereto and made a part hereof.

Dated: November 27, 2018.

"Grantor"

CARINGELLO ELECTRIC, INC., a California corporation

By: James M. Caringello
Name: James M. Caringello
Its: President

[SIGNATURES CONTINUED ON NEXT PAGE]

{00623843; 1}

[SIGNATURES ON GRANT DEED, CONTINUED]

CARINGELLO FAMILY LIMITED PARTNERSHIP, a California limited partnership

By: Florence M Caringello
Name: Florence Caringello
Its: Managing General Partner

Florence M Caringello
FLORENCE M. CARINGELLO, surviving spouse

{00623843; 1}

EXHIBIT A
DESCRIPTION OF THE PROPERTY
Page 1 of 2

All that certain real property situated in the County of El Dorado. State of California. more particularly described as follows:

PARCEL NO. 1:

Parcels 2 and 3 as said Parcels are shown on that certain Parcel Map filed for record on November 14. 2018 in the office of the County Recorder of said El Dorado County in Book 52 of Parcel Maps at Page 7 Records of El Dorado County.

Assessor's Parcel No. 325-220-060-000 (ptn.), 327-110-002-000 (ptn.), 327-110-006-000 (ptn.)

PARCEL NO. 2:
All that portion of Northeast quarter of Section 23. Township 10 North. Range 10 East. M.D.M., described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of said Section 23. thence South 89° 56' East. along the Northerly line of said Section 23. 268.8 feet to the center line of the County Road: thence South 44° 22' East. along the said center line of said County Road 137.9 feet; thence continuing along the center line South 30° 50' East 10 feet; thence leaving said center line South 54° 0' West 480 feet to a point which is South 2° 46' West 393 feet from the point of beginning; thence North 2° 46' East 393 feet to the point of beginning.

EXCEPTING from the above described property the following:

BEGINNING at the Northwest corner of the Northeast quarter of Section 23. Township 10 North. Range 10 East. M.D.B.&M; thence South 89° 56' East along the Northerly line of said Section 23. 268.8 feet to the center of the county Road. the true point of commencement; thence South 44° 22' East along the said center line of said County road 137.9 feet; thence continuing along the center line South 30° 50' East. 10 feet; thence leaving said centerline South 54°0' West 52 feet. more or less. to the center line of a new road now designated as the "New County Road" and continuing Northerly along the center of said road in a straight line 148.5 feet. more or less. to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the most Northerly point of the Parcel herein described from whence the North quarter corner of said Section 23 bears South 89° 21' 20" West 268.60 feet (record 268.80 feet); thence from said point of beginning South 24° 04' 00" East 150.02 feet; thence South 53" 17' 20" West 67.42 feet: thence North 23° 23' 20" West 192.31 feet; thence North 89° 21' 20" East 69.21 feet to the point of beginning.

Assessor's Parcel No. 327-130-001-000

EXHIBIT A
DESCRIPTION OF THE PROPERTY

PARCEL NO. 3:
All that portion of the Northwest quarter of the Northeast quarter of Section 23, Township 10 North, Range 10 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point which is South 2° 46' West 393 feet from the Northwest corner of the Northeast quarter of Section 23, Township 10 North, Range 10 East, M.D.B.&M.; thence South 2° 46' West 34.8 feet; thence South 1° 57' West 364.8 feet; thence North 42° 22' East 706.4 feet to the centerline of the County Road; thence North 19° 22' West along the centerline of said County Road 102.6 feet; thence continuing along said centerline North 30° 50' West 76.3 feet to a point which is distant North 54° 0' West 480 feet from the point of beginning; thence South 54° 01' West 480 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described parcel:

BEGINNING at the most Westerly point of the parcel herein described from whence the North quarter corner of said Section 23 bears North 57° 42' 40" West 326.17 feet; thence from said point of beginning North 53° 17' 20" East 119.42 feet; thence South 31° 32' 40" East 76.30 feet, thence North 20° 04' 40" East 102.60 feet; thence

South 41° 39' 20" West 132.03 feet; thence on a curve to the right through an angle of 03° 18' 21" with a radius of 840.00 feet; and the chord of which bears North 25° 02' 30" West 48.46 feet; thence North 23° 23' 20" West 157.71 feet to the point of beginning.

Assessor's Parcel No. 327-130-002-000

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On 11/27/2018, 2018, before me, Manjit Singh, Notary Public, personally appeared James M. Caldwell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/her/~~their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MANJIT SINGH
Notary Public – California
Santa Clara County
Commission # 2223515
My Comm. Expires Dec 23, 2021

{00623843; 1}

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On 11/27/2018, 2018, before me, Manjit Singh, Notary Public, personally appeared Florence M Caringella, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MANJIT SINGH
Notary Public – California
Santa Clara County
Commission # 2223515
My Comm. Expires Dec 23, 2021

{00623843; 1}

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On 11/27/2018, 2018, before me, Manjit Singh, Notary Public, personally appeared Florence M. Caringal, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

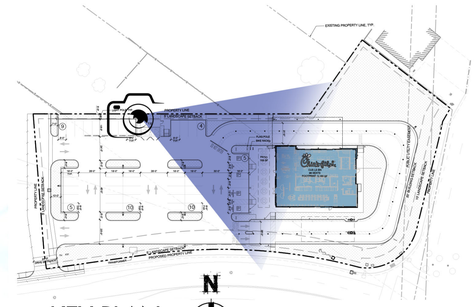
WITNESS my hand and official seal.

Signature _____ (Seal)

MANJIT SINGH
Notary Public - California
Santa Clara County
Commission # 2223515
My Comm. Expires Dec 23, 2021

{00623843; 1}





KEY PLAN

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

3D PERSPECTIVE VIEW 01

A-5.0

DATE: 04.11.2025
MCG JOB #: 25110.05

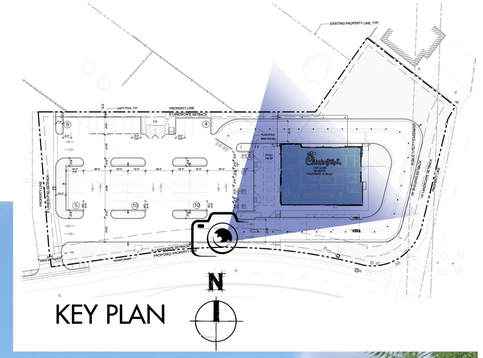
DATE	REVISIONS

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#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

3D PERSPECTIVE VIEW 02

A-5.1

DATE: 04.11.2025
MCG JOB #: 25110.05

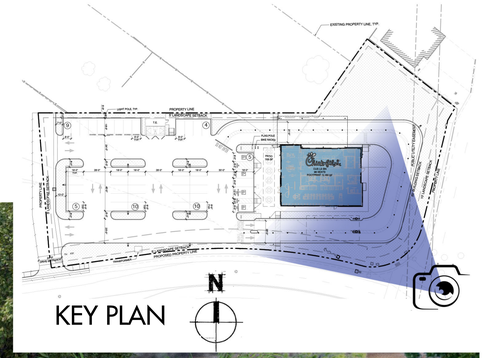
DATE	REVISIONS

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#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

3D PERSPECTIVE VIEW 03

A-5.2

DATE: 04.11.2025
MCG JOB #: 25110.05

DATE	REVISIONS

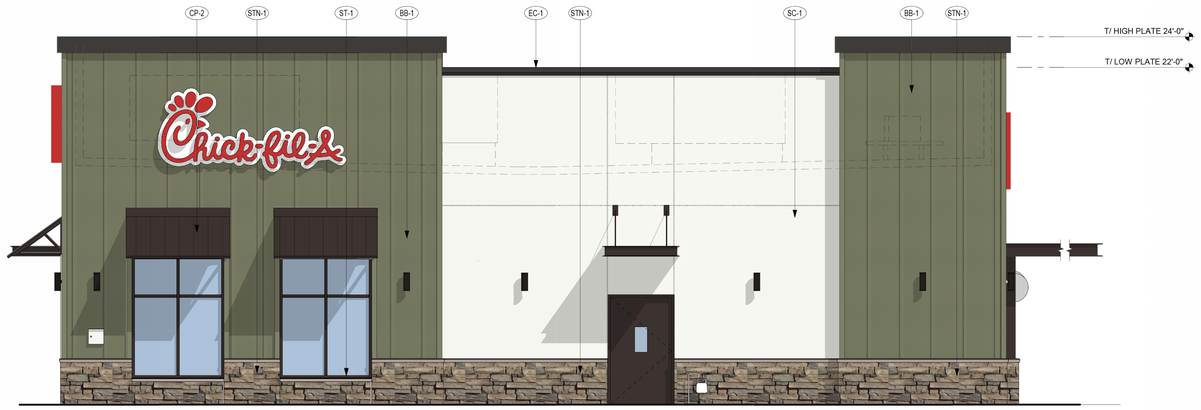
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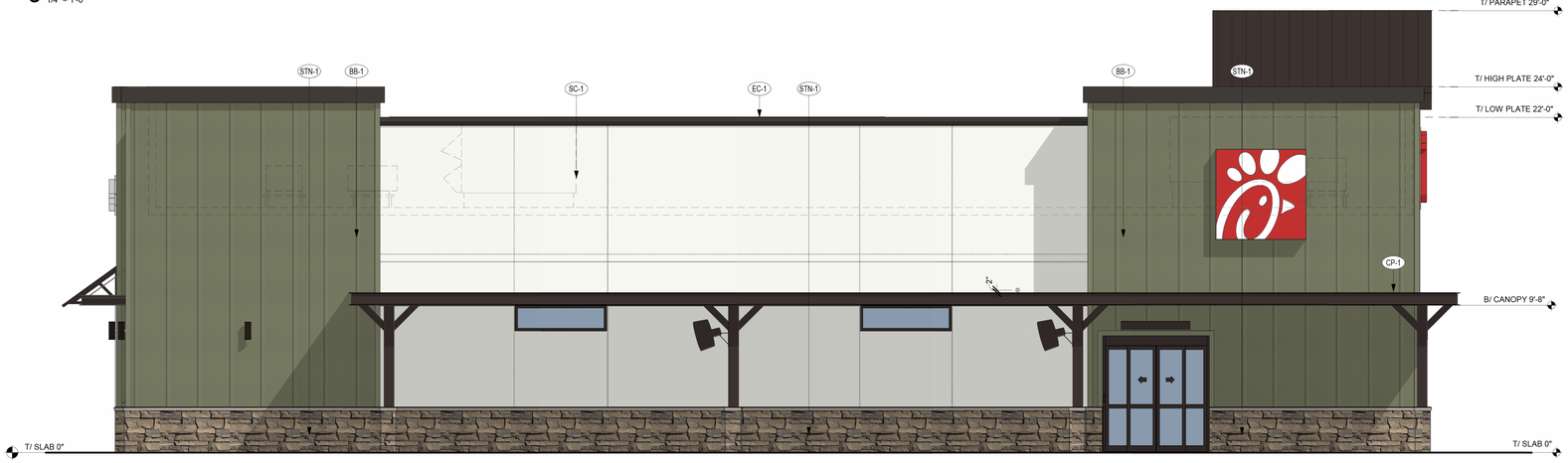
1 EXTERIOR ELEVATION
1/4" = 1'-0"



2 EXTERIOR ELEVATION
1/4" = 1'-0"



3 EXTERIOR ELEVATION
1/4" = 1'-0"



4 EXTERIOR ELEVATION
1/4" = 1'-0"

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

EXTERIOR FINISHES

PT-1 SC-1
PAINT
COLOR: SW7757
HIGH REFLECTIVE WHITE

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

BB-1
BOARD & BATTEN
COLOR: IRISH LOWLANDS
MAUNFACTURER: JAMES HARDIE
FINISH: HARDIPANEL

CP-1 CP-2 ST-1
CANOPY/AWNING/STOREFRONT
COLOR: DARK BRONZE

STN-1
STONE ACCENT
COLOR: LANTANA
TYPE: CLIFFSTONE
MANUFACTURER: EL DORADO STONE

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BB-1	BOARD & BATTEN (PRIMARY)	JAMES HARDIE BUILDING PRODUCTS, INC.	HARDIPANEL	*	IRISH LOWLANDS	VERTICAL SIDING
CP-1	CANOPY METAL FASCIA				DARK BRONZE	
CP-2	CANOPY/AWNING	MBCI	SIGNATURE 300		DARK BRONZE	
EC-1	PRAPET WALL COPING				MIDNIGHT BRONZE	
SC-1	STUCCO			SW 7757	HIGH REFLECTIVE WHITE	FINISH: SAND MEDIUM
ST-1	STOREFRONT	KAWNEER			DARK BRONZE	
STN-1	STONE VENEER	EL DORADO STONE	CLIFFSTONE	*	LANTANA	

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

DATE: 03/28/2025
MCG JOB #: 25110.05

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

EXTERIOR ELEVATIONS

Scale : 1/4" = 1'-0"
0 2" 4" 8"

A-4.0

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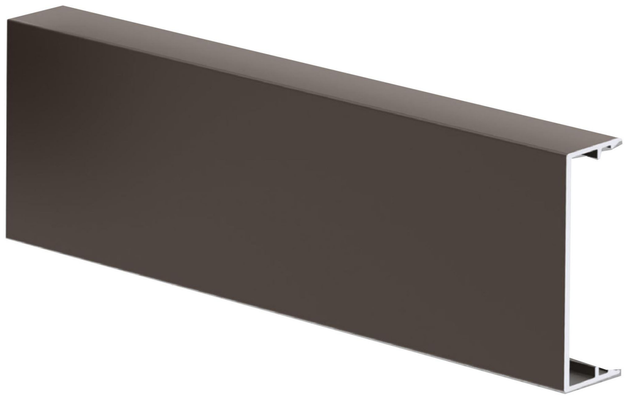
SC-1 SW 7566 WESTHIGHLAND WHITE
STUCCO SYSTEM (SC-1)



SC-2 SW 6172 HARDWARE
STUCCO SYSTEM (SC-2)



CP-1 SW "DARK BRONZE"
CANOPY METAL PAINT (CP-1) (EC-1)



ST-1 YKK YES 45 - DARK BRONZE (MATTE)
STORE FRONT



BR-A BRICK VENEER
COLOR: IMPERIAL GRAY (BR-A)

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

3D PERSPECTIVE VIEW 01

A-6.0

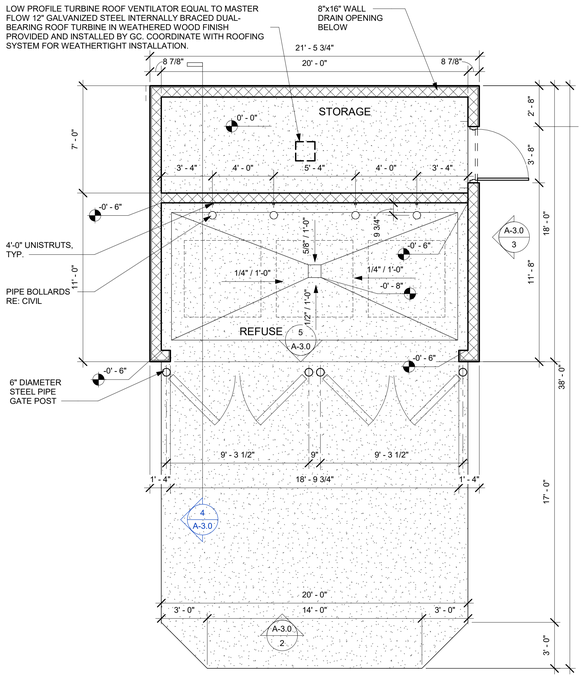
DATE: 03/04/2025
MCG JOB #: 25110.05

DATE	REVISIONS

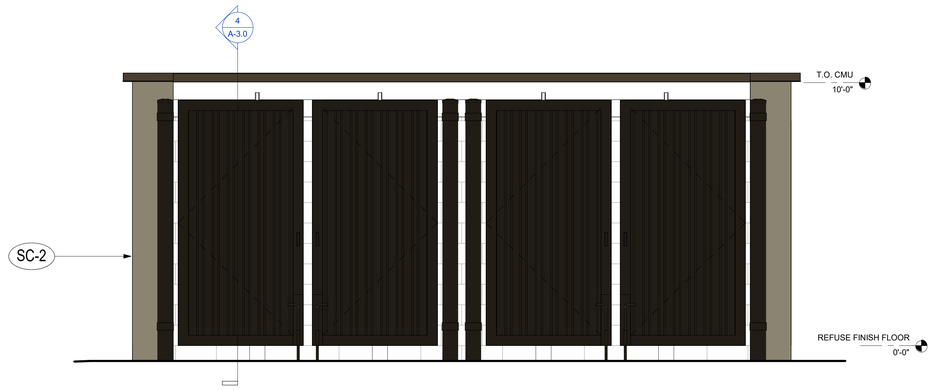
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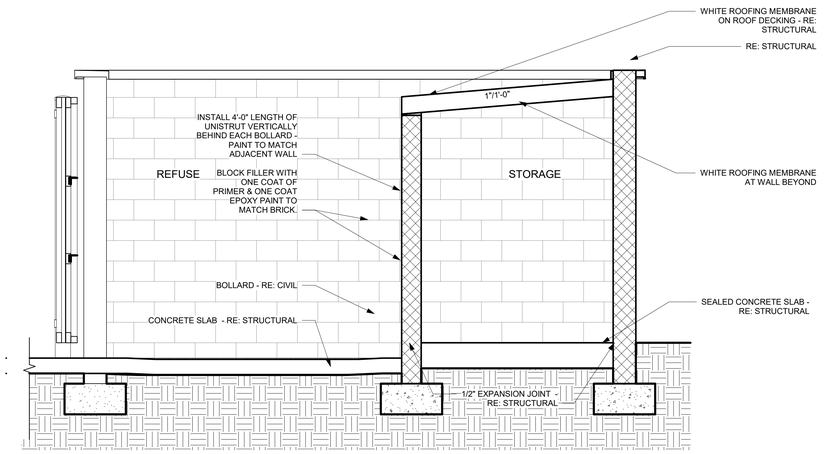
1 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



2 REFUSE ENCLOSURE ELEVATION
1/2" = 1'-0"

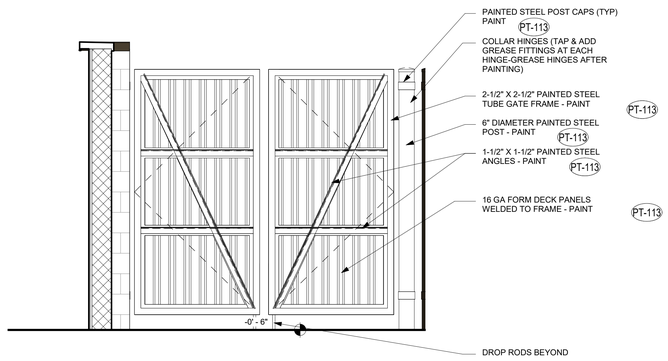


GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION



4 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"

3 REFUSE ENCLOSURE ELEVATION
1/2" = 1'-0"



5 GATE ELEVATION
1/2" = 1'-0"

EXTERIOR FINISHES

SC-1
STUCCO WALL FINISH
COLOR: SW7566- "WESTHIGHLAND WHITE"
MAUNFACTURER: STO POWERWALL
FINISH: SAND MEDIUM

SC-2
STUCCO WALL FINISH
COLOR: SW6172- "HARDWARE"
MAUNFACTURER: STO POWERWALL
FINISH: SAND MEDIUM

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

BR-A
BRICK VENEER
MANUFACTURER: MUTUAL MATERIALS
COLOR: IMPERIAL GREY
SIZE: 1/2"
(ARGOS MORTAR TO MATCH BRICK)

ST-1
STOREFRONT
COLOR: DARK BRONZE

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	IMPERIAL GRAY	*SEE APPROVED BRICK ALTERNATES
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PRAPET WALL COPING				MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		SW 7566 WESTHIGHLAND WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 6172 HARDWARE	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

DATE: 02/28/2025
MCG JOB #: 25110.05

DATE	REVISIONS

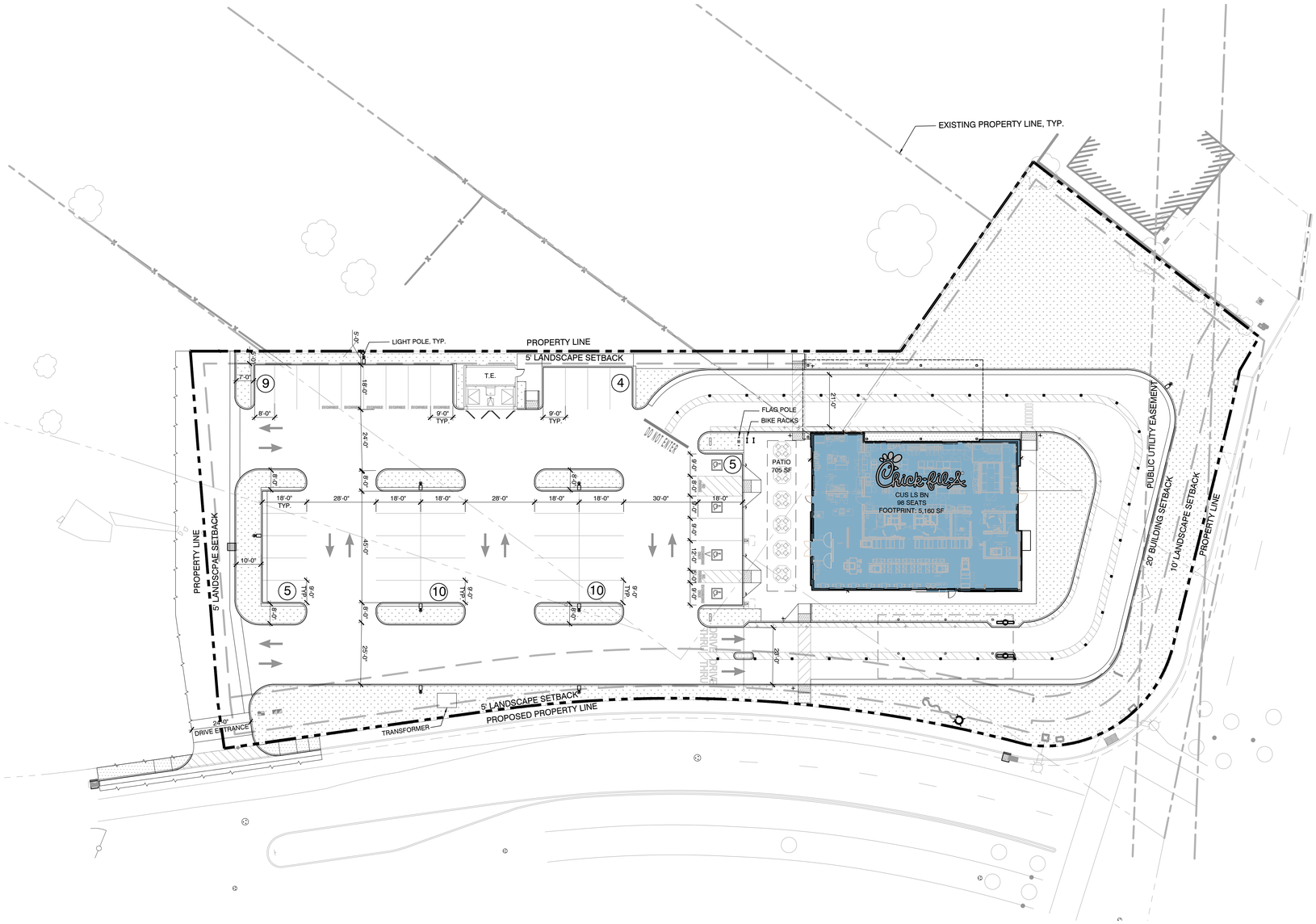
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REFUSE ENCLOSURE

A-1.1

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

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LOCATION MAP

N.T.S.

Site Summary

TOTAL SITE AREA	**1.50 Ac**		**65,344 Sf**
TOTAL BUILDING AREA			**5,160 Sf**
LAND TO BUILDING RATIO			11.66 /1
BUILDING COVERAGE: (Max. 20%)			7.90 %
OVERALL PROPOSED PARKING STALLS:			**43 Stalls**
PROPOSED PARKING RATIO:			**8.33 /1,000Sf**

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Restaurant	1/250 SF	5,160	21
1 RV Space per 20 Stalls	1/20 SF	-	2
Outdoor seating:			
first 300SF exempt - Total is 970SF)	1/250 SF	670	3
		Total:	**25**

BICYCLE PARKING PROVIDED:	**4 Stalls**
BICYCLE PARKING REQUIRED:	3 Stalls
3 Bicycle spaces per 2,000SF	
EV PARKING PROVIDED (CALGREEN - 2022):	
EV PARKING (26-50 STALLS)	8 Stalls
EV ACCESSIBLE (5-25)	1 Stalls
EV VAN ACCESSIBLE (5-25)	1 Stalls
EV PARKING REQUIRED (CALGREEN - 2022):	8 Stalls
EV PARKING (26-50 STALLS)	8 Stalls- Capable (2- EVSE)
EV ACCESSIBLE (5-25 STALLS)	1 Stalls
EV VAN ACCESSIBLE (5-25 STALLS)	1 Stalls
EV AMBULATORY (5-25 STALLS)	0 Stalls

ZONING REQUIREMENTS

APN: 325-220-019
ZONING: CR - Commercial Regional
USE: RESTAURANT
OCCUPANCY: A-2
BUILDING REQUIRED SETBACKS:
FRONT: 20 FEET (Front and secondary Front Streets)
REAR: 5 FEET
SIDE: 5 FEET
HEIGHT: 50 FEET
PARKING/ LANDSCAPE SETBACK FROM R/W: 10 FEET
LANDSCAPE SETBACK FROM PL: 5 FEET
LANDSCAPE PLANTER: MIN. 5 FEET and 25SF (excluding curbs)
WHEEL STOPS REQUIRED ON LANDSCAPE AREAS.

STALL SIZE: 9' x 18'
MOTOCYCLE PARKING: 5% (if total parking >100 stalls)
LOADING SIZE: we meed the adopted Parking and Loading Standards (Resolution 202-2015).
FIRE LANE DIMENSION: 26 FEET
MIN. DRIVEWAY DIMENSION: 24 FEET
DT LANE MIN. DIMANSION: 12 FEET

GENERAL NOTE:
1- A 5- FOOT WIDE PLANTER SHALL BE PROVIDED BETWEEN THE DRIVE-THROUGH LANE AND THE PARKING AREA THAT INCLUDES SHADE TREES.
2- A MINIMUM 4 FOOT HIGH WALL OR PLANTER/LANDSCAPING SHALL BE PROVIDED TO SCREEN DRIVE-THROUGH LANES FROM ADJACENT ROWS AND ADJACENT USES. DRIVE THROUGH LANES MUST BE A MINIMUM OF 12 FOOT WIDE.

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

SITE PLAN
SP-01

A-1.0

Scale : 1" = 20'

0 10' 20' 40'

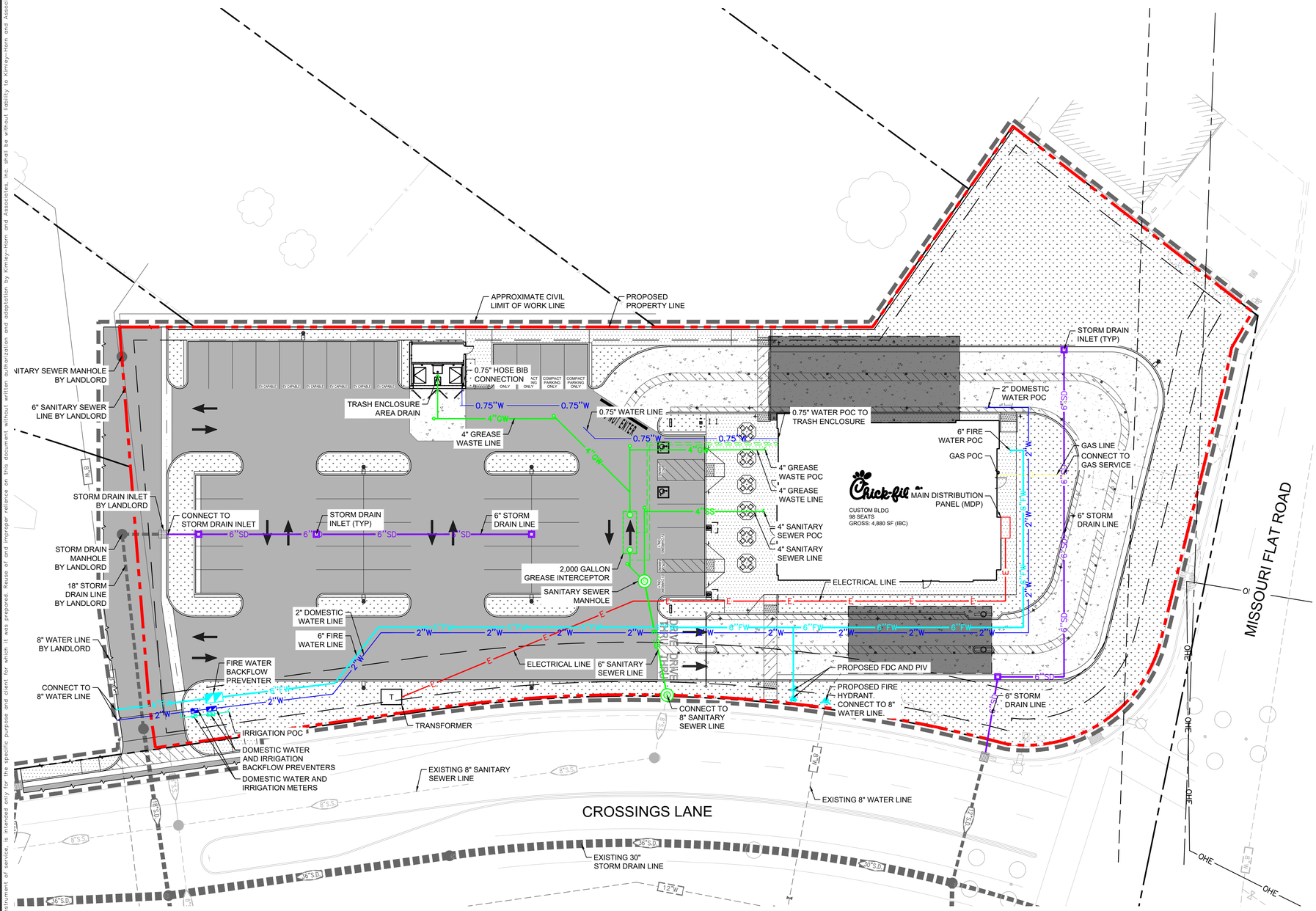
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MCG JOB #: 25110.05

DATE	REVISIONS

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CLEVELAND
DENVER
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PHOENIX
SAN FRANCISCO

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LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- SD — PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- SS — PROPOSED SANITARY SEWER PIPE
- SEWER MANHOLE, CLEAN OUT, AREA DRAIN
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- E — PROPOSED ELECTRICAL LINE
- G — PROPOSED GAS LINE
- WATER METER AND BACKFLOW PREVENTER
- FIRE HYDRANT, POST INDICATOR VALVE, FDC

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

GRAPHIC SCALE IN FEET
0 10 20 40

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kimley»Horn
4637 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT	DESIGNED BY	DRAWN BY	CHECKED BY
097672173	SAL	AK	JAK
DATE	SCALE		
02/28/2025	AS SHOWN		

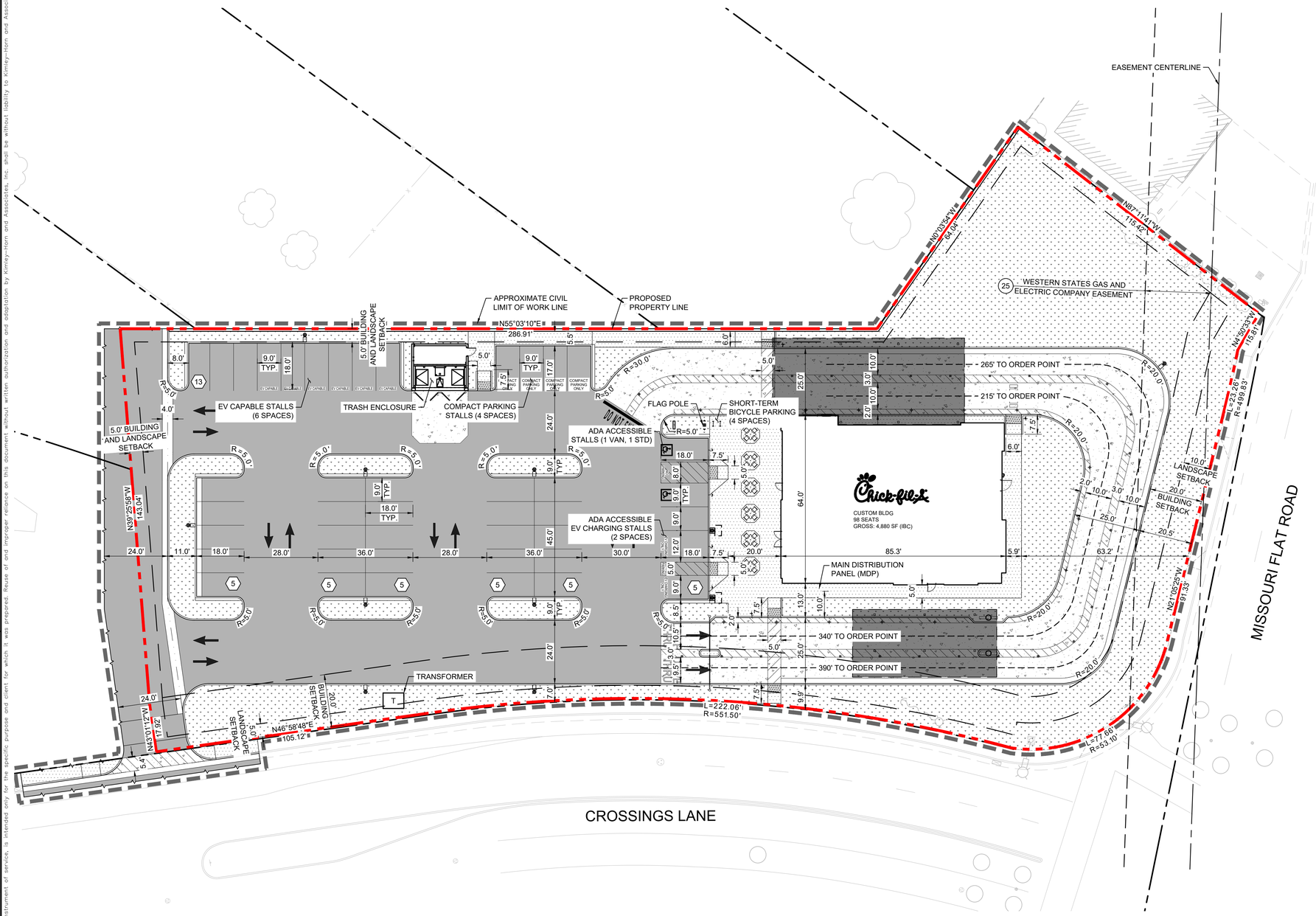
No.	REVISIONS	DATE	BY

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C5.0

C:\BAY_IDEV\chick-fil-a\097672173 - cfa #5892 - crossings at el dorado (placerville)\CAD\Exhibits\entitlements\C5.0 PRELIMINARY UTILITY PLAN.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- SAWCUT LINE
- ACCESSIBLE PATH OF TRAVEL. (FOR REFERENCE ONLY, DO NOT PAINT)
- ASPHALT CONCRETE
- CONCRETE WALK
- CONCRETE PAVEMENT
- LANDSCAPE AREA

NOTES

1. ALL PARKING LOT CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL AUTOMOBILE PARKING SPACES ARE 9' WIDE X 18' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.
4. SITE LIGHTING IS SHOWN FOR REFERENCE. SEE ELECTRICAL PLANS FOR DETAILS AND LOCATIONS.

EASEMENT NOTES

(25) *AN EASEMENT FOR POLE LINES AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1928 IN BOOK 109 OF DEEDS, PAGE 82.*

IN FAVOR OF : WESTERN STATES GAS AND ELECTRIC COMPANY
AFFECTS : AS DESCRIBED THEREIN

[CENTERLINE IS PLOTTED HEREON; WIDTH IS UNKNOWN]

PARKING REQUIRED SUMMARY TABLE	
BUILDING AREA (SF)	4,880
OUTDOOR SEATING AREA (SF)	240
REQUIRED PARKING STALLS	*19
PROVIDED PARKING STALLS	43

**ONE (1) PARKING SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA. THE FIRST 300 SQUARE FEET OF OUTDOOR SEATING IS EXEMPT FROM PARKING REQUIREMENTS.*

OVERALL PARKING SUMMARY TABLE		
STALL TYPE	REQUIRED / ALLOWED	PROVIDED
STANDARD PARKING STALL (9'X18')	19	29
COMPACT PARKING STALL (8'X18')	-	4
EV CAPABLE (SEE TABLE RIGHT)	8	8
ADA PARKING	*2 (1 VAN, 1 STD)	2 (1 VAN, 1 STD)
TOTAL	-	43

**REQUIRED NUMBER OF ADA PARKING SPACES IS CALCULATED PER 2022 CBC AND IS BASED ON THE PROVIDED NUMBER OF TOTAL PARKING SPACES (43 SPACES).*

EV & BICYCLE PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
EV CAPABLE	*8	8
EV CAPABLE WITH EVSE	*2 (1 VAN ACCESSIBLE)	2 (1 VAN, 1 STD ACCESSIBLE)
SHORT TERM BIKE PARKING	**4	4

**REQUIRED NUMBER OF EV CAPABLE STALLS AND EVCS WITH EVSE STALLS ARE CALCULATED PER THE 2022 CALGREEN BUILDING CODE AND ARE BASED ON THE TOTAL PROVIDED PARKING SPACES (43 SPACES).*

***REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES SHALL BE ONE (1) PER EVERY 5 REQUIRED VEHICLE PARKING SPACES UP TO THE FIRST 25 VEHICLE SPACES.*

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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5200 Buffington Road
Atlanta, Georgia
30349-2998

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KHA PROJECT	097672173
DATE	02/28/2025
SCALE	AS SHOWN
DESIGNED BY	SAL
DRAWN BY	AK
CHECKED BY	JAK

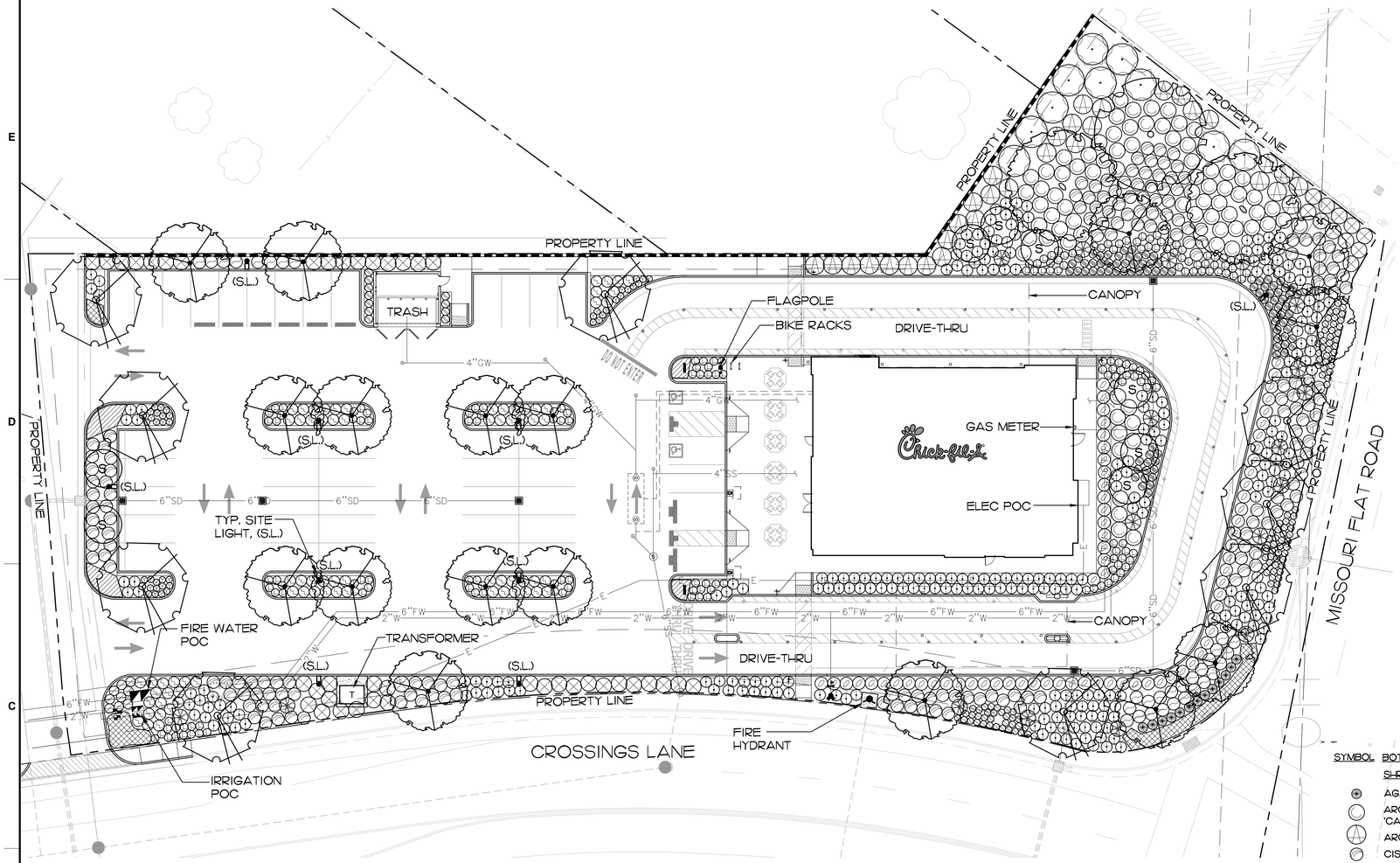
No.	REVISIONS	DATE	BY

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

PRELIMINARY SITE PLAN

SHEET NUMBER
C4.0

C:\BAY_LDEV\chick-fil-a\097672173 - cfa #2892 - crossings at el dorado (placerville)\CAD\Exhibits\entitlements\C4.0 PRELIMINARY SITE PLAN.dwg
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I PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.

2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG

3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.

4. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.

5. INSTALL TREE ROOT CONTROL BARRIERS WITH ALL TREES THAT ARE PLACED SIX (6) FEET AND CLOSER TO HARDSCAPE IMPROVEMENTS, INCLUDING FLATWORK, CURBS AND RAISED PLANTERS. ROOT BARRIERS SHALL BE 16 FEET IN LENGTH MINIMUM (8 FEET EACH SIDE OF TREE).

6. FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.

7. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.

8. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY, COUNTY AND/OR AGENCY LANDSCAPE GUIDELINES, STANDARDS AND REQUIREMENTS.

9. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.

10. ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIPLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.

11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.

12. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 2
	TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	17	STANDARD DECIDUOUS	M
S	COTINUS COGGYGRIA 'PURPUREA'	SMOKE TREE	24" BOX	8	MULTI DECIDUOUS	L
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	9	STANDARD DECIDUOUS	L
	QUERCUS SUBER	CORK OAK	24" BOX	1	STANDARD EVERGREEN	L
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	24" BOX	2	STANDARD EVERGREEN	L
	SHRUBS					
	AGAVE PARRYI	NCN	5 GAL.	13	3'-0" O.C.	L
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	LITTLE SUR MANZANITA	5 GAL.	76	5'-0" O.C.	L
	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	32	6'-0" O.C.	L
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	172	4'-0" O.C.	L
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	EVERGREEN EUONYMOUS	5 GAL.	73	4'-0" O.C.	L
	EUONYMOUS JAPONICUS 'GREEN SPIRE'	EVERGREEN EUONYMOUS	5 GAL.	11	2'-6" O.C.	L
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	86	2'-6" O.C.	L
	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	50	5'-0" O.C.	L
	FREMONTODENDRON X 'PACIFIC SUNSET'	COMMON FLANNEL BUSH HYB.	15 GAL.	10	AS SHOWN	L
	HESPERALOE PARVIFLORA 'PINK PARADISE'	RED YUCCA	5 GAL.	9	3'-0" O.C.	L
	LAGERSTROEMIA INDICA 'MONERS'	PETITE EMBERS CRAPE MYRTLE	5 GAL.	34	4'-0" O.C.	L
	LAVANDULA ANGUSTIFOLIA 'BLUE CUSHION'	ENGLISH LAVENDER	5 GAL.	112	2'-0" O.C.	L
	LEYMUS ARENARIUS 'BLUE DUNE'	WILD RYE	5 GAL.	176	2'-6" O.C.	L
	MUHLENBERGIA LINDHEIMERI	MUHLY	5 GAL.	275	3'-6" O.C.	L
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	5 GAL.	40	2'-0" O.C.	L
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL.	74	3'-6" O.C.	L
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAM'S NEEDLE	15 GAL.	18	AS SHOWN	L
	GROUNDCOVERS					
	CALYLOPHUS HARTWEGII FENDLERI	SUNDROPS	1 GAL.	213 S.F.	24" O.C.	L
	ROSMARINUS OFFICINALIS 'IRENE'	DWARF ROSEMARY	1 GAL.	383 S.F.	18" O.C.	L
	DECOMPOSED GRANITE, 3" THICK - AT TRANSFORMER & FIRE HYDRANT					

NOTE: ALL SHRUB PLANTING AREAS ARE TO RECEIVE A 3" THICK LAYER OF ORGANIC BARK MULCH.

LANDSCAPE CALCULATIONS

SHRUB & GROUNDCOVER AREA:	19,473 SQ. FT.
TURF AREA:	0 SQ. FT.
TOTAL LANDSCAPE AREA:	19,437 SQ. FT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

N

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

hourian associates, inc.
landscape architecture + design
san clemente | santa barbara, california
o: 949.489.5623 f: 858.810.0335

LICENSED LANDSCAPE ARCHITECT
ROBERT A. GARCIA
#3934
Signature
5/31/25
Renewal Date
3/3/25
Date
STATE OF CALIFORNIA

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # **05892**

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

ARCHITECT'S PROJECT #

PRINTED FOR

DATE 3-3-25

DRAWN BY VG/NH

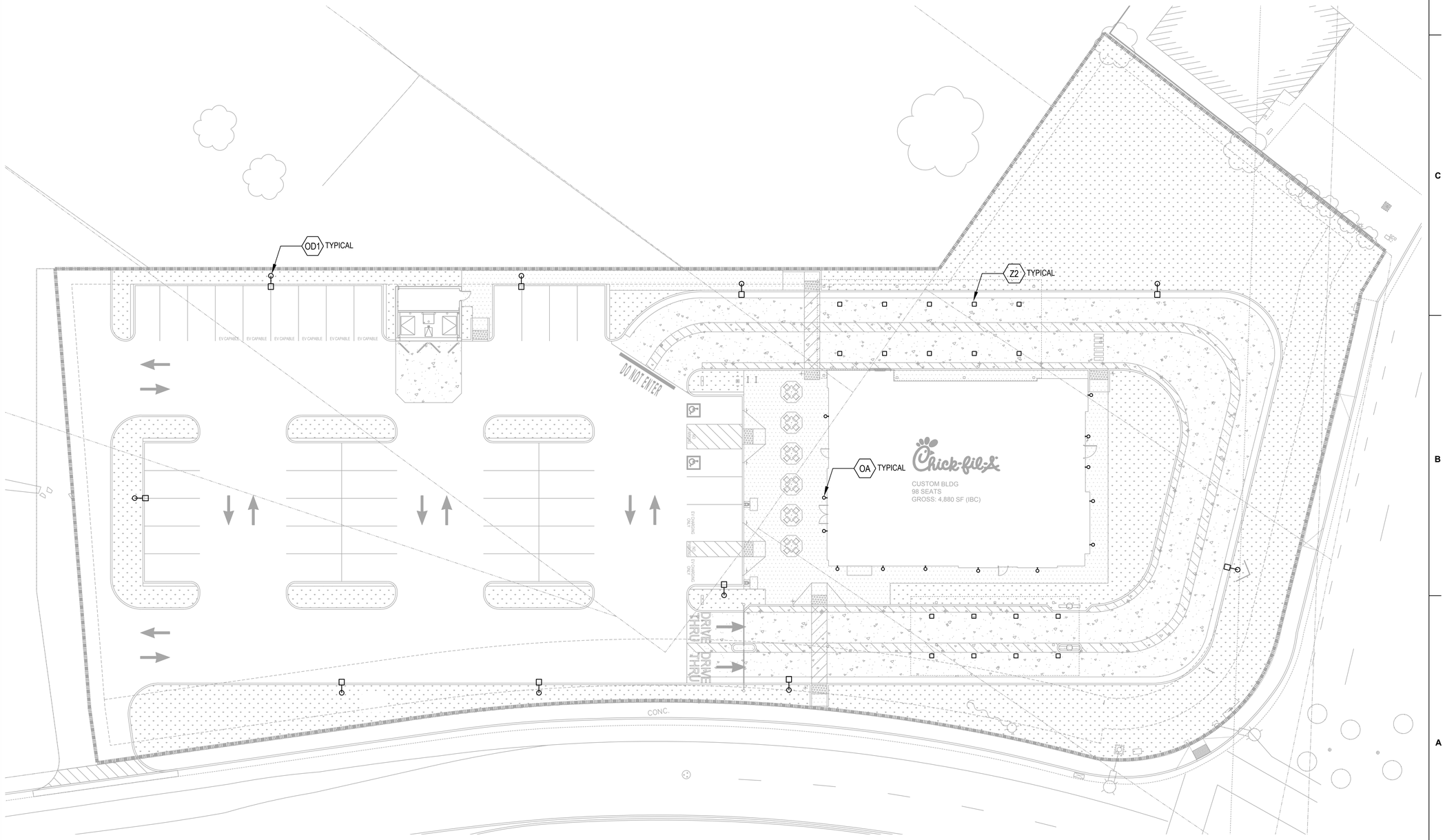
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SHEET
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L1.0

SCHEDULE

SYMBOL	TAG	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FILE NAME	(QTY)LAMP	LUMENS	LLF	WATTS	DISTRIBUTION	MOUNTING HEIGHT
	OD1	10	COOPER LIGHTING	PRV-PA2A-730-U-T4W-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K, 720mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD AND FULL DROP VISOR	PRV-PA2A-730-U-T4W-HSS.ies	1	10,262	0.9	112.0	BUG RATING : B1-U0-G1	25 FT
	OA	13	PROGRESS LIGHTING	P5675-31	5" UP/DOWN CYLINDER WITH HEAVY DUTY ALUMINUM CONSTRUCTION, WET LISTED, WITH TWO GENERAL ELECTRIC RETROFIT LAMPS #LED12P30RW830Z5		2		0.9	24		9 FT
	Z2	18	DECO LIGHTING	D533R-PRO-55-30-U-5-W-M	LED CANOPY LUMINAIRE, 3000K, 80 CRI		1	7910	0.9	55		RECESS



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
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fx: (406) 522-5260
info@acies.net

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CHICK-FIL-A
CROSSING AT EL DORADO

CROSSING AT EL DORADO
PLACERVILLE, CA 95667

FSR#05892

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

CONSULTANT PROJECT #
PRINTED FOR
DATE
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SHEET
ELECTRICAL SITE LIGHTING PLAN

SHEET NUMBER
ES1.0
26-1193 A 43 of 192

ELECTRICAL SITE LIGHTING PLAN | SCALE 1/16" = 1'-0" | 1

D:\Acies Engineering\ACIES Projects\Chick-Fil-A\Crossing EL Dorado\Electrical\261282_ES1.1.dwg Sheet No: ES1.0 **Saved by:** anjo - Thursday, February 27, 2025 2:26 AM **Printed by:** Anjo Santos - February 27, 2025 2:26 AM

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/Driveway	+	2.5 fc	21.5 fc	1.0 fc	21.5:1	2.5:1
Canopy 1	+	36.7 fc	51.8 fc	12.9 fc	4.0:1	2.8:1
Canopy 2	+	36.0 fc	49.6 fc	12.4 fc	4.0:1	2.9:1

CUSTOM BLDG
98 SEATS
GROSS: 4,880 SF (IBC)

ELECTRICAL SITE PHOTOMETRIC PLAN | SCALE 1/16" = 1'-0" | 1

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

ACIES ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 522-5260
info@acies.net

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CHICK-FIL-A
CROSSING AT EL DORADO

CROSSING AT EL DORADO
PLACERVILLE, CA 95667

FSR#05892

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

CONSULTANT PROJECT #
PRINTED FOR
DATE
DRAWN BY

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SHEET
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NUMBER
EP1.0

D:\Acies Engineering\ACIES Projects\Chick-Fil-A\Crossing EL Dorado\Electrical\260262_E1.1.dwg Sheet No: EP1.0 Saved by: arojo - Thursday, February 27, 2025 2:25 AM Printed by: Arojo Santos - February 27, 2025 2:25 AM

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

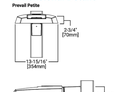
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 7

Quick Facts

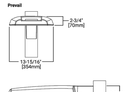
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

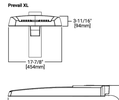
Prevail Petite

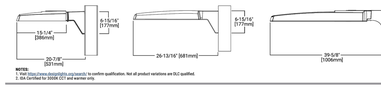


Prevail



Prevail XL





NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Lumark

Prevail Discrete LED

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current [3]	Color Temperature	Voltage	Distribution	Mounting [Order Separately]	Finish
PRV-P=Prevail Petite **AAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [4] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [4]	**PA1**=1 Panel, 24 LED Rectangle	A=400mA Nominal B=530mA Nominal C=700mA Nominal D=1200mA Nominal	**740**=700lm, 4000K **750**=700lm, 5000K **760**=700lm, 3000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **4**=347V **8**=480V [5] **R**=Rural/AL, 277-480V [1,4]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **SWQ**=Type V Square Wide	**[Blank]**=Standard Versatile Mount Arm **WA**=Wall Arm **WM**=Wall Mount Arm **ASA**=Adjustable Arm - Single **ASD**=Adjustable Arm - Slipfitter, Six vertical lenses **ASJA-WA**=Adjustable Arm-Wall Mount	**BZ**=Bronze **C**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-PL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [4] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [4]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	A=700mA Nominal B=950mA Nominal					
	PA3=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	A=750mA Nominal B=950mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HSS=House Side Shield [6]
HSS=Optics Rotated 90° Right
HSS=House Side Shield (Factory Installed) [6]
HSS-FD=House Side Shield Retrofit [6]
CC=Conformal Coating [7]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [8]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [8]
MLO/SM-LSE=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 15' - 40' Mounting [9, 10, 11]
MLO/SM-LSR=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [9, 10, 11]
SPMO-LSE=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 15' - 40' Mounting [9, 10, 11]
SPMO-LSR=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [9, 10, 11]
SPBA=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [9, 10]
ZW=Wireless-enabled 4-PIN Twistlock Receptacle [8, 12]
ZW-7P=Wireless-enabled 7-PIN Twistlock Receptacle [8, 12]
ZW-DMTOSCE=WaveLinx, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [9, 10, 11, 12]
ZW-DMTOSXT=WaveLinx, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [9, 10, 11, 12]
ZE-DMTOSCE=WaveLinx, SB Driver, Dimming Motion and Daylight, MAC Programmable, 7' - 15' Mounting [9, 10, 11, 12]
ZE-DMTOSXT=WaveLinx, SB Driver, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [9, 10, 11, 12]
Shorting Cap (See Table Below) LumenSafe integrated Network Security Camera [13, 14]

Accessories (Order Separately) [15, 16]

PRVSA-SX=Standard Arm Mounting Kit [16]
PRVMA-SX=Mast Arm Mounting Kit [16]
PRVWM-SX=Wall Mount Kit [16]
PRV-ALO-SX=Adjustable Arm - Pole Mount Kit [16]
PRV-ALO-JS=Adjustable Arm - Slipfitter Kit [16]
PRV-ALWA-WM-SX=Adjustable Arm - Wall Mount Kit [16]
PRVSLSA-SX=Standard Arm Mounting Kit [16]
PRVSLMA-SX=Mast Arm Mounting Kit [16]
PRVSLWM-SX=Wall Mount Kit [16]
PRV-SL-ALO-SX=Adjustable Arm - Pole Mount Kit [16]
PRV-SL-ALO-JS-XX=Adjustable Arm - Slipfitter Kit [16]
PRV-SL-ALWA-WM-XX=Adjustable Arm - Wall Mount Kit [16]
WA1010-SX=Single Tenon Adapter for 3-1/2" O.D. Tenon
WA1011-SX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
WA1077-SX=Single Tenon Adapter for 2-3/8" O.D. Tenon
WA1015-SX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SBA238=Tenon Adapter from 2-3/8" to 3"
PRVDS6-FDY=Full Drop Visor [16]
PRVDL3SS-FDY=Full Drop Visor [16]
HSS-SP=House Side Shield, Single Vertical Panel [16]
HSS-DP=House Side Shield, Horizontal Panel [16]
GA/SA1016=Photocontrol Shorting Cap
GA/SA1016=NEMA Photocontrol - 120V
GA/SA1016=NEMA Photocontrol - Multi-Tap 208-277V
GA/SA1281=NEMA Photocontrol - 347V
GA/SA1821=NEMA Photocontrol - 480V
GA/SA1016=Configuration Tool for Photocontrol Sensor
SMPO4-SX=Wired/Jxc Sensor, Dimming Motion and Daylight, MAC Programmable, 7' - 12' Mounting [9, 10, 11, 12]
SMPOS-SX=Wired/Jxc Sensor, Dimming Motion and Daylight, MAC Programmable, 15' - 40' Mounting [9, 10, 11, 12]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [17]

NOTES:
1. Shorting Light Connection® Qualified. Refer to www.shortinglights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to Wattstopper website for compatible Wattstopper sensors for use with this luminaire.
3. Only product configurations with three-digit/segment prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.
4. Luminaire is shipped standard with mounting engine in Position 1 (see mounting options).
5. Nominal 480V operation allows fixture to actual 600V operation. For applications, refer to Power and Lumens tables.
6. 480V not to be used with ungrounded or impedance-grounded systems.
7. Durable® Conformal Coating provides first power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/durable® for more information.
8. Not available with 480V or Universal Voltage.
9. Not available with PRV-P and PRV-PL.
10. Self-aimed to 90° from mounting engine in Position 1 (see mounting options).
11. Self-aimed to 90° from mounting engine in Position 1 (see mounting options).
12. Not available with PRV-P and PRV-PL.
13. Refer to Lumen Maintenance table for L70 values.
14. Refer to Energy and Performance Data table for power quality issues such as loss of neutral, transients and voltage fluctuations.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -30°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PAE and WPOD-12D in appropriate quantities. Gateway components require commissioning software and requires system components to be installed for space.
17. Refer to WaveLinx website for more information.
18. Not available with High Ambient Sensor, 3YL or 4J as options. Consult LumenSafe system product pages for additional details and compatibility information.
19. Not available with paint code.
20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements and may not be BAA or TAA compliant.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements and may not be BAA or TAA compliant.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available with PRV-P, PRV-PL or PRVP.
24. Requires 4 PIN twistlock receptacle option (Z4 or Z4C) and WaveLinx Outdoor control module (WOLC-7P-10A) ordered as a field-installable accessory (1, 2, 3, or 4). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, and photocell operation. Refer to Wattstopper website for compatible sensors for use.
26. Requires 4 PIN twistlock receptacle option (Z4 or Z4C) option.
27. Requires 7 PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZE, ZW or LWS). Only for use at 120-347V.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

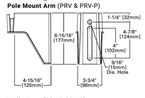
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**M**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card	**S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Lumark

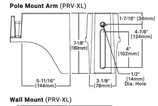
Prevail Discrete LED

Mounting Details

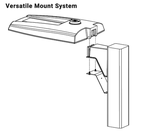
Pole Mount Arm (PRV & PRV-P)



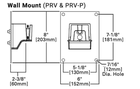
Pole Mount Arm (PRV-XL)



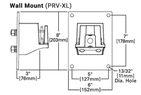
Versatile Mount System



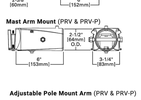
Wall Mount (PRV & PRV-P)



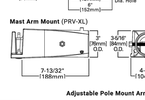
Wall Mount (PRV-XL)



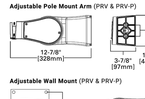
Mast Arm Mount (PRV & PRV-P)



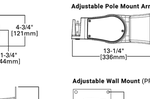
Mast Arm Mount (PRV-XL)



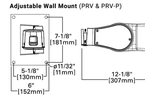
Adjustable Pole Mount Arm (PRV & PRV-P)



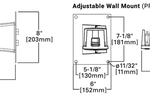
Adjustable Pole Mount Arm (PRV-XL)



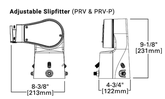
Adjustable Wall Mount (PRV & PRV-P)



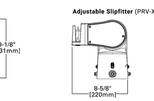
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



Adjustable Slipfitter (PRV-XL)



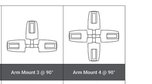
Lumark

Prevail Discrete LED

Mounting Details

Mounting Configurations and EPAs

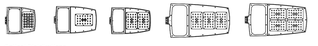
NOTE: For 2 PRV's mounted at 90°, require minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



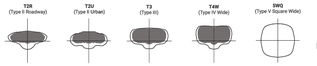
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations

PRV-P-PA1X **PRV-PA1X** **PRV-PA2X** **PRV-XL-PA3X** **PRV-XL-PA4X**



Optical Distributions



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting.
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°. Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°, Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Lumark

Prevail Discrete LED

Energy and Performance Data

Power and Lumens

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family	Prevail Petite				Prevail				Prevail XL			
Light Engine	PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B
Power (Watts)	31	53	72	93	54	74	113	151	172	234	245	303
Drive Current (mA)	375	670	930	1200	670	930	720	970	750	980	785	970
Input Current @ 120V (A)	0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53
Input Current @ 277V (A)	0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12
Input Current @ 347V (A)	0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90
Input Current @ 480V (A)	0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65
Distribution												
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,057	39,689
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131
	3000K Lumens †	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103
	3000K Lumens †	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131
	3000K Lumens †	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91
	3000K Lumens †	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130
	3000K Lumens †	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96
	3000K Lumens †	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129
	3000K Lumens †	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93
	3000K Lumens †	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135
	3000K Lumens †	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files

Lumark

Prevail Discrete LED

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL	
Light Engine		PA1	PA1	PA2	PA3	PA4
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Lumark

Prevail Discrete LED

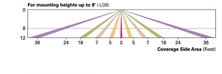
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

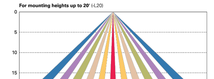
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

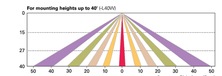
For mounting heights up to 8' (-LSB)



For mounting heights up to 20' (-LZS)



For mounting heights up to 40' (-L40W)

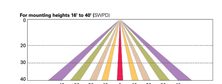


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPOS) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (SWPD)



LumenSafe (L0) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
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www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

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PLACERVILLE, CA 95667

FSR#05892

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

CONSULTANT PROJECT #
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SHEET
SITE LIGHTING CUTSHEET

SHEET NUMBER
EP1.

DECO© | LIGHTING

D533R-PRO

High Performance Recessed Canopy Light

Client:
Project Name:
Order #:
Type:
Qty:



Performance Data

CRI
80+

CCT
3000K, 3500K, 4000K, 5000K

Projected Lifetime
175,000 Hours (L80);
91,000 Hours (L90)

Dimming
0-10V dimming standard,
100% down to 10%

Operating Temperature
-40°C to +50°C Ambient

ETL Listed
Suitable for dry, damp, wet locations

ETL Listed | 10 Yr Warranty Available | USA Buy American Act Compliant

Description

The D533R-PRO recessed canopy light is perfect as a low-power utility or apartment garage light and is well-suited for security, entry ways, and perimeter lighting. Featuring a motion sensor standard, sturdy construction and IP65 rated housing, the D533-PRO also delivers top-end performance at up to 154 lumens per watt.

Features

- Gasketed high performance PMMA optics.
- Universal voltage 120-277V standard; 347-480V Available
- Powder coated aluminum and steel housing
- Robust design for superb durability
- CRI of 80 or greater for accurate color rendering in parking applications
- Delivers up to 154 lm/W
- IP65 Rated

D533R-PRO [A] [B] [C] [D] [E] [F] [G]

Ordering Information

A FIXTURE SERIES

D533R-PRO	High Performance Recessed Canopy Light

B WATTAGE/LUMENS

35	35W/5270[1]
55	55W/7910[1]
75	75W/11550[1]

C CCT

30	3000K
35	3500K
40	4000K
50	5000K

D VOLTAGE

U	122-277V
K	347-480V

E DISTRIBUTION

5	Type V
4	Type IV
3	Type III

F FINISH

W	White
S	Silver
Z	Bronze
C	Custom

G OPTION

E	Emergency
M	Motion Sensor

[1] Delivered Lumens

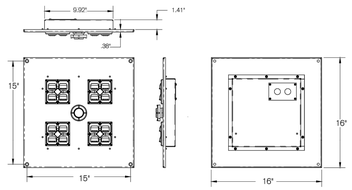
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Commerce Ca 90040

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Deco Lighting practices a program of continuous product development, and as a result product specifications change frequently. We reserve the right to change product specifications without notice. Contact Deco for the latest product information.

D533R-PRO High Performance Recessed Canopy Light — Digitize *your light.*

Dimensions



Motion Sensor

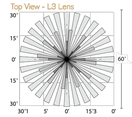


Bi-Level & Daylight Harvest PIR Sensor

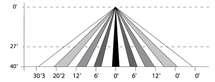


- Slim, low-profile sensor is designed for installation inside the bottom of a light fixture.
- Provides multi-level control based on motion and/or daylight contribution.
- 30' range sensitivity detector.
- Works with ballasts or LED drivers.
- Adjustable light levels and stand-by time.
- Constructed out of fire retardant polycarbonate material that is UV and impact resistant.

Top View - L3 Lens



Side View - L3 Lens



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DECO© | LIGHTING

PROGRESS LIGHTING™

Project:
Fixture Type:
Location:
Contact:



P5675-31

Cylinder

5" up/down cylinder/ outdoor lantern in Black, with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P860045 top cover lens.

- Black finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.
- Wet location listed when used with P860045 top cover lens (sold separately)

Category: Outdoor
Finish: Black (powder coat paint)
Construction: cast aluminum Construction

Width: 5 in
Height: 14 in
Depth: 7-7/8 in
H/CTR: 7 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	Prewired	Quantity: two 75 W max. PAR-30 or BR-30 or LED equivalent	cCSAus Damp Location Listed
Mounting strap for outlet box included	6 inches of wire supplied		1-year Limited Warranty
back plate covers a standard 4" recessed outlet box: 4.5" W..	120 V	E26 base porcelain sockets	

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 07/20

TYPE "Z2"

TYPE "OA"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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PLACERVILLE, CA 95667

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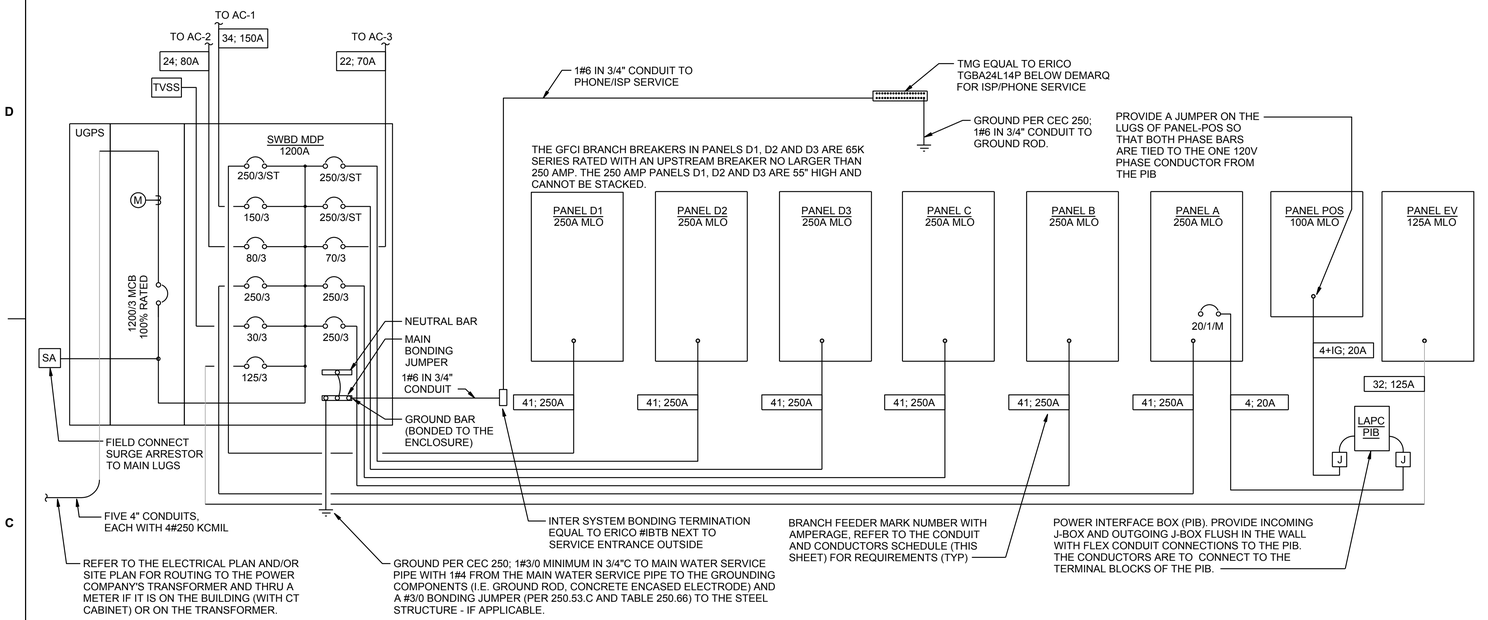
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SHEET
SITE LIGHTING CUTSHEET

SHEET NUMBER
EP1.2
26-1193 A 46 of 192

SITE LIGHTING CUTSHEET | SCALE NTS | 1

D:\Acies Engineering\ACIES Project\Chick-F-A\Crossing EL Dorado\Electrical\260083_E1.1.dwg Sheet No: EP1.2 **Saved by:** aanjo - Thursday, February 27, 2025 2:25 AM **Printed by:** Anju Sunina - February 27, 2025 2:26 AM



SINGLE-LINE DIAGRAM NOTES

1. VERIFY SERVICE LOCATIONS AND CONFORM TO THE REQUIREMENTS OF THE POWER COMPANY AND/OR DEVELOPER. POWER COMPANY AND/OR DEVELOPER SHALL BE CONTACTED PRIOR TO BEGINNING CONSTRUCTION TO ARRANGE AND VERIFY FOR THE INSTALLATION OF THE POWER COMPANY SERVICE, METER, AND OTHER ITEMS.
2. GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, LOCAL APPLICABLE CODES, AND ALSO AS INDICATED ON DRAWINGS.
3. MAKE NECESSARY INSPECTIONS OF EXISTING SITE AND SERVICE LOCATIONS AS REQUIRED FOR THIS WORK AND MAKE ALLOWANCE FOR EXISTING CONDITIONS BEFORE SUBMITTING BID. VERIFY WORK REQUIRED WITH POWER COMPANY AND TELEPHONE COMPANY.
4. CUT AND PATCH THE CONSTRUCTION WORK AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL MATCH THE SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT. ALL CONDUIT SHALL BE INSTALLED CONCEALED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. COORDINATE SAW CUTTING WITH LANDLORD'S OR OWNER'S REPRESENTATIVE.
5. WIRE AND CABLE:
   A. CONDUCTORS SHALL BE COPPER, #12 AWG, MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. CONDUCTOR #10 AWG AND SMALLER SHALL BE SOLID AND #8 AWG AND LARGER SHALL BE STRANDED. INSULATION SHALL BE 600 VOLT, THHN/THWN.
6. PROVIDE ENGRAVED LAMINATED PHENOLIC BLOCK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR PANELBOARDS, RELAY CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN PANELBOARD - IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN PANELBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
7. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS.
8. 120/208 VOLT BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A MINIMUM U.L. SERIES RATING OF 65 KAIC WITH UP-STREAM FEEDER BREAKERS AS NOTED.
9. AVAILABLE SPACE FOR MAIN PANELBOARD IS LIMITED. PANELBOARD MUST FIT IN ALLOCATED SPACE. COORDINATE WITH CONSTRUCTION AS REQUIRED.
10. ALL WIRING SHALL BE IN CONDUIT, E.M.T OR RIGID. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS AND WITH GREEN EQUIPMENT GROUNDING CONDUCTORS.

SWITCHGEAR AND CONTROL EQUIPMENT NOTES

1. PURCHASE PANELBOARDS, SURGE ARRESTOR, AND TVSS FROM AN APPROVED NATIONAL ACCOUNTS VENDOR (SEE SHEET E-902 SECTION C16440, PANELBOARDS) PROVIDING SQUARE-D EQUIPMENT. NO SUBSTITUTIONS ALLOWED.
2. PURCHASE CONTROL PANEL 'CFA-T500' FROM SUNCOAST ENVIRONMENTAL, INC. (NO SUBSTITUTIONS ALLOWED). ALL EQUIPMENT IN THE CONTROL PANEL SHALL BE INSTALLED, WIRED AND CONNECTED AT THE FACTORY, INCLUDING AUTOMATIC LIGHTING CONTROL SYSTEM, LIGHTING RELAYS, HVAC STARTERS, POWER SUPPLIES, MISCELLANEOUS RELAYS AND CONTROLS, AND THERMOSTATS.
3. CONTRACTOR SHALL PROVIDE PANEL FEEDERS A, B, C, D1, D2, D3, AND POS, BRANCH CIRCUIT CONDUIT AND WIRE, AND INSTALL ALL EQUIPMENT AS REQUIRED.
4. ALL BREAKERS AND PANELS SHALL BE SQUARE-D.
5. TVSS AND SURGE ARRESTOR UNITS SHALL BE MOUNTED DIRECTLY ADJACENT TO THE SIDE OF THE MAIN DISTRIBUTION PANEL IN NEMA 3R ENCLOSURES. CLOSE NIPPLE THE UNITS TO THE SIDE OF THE PANEL. PROVIDE CONNECTION OF TVSS UNIT TO BREAKER IN PANEL. CONNECT SURGE ARRESTOR TO MAIN INCOMING LUGS OF THE PANEL. CONNECT USING MINIMUM LENGTH OF WIRE WITHOUT SHARP BENDS IN THE WIRE AND SHALL NOT BE LENGTHENED FROM WIRE LENGTH PROVIDED WITH THE TVSS OR SURGE SUPPRESSOR DEVICE.

B1 CONDUIT AND CONDUCTORS SCHEDULE

Mark No.	OCP Device (Amp/Poles)	Conductors Total Amps 60d C	75d C	Conductors Phase & Neutral Qty	Size	Type	Min Eq Grd Qty/Set	Size	Raceway Size (Nominal Inches) No. Sets	Phase, Neutral & Equip Grd EMT	IMC	RIGID	PVC	With IG EMT	IMC	PVC
1	20/1	20	-	2	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
2	20/2	20	-	3	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
3	20/3	20	-	4	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
4	25/1	30	-	2	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
5	25/2	30	-	3	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
6	25/3	30	-	4	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
7	30/1	30	-	2	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
8	30/2	30	-	3	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
9	30/3	30	-	4	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
10	40/1	40	-	2	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
11	40/2	40	-	3	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
12	40/3	40	-	4	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	1.00
13	45/3	55	-	4	6	THHN	1	10	One	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	50/1	55	-	2	6	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
15	50/2	55	-	3	6	THHN	1	10	One	0.75	0.75	0.75	0.75	1.00	1.00	1.00
16	50/3	55	-	4	6	THHN	1	10	One	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	60/1	70	-	2	4	THW	1	8	One	1.00	1.00	1.00	1.00	1.25	1.00	1.25
18	60/2	70	-	3	4	THW	1	8	One	1.25	1.00	1.25	1.25	1.25	1.25	1.25
19	60/3	70	-	4	4	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
20	70/1	70	-	2	4	THW	1	8	One	1.00	1.00	1.00	1.00	1.25	1.00	1.25
21	70/2	70	-	3	4	THW	1	8	One	1.25	1.00	1.25	1.25	1.25	1.25	1.25
22	70/3	70	-	4	4	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
23	80/2	85	-	3	3	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
24	80/3	85	-	4	3	THW	1	8	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
25	90/2	95	-	3	2	THW	1	8	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
26	90/3	95	-	4	2	THW	1	8	One	1.50	1.25	1.50	1.50	1.50	1.50	1.50
27	100/2	110	-	3	1	THW	1	6	One	1.50	1.50	1.50	1.50	2.00	2.00	2.00
28	100/3	110	-	4	1	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
29	110/2	-	150	3	1/0	THW	1	6	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
30	110/3	-	150	4	1/0	THW	1	6	One	1.50	1.25	1.50	1.50	1.50	1.50	1.50
31	125/2	-	150	3	1/0	THW	1	6	One	1.50	1.50	1.50	1.50	2.00	2.00	2.00
32	125/3	-	150	4	1/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
33	150/2	-	150	3	1/0	THW	1	6	One	2.00	1.50	2.00	2.00	2.00	2.00	2.00
34	150/3	-	150	4	1/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
35	175/2	-	175	3	2/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
36	175/3	-	175	4	2/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.50	2.50	2.50
37	200/2	-	200	3	3/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.50	2.50	2.50
38	200/3	-	200	4	3/0	THW	1	6	One	2.50	2.50	2.50	2.50	2.50	2.50	2.50
39	225/2	-	230	3	4/0	THW	1	4	One	2.50	2.00	2.50	2.50	2.50	2.50	2.50
40	225/3	-	230	4	4/0	THW	1	4	One	2.50	2.50	2.50	2.50	2.50	3.00	3.00
41	250/3	-	255	4	250	THW	1	4	One	2.50	3.00	3.00	3.00	3.00	3.00	3.00
42A	300/3	-	285	4	300	THW	1	4	One	3.00	3.00	3.00	3.00	3.00	3.00	3.00
42B	300/3	-	310	4	350	THW	1	4	One	3.00	3.00	3.00	3.00	3.00	3.00	3.00
43A	350/3	-	335	4	400	THW	1	4	One	3.00	3.50	3.50	3.50	3.50	3.50	3.50
43B	350/3	-	380	4	500	THW	1	4	One	3.50	3.50	3.50	3.50	3.50	3.50	3.50
44A	400/3	-	380	4	500	THW	1	3	One	3.50	3.50	3.50	3.50	3.50	3.50	3.50
44B	400/3	-	400	4	3/0	THW	1	3	Two	2.50	2.50	2.50	2.50	2.50	2.50	2.50
45A	600/3	-	570	4	300	THW	1	1	Two	3.00	3.00	3.00	3.00	3.00	3.00	3.00
45B	600/3	-	620	4	350	THW	1	1	Two	3.00	3.00	3.00	3.00	3.00	3.00	3.50
46A	800/3	-	760	4	500	THW	1	1/0	Two	3.50	3.50	3.50	3.50	3.50	3.50	3.50
46B	800/3	-	820	4	600	THW	1	1/0	Two	4.00	4.00	4.00	4.00	4.00	4.00	4.00
47	1000/3	-	1005	4	400	THW	1	2/0	Three	3.50	3.50	3.50	3.50	3.50	3.50	3.50
48	1200/3	-	1240	4	350	THW	1	3/0	Four	3.50	3.50	3.50	3.50	3.50	3.50	4.00
49	1600/3	-	1675	4	400	THW	1	4/0	Five	4.00	4.00	4.00	4.00	4.00	4.00	4.00

Notes:
Conductors are rated at 600 volt or below and are to be copper.

CEC Table 310.15(B)(16) - formerly Table 310.16 - is used for the basis of the conductor ampacities, which is not more than three current carrying conductors in a raceway at an ambient temperature of 30 deg C with 60 deg C rated conductors and connectors per 110.14-C-1 for up to 100 amp rated and up to #1 AWG conductors for equipment terminations and 75 deg C rated conductors and termination connectors for larger than 100 amp or above #1 AWG conductors.

CEC Tables 4, 5, and Appendix C is used for the basis of the conduit sizes. Table C1 for EMT, Table C4 for IMC, Table C8 for Rigid, and Table C10 for PVC (Sch 40).

All Branch Feeders and Branch Circuits shall include a green Equipment Grounding Conductor.

Omit Grounding conductor on Service Entrance Feeders.

Omit Neutral conductor on all Delta primary transformer feeders or single-phase 2 pole loads and 3 phase loads not requiring a neutral.

The above conductors are not calculated for Voltage Drop. Any circuits that exceed 100 feet shall be calculated by the Installer to have less than a three percent voltage drop on feeders and five percent on branch circuits per the CEC.

SINGLE LINE DIAGRAM | SCALE NTS | 1

CONDUIT AND CONDUCTOR SCHEDULE | SCALE NTS | 2

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

ACIES ENGINEERING
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Milpitas, CA 95035
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fx: (408) 522-5260
info@acies.net

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CHICK-FIL-A
CROSSING AT EL DORADO

CROSSING AT EL DORADO
PLACERVILLE, CA 95667

FSR#05892

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

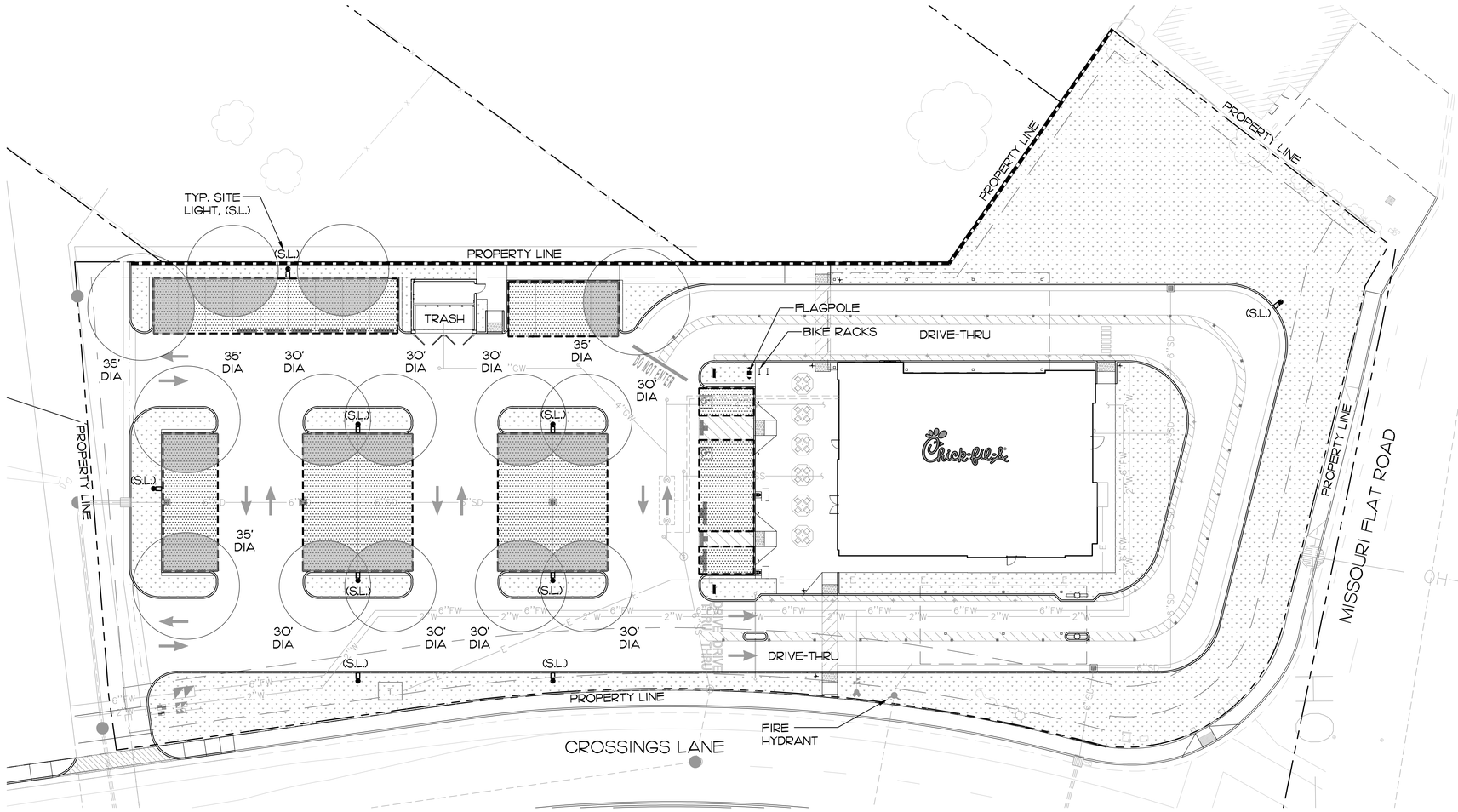
CONSULTANT PROJECT #
PRINTED FOR
DATE
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SHEET
SINGLE LINE DIAGRAM

SHEET NUMBER
E5.0
26-1193 A 47 of 192

D:\Acies Engineering\ACIES Projects\Chick-Fil-A\Crossing EL Dorado\Electrical\260282_E1 1.dwg Sheet No: 15.0 Saved by: anip - Thursday, February 27, 2025 2:26 AM Printed by: Anip Santos - February 27, 2025 2:26 AM



I PRELIMINARY PARKING SPACE SHADE PLAN

SCALE: 1" = 20'-0"

TREE LEGEND

35' DIA — TYP. 35' DIA. SHADE TREE SUCH AS: PISTACIA CHINENSIS 'KEITH DAVEY', CHINESE PISTACHE

30' DIA — TYP. 30' DIA. SHADE TREE SUCH AS: CERCIS OCCIDENTALIS, WESTERN REDBUD

TREE SHADING LEGEND

PARKING AREA TO BE SHADED BY TREES

PORTION OF TREE CANOPY PROVIDING SHADE

SHADING SUMMARY

TOTAL PARKING SPACE AREA: (EXCLUDES DRIVE AISLES)	6,993 S.F.
50% SHADING GUIDELINE:	3,497 S.F.
PARKING AREA SHADED BY TREES:	2,691 S.F. 40% OF PARKING SPACE AREA

NOTE:
TREE SIZE SHOWN AT 15 YEARS MATURITY.

NOTE: TREE LOCATIONS IN PARKING LOT SHOWN ON THIS PLAN. REFER TO PLANTING PLAN, SHEET L1.0 FOR COMPLETE TREE LOCATIONS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

hourian associates, inc.
landscape architecture + design
san clemente | santa barbara, california
o: 949.489.5623 f: 858.810.0335

LICENSED LANDSCAPE ARCHITECT
ROBERT A. GARCIA
#3934
Signature
5/31/25
Renewal Date
3/3/25
Date
STATE OF CALIFORNIA

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # **05892**

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

ARCHITECT'S PROJECT #
PRINTED FOR
DATE 3-3-25
DRAWN BY VG/NH

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SHEET
PRELIMINARY PARKING SPACE SHADE PLAN

SHEET NUMBER
L1.1

POR. SECS. 14, 15, & 23, T.10N., R.10E., M.D.M.

1" = 200'

N

P 08

P 44

P 45

P 18

P 23

P 09

MYOWN RD

MISSOURI FLAT RD

KOALA LN

KISMET LN

SUNCREST DR

EL DORADO RD

ELLENWOOD LN

HEADINGTON RD

Bk 327 Pg 31

Bk 327 Pg 04

Bk 327 Pg 10

Bk 327 Pg 11

22 0.99 A

23 0.66 A

24 1.16 A

25 5.0 A

26 0.89 A

35 1.0 A

34 2.0 A

PM 49/10/1 51 4.03 A

PM 49/10/2 52 4.0 A

PM 49/10/3 53 4.15 A

PM 49/10/4 54 3.02 A

PM 8/69/1 3 1.59 A

PM 8/69/2 4 1.77 A

PM 8/69/3 5 1.12 A

PM 8/69/4 6 1.07 A

RS 30/59/1 55 0.07 A

RS 30/59/2 0.06 A 57

56 4.39 A

58 0.61 A

37 1.0 A

14 1.0 A

36 1.61 A

M/R 38

10 5.33 A

9 5.58 A

8 0.89 A

PM 25/64/B 32 1.57 A

PM 25/64/C 33 2.69 A

PM 2/144/A 15 1.92 A

18 0.26 A

PM 2/144/B 16 0.99 A

19 0.7 A

PM 2/144/C 17 0.99 A

PM 51/94 20 1.49 A

PM 51/94/2 61 4.66 A

PM 52/7/1 63 2.05 A

255.42' 165.61' 164.30' 261.75' 504.98' 340.68' 250.00' 230.00' 213.43' 150.09' 130.66' 50.20' 180.95' 688.67' 676.50' 535.21' 451.17' 404.09' 225.97' 160.15' 183.88' 205.00' 439.27' 288.00' 506.41' 312.09' 275.62' 295.16' 150.53' 244.44' 333.33' 225.56' 208.00' 208.30' 206.00' 315.34' 530.33' 394.10' 179.11' 108.44' 264.19' 345.23' 410.52' 332.86' 505.79' 182.03' 363.60' 117.03' 117.79' 113.00' 399.11' 197.39' 430.50' 387.42' 351.00' 370.68' 199.00' 521.00' 286.23' 537.87' 155.06' 160.63' 209.54' 222.10' 258.18' 164.67' 229.93' 260.30' 180.14' 167.73' 213.00' 161.00' 136.22' 344.22' 150.33' 336.27' 100.04' 81.87' 289.60' 401.07' 100.00' 289.27' 187.78' 127.83' 489.66' 283.33' 272.95' 302.01' 94.91' 48.85' 289.62' 199.63' 184.72' 214.72' 199.63'

Adjacent Map Pages Shown in Grey Text

(0) Assessor's Parcel Numbers Shown in Circles

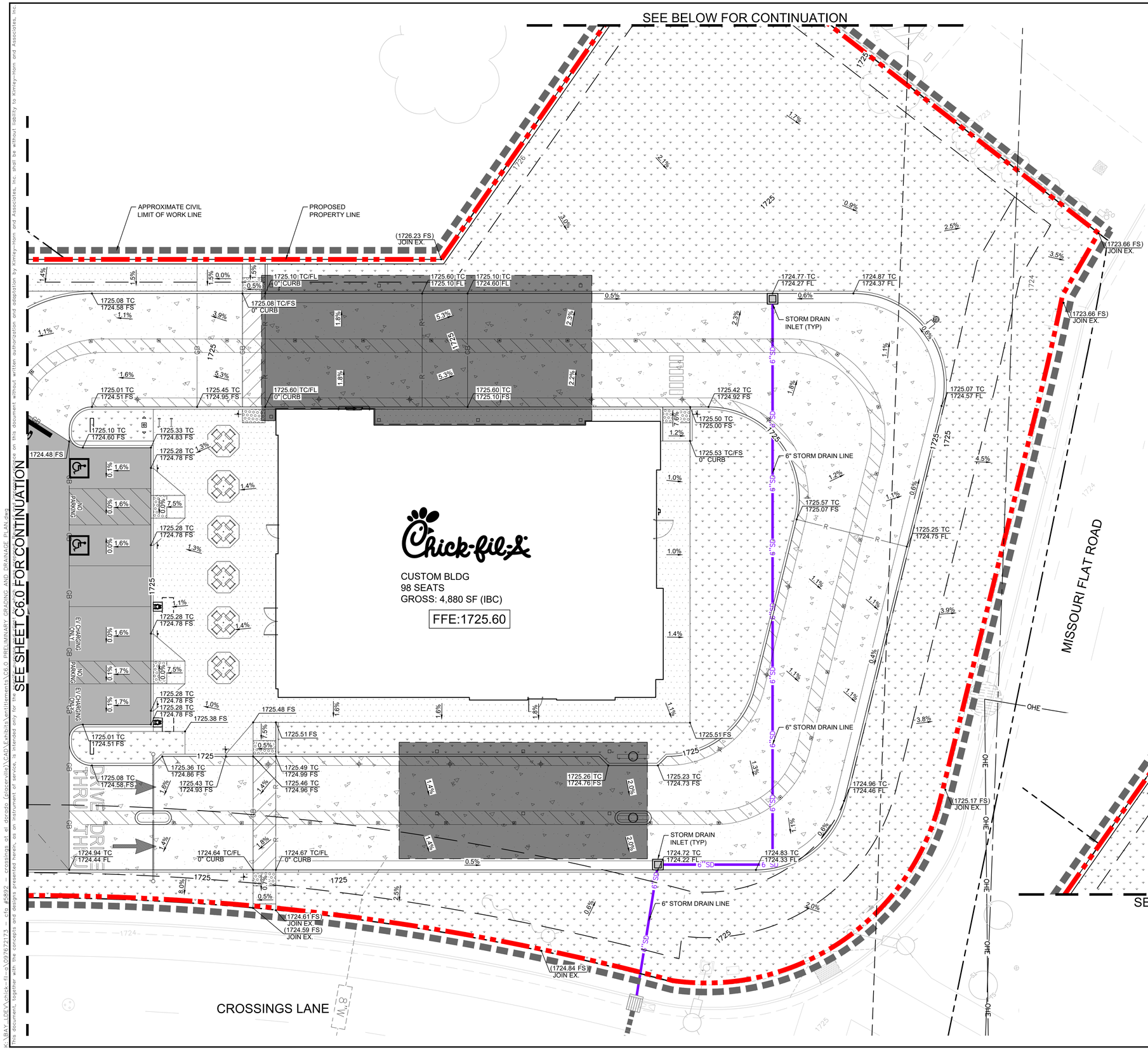
(0) Assessor's Block Numbers Shown in Ellipses

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

Map Drafted: 12/23/2024 12:00 AM

Acreages Are Estimates

Rev. November 14, 2018



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- SAWCUT LINE
- SD — PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- 100 — EXISTING GROUND CONTOUR
- 100 — PROPOSED GROUND CONTOUR
- R — RIDGE LINE
- GB — GRADE BREAK LINE
- FS:(100.00) — EXISTING SPOT ELEVATION
- FS:100.00 — PROPOSED SPOT ELEVATION
- (1.0%) — EXISTING GROUND SLOPE
- 1.0% — PROPOSED GROUND SLOPE
- ASPHALT CONCRETE
- CONCRETE WALK
- CONCRETE PAVEMENT
- LANDSCAPE AREA

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

STORM DRAIN NOTES

1. ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL STORM DRAIN PIPE JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT.
4. PROVIDE A "NO DUMPING - DRAINS TO BAY" MARKING, OR SIMILAR, ON THE RIM OF ALL STORM DRAIN INLETS AS APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kimley»Horn
4637 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT	096762173
DATE	02/28/2025
SCALE	AS SHOWN
DESIGNED BY	SAL
DRAWN BY	AK
CHECKED BY	JAK

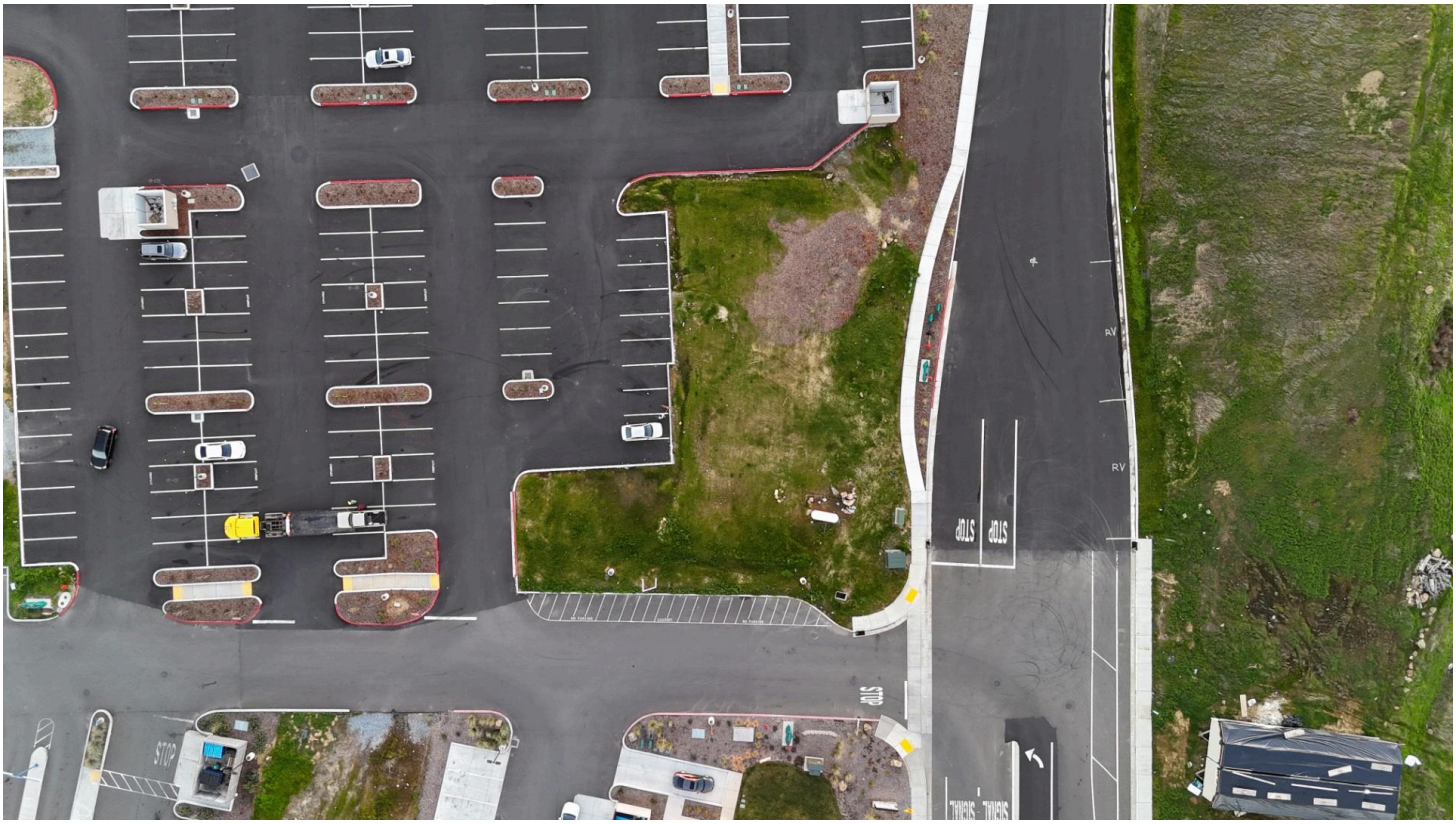
No.	REVISIONS	DATE	BY

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER
C6.1

C:\BAY_IDE\chick-fil-a\096762173 — clo #5892 — crossings at el dorado (placerville)\CAD\Exhibits\entitlements\C6.0 PRELIMINARY GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific application and publication by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


STOP
STOP
STOP
RV
RV

NWC MISSOURI FLAT RD & CROSSINGS LANE, PLACERVILLE, CA 95667



VICINITY MAP
N.T.S.

NORTH

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. ***An OSTR is typically required for all projects.***

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Phone: (530) 621-7580
Email: zach.oates@edcgov.us
valerie.brady@edcgov.us

Date Received by Transportation Planning: 2/14/25

Applicant Information:

Name: Palos Verdes Properties Inc.
Phone #: 530-622-5682
Address: 1488 Broadway , CA. 95667
Email: lgrado@gradoconstruction.com

Project Information:

Name of Project: Chick-fil-A
Planning Number:
Project Location: NW corner of Missouri Flat Rd. & Headington Rd., Placerville
Bldg Size: 4,880 S.F.
APN(s): See below
Project Planner: Robert Peters
Number of units: 1

Description of Project: (Use, Number of Units, Building Size, etc.)

Proposed 4,880 S.F. Chick-fil-A restaurant.
Lot Line Adjustments (LLAs) being processed concurrently.
Site area total = 1.507 ac. (ie. Parcel after LLAs approved by EDC Surveyor.
0.36 ac of the project site was part of the previous EIR for The Crossings project (see attached)
APNs: 325-220-019 & portions of 325-220-016, -017, -063 & 327-110-022

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways. include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-7580

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- ☐ 4 or less single family homes
- ☐ 4 or less multi-family units
- ☐ 2,000 square feet or less for shopping center
- ☐ 6,000 square feet or less for general office
- ☐ 12,000 square feet or less for industrial
- ☐ 12,000 square feet or less for church
- ☐ 50,000 square feet or less for warehouse
- ☐ 60,000 square feet or less for mini-storage

☒ **None apply – TIS is required with applicable fee.**

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☒ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature	Date	ADH TS
	2-26-25	

OSTR waiver approved by:

Department of Transportation Director or Designee	Date

Rev 06/13/2024

RECEIVED

MAY 28 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Chick-fil-A

NWC MISSOURI FLAT RD & CROSSINGS LANE, PLACERVILLE, CA 95667



VICINITY MAP
NTS



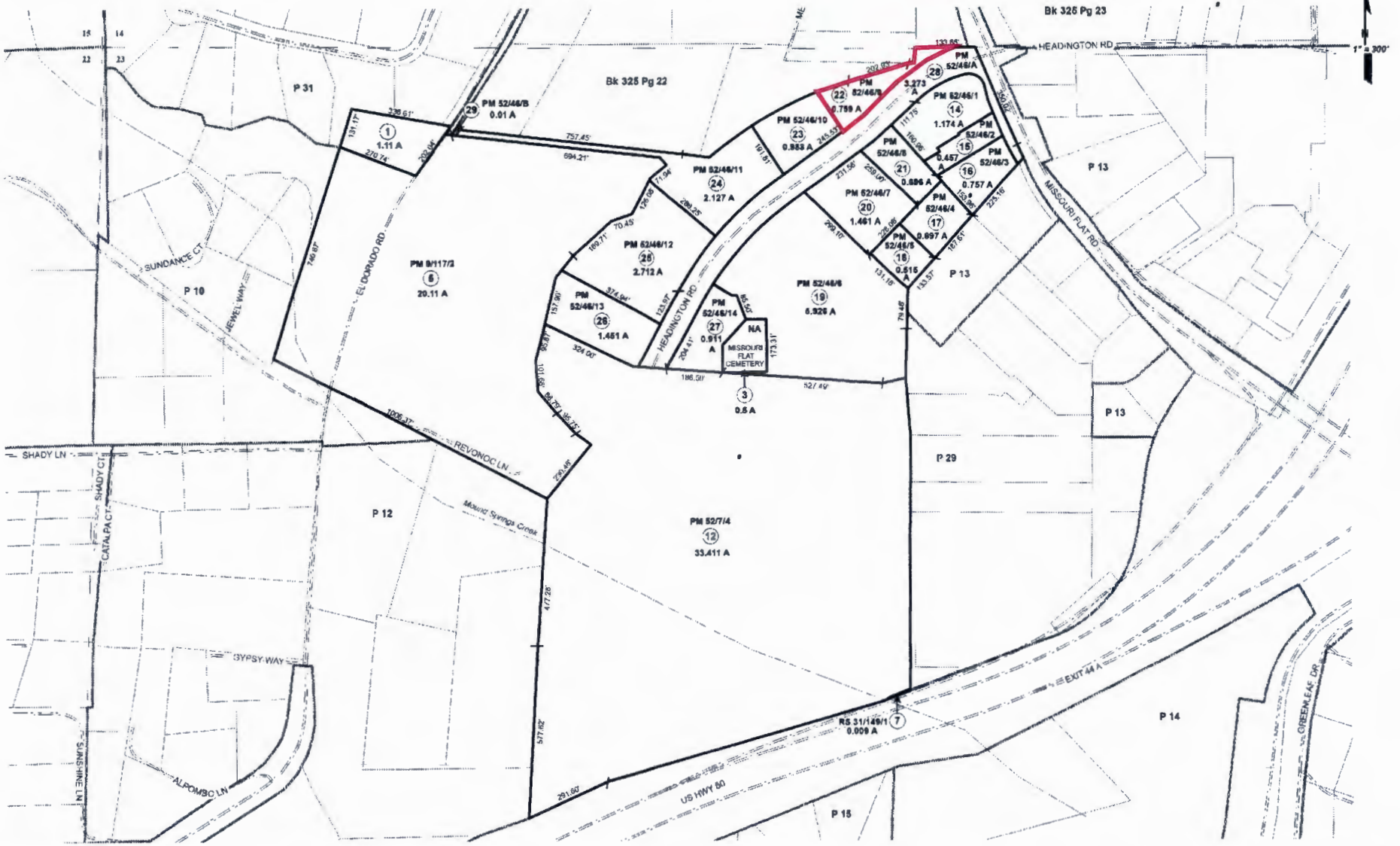
26-1196 A 5562152

CUP25-0007

RECEIVED
MAY 28 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

POR. N. 1/2 SECTION 23, T.10N., R.10E., M.D.M.

327:11



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage. Map drafted 2/15/22

Acreages Are Estimates

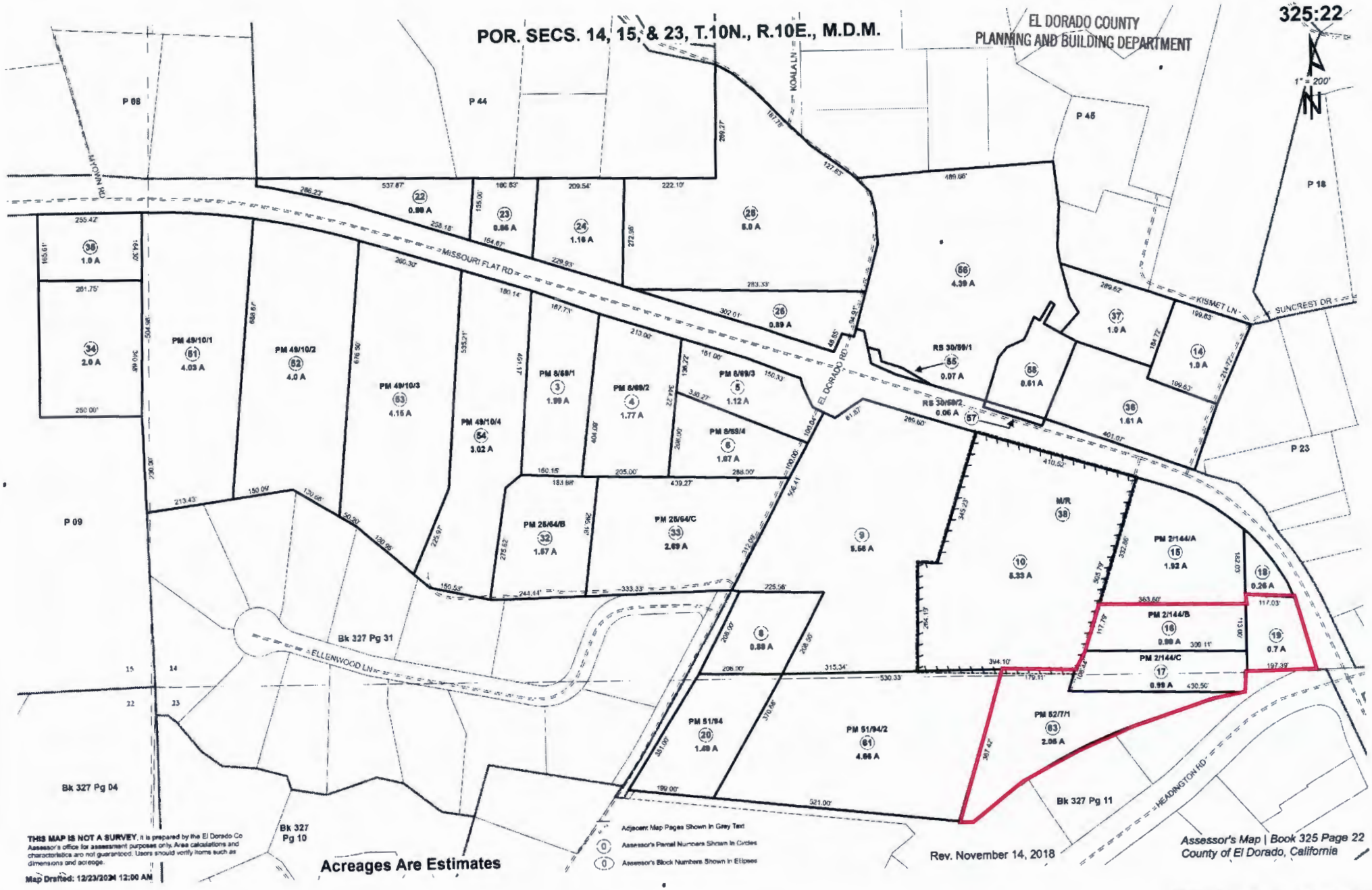
Adjoinnt Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. April 15, 2021

Assessor's Map Bk. 327, Pg. 11
County of El Dorado, CA

CUP25-0007

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Salix consulting, inc.

March 10, 2025

Bobbie Lebeck, P.E.
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg. #2
Cameron Park, CA 95682

RE: Biological Evaluation on the 1.507-acre Chick Fil A parcel at the NW intersection of Missouri Flat Road and Crossings Lane, near Placerville, El Dorado County, CA

Dear Ms. Lebeck,

At your request, I have conducted a field evaluation of the proposed 1.507-acre Chick Fil A parcel located at the NW intersection of Missouri Flat Road and Crossings Lane, near Placerville in the jurisdiction of El Dorado County.

I reviewed the project description and the site plan and then conducted a field evaluation on March 1, 2025. I walked the property to assess existing conditions, evaluated the site for aquatic resources and the potential to support special status plants and animals, and took aerial and ground photos presented in this report. The site plan is presented in Figure 1 and the aerial photos and ground photos taken on March 1 are presented in Figures 2, 3 and 4.

FINDINGS

The entire property has been graded and disturbed over the past year plus. All of the surfaces in the study area have been altered to some degree. The flora is a weedy mix of grasses and forbs and there is no woody vegetation. Common species observed include winter vetch, rose clover, red stem filaree, Italian ryegrass, and wild oats.

We reviewed previous reports we have done for the larger Crossings project and other nearby projects for potentially occurring special status species. The California Natural Diversity Database was queried for special status plants and animals known from the region and the information gathered was considered for this study area.

Special Status Species

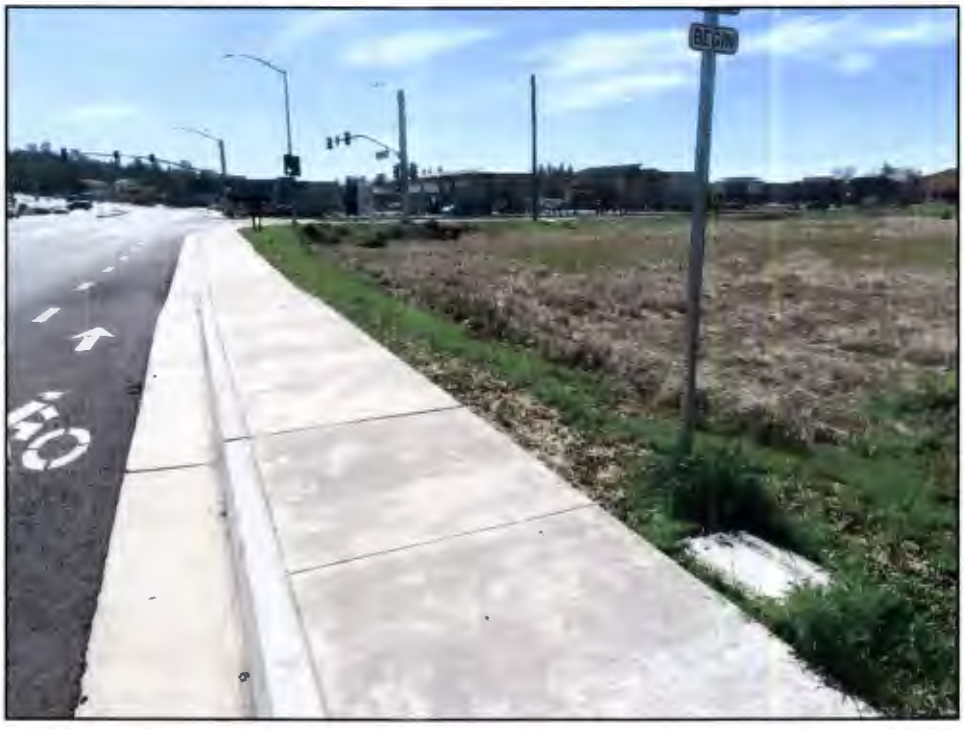
Special Status Plant species reported to occur within five miles of the site are:

- *Allium jepsonii*
- *Arctostyphylos nissenana*
- *Chlorogalum grandiflorum*
- *Horkelia parryi*

CUP25-0007



Looking south from northwest corner over study area.
Photo Date: 3-1-25.



Looking southeast along eastern edge of study area.
Photo Date: 3-1-25.

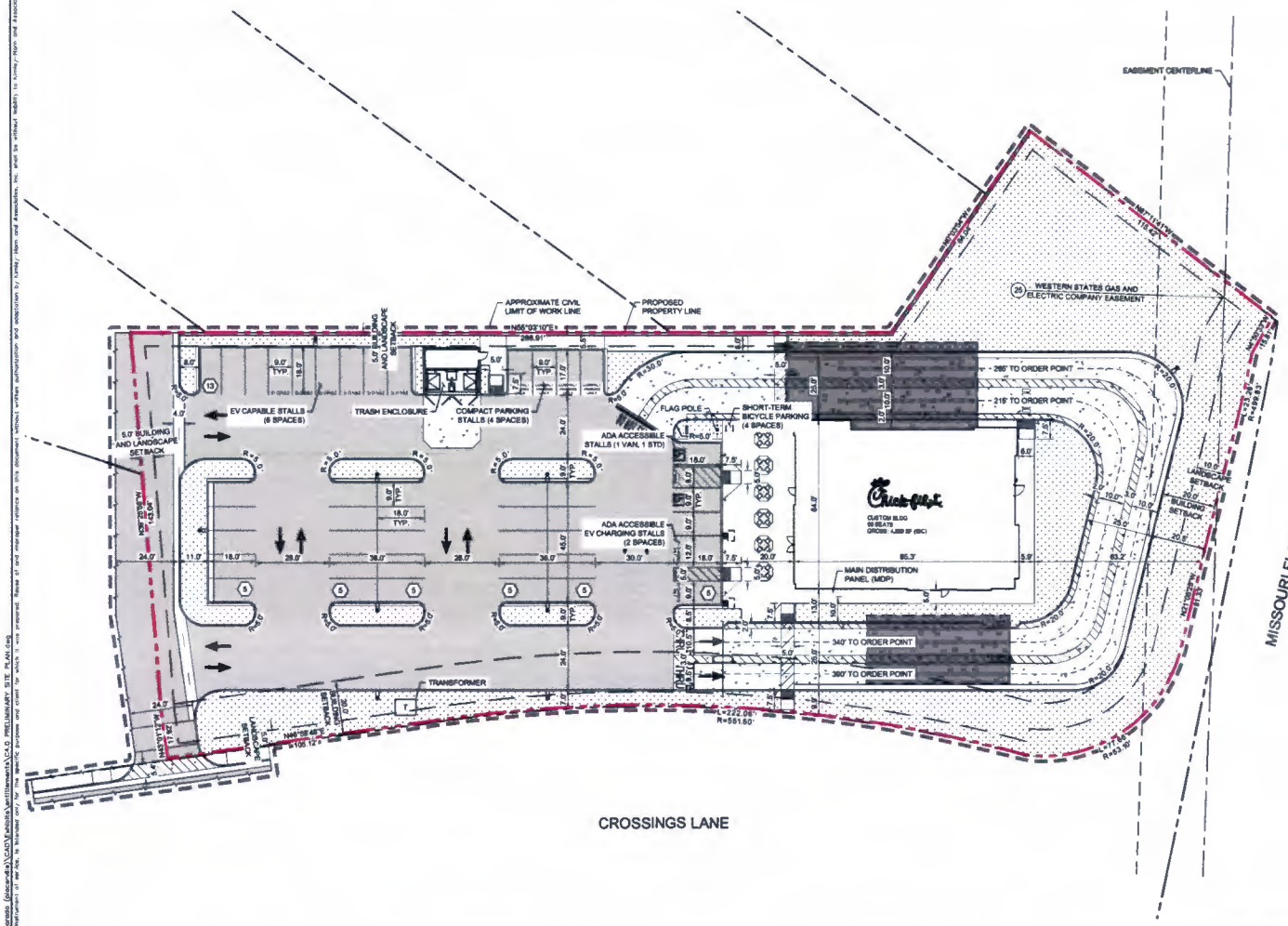
Salix consulting, inc.

Figure 4

SITE PHOTOS

Chick Fil A

El Dorado County, CA



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- SAWCUT LINE
- ACCESSIBLE PATH OF TRAVEL. (FOR REFERENCE ONLY, DO NOT PAINT)
- ASPHALT CONCRETE
- CONCRETE WALK
- CONCRETE PAVEMENT
- LANDSCAPE AREA

NOTES

1. ALL PARKING LOT CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL AUTOMOBILE PARKING SPACES ARE 9' WIDE X 18' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.
4. SITE LIGHTING IS SHOWN FOR REFERENCE. SEE ELECTRICAL PLANS FOR DETAILS AND LOCATIONS.

EASEMENT NOTES

(25) AN EASEMENT FOR POLE LINES AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED MAY 24, 1928 IN BOOK 109 OF DEEDS, PAGE 82.

IN FAVOR OF : WESTERN STATES GAS AND ELECTRIC COMPANY
AFFECTS : AS DESCRIBED THEREIN

[CENTERLINE IS PLOTTED HEREON; WIDTH IS UNKNOWN]

PARKING REQUIRED SUMMARY TABLE	
BUILDING AREA (SF)	4,880
OUTDOOR SEATING AREA (SF)	240
REQUIRED PARKING STALLS	*19
PROVIDED PARKING STALLS	43

*ONE (1) PARKING SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA. THE FIRST 300 SQUARE FEET OF OUTDOOR SEATING IS EXEMPT FROM PARKING REQUIREMENTS.

OVERALL PARKING SUMMARY TABLE		
STALL TYPE	REQUIRED / ALLOWED	PROVIDED
STANDARD PARKING STALL (9'X18')	19	29
COMPACT PARKING STALL (8'X18')	-	4
EV CAPABLE (SEE TABLE RIGHT)	8	8
ADA PARKING	*2 (1 VAN, 1 STD)	2 (1 VAN, 1 STD)
TOTAL	-	43

*REQUIRED NUMBER OF ADA PARKING SPACES IS CALCULATED PER 2022 CBC AND IS BASED ON THE PROVIDED NUMBER OF TOTAL PARKING SPACES (43 SPACES).

EV & BICYCLE PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
EV CAPABLE	*8	8
EV CAPABLE WITH EVSE	*2 (1 VAN ACCESSIBLE)	2 (1 VAN, 1 STD ACCESSIBLE)
SHORT TERM BIKE PARKING	**4	4

*REQUIRED NUMBER OF EV CAPABLE STALLS AND EVCS WITH EVSE STALLS ARE CALCULATED PER THE 2022 CALGREEN BUILDING CODE AND ARE BASED ON THE TOTAL PROVIDED PARKING SPACES (43 SPACES).

**REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES SHALL BE ONE (1) PER EVERY 5 REQUIRED VEHICLE PARKING SPACES UP TO THE FIRST 25 VEHICLE SPACES.

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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Kimley»Horn
4637 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
PHONE 925-398-4840 FAX 925-398-4849
WWW.KIMLEY-HORN.COM

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No.	REVISIONS	DATE	BY
	KHA PROJECT 019121.13	02/28/2025	
	SCALE: AS SHOWN		
	DESIGNED BY: SAL		
	DRAWN BY: AK		
	CHECKED BY: JAK		

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

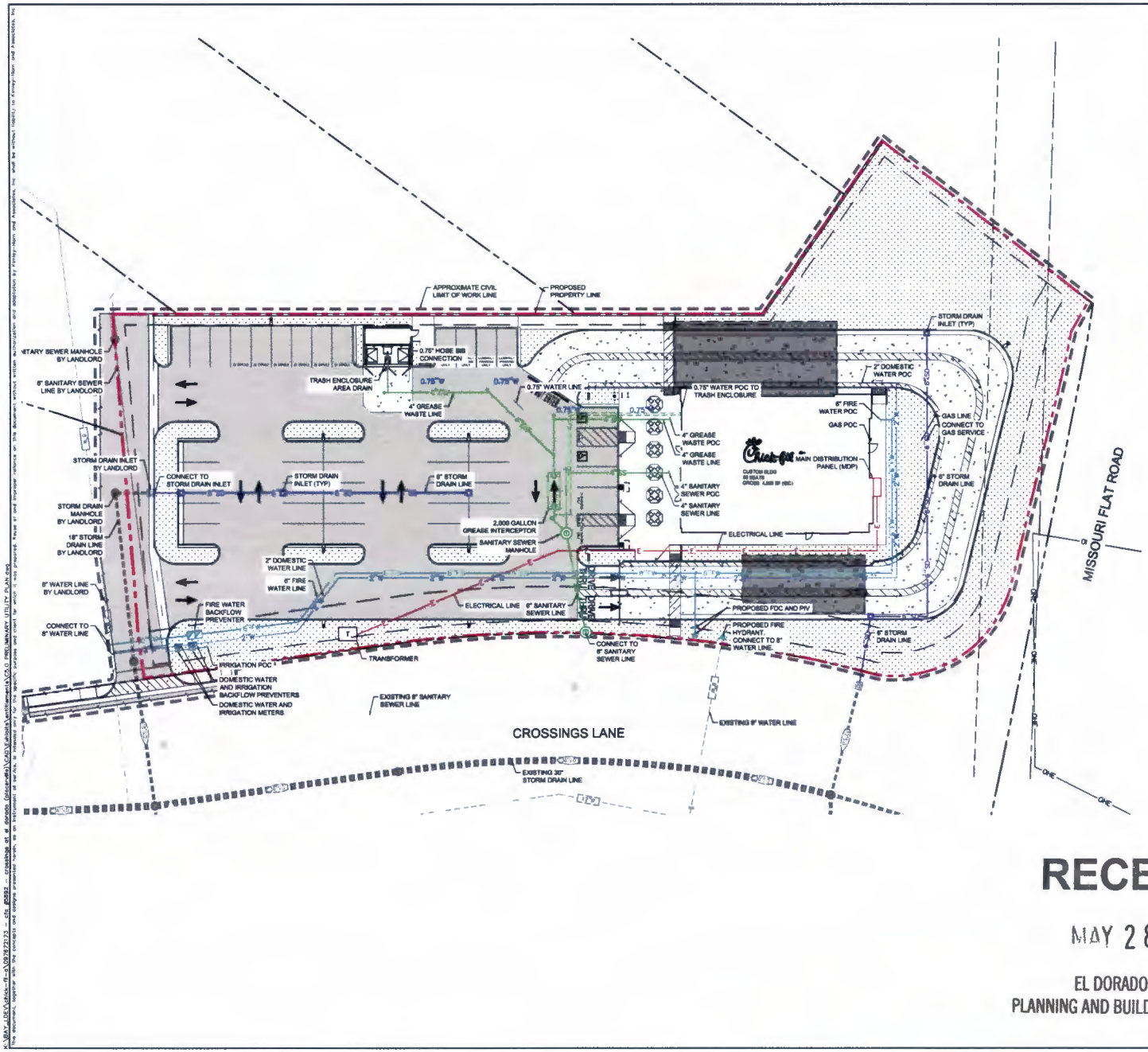
PRELIMINARY SITE PLAN

SHEET NUMBER
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26-1193 A 30 of 194

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Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
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No	REVISIONS	DATE	BY

KHA PROJECT 019613
DATE 02/28/2025
SCALE AS SHOWN
DESIGNED BY SNL
DRAWN BY AS
CHECKED BY JMF

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

PRELIMINARY UTILITY PLAN

SHEET NUMBER
C5.0

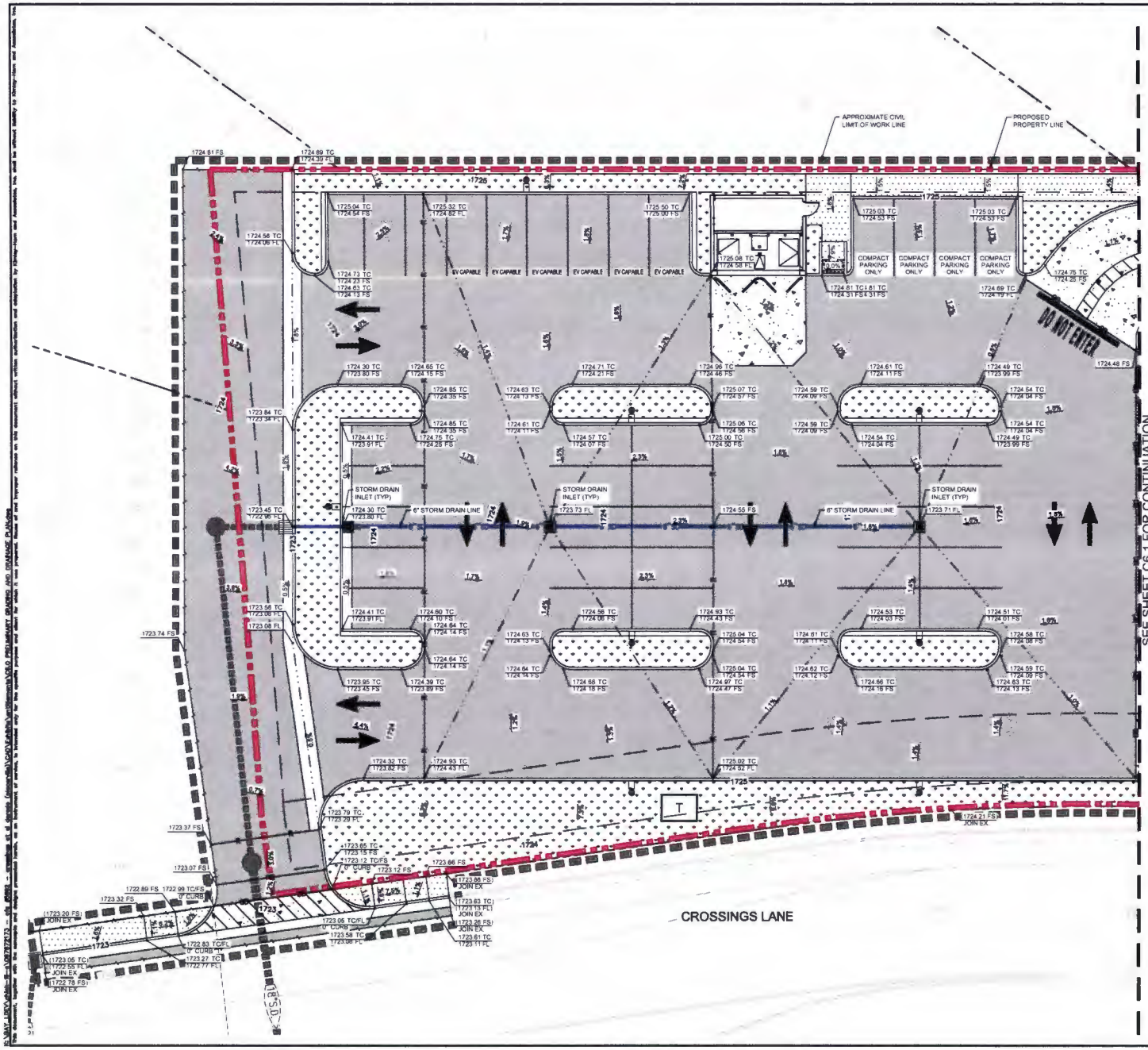
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26-1193 A 61 of 192

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COPY

FILE COPY



LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT LINE
- SETBACK LINE
- CENTER LINE
- SAWCUT LINE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN INLET, MANHOLE, CLEAN OUT
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- RIDGE LINE
- GRADE BREAK LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING GROUND SLOPE
- PROPOSED GROUND SLOPE
- ASPHALT CONCRETE
- CONCRETE WALK
- CONCRETE PAVEMENT
- LANDSCAPE AREA

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR FINISHED SURFACE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5.0% AND CROSS SLOPE SHALL NOT EXCEED 2.0% AT ALL ACCESSIBLE ROUTES. MAXIMUM SLOPE AT ACCESSIBLE PARKING SPACES, LOADING ZONES, AND LANDINGS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
4. MATCH EXISTING ELEVATIONS AT PROPERTY LIMITS.
5. CURB HEIGHTS ARE 6" UNLESS OTHERWISE NOTED. TOP OF CURB SHALL MATCH EXISTING CURB HEIGHT AT JOIN LOCATIONS AND TRANSITION OVER TWO FEET OF CURB RUN.

STORM DRAIN NOTES

1. ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
2. ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
3. ALL STORM DRAIN PIPE JOINTS AND CONNECTIONS SHALL BE MADE WATERTIGHT.
4. PROVIDE A "NO DUMPING - DRAINS TO BAY" MARKING, OR SIMILAR, ON THE RIM OF ALL STORM DRAIN INLETS AS APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

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02/28/2025
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CHECKED BY AK

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PLACERVILLE, CA 95667

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER
C6.0

26-1193 A 03 of 39

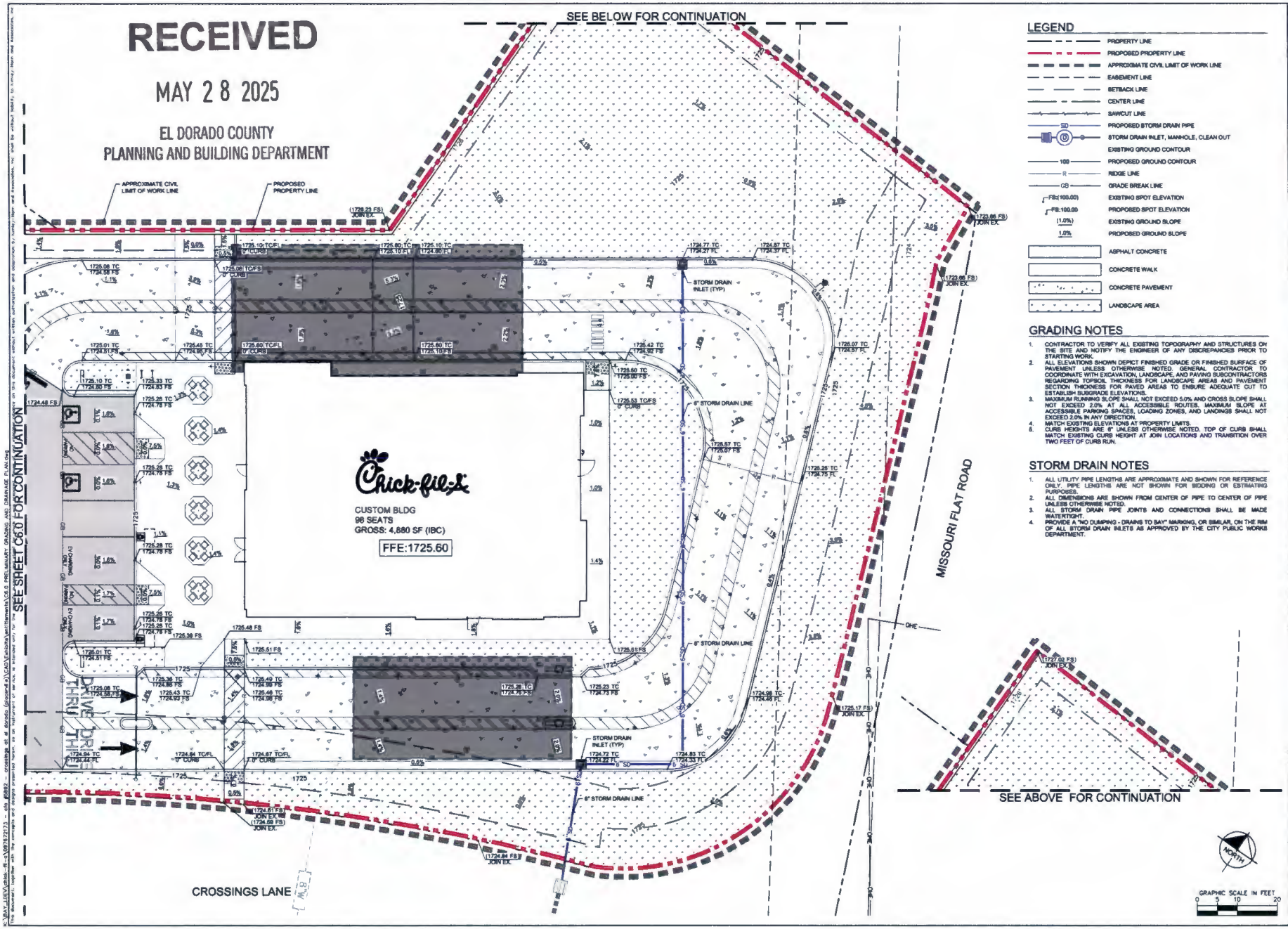
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PLANNING AND BUILDING DEPARTMENT



LEGEND

- PROPERTY LINE
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1	04.16.2025	JAK
2	05.23.2025	SAK

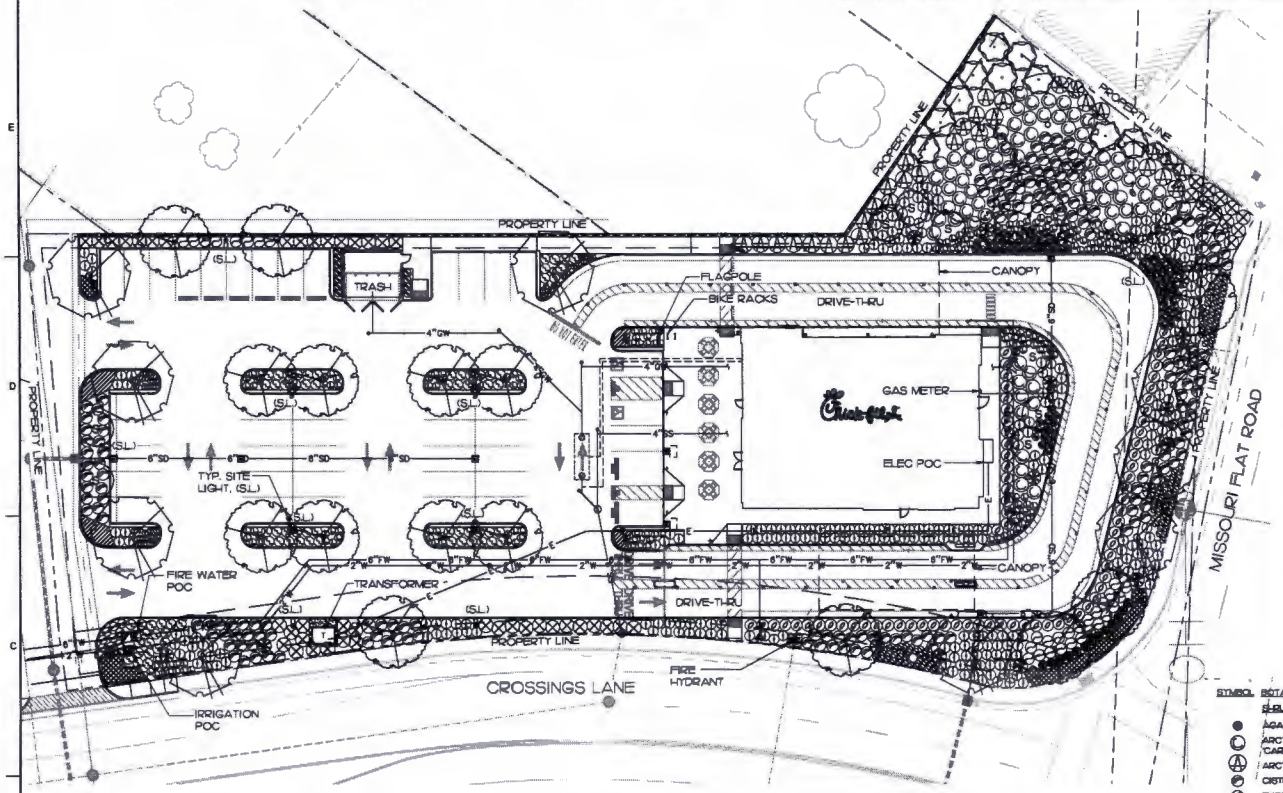
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SCALE AS SHOWN
DESIGNED BY SAK
DRAWN BY JAK
CHECKED BY JAK

CHICK-FIL-A
NWC MISSOURI FLAT RD & CROSSINGS LANE,
PLACERVILLE, CA 95667

PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER
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CUP25-0007



I PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
4. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
5. INSTALL TREE ROOT CONTROL BARRIERS WITH ALL TREES THAT ARE PLACED SIX (6) FEET AND CLOSER TO HARDSCAPE IMPROVEMENTS, INCLUDING FLATWORK, CURBS AND RAISED PLANTERS. ROOT BARRIERS SHALL BE 16 FEET IN LENGTH MINIMUM (8 FEET EACH SIDE OF TREE).
6. FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
7. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
8. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY, COUNTY AND/OR AGENCY LANDSCAPE GUIDELINES, STANDARDS AND REQUIREMENTS.
9. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
10. ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIPLINE OR DRIP EMITTERS FOR SHRUBS/GROUND COVERS, CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
12. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 2
	TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	17	STANDARD DECIDUOUS	M
S	COTINUS COGGYGRIA 'PURPUREA'	SMOKE TREE	24" BOX	6	MULTI DECIDUOUS	L
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	9	STANDARD DECIDUOUS	L
	QUERCUS SUBER	CORK OAK	24" BOX	1	STANDARD EVERGREEN	L
	QUERCUS WISLIZENI	INTERIOR LIVE OAK	24" BOX	2	STANDARD EVERGREEN	L

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	WUCOLS IV REGION 2
	SHRUBS					
	AGAVE PARRYI	NCN	5 GAL.	13	3'-0" O.C.	L
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	LITTLE SUR MANZANITA	5 GAL.	76	3'-0" O.C.	L
	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	32	6'-0" O.C.	L
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	172	4'-0" O.C.	L
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	EVERGREEN EUONYMOUS	5 GAL.	73	4'-0" O.C.	L
	EUONYMUS JAPONICUS 'GREEN SPIRE'	EVERGREEN EUONYMOUS	5 GAL.	11	2'-6" O.C.	L
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL.	86	2'-6" O.C.	L
	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	50	5'-0" O.C.	L
	FREMONTODENDRON X 'PACIFIC SUNSET'	COMMON FLANNEL BUSH HYB.	15 GAL.	10	AS SHOWN	L
	HESPERALOE PARVIFLORA 'PINK PARADISE'	RED YUCCA	5 GAL.	9	3'-0" O.C.	L
	LAGERSTROEMIA INDICA 'MONSER'	PETITE EMBERS CRAPE MYRTLE	5 GAL.	34	4'-0" O.C.	L
	LAVANDULA ANGUSTIFOLIA 'BLUE CUSHION'	ENGLISH LAVENDER	5 GAL.	112	2'-0" O.C.	L
	LEYMUS ARENARIUS 'BLUE DUNE'	WILD RYE	5 GAL.	176	2'-6" O.C.	L
	MUHLENBERGIA LINDHEIMERI	MUHLY	5 GAL.	275	3'-6" O.C.	L
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	5 GAL.	40	2'-0" O.C.	L
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL.	74	3'-6" O.C.	L
	YUCCA FILAMENTOSA 'BRIGHT EDGE'	ADAM'S NEEDLE	15 GAL.	45	AS SHOWN	L
	GROUNDCOVERS					
	CALYCANTHUS HARTWEGII 'PENDER'	SUNDROPS	1 GAL.	23 S.F.	24" O.C.	L
	ROSMARINUS OFFICINALIS 'IRENE'	DWARF ROSEMARY	1 GAL.	363 S.F.	18" O.C.	L
	DECOMPOSED GRANITE, 3" THICK - AT TRANSFORMER & FIRE HYDRANT					

NOTE: ALL SHRUB PLANTING AREAS ARE TO RECEIVE A 3" THICK LAYER OF ORGANIC BARK MULCH.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LANDSCAPE CALCULATIONS	
SHRUB & GROUNDCOVER AREA	19,473 SQ. FT.
TURF AREA	0 SQ. FT.
TOTAL LANDSCAPE AREA	19,437 SQ. FT.

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5200 Buffington Road
Atlanta, Georgia
30349-2998

houman associates inc.
landscape architecture + design
san clemente santa barbara calif area
949 489 9823 * 858 ft 2275

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # 05892

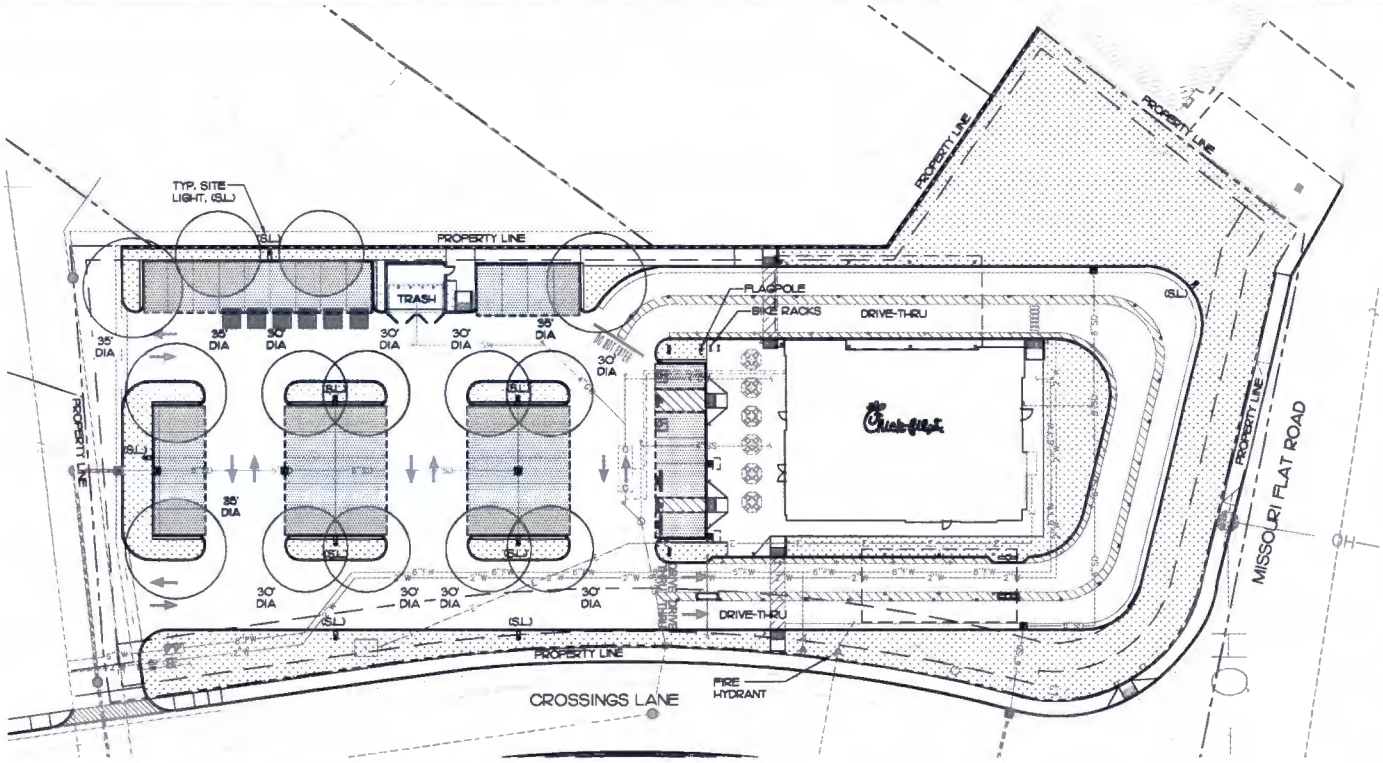
REVISION SCHEDULE
NO. DATE DESCRIPTION

ARCHITECT'S PROJECT #
PRINTED FOR
DATE 4.4.25
DRAWN BY VGMH

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SHEET
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER
L1.0

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26-1193 A 25 of 193
CUP25-0007



1 PRELIMINARY PARKING SPACE SHADE PLAN

SCALE: 1" = 20'-0"

TREE LEGEND

35' DIA — TYP. 35' DIA. SHADE TREE SUCH AS: PISTACIA CHINENSIS 'KEITH DAVEY', CHINESE PISTACHE

30' DIA — TYP. 30' DIA. SHADE TREE SUCH AS: CERCIS OCCIDENTALIS, WESTERN REDBUD

TREE SHADING LEGEND

PARKING AREA TO BE SHADED BY TREES

PORTION OF TREE CANOPY PROVIDING SHADE

SHADING SUMMARY

TOTAL PARKING SPACE AREA: (EXCLUDES DRIVE AISLES)	6,993 S.F.
50% SHADING GUIDELINE:	3,497 S.F.
PARKING AREA SHADED BY TREES:	2,691 S.F. 40% OF PARKING SPACE AREA

NOTE:
TREE SIZE SHOWN AT 15 YEARS MATURITY.

NOTE: TREE LOCATIONS IN PARKING LOT SHOWN ON THIS PLAN. REFER TO PLANTING PLAN, SHEET L1.0 FOR COMPLETE TREE LOCATIONS.

GRAPHIC SCALE

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hourian associates, inc.
landscape architecture + design

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # 05892

REVISION SCHEDULE
NO. DATE DESCRIPTION

PRELIMINARY PARKING SPACE SHADE PLAN

SHEET NUMBER
L1.1

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WALLACE LABS	SOILS REPORT	Print Date	Sep. 23, 2024	Receive Date	9/20/24
365 Coral Circle	Location	Chick-fil-A, El Dorado			
El Segundo, CA 90245	Requester	Nicole Hourian, Hourian Associates			
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate				
ammonium bicarbonate/DTPA		* * * * high, * * * * * very high			
extractable - mg/kg soil	Sample ID Number		24-267-11		
Interpretation of data	Sample Description		Soil Sample Received 09/2024		
low medium high	elements		graphic		
0 - 7 8-15 over 15	phosphorus		6.66	**	
0-60 60 -120 121-180	potassium		57.00	**	
0 - 4 4 - 10 over 10	iron		9.91	***	
0- 0.5 0.6- 1 over 1	manganese		19.38	*****	
0 - 1 1 - 1.5 over 1.5	zinc		1.41	***	
0- 0.2 0.3- 0.5 over 0.5	copper		5.16	*****	
0- 0.2 0.2- 0.5 over 1	boron		0.10	**	
	calcium		307.37	***	
	magnesium		464.93	*****	
	sodium		134.55	***	
	sulfur		27.67	**	
	molybdenum		0.08	***	
	nickel		0.50	*	
The following trace elements may be toxic	aluminum		n d	*	
The degree of toxicity	arsenic		0.15	*	
depends upon the pH of	barium		1.56	*	
the soil, soil texture,	cadmium		0.05	*	
organic matter, and the	chromium		n d	*	
concentrations of the	cobalt		0.68	**	
individual elements as well	lead		0.75	*	
as in their interactions.	lithium		0.11	*	
	mercury		n d	*	
	selenium		n d	*	
The pH optimum depends	silver		n d	*	
upon soil organic	strontium		3.72	*	
matter and clay content-	tin		n d	*	
for clay and loam soils:	vanadium		0.44	*	
under 5.2 is too acidic					
6.5 to 7 is ideal	Saturation Extract				
over 8.0 is too alkaline	pH value		7.29	***	
The EC e is a measure of	ECe (milli-mhos/cm)		1.09	***	
the soil salinity:					milleq/l
1-2 affects a few plants	calcium		89.0		4.5
2-4 affects some plants,	magnesium		52.4		4.3
> 4 affects many plants.	sodium		101.4		4.4
	potassium		5.7		0.1
	cation sum				13.3
problems over 150 ppm	chloride		103		2.9
good 20 - 30 ppm	nitrate as N		4		0.3
	phosphorus as P		1.0		0.0
toxic over 200	sulfate as S		56.1		3.5
	anion sum				6.8
toxic over 1 for many plants	boron as B		0.08	*	
increasing problems start at 3	SAR		2.1	**	
est. gypsum requirement-lbs./1000 sq. ft.			94		
	relative infiltration rate		fair/slow		
	estimated soil texture		sandy loam		
	lime (calcium carbonate)		slight		
	organic matter		low/fair		
	moisture content of soil		1.9%		
	half saturation percentage		19.7%		

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

September 24, 2024

Nicole Hourian, nhour@hourianassociates.com
Hourian Associates
107 Avenida Miramar, Suite D
San Clemente, CA 92672

RE: Chick-fil-A, El Dorado
Sample received Sept. 20, 2024, Our ID No. 24-267-11

Dear Nicole,

The pH is moderately alkaline at 7.29. Salinity is moderate at 1.09 millimho/cm.

Nitrogen is low. Phosphorus, potassium, boron and sulfur are modest. Iron and zinc are moderate. Manganese, copper and magnesium are high. Sodium is moderate. SAR (sodium adsorption ratio) is 2.1. The concentrations of common non-essential heavy metals are low.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Ammonium sulfate (21-0-0) - 5 pounds
Potassium sulfate (0-0-50) - 8 pounds
Triple superphosphate (0-45-0) - 4 pounds
Agricultural gypsum - 20 pounds
Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Ammonium sulfate (21-0-0) - 1/4 pound
Potassium sulfate (0-0-50) - 1/3 pound
Triple superphosphate (0-45-0) - 1/4 pound
Agricultural gypsum - 1 pound
Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

1. Humus material shall have an acid-insoluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
2. The pH of the material shall be between 6 and 7.5.

Soil Analyses Plant Analyses Water Analyses

3. The salt content shall be less than 10 millimho/cm at 25° C on a saturated paste extract.
4. Boron content of the saturated extract shall be less than 1.0 part per million.
5. Silicon content (acid-insoluble ash) shall be less than 50%.
6. Calcium carbonate shall not be present if to be applied on alkaline soils.
7. Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
8. Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
9. Sludge-based materials are not acceptable.
10. Carbon:nitrogen ratio is less than 25:1.
11. The compost shall be aerobic without malodorous presence of decomposition products.
12. The maximum particle size shall be 0.5 inch. 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	10
cadmium	15	lead	150	silver	10
chromium	200	mercury	10	vanadium	50
cobalt	50	molybdenum	20	zinc	250
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preplanted to reduce the excess or if the plant species will tolerate the salinity and/or boron.

Normally irrigate deeply but not frequently. Balance soil moisture with soil aeration.

For maintenance fertilizations, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Glenn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

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Chick-fil-A
5200 Buffington Road
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30349-2998

houran associates, inc.
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san clemente · santa barbara california
o 949.489.5023 f 949.810.0335

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # 05892

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NO. DATE DESCRIPTION

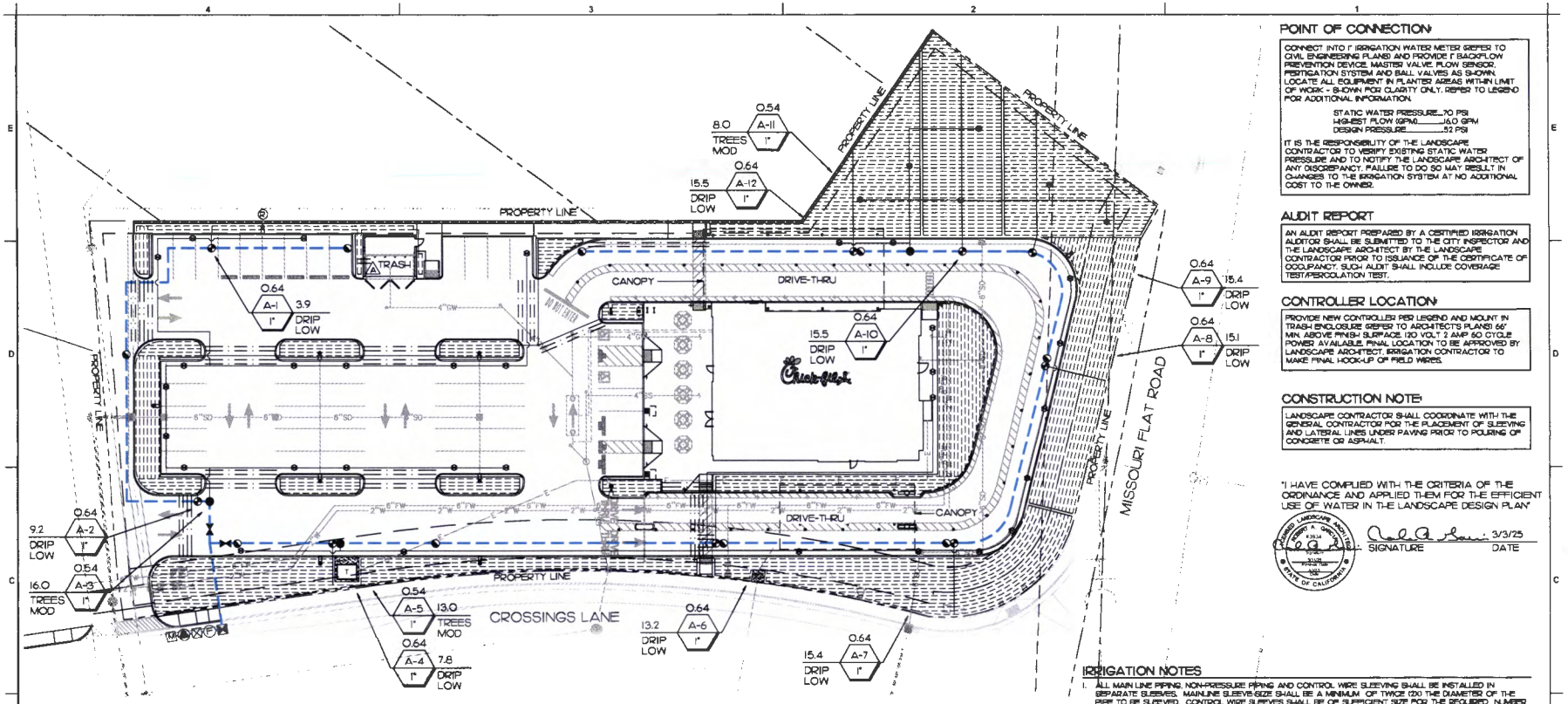
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PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 20'-0"

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
●	RAIN BIRD	RWS-B-C-I-4CI ROOT WATERING SYSTEM (2) PER TREE	30	0.25	–	FLOOD
●	RAIN BIRD	100-PESB 1" IRRIGATION REMOTE CONTROL VALVE				
●	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1" PESB VALVE AND 1" PRESSURE REGULATING (40PSI) FILTER.				
◔	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY, 3/4" VALVE WITH 1" PVC CONNECTION TO MAIN.				
⋈	NIBCO	T-580-A LINE SIZED BALL VALVE.				
Ⓕ	RAIN BIRD	MJCOS8 FLOW SENSOR - 1" SIZE COMPATIBLE WITH CONTROLLER LISTED BELOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER.				
⋈	EZ-FLOW	HC-10 10 GALLON FERTIGATION SYSTEM. INSTALL PER MANUFACTURER'S DETAILS.				
⋈	GRISWOLD	#223C NORMALLY CLOSED PRESSURE REGULATING MASTER VALVE. SET TO 70 PSI.				
◉	FEBCO	LF-825Y LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.				
M	BY OTHERS	1" IRRIGATION WATER METER PER UTILITY PLANS BY OTHERS).				
A	RAIN BIRD	ESP4ME3+0200SPGM4-LNK-WIFI-WX2-MJCOS8 4 STATION OUTDOOR WALL MOUNT AUTOMATIC IRRIGATION CONTROLLER WITH (2) 6 STATION EXPANSION MODULES (FOR A TOTAL OF 16 STATIONS) - MOUNT ON INSIDE OF TRASH ENCLOSURE 66" MIN. ABOVE FINISH SURFACE. INCLUDES LNK-WIFI MODULE AND WIRELESS RAIN SENSOR (SEE BELOW FOR ADDITIONAL INFORMATION). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. (ALSO REFER TO FLOW SENSOR INFORMATION ABOVE).				
Ⓡ	RAIN BIRD	WR2-RFC WIRELESS RAIN SENSOR. LOCATE ON NEAREST LIGHT POLE 90' HGT. MIN.				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
NO SYMBOL	RAIN BIRD	OPERND OPERATION INDICATOR. REFER TO DETAIL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE (1) PER DRIP SYSTEM AND IN AN INCONSPICUOUS AREA.				
– – – –	RAIN BIRD	XFS-CV-06-12 SUB-SURFACE DRIPLINE (0.60 GPH EMITTERS SPACED AT 12" O.C.). SPACE LATERALS 18" APART. BURY 3" DEEP (PRIOR TO MULCH).				
———	RAIN BIRD	DPS SERIES DRIPLINE HEADER - BARBS AT 18" O.C.				
– – –	AS APPROVED	PRESSURE MAINLINE PVC SCH. 40, 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE.				
———	AS APPROVED	NON-PRESSURE LATERAL SCH. 40, BURY MIN. 12". SIZE AS NOTED ON PLANS.				
= =	AS APPROVED	PIPE SLEEVING PVC SCH. 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X PIPE DIA.				
– · – ·	AS APPROVED	WIRE SLEEVING PVC SCH. 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MIN. 12" BELOW GRADE. ALL WIRE SLEEVES SHALL BE 1".				

0.5 — PRECIPITATION RATE
A-5 — STATION NUMBER
7 — FLOW IN GPM
3/4" — VALVE SIZE
HYDROZONE

POINT OF CONNECTION

CONNECT INTO 1" IRRIGATION WATER METER (REFER TO CIVIL ENGINEERING PLANS) AND PROVIDE 1" BACKFLOW PREVENTION DEVICE, MASTER VALVE, FLOW SENSOR, FERTIGATION SYSTEM AND BALL VALVES AS SHOWN. LOCATE ALL EQUIPMENT IN PLANTER AREAS WITHIN LIMIT OF WORK - SHOWN FOR CLARITY ONLY, REFER TO LEGEND FOR ADDITIONAL INFORMATION.

STATIC WATER PRESSURE....70 PSI
HIGHEST FLOW (GPM)....16.0 GPM
DESIGN PRESSURE....52 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

AUDIT REPORT

AN AUDIT REPORT PREPARED BY A CERTIFIED IRRIGATION AUDITOR SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. SUCH AUDIT SHALL INCLUDE COVERAGE TEST/PERCOLATION TEST.

CONTROLLER LOCATION

PROVIDE NEW CONTROLLER PER LEGEND AND MOUNT IN TRASH ENCLOSURE (REFER TO ARCHITECTS PLANS) 66" MIN. ABOVE FINISH SURFACE. 120 VOLT 2 AMP 60 CYCLE POWER AVAILABLE. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP OF FIELD WIRES.

CONSTRUCTION NOTE

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE — DATE 3/3/25

IRRIGATION NOTES

1. ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
4. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED. AREA DIMENSIONS THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
11. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
12. CONTRACTOR SHALL PROVIDE FLUSH VALVES, DRAIN VALVES, BLOWOUT INLETS OR OTHER APPURTENANCES APPROVED BY LOCAL AGENCIES FOR WINTERIZATION OF IRRIGATION SYSTEM.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

hourigan associates inc

CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # 05892

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NO. DATE DESCRIPTION

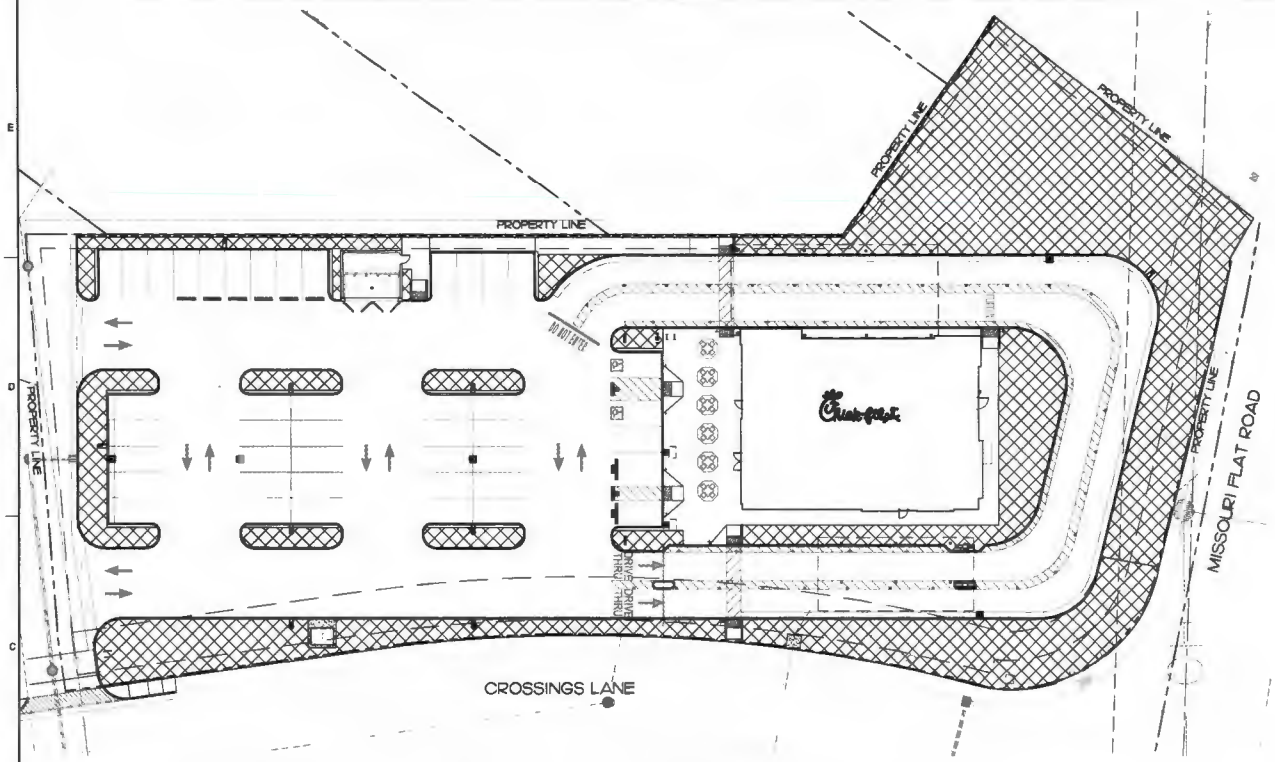
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PRELIMINARY IRRIGATION PLAN

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Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 52.5

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
LOW SHRUBS	0.30	DRIP	0.81	0.37	18,790	6,959.2	226,524
MOD TREES	0.40	BUBB	0.75	0.53	608	324.3	10,555
D.G. PAVING	0.00	NON-IRR	0.00	0.00	75	0.0	0
				Totals	19,473 (A)	7,283.5 (B)	
Special Landscape Areas							
				1	0	0	
				1			
				Totals	19,473 (C)	7,283.5 (D)	
						ETWU Total	237,079
					Maximum Allowed Water Allowance (MAWA)[5]		285,231

[1] Hydrozone #/Planting Description
E.g.
1) front lawn
2) low water use planting
3) medium water use planting

[2] Irrigation Method
drip
bubbler
overhead spray
or other

[3] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[4] ETWU (Annual Gallons Required) = (ETo) x (0.62) x (ETAF x Area)
where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year. 1 is the MAA Evapotranspiration rate in inches per year, ETAF is 0.55 for residential areas and 0.45 for non-residential areas

[5] MAWA (Maximum Allowed Water Allowance) = (Eto) (0.62) [(ETAF x 0.55) + (1-ETAF) x (0.45)]
where 0.62 is a conversion factor that converts acre inches per acre per year to gallons per square foot per year. 1 is the MAA Evapotranspiration rate in inches per year, 0.55 is the ETAF for residential areas and 0.45 for non-residential areas

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	7,283.5
Total Area	(A)	19,473
Average ETAF	B ÷ A	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	7,283.5
Total Area	(A+C)	19,473
Sitewide ETAF	(B+D) ÷ (A+C)	0.37

HYDROZONE MAP

SYMBOL	DESCRIPTION	AREA
	LOW/MED WATER USE PLANTING	19,398 S.F.
	NON-IRRIGATED DECOMPOSED GRANITE	75 S.F.
	TOTAL LANDSCAPE AREA:	19,473 S.F.

LANDSCAPE CALCULATIONS

SHRUB/GROUNDCOVER AREA:	19,398 S.F.
DECOMPOSED GRANITE:	75 S.F.
TURF AREA:	0 S.F.
TOTAL LANDSCAPE AREA:	19,473 S.F.

(1) HYDROZONE MAP
SCALE: 1" = 20'-0"

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

IRRIGATION SYSTEMS:

1. AUTOMATIC CONTROLLER TO BE CHECKED MONTHLY BY THE LANDSCAPE MAINTENANCE FOREMAN AND CHECKED WEEKLY BY MAINTENANCE CREW LEADER, TO PROVIDE OPTIMUM PLANT GROWTH AND WATER CONSERVATION. IF SMART CONTROLLER IS IN USE, CHECK ELECTRICAL POWER ONLY.
2. LANDSCAPE MAINTENANCE CONTRACTOR TO CHECK ALL SYSTEMS ONCE PER MONTH BY TURNING ON EACH SYSTEM MANUALLY.
3. LANDSCAPE MAINTENANCE CONTRACTOR TO VISUALLY CHECK ALL SYSTEMS EVERY WEEK DURING MAINTENANCE OF LANDSCAPE.
4. ALL IRRIGATION FILTERS AT THE WYE STRAINER (AT THE BACKFLOW DEVICE) AND ALL FILTERS AT THE DRIP IRRIGATION VALVES TO BE CLEANED MONTHLY OR AS NEEDED.
5. CHECK RAIN SHUT OFF DEVICE AT THE BEGINNING OF THE RAINY SEASON AND RE-CALIBRATE AS NEEDED. MAKE SURE DEVICE IS CLEAN, FREE OF ANY DEBRIS, AND IN GOOD WORKING ORDER.
6. BACKFLOW DEVICE TO BE VISUALLY CHECKED ON A MONTHLY BASIS. TEST AND RE-CERTIFY ANNUALLY AS PER ALL CODES AND ORDINANCES.
7. SCHEDULE ALL SPRAY SYSTEMS TO RUN ONLY BETWEEN THE HOURS OF 2:00 AM AND 9:00 AM.
8. ON A MONTHLY BASIS, FLUSH ALL DRIP SYSTEM LINES AND CHECK VALVE BOXES TO SEE THAT THEY DRAIN PROPERLY. CLEAN OUT ANY DEBRIS, MUD OR PLANT GROWTH ANNUALLY.
9. TWICE A YEAR CHECK ALL QUICK COUPLERS AND MAKE ALL REPAIRS AS NECESSARY. REPLACE PEA GRAVEL IN VALVE BOXES AS NEEDED.
10. COVER OR PROTECT ALL BACKFLOW DEVICES DURING FREEZING WEATHER.
11. OWNER TO PROVIDE FOR A WATER AUDIT EVERY FIVE YEARS FROM OPENING OF STORE.

WATER CONSERVATION STATEMENT

WATER CONSERVATION IS ACHIEVED IN THIS LANDSCAPE CONSTRUCTION DOCUMENT AS DESCRIBED BELOW;

1. ALL PLANT MATERIALS SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, AND THEIR ADAPTABILITY TO DROUGHT, DATA FROM WUCOLS 5 HAS BEEN USED FOR DETERMINING THE SPECIES' PLANT FACTOR FOR THE WATER USE CALCULATIONS.
2. PLANTS WITH SIMILAR WATER USE REQUIREMENTS ARE GROUPED TOGETHER.
3. THE MAJORITY OF LANDSCAPE AREAS ARE PLANTED WITH LOW WATER USE PLANTS, WITH THE BALANCE IN MODERATE WATER USE PLANTS. NO HIGH WATER USE PLANTS ARE USED.
4. IRRIGATION SECTIONS/ HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR WATER USE CALCULATIONS. SEE HYDROZONE EXHIBIT.
5. THE IRRIGATION SYSTEM UTILIZES A LOW-VOLUME DISTRIBUTION SYSTEM WITH A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE PLUS SOAK AND WATER BUDGETING CAPABILITY, WEATHER STATION, AND RAIN SHUT-OFF.
6. THE USE OF TURF IS ELIMINATED. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE DRESSED WITH A 3" LAYER OF MULCH FOR MOISTURE RETENTION AND TO DISCOURAGE WEEDS.
7. THERE ARE NO SPECIAL LANDSCAPE AREAS IN THIS PROJECT.

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PLANNING AND BUILDING DEPARTMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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Chick-fil-A
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Atlanta, Georgia
30349-2998

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CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA

STORE # 05892

REVISION SCHEDULE
NO. DATE DESCRIPTION

ARCHITECT'S PROJECT #
PERMITTED FOR
DATE 3.3.25
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PRELIMINARY WATER CONSERVATION PLAN

SHEET NUMBER
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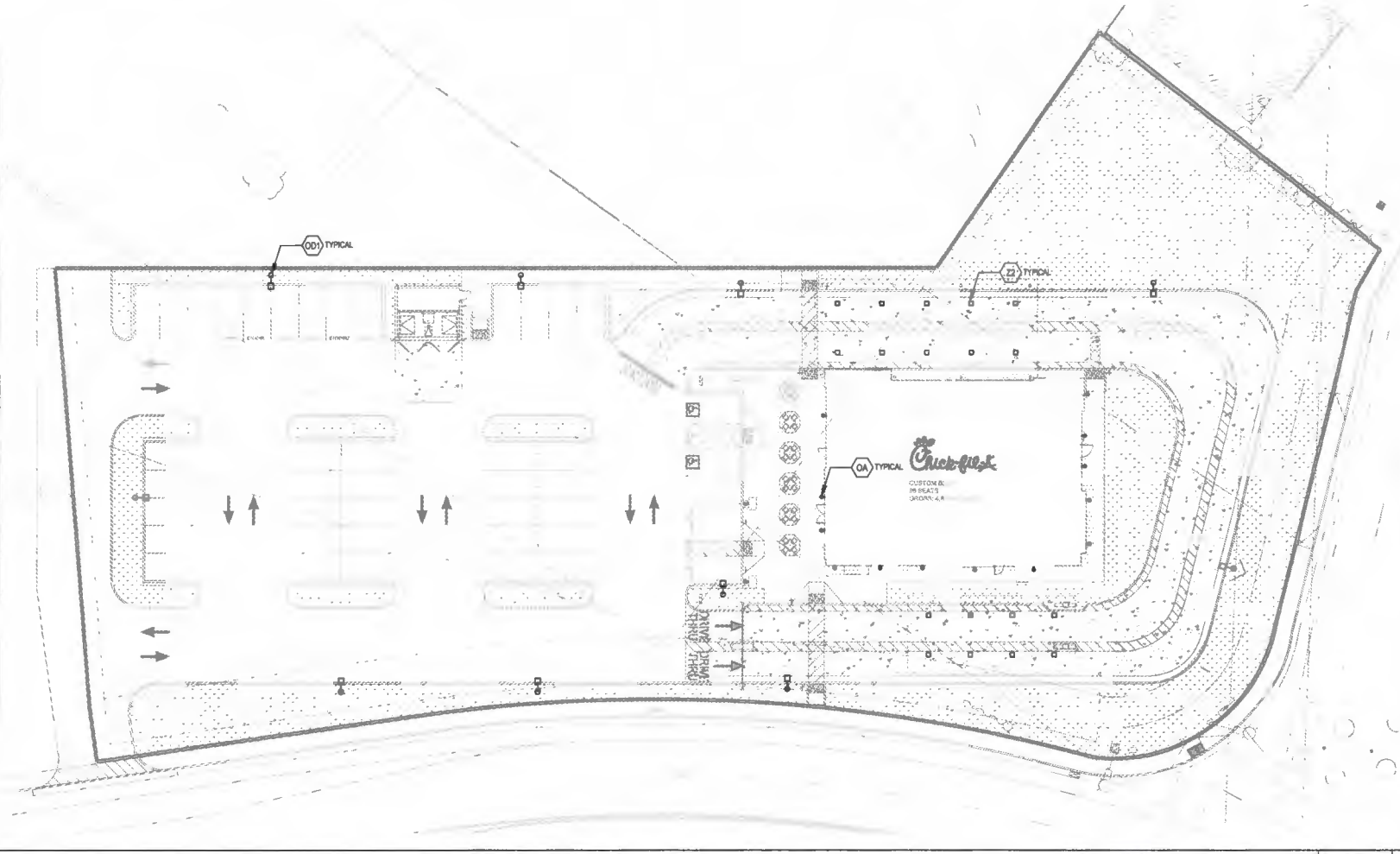
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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SCHEDULE

SYMBOL	TAG	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	FILE NAME	QTY/LAMP	LUMENS	LLF	WATTS	DISTRIBUTION	MOUNTING HEIGHT
	OD1	10	COOPER LIGHTING	PRV-PA2A-730-U-T4W-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE, CI 70 CRI 3000K 720mA LIGHT ENGINES WITH 24 LEDS AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD AND FULL DROP VISOR	PRV-PA2A-730-U-T4W-HSS.ies	1	10,282	0.9	112.9	BUG RATING: B3-U0-G1	25 FT
	OA	13	PROGRESS LIGHTING	P5674-31	5" UP/DOWN CYLINDER WITH HEAVY DUTY ALUMINUM CONSTRUCTION, WET LISTED WITH TWO GENERAL ELECTRIC RETROFIT LAMPS #LED13P30KWB30S		2		0.8	24		9 FT
	Z2	18	DECO LIGHTING	DS33R-PRO-35-30-U-5-W-M	LED CANOPY LUMINAIRE, 3000K, 80 CRI		1	7910	0.9	55		RECESS



ELECTRICAL SITE LIGHTING PLAN — SCALE: 1/16" = 1'-0" — 1

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

ACIES
ENGINEERING
400 N. McCarthy Blvd, ste 250
Milpitas, CA 95035
ph: (408) 522-5255
fx: (408) 523-5250
Info@acies.net
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CHICK-FIL-A
CROSSING AT EL DORADO

CROSSING AT EL DORADO
PLACERVILLE, CA 95667

FSR#05892

BUILDING TYPE / SIZE:
RELEASE:
REVISION SCHEDULE

CONSULTANT PROJECT #
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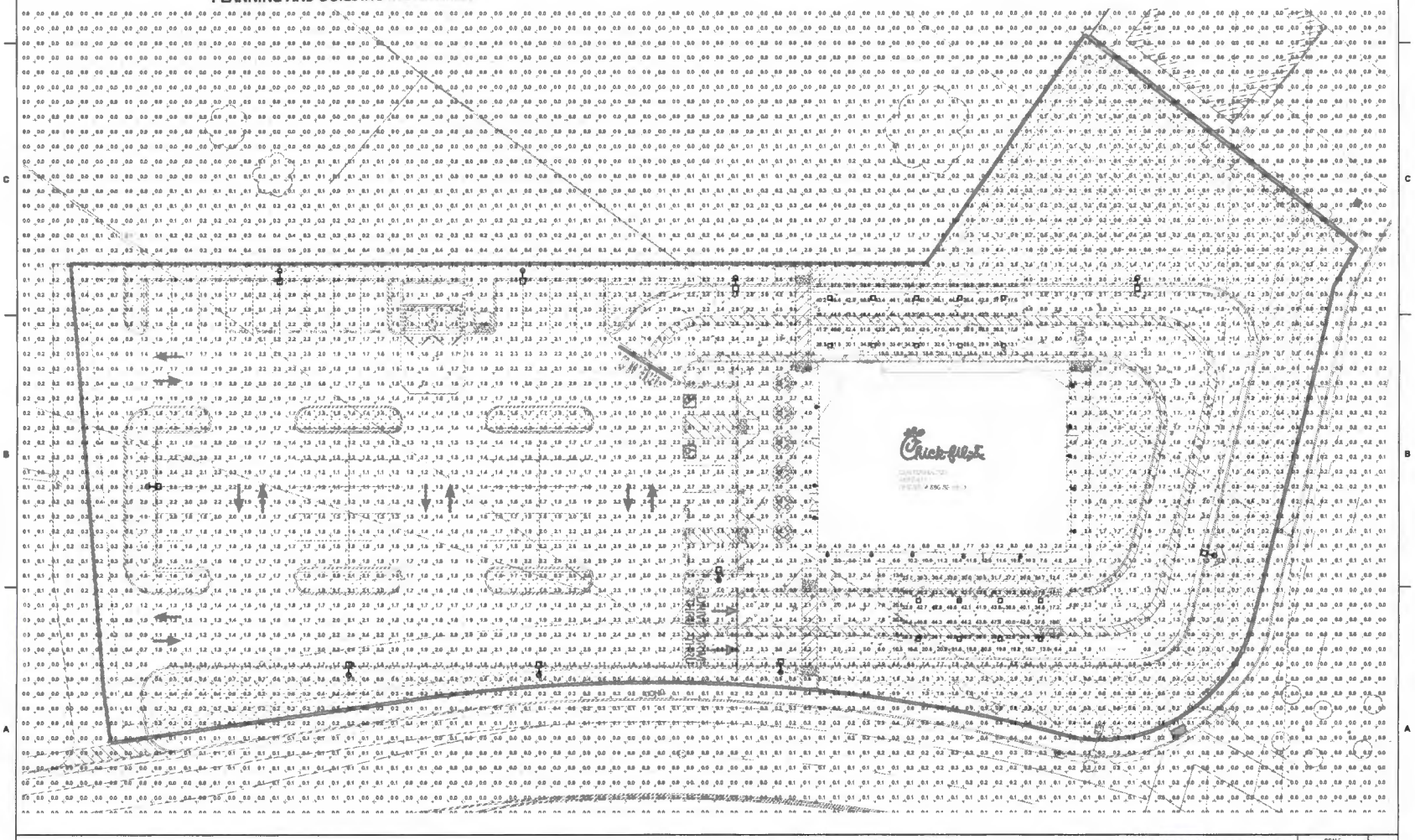
SHEET
ELECTRICAL SITE LIGHTING PLAN
SHEET NUMBER
ES1.0

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CUP25-0007
26-1193 A 70 of 92

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/Driveway	+	2.5 fc	21.5 fc	1.0 fc	21.5:1	2.5:1
Canopy 1	+	30.7 fc	51.8 fc	12.9 fc	4.0:1	2.8:1
Canopy 2	+	36.0 fc	49.8 fc	12.4 fc	4.0:1	2.9:1



ELECTRICAL SITE PHOTOMETRIC PLAN — SCALE 1/16" = 1'-0" — 1

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SHEET NUMBER
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SITE LIGHTING CUTSHEET | SCALE: NTS | 1

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PROJECT NO:
DATE:
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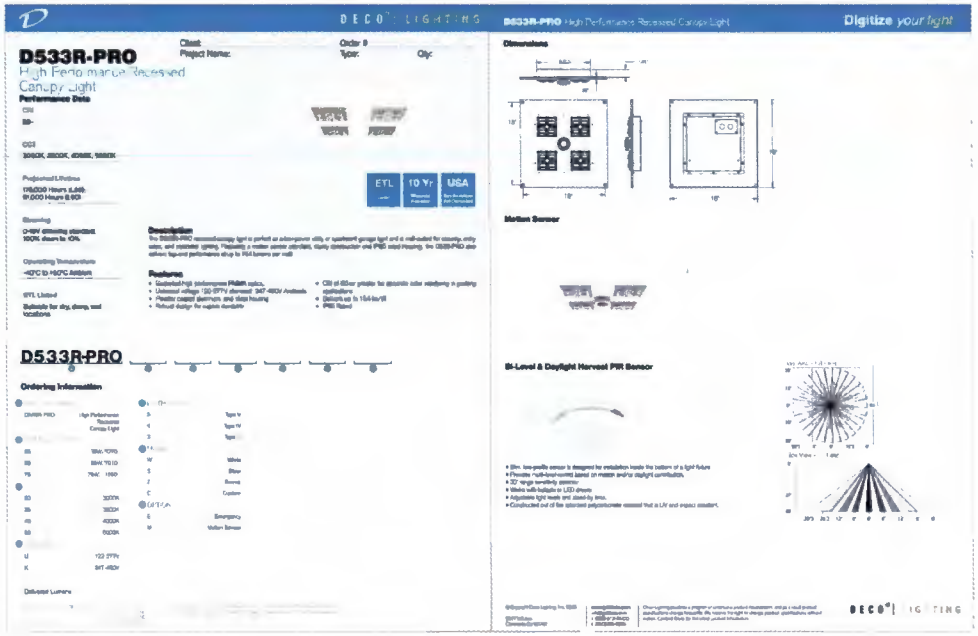
SITE LIGHTING CUTSHEET

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TYPE "Z2"



TYPE "OA"

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SITE LIGHTING CUTSHEET | SCALE NTS | 1

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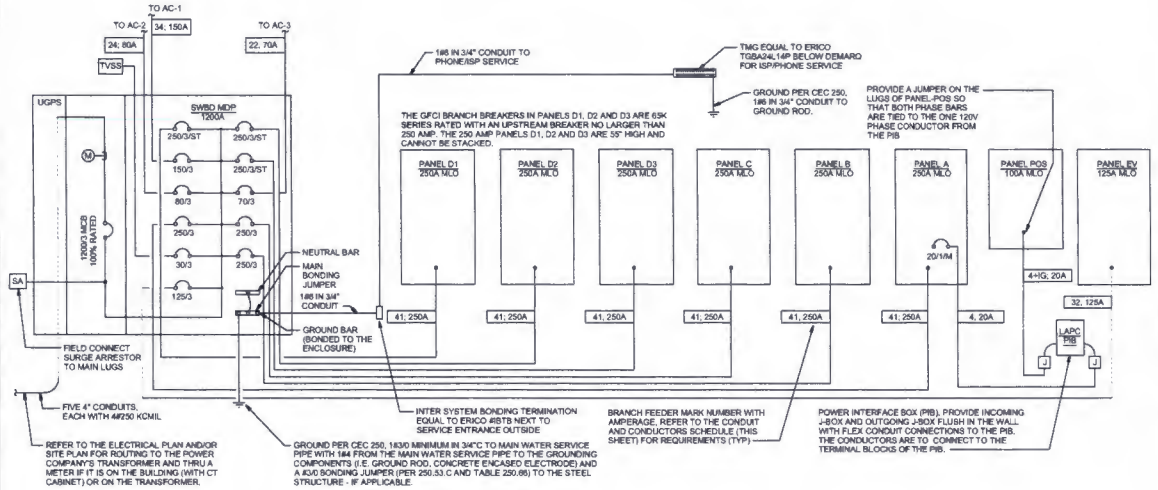
REVISION SCHEDULE

SITE LIGHTING CUTSHEET

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SINGLE-LINE DIAGRAM NOTES

1. VERIFY SERVICE LOCATIONS AND CONFORM TO THE REQUIREMENTS OF THE POWER COMPANY AND/OR DEVELOPER. POWER COMPANY AND/OR DEVELOPER SHALL BE CONTACTED PRIOR TO BEGINNING CONSTRUCTION TO ARRANGE AND VERIFY FOR THE INSTALLATION OF THE POWER COMPANY SERVICE, METER, AND OTHER ITEMS.
2. GROUND ALL EQUIPMENT AND SERVICES IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, LOCAL APPLICABLE CODES, AND ALSO AS INDICATED ON DRAWINGS.
3. MAKE NECESSARY INSPECTIONS OF EXISTING SITE AND SERVICE LOCATIONS AS REQUIRED FOR THIS WORK AND MAKE ALLOWANCE FOR EXISTING CONDITIONS BEFORE SUBMITTING BID. VERIFY WORK REQUIRED WITH POWER COMPANY AND TELEPHONE COMPANY.
4. CUT AND PATCH THE CONSTRUCTION WORK AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL MATCH THE SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT. ALL CONDUIT SHALL BE INSTALLED CONCEALED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. COORDINATE SAW CUTTING WITH LANDLORD'S OR OWNER'S REPRESENTATIVE.
5. WIRE AND CABLE.
   A. CONDUCTORS SHALL BE COPPER, #12 AWG, MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. CONDUCTOR #10 AWG AND SMALLER SHALL BE SOLID AND #8 AWG AND LARGER SHALL BE STRANDED. INSULATION SHALL BE 600 VOLT, THHN/THWN.
6. PROVIDE ENGRAVED LAMINATED PHENOLIC BLOCK-ON-WHITE (UNLESS NOTED OTHERWISE) NAMEPLATES SECURED TO EQUIPMENT WITH ADHESIVE AND SCREWS FOR PANELBOARDS, RELAY CABINETS, TRANSFORMERS, DISTRIBUTION BOARDS, AND MAIN PANELBOARD - IDENTIFYING EQUIPMENT DESIGNATION (CORRESPONDING WITH DESIGNATION USED ON DRAWINGS) AND EQUIPMENT VOLTAGE. LETTERING SHALL BE 1/4" HIGH. PROVIDE LABELS FOR CIRCUIT BREAKERS, FUSIBLE SWITCHES AND STARTERS IN PANELBOARDS AND DISTRIBUTION BOARDS FOR EACH DEVICE IDENTIFYING EQUIPMENT CONTROLLED. LETTERING SHALL BE 1/8" HIGH.
7. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THE POWER COMPANY AVAILABLE FAULT CURRENT, OR AS INDICATED ON THE DRAWINGS.
8. 120/208 VOLT BRANCH CIRCUIT PANELBOARD BREAKERS SHALL HAVE A MINIMUM U.L. SERIES RATING OF 65 KAIC WITH UP-STREAM FEEDER BREAKERS AS NOTED.
9. AVAILABLE SPACE FOR MAIN PANELBOARD IS LIMITED. PANELBOARD MUST FIT IN ALLOCATED SPACE. COORDINATE WITH CONSTRUCTION AS REQUIRED.
10. ALL WIRING SHALL BE IN CONDUIT, E.M.T. OR RIGID. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS AND WITH GREEN EQUIPMENT GROUNDING CONDUCTORS.

SWITCHGEAR AND CONTROL EQUIPMENT NOTES

1. PURCHASE PANELBOARDS, SURGE ARRESTOR, AND TVSS FROM AN APPROVED NATIONAL ACCOUNTS VENDOR (SEE SHEET E-002 SECTION C16440, PANELBOARDS) PROVIDING SQUARE-D EQUIPMENT. NO SUBSTITUTIONS ALLOWED.
2. PURCHASE CONTROL PANEL 'CFA-T500' FROM SUNCOAST ENVIRONMENTAL, INC. (NO SUBSTITUTIONS ALLOWED). ALL EQUIPMENT IN THE CONTROL PANEL SHALL BE INSTALLED, WIRED AND CONNECTED AT THE FACTORY, INCLUDING AUTOMATIC LIGHTING CONTROL SYSTEM, LIGHTING RELAYS, HVAC STARTERS, POWER SUPPLIES, MISCELLANEOUS RELAYS AND CONTROLS, AND THERMOSTATS.
3. CONTRACTOR SHALL PROVIDE PANEL FEEDERS A, B, C, D1, D2, D3, AND POS, BRANCH CIRCUIT CONDUIT AND WIRE, AND INSTALL ALL EQUIPMENT AS REQUIRED.
4. ALL BREAKERS AND PANELS SHALL BE SQUARE-D.
5. TVSS AND SURGE ARRESTOR UNITS SHALL BE MOUNTED DIRECTLY ADJACENT TO THE SIDE OF THE MAIN DISTRIBUTION PANEL IN NEMA 3R ENCLOSURES. CLOSE NIPPLE THE UNITS TO THE SIDE OF THE PANEL. PROVIDE CONNECTION OF TVSS UNIT TO BREAKER IN PANEL. CONNECT SURGE ARRESTOR TO MAIN INCOMING LUGS OF THE PANEL. CONNECT USING MINIMUM LENGTH OF WIRE WITHOUT SHARP BENDS IN THE WIRE AND SHALL NOT BE LENGTHENED FROM WIRE LENGTH PROVIDED WITH THE TVSS OR SURGE SUPPRESSOR DEVICE.

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(B1) CONDUIT AND CONDUCTORS SCHEDULE

Mark No.	OCP Device Amp/Poles	Conductors Total Amps	Bdd CT	Tdd CT	Conductors Phase & Neutral Qty	Size	Type	Min Eq Grd Qty/Set	Size	Raceway Size (Nominal Inches) No.	Phase, Neutral & Equip Grd(s) EMT	IMC	RGS(1)	PVC	With IG EMT	IMC	PVC
1	20/1	20	-	-	2	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
2	20/2	20	-	-	3	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
3	20/3	20	-	-	4	12	THHN	1	12	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
4	25/1	30	-	-	2	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
5	25/2	30	-	-	3	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
6	25/3	30	-	-	4	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
7	30/1	30	-	-	2	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
8	30/2	30	-	-	3	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
9	30/3	30	-	-	4	10	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
10	40/1	40	-	-	2	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
11	40/2	40	-	-	3	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
12	40/3	40	-	-	4	8	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	1.00
13	45/3	55	-	-	4	8	THHN	1	10	One	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	50/1	55	-	-	2	6	THHN	1	10	One	0.75	0.75	0.75	0.75	0.75	0.75	0.75
15	50/2	55	-	-	3	6	THHN	1	10	One	0.75	0.75	0.75	0.75	1.00	1.00	1.00
16	50/3	55	-	-	4	6	THHN	1	10	One	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	60/1	70	-	-	2	4	THW	1	8	One	1.00	1.00	1.00	1.00	1.25	1.00	1.25
18	60/2	70	-	-	3	4	THW	1	8	One	1.25	1.00	1.25	1.25	1.25	1.25	1.25
19	60/3	70	-	-	4	4	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
20	70/1	70	-	-	2	4	THW	1	8	One	1.00	1.00	1.00	1.00	1.25	1.00	1.25
21	70/2	70	-	-	3	4	THW	1	8	One	1.25	1.00	1.25	1.25	1.25	1.25	1.25
22	70/3	70	-	-	4	4	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
23	80/2	85	-	-	3	3	THW	1	8	One	1.25	1.25	1.25	1.25	1.25	1.25	1.25
24	80/3	85	-	-	4	3	THW	1	8	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
25	90/2	95	-	-	3	2	THW	1	8	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
26	90/3	95	-	-	4	2	THW	1	8	One	1.50	1.25	1.50	1.50	1.50	1.50	1.50
27	100/2	110	-	-	3	1	THW	1	6	One	1.50	1.50	1.50	1.50	2.00	2.00	2.00
28	100/3	110	-	-	4	1	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
29	110/2	-	150	3	1/0	THW	1	6	One	1.25	1.25	1.25	1.25	1.50	1.25	1.50
30	110/3	-	150	4	1/0	THW	1	6	One	1.50	1.25	1.50	1.50	1.50	1.50	1.50
31	125/2	-	150	3	1/0	THW	1	6	One	1.50	1.50	1.50	1.50	2.00	2.00	2.00
32	125/3	-	150	4	1/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
33	150/2	-	150	3	1/0	THW	1	6	One	2.00	1.50	2.00	2.00	2.00	2.00	2.00
34	150/3	-	150	4	1/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
35	175/2	-	175	3	2/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.00	2.00	2.00
36	175/3	-	175	4	2/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.50	2.50	2.50
37	200/2	-	200	3	3/0	THW	1	6	One	2.00	2.00	2.00	2.00	2.50	2.50	2.50
38	200/3	-	200	4	3/0	THW	1	6	One	2.50	2.50	2.50	2.50	2.50	2.50	2.50
39	225/2	-	230	3	4/0	THW	1	4	One	2.50	2.00	2.50	2.50	2.50	2.50	2.50
40	225/3	-	230	4	4/0	THW	1	4	One	2.50	2.50	2.50	2.50	2.50	3.00	3.00
41	250/3	-	255	4	250	THW	1	4	One	2.50	3.00	3.00	3.00	3.00	3.00	3.00
42A	300/3	-	285	4	300	THW	1	4	One	3.00	3.00	3.00	3.00	3.00	3.00	3.00
42B	300/3	-	310	4	350	THW	1	4	One	3.00	3.00	3.00	3.00	3.00	3.00	3.00
43A	350/3	-	335	4	400	THW	1	4	One	3.00	3.50	3.50	3.50	3.50	3.50	3.50
43B	350/3	-	380	4	500	THW	1	4	One	3.50	3.50	3.50	3.50	3.50	3.50	3.50
44A	400/3	-	380	4	500	THW	1	3	One	3.50	3.50	3.50	3.50	3.50	3.50	3.50
44B	400/3	-	400	4	3/0	THW	1	3	Two	2.50	2.50	2.50	2.50	2.50	2.50	2.50
45A	600/3	-	570	4	300	THW	1	1	Two	3.00	3.00	3.00	3.00	3.00	3.00	3.00
45B	600/3	-	620	4	350	THW	1	1	Two	3.00	3.00	3.00	3.00	3.00	3.00	3.50
46A	800/3	-	760	4	500	THW	1	1/0	Two	3.50	3.50	3.50	3.50	3.50	3.50	3.50
46B	800/3	-	820	4	600	THW	1	1/0	Two	4.00	4.00	4.00	4.00	4.00	4.00	4.00
47	1000/3	-	1005	4	400	THW	1	2/0	Three	3.50	3.50	3.50	3.50	3.50	3.50	3.50
48	1200/3	-	1240	4	350	THW	1	3/0	Four	3.50	3.50	3.50	3.50	3.50	3.50	4.00
49	1600/3	-	1675	4	400	THW	1	4/0	Five	4.00	4.00	4.00	4.00	4.00	4.00	4.00

Notes:
Conductors are rated at 600 volt or below and are to be copper.

CEC Table 310.15(B)(16) - formerly Table 310.16 - is used for the basis of the conductor ampacities, which is not more than three current carrying conductors in a raceway at an ambient temperature of 30 deg C with 60 deg C rated conductors and connectors per 110.14-C-1 for up to 100 amp rated and up to #1 AWG conductors for equipment terminations and 75 deg C rated conductors and termination connectors for larger than 100 amp or above #1 AWG conductors.

CEC Tables 4, 5, and Appendix C is used for the basis of the conduit sizes. Table C1 for EMT, Table C4 for IMC, Table C6 for Rigid, and Table C10 for PVC (Sch 40).

All Branch Feeders and Branch Circuits shall include a green Equipment Grounding Conductor.

Omit Grounding conductor on Service Entrance Feeders.

Omit Neutral conductor on all Delta primary transformer feeders or single-phase 2 pole loads and 3 phase loads not requiring a neutral.

The above conductors are not calculated for Voltage Drop. Any circuits that exceed 100 feet shall be calculated by the Installer to have less than a three percent voltage drop on feeders and five percent on branch circuits per the CEC.

SINGLE LINE DIAGRAM | SCALE: NTS | 1

CONDUIT AND CONDUCTOR SCHEDULE | SCALE: NTS | 2

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FSR#05892

REVISION SCHEDULE

SINGLE LINE DIAGRAM

E5.0

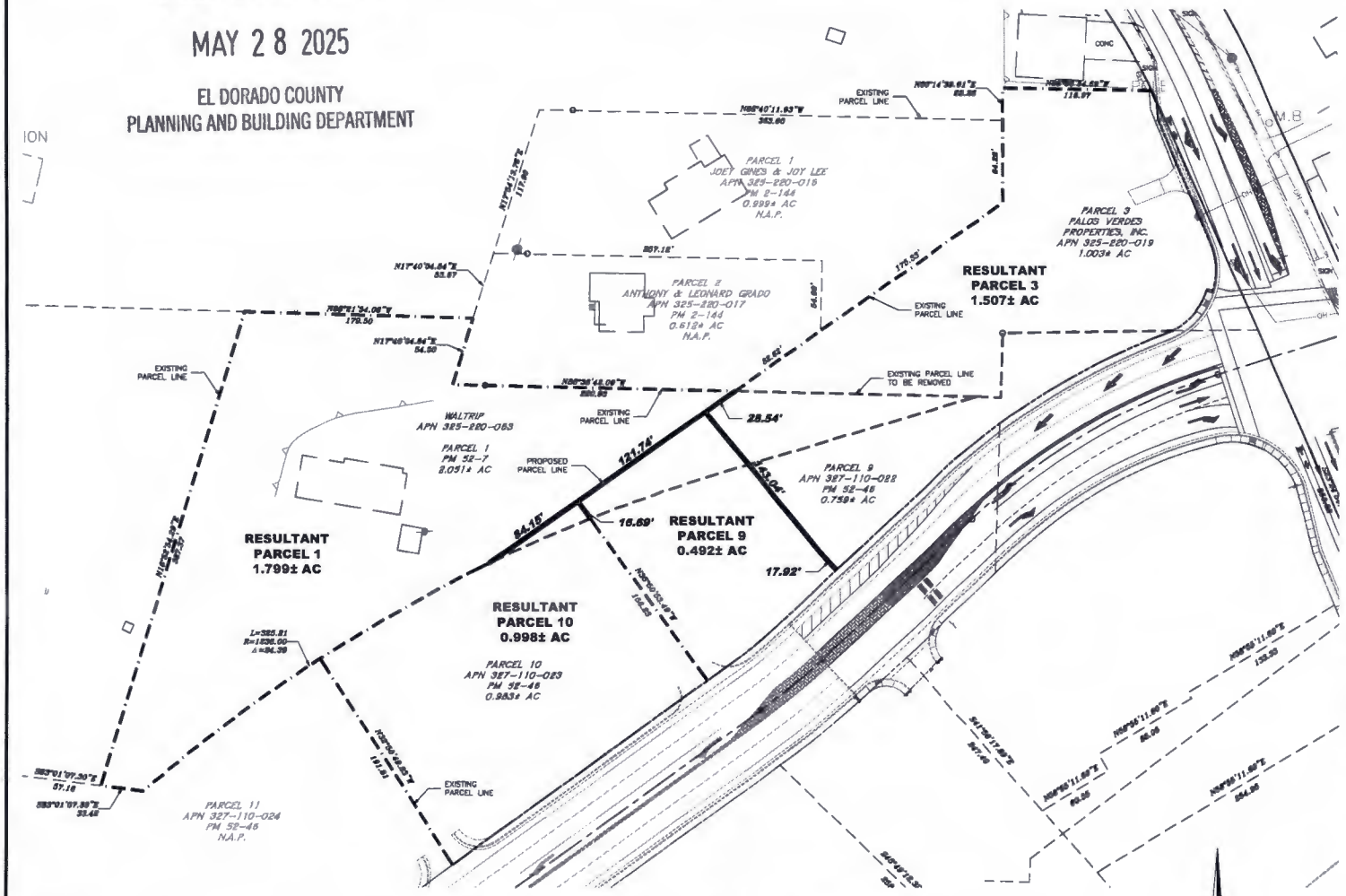
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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



VICINITY MAP
N.T.S.

PROJECT ANALYSIS

OWNER(S)

PARCEL 1
PARCEL 3
PARCEL 9
PARCEL 10

APPLICANT

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
CONTACT: TIFFANY WILSON
(916) 788-2884

SURVEYOR

SITELINE SURVEYING
785 ORCHARD LANE, SUITE 110
FOLSOM, CA 95630
CONTACT: JOHN KLAMM
(916) 608-0707, EXT. 107

SCALE

1": 40'

PROPOSED LAND USE

C (COMMERCIAL)

ASSESSOR PARCEL NUMBER & ZONING

327-110-016	CR-PD (COMMERCIAL REGIONAL PLANNED DEVELOPMENT)
327-130-083	CR-PD (COMMERCIAL REGIONAL PLANNED DEVELOPMENT)

UTILITIES

WATER SUPPLY – EL DORADO IRRIGATION DISTRICT
SEWAGE DISPOSAL – EL DORADO IRRIGATION DISTRICT
FIRE – DIAMOND SPRINGS/EL DORADO FIRE PROTECTION DISTRICT
GAS & ELECTRICITY – P.G.&E.
TELEPHONE – AT&T
CABLE – COMCAST
WASTE DISPOSAL – EL DORADO DISPOSAL

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- LOT LINE TO BE REMOVED

EXISTING PARCEL SIZES:

EXISTING PARCEL	APN	NET/GROSS AREA (SF)	NET/GROSS AREA (AC)
1	325-220-063	89,339±	2.051±
3	325-220-019	43,680±	1.003±
9	327-110-022	33,073±	0.759±
10	327-110-023	42,823±	0.983±
TOTAL		208,915±	4.796±

RESULTANT PARCEL SIZES:

PARCEL	NET/GROSS AREA (SF)	NET/GROSS AREA (AC)
1	78,360±	1.799±
3	65,660±	1.507±
9	21,412±	0.492±
10	43,482±	0.998±
TOTAL	208,915±	4.796±

1 inch = 40 ft.

APPROVED BY PLANNING DIVISION:

DATE:

PALOS VERDES PROPERTIES, INC
4330 Golden Center Drive, Suite D
Placerville, CA 95667
PH: (530) 622-4822

NO.	DESCRIPTION	DATE	BY	APPROVED

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
PH: 916.788.2884 Fax: 916.786.4408

PROJECT NO: 079-006
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

BOUNDARY LINE ADJUSTMENT FOR EL DORADO CROSSINGS
PLACERVILLE, CA
EL DORADO COUNTY

SHEET TITLE
BOUNDARY LINE ADJUSTMENT

SHEET NO.
BLA
1 OF 1

DATE: FEBRUARY 23, 2024

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26-1193 A 75 of 92

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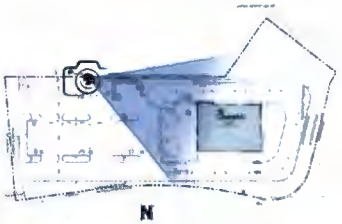
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KEY PLAN

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

DATE 04.11.2025
MCG JOB #. 25110.00
DATE REVISIONS

3D PERSPECTIVE VIEW 01

A-5.0

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Chick-fil-A

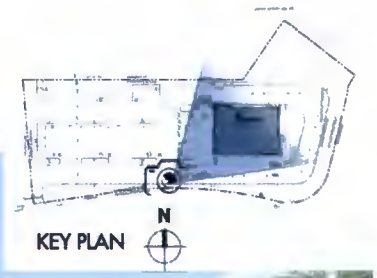
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3D PERSPECTIVE VIEW 02

A-5.1

Chick-fil-A

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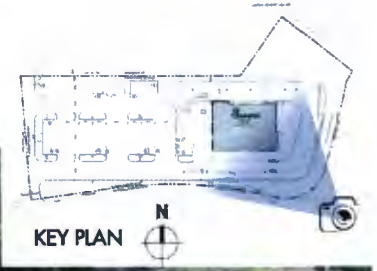
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3D PERSPECTIVE VIEW 03

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Chick-fil-A

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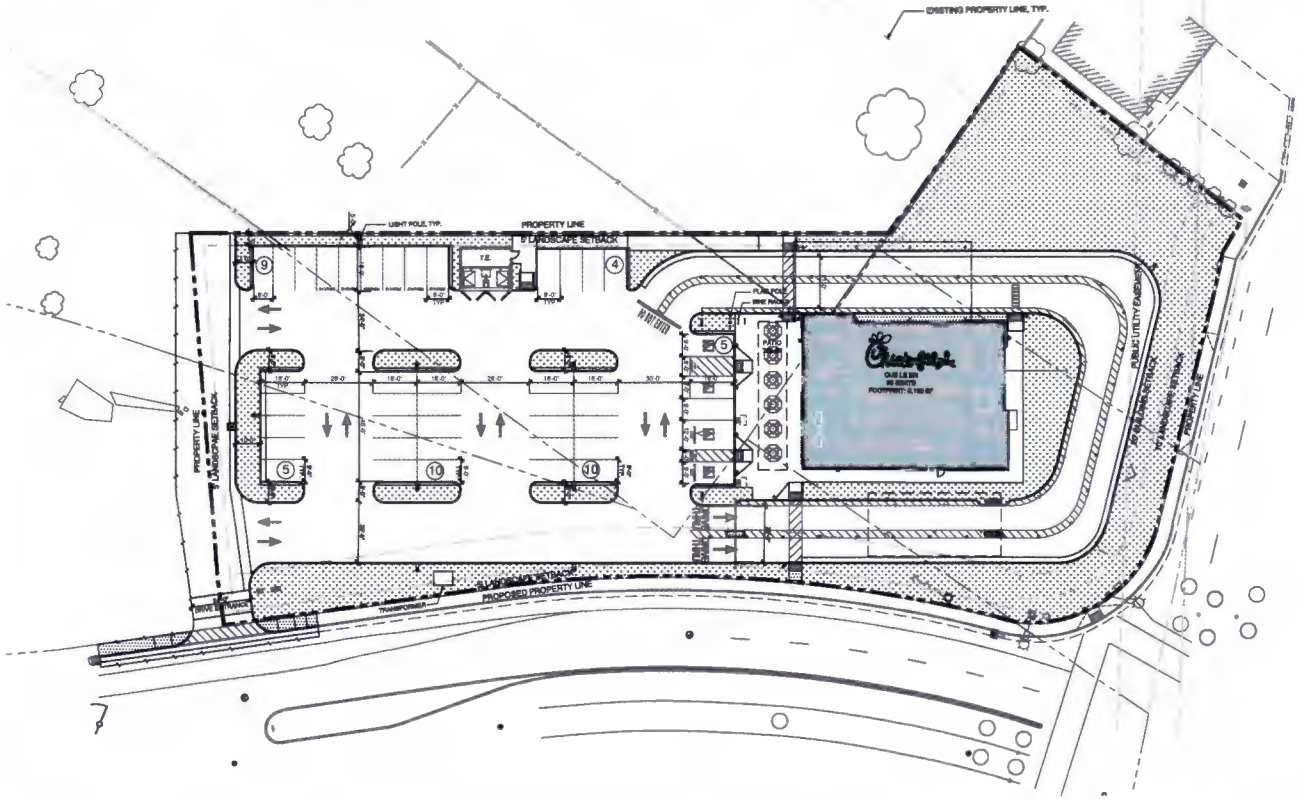
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PLANNING AND BUILDING DEPARTMENT





LOCATION MAP
N.T.S.

Site Summary

TOTAL SITE AREA	1.50 Ac		65,344 SF
TOTAL BUILDING AREA			5,169 SF
LAND TO BUILDING RATIO			11.66 /1
BUILDING COVERAGE: (Max. 20%)			7.90 %
OVERALL PROPOSED PARKING STALLS:			46 Stalls
PROPOSED PARKING RATIO:			8.89 /1,000SF

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Restaurant	1/200 SF	4,169	21
1 EV Space per 25 Stalls	1/25 SF	-	2
Outdoor seating			
(Incl. 800SF overlap - Total = 0*25*)	1/200 SF	670	3
		Total:	26

BICYCLE PARKING PROVIDED:	4 Stalls
BICYCLE PARKING REQUIRED	3 Stalls
0 Bicycle spaces per 5,000SF	

EV PARKING PROVIDED (CALGREEN - 2022):	
EV PARKING (26-50 STALLS)	0 Stalls
EV ACCESSIBLE (0-25)	1 Stalls
EV VAN ACCESSIBLE (0-25)	1 Stalls
EV PARKING REQUIRED (CALGREEN - 2022):	0 Stalls
EV PARKING (26-50 STALLS)	0 Stalls- Capable (> EVSE)
EV ACCESSIBLE (0-25 STALLS)	1 Stalls
EV VAN ACCESSIBLE (0-25 STALLS)	1 Stalls
EV AMBULATORY (0-25 STALLS)	0 Stalls

ZONING REQUIREMENTS
APN: 325-300-015
ZONING: CR - Commercial Regional
USE: RESTAURANT
OCCUPANCY: A-2
BUILDING REQUIRED SETBACKS:
FRONT: 20 FEET (Front and secondary Front Streets)
REAR: 5 FEET
SIDE: 5 FEET
HEIGHT: 50 FEET
PARKING LANDSCAPE SETBACK FROM R/W: 10 FEET
LANDSCAPE SETBACK FROM PL: 5 FEET
LANDSCAPE PLANTER: MIN. 5 FEET and 80SF (excluding curbs)
WHEEL STOPS REQUIRED ON LANDSCAPE AREAS.

STALL SIZE: 9' x 18'
MOTORCYCLE PARKING: 3% (5 total parking > 100 stalls)
LOADING SIZE: we need the adopted Parking and Loading Standards (Resolution 209-2016)
FIRE LANE DIMENSION: 20 FEET
MIN. DRIVEWAY DIMENSION: 26 FEET
DT LANE MIN. DIMENSION: 12 FEET

GENERAL NOTE:
1- A 5- FOOT WIDE PLANTER SHALL BE PROVIDED BETWEEN THE DRIVE-THROUGH LANE AND THE PARKING AREA THAT INCLUDES SHADE TREES.
2- A MINIMUM 4 FOOT HIGH WALL OR PLANTER/LANDSCAPING SHALL BE PROVIDED TO SCREEN DRIVE-THROUGH LANES FROM ADJACENT ROWS AND ADJACENT USES. DRIVE THROUGH LANES MUST BE A MINIMUM OF 12 FOOT WIDE.

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SITE PLAN
SP-01

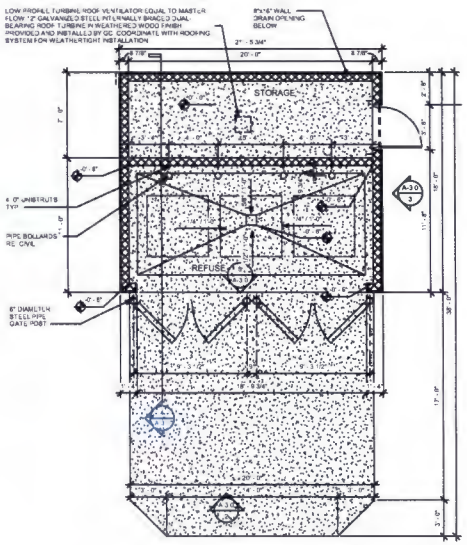
Scale : 1" = 20'
0 10 20' 40'

A-1.0

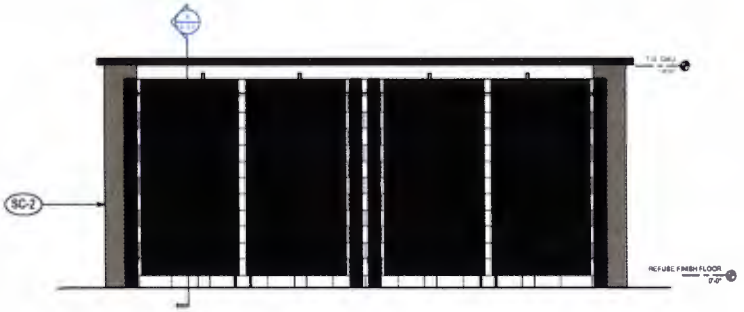
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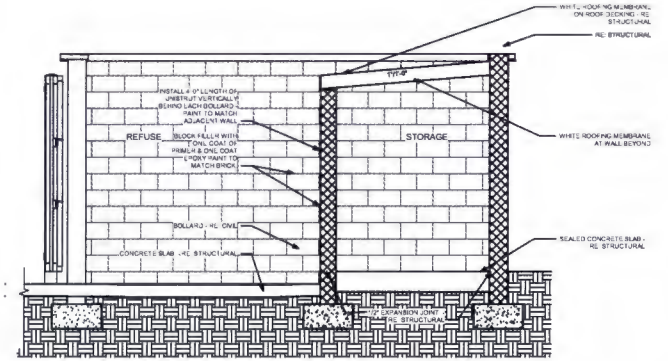
1 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



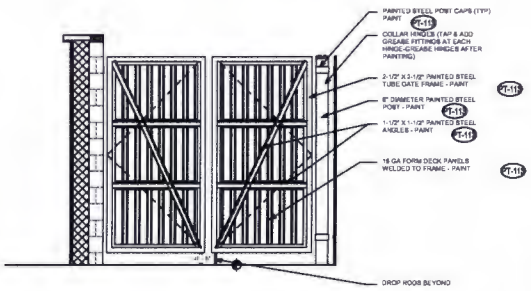
2 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



3 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



4 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"



5 GATE ELEVATION
1/2" = 1'-0"

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GENERAL NOTES
1 ALL SIGNAGE PROVIDED BY OTHERS
2 REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

EXTERIOR FINISHES

SC-1 STUCCO WALL FINISH
COLOR: SW7566- "WESTHIGHLAND WHITE"
MANUFACTURER: STO POWERWALL
FINISH: SAND MEDIUM

SC-2 STUCCO WALL FINISH
COLOR: SW6172- "HARDWARE"
MANUFACTURER: STO POWERWALL
FINISH: SAND MEDIUM

SC-3 PRE-FINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-13 LATEX PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

BR-1 BRICK VENEER
MANUFACTURER: MUTUAL MATERIALS
COLOR: IMPERIAL GREY
SIZE: 1/2"
(ARGOS MORTAR TO MATCH BRICK)

ST-1 STONE/PAINT
COLOR: DARK BRONZE

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-1	BRICK VENEER (PRIMARY)	*	MODULAR	*	IMPERIAL GRAY	*SEE APPROVED BRICK ALTERNATES
CP-1	CANOPY METAL FASCIA		DURA COAT	DC1697-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING				MIDNIGHT BRONZE	
PT-13	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS
SC-	STUCCO	STO	POWERWALL		SW 7566 WESTHIGHLAND WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 6172 HARDWARE	FINISH: SAND MEDIUM
ST-1	STONE/PAINT	YKK	YCS 48		DARK BRONZE (MATTE)	

#05892 CHICK-FIL-A
CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

DATE: 02/26/2025
MCG JOB #: 25110.05

DATE	REVISIONS

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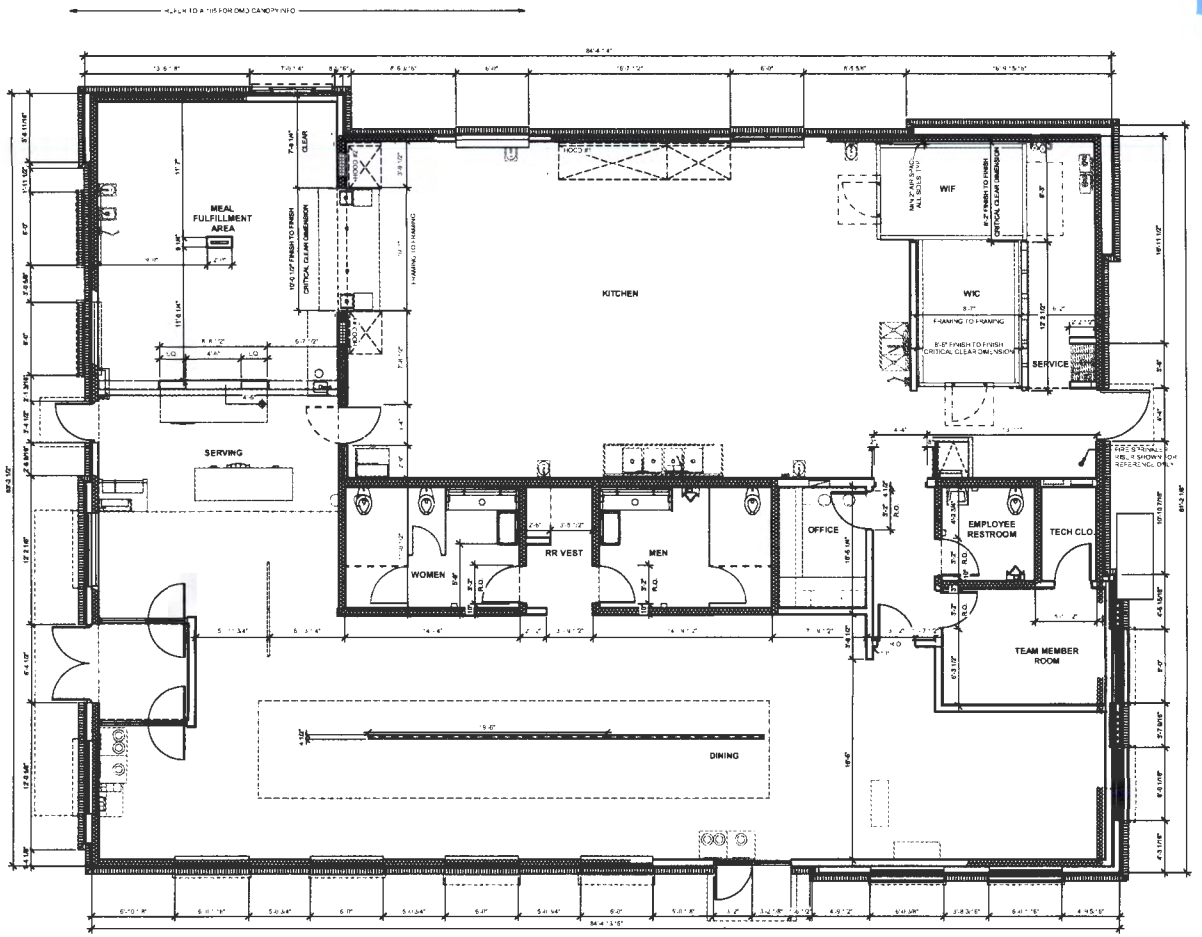
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FLOOR PLAN

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

A-2.0

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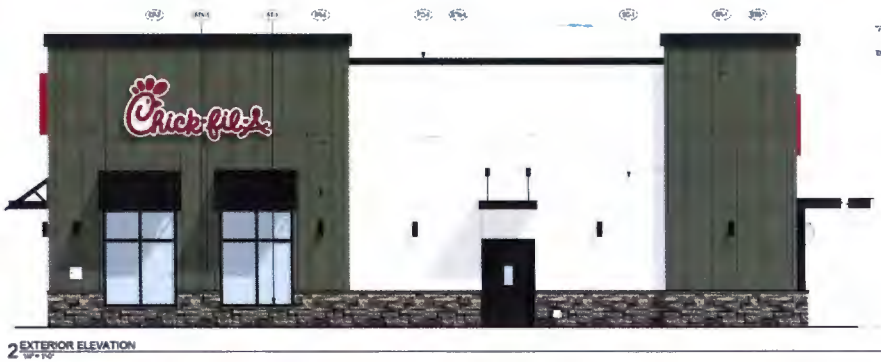
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1 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION



3 EXTERIOR ELEVATION

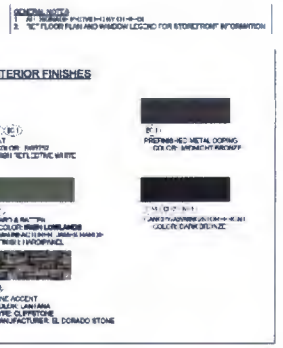


4 EXTERIOR ELEVATION

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FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	SIZE/THICKNESS	COLOR	FINISH
SB-1	BOARD & BATTEN (PRIMARY)	JAMES HARDIE BUILDING PRODUCTS, INC	HARDIPANEL		IRISH LOWLANDS	VERTICAL SIDING
SP-1	CANOPY METAL FASCIA				DARK BRONZE	
CN-1	CANOPY AWNING	VINCI	ACRAT 200 136		PARIS KHAKI	
EC-1	PARAPET WALL COPING				MEDIUM BRONZE	
EC-1	SILL/SOFFIT			VARYING	IRISH LOWLANDS	PAINTED SMOOTH ALUMINUM
ST-1	STOREFRONT	KAWNEER			DARK BRONZE	
STN-1	STONE VENEER	EL DORADO STONE	CLIFFSTONE		MONTANA	

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EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"

A-4.0

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SC-1 SW 7566 WESTHIGHLAND WH TF
STUCCO SYSTEM (SC-1)

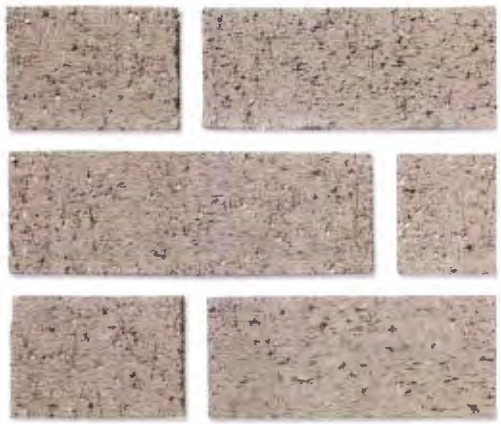
SC-2 SW 6172 HARDWARE
STUCCO SYSTEM (SC-2)



CP-1 SW DARK BRONZE
CANOPY METAL PAINT (CP-1)



ST-1 "MATTES 45 - JAMES BOND" (MATTE)
STORE FRONT



BR-A BRICK VENEER
COLOR: IMPERIAL GRAY (BR-A)

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CROSSINGS AT EL DORADO
PLACERVILLE, CA 95667

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PARCEL MAP

A PORTION OF SECTIONS 14 & 23, T10N, R10E, M.D.M.
COUNTY OF EL DORADO, CALIFORNIA

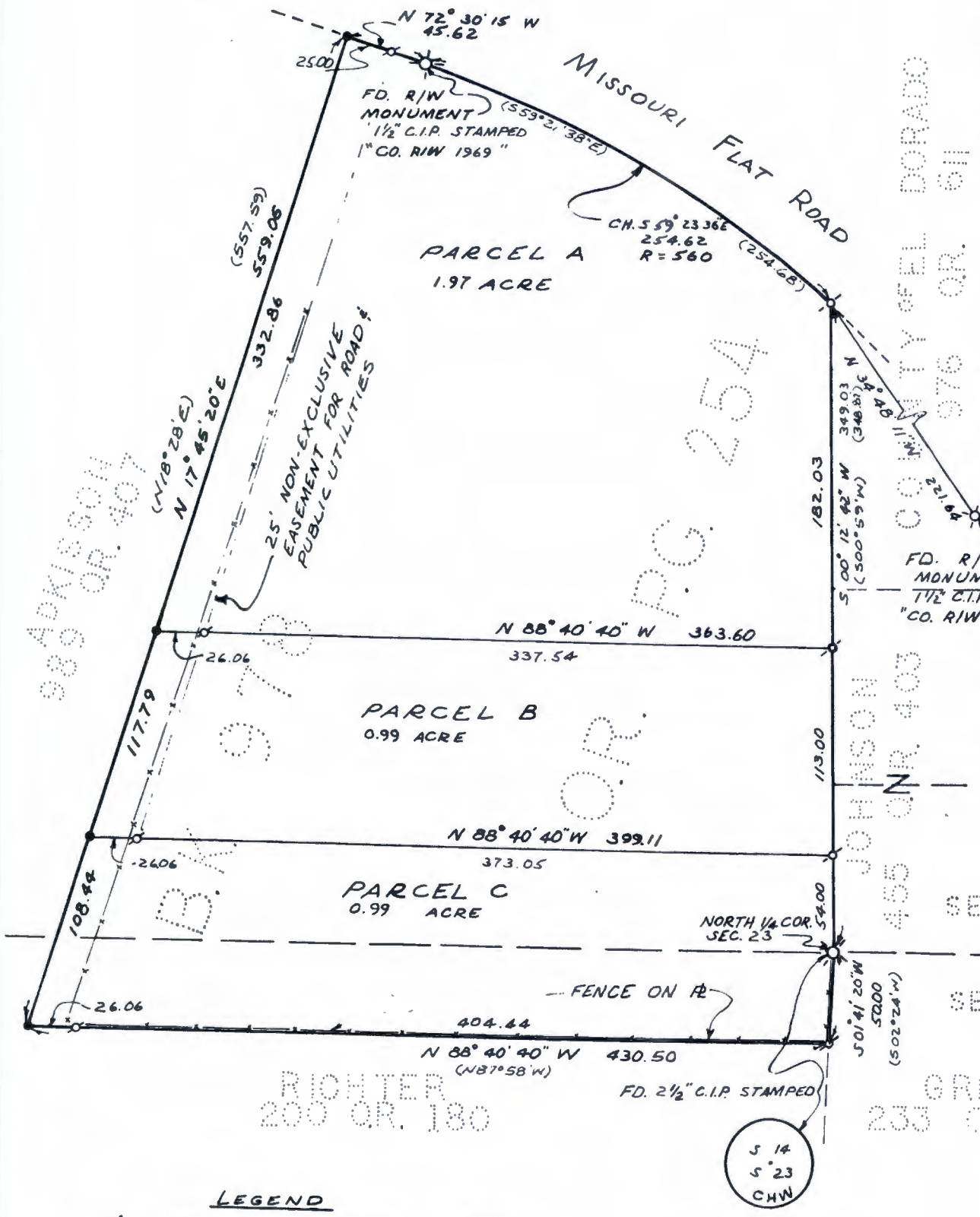
R & M LAND SURVEYORS
SHINGLE SPRINGS, CALIFORNIA
SCALE: 1"=50' JANUARY, 1973

GEODETIC 01° 41' 01" GRID

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BASIS OF BEARING

THE MERIDIAN FOR THIS SURVEY IS BASED ON CALIFORNIA GRID ZONE II AND WAS ESTABLISHED BY EL DORADO COUNTY ROAD DEPARTMENT MONUMENTS SHOWN ON THIS MAP.



SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF MARY CARPENTER, JANUARY 15, 1972. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF, THAT ALL THE PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Robert J. Ralph
ROBERT J. RALPH LS 3680

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 7TH DAY OF February 1973, FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11575 OF THE SUBDIVISION MAP ACT.

Fred G. DeBerry
FRED G. DeBERRY, LS 2403
COUNTY SURVEYOR
COUNTY OF EL DORADO

RECORDER'S CERTIFICATE

FILED THIS 7th DAY OF Feb, 1973, AT 12:51 PM, IN BOOK 2 OF PARCEL MAPS ON PAGE 144 AT THE REQUEST OF ROBERT J. RALPH.
DOCUMENT Nº 3299

James W. Sweeney
JAMES W. SWEENEY
COUNTY RECORDER
COUNTY OF EL DORADO
BY: Dorothy Carr, DEPUTY

LEGEND

- = SET 3/4" C.I.P. STAMPED L.S. 3680
- = FD. MONUMENT AS NOTED
- = NOTHING FD., NOTHING SET
- = EXISTING FENCE LINE

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TENTATIVE MAP NO. P72-325
APPROVED: NOVEMBER 14, 1972

2-14

File # CUP25-0007
Date Filed: 5-28-2025

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EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title: Chick Fil-A

Lead Agency: El Dorado County

Name of Owner: Palos Verdes Properties, Inc. Telephone: 530-344-1200

Address: 1488 Broadway, Placerville, CA 95667

Name of Applicant: Palos Verdes Properties, Inc. Telephone: 530-344-1200

Address: 1488 Broadway, Placerville, CA 95667

Project Location: SW side of Missouri Flat Rd. @ Headington Rd.

Assessor's Parcel Number(s): Portions of 325-220-016, -017, -019, -063 & 327-110-022

Acreage: 1.507 Ac. (after LLA) Zoning: CR & CR-PD (CR after rezone)

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Chick Fil-A - See attached Project Description

2. What is the number of units/parcels proposed? One after LLA

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
78% ☑ 0 to 10% 6% ☑ 11 to 15% 5% ☑ 16 to 20% 4% ☑ 21 to 29% 7% ☑ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one?
No

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
2,000 ft Name of the water body? Mound Springs Creek

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: No vegetation, just bare dirt

12. How many trees of 6-inch diameter will be removed when this project is implemented?
Zero

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Diamond Springs/EDC Fire

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Hydrant - 30ft (across street)

15. What is the distance to the nearest fire station? 2.2 mi (Diamond Springs-El Dorado Fire Station 49)

16. Will the project create any dead-end roads greater than 500 feet in length?
No

17. Will the project involve the burning of any material including brush, trees and construction materials?
No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?
Hwy 50 - 1,725 ft.

19. What types of noise would be created by the establishment of this land use, both during and after construction? Normal construction noise, drive-thru noise

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source: ☑ public or ☐ private, ☐ treated or ☐ untreated?
Name the system: EID

22. What is the water use (residential, agricultural, industrial or commercial)?
Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ____septic system X sanitation district
Name of district: EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? To be determined by TIS

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

31. Will the project require the extension of existing public utility lines? If so, identify and give distances:
No

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)?
No

36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attach additional sheets if necessary)

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form completed by: Eric Alliguie, P.E. **Date:** 2025-05-13

El Dorado County
Air Quality
Management
District

330 Fair Lane, Placerville CA, 95667 • Tel. 530.621.7501
Eldoradocounty.ca.gov/Land-Use/Air-Quality-Management

Rania Serieh, Air Pollution Control Officer

February 19, 2025

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Eric Alliguie
Lebeck Engineering, Inc.
3430 Robin Lane, Bld # 2
Cameron Park, CA 95682

RE: The Crossings - Chick-fil-A – Air Quality Impact Analysis Waiver Request

Dear Mr. Alliguie:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed 4,880 S.F. Chick-fil-A restaurant at the NW corner of Missouri Flat Rd. and Headington Rd., Placerville, CA. The project site includes APNs 325-220-019 & portions of 325-220-016, -017, -063, & 327-110-022. Based on AQMD's review, an Air Quality Impact (AQI) Analysis is not required at this time. However, where applicable, the project must comply with standard AQMD conditions.

- Fugitive Dust: Please be advised that a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the EDCAQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Department, Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

- Paving: Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.

- Painting/Coating: The project construction may involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.

- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.

- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here:

https://ww2.arb.ca.gov/our-work/topics/construction- earthmoving-equipment
Questions on applicability should be dirccted to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.

- Electric Vehicle Charging – Non-Residential: The project shall comply with the non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers[1]. Please refer to: https://www.dgs.ca.gov/BSC/CALGreen

The complete list of District Rules can be viewed at: https://ww2.arb.ca.gov/current-air-district-rules.

Thank you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact me at 530.621.7509.



Rania Serieh

\\AQData\AQ-Shared\CEQA or AQMD COMMENTS\AQMD Comments\2025\ The Crossings - Chick-fil-A

[1] Cal Green Building Code: CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES, 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen) | ICC Digital Codes (iccsafe.org)

Thank you for working with us to improve air quality!

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MAY 28 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Environmental Noise Assessment

Chick-fil-A 3860 Missouri Flat Road

Placerville (El Dorado County), California

BAC Job #2025-018

Prepared For:

Lebeck Engineering, Inc.

Attn: Bobbie A. Lebeck
3430 Robin Lane, Building #2
Cameron Park, CA 95682

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet
Principal Consultant
Board Elected Member, INCE-USA (ID#20964)

March 6, 2025

BOLLARD
Acoustical Consultants

CUP25-0007

Introduction

The proposed Chick-fil-A quick-serve restaurant (project) is located at 3860 Missouri Flat Road in Placerville (El Dorado County), California. The project consists of the construction and operation of a new quick-service restaurant (QSR) building, an outdoor dining area (patio), a two-lane drive-thru lane, and associated parking. Existing land uses in the immediate project vicinity include commercial and commercially zoned parcels with residences. The project area with aerial imagery is shown in Figure 1. The project site plan is presented in Figure 2.

The purposes of this assessment are to quantify the existing noise environment within the project vicinity, identify potential noise impacts resulting from the project, identify appropriate mitigation measures, and provide a quantitative and qualitative analysis of potential impacts associated with the project. Specifically, impacts are identified if project on-site operations would exceed applicable El Dorado County noise level criteria at nearby existing sensitive uses (i.e., residences).

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the day-night average level noise descriptor (DNL/L_{dn}) and the day-evening-night average noise level descriptor (CNEL) and shows very good correlation with community response to noise. DNL and CNEL are based on the average noise level over a 24-hour day, with a +5-decibel weighting applied to noise occurring during evening hours (CNEL only), and a 10-decibel weighting applied to noise occurring during nighttime hours (both DNL and CNEL). Because DNL and CNEL represent a 24-hour average, it tends to disguise short-term variations in the noise environment.



Legend

- Project Area Boundary
- Long-Term Ambient Noise Survey Site

N

Scale (Feet)

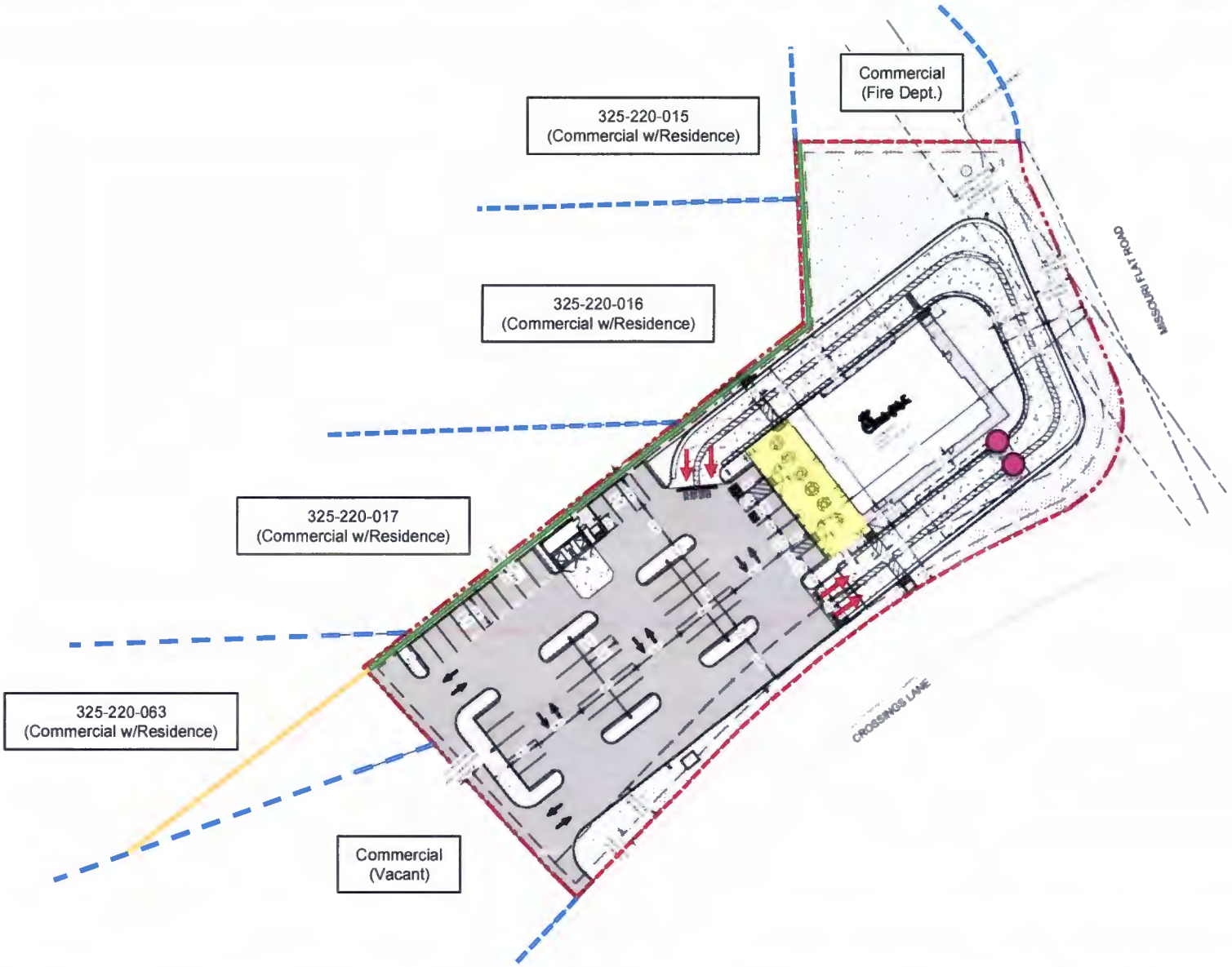
0 100 200

Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Project Area

Figure 1

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Legend

- Project Area Boundary
- Parcel Boundary (Property Line)
- Drive-Thru Menu Speaker Post
- Outdoor Dining Area (Patio)
- Proposed Combination Retaining/Screen Wall
- Proposed Retaining Wall

N

Scale (Feet)

0 50 100

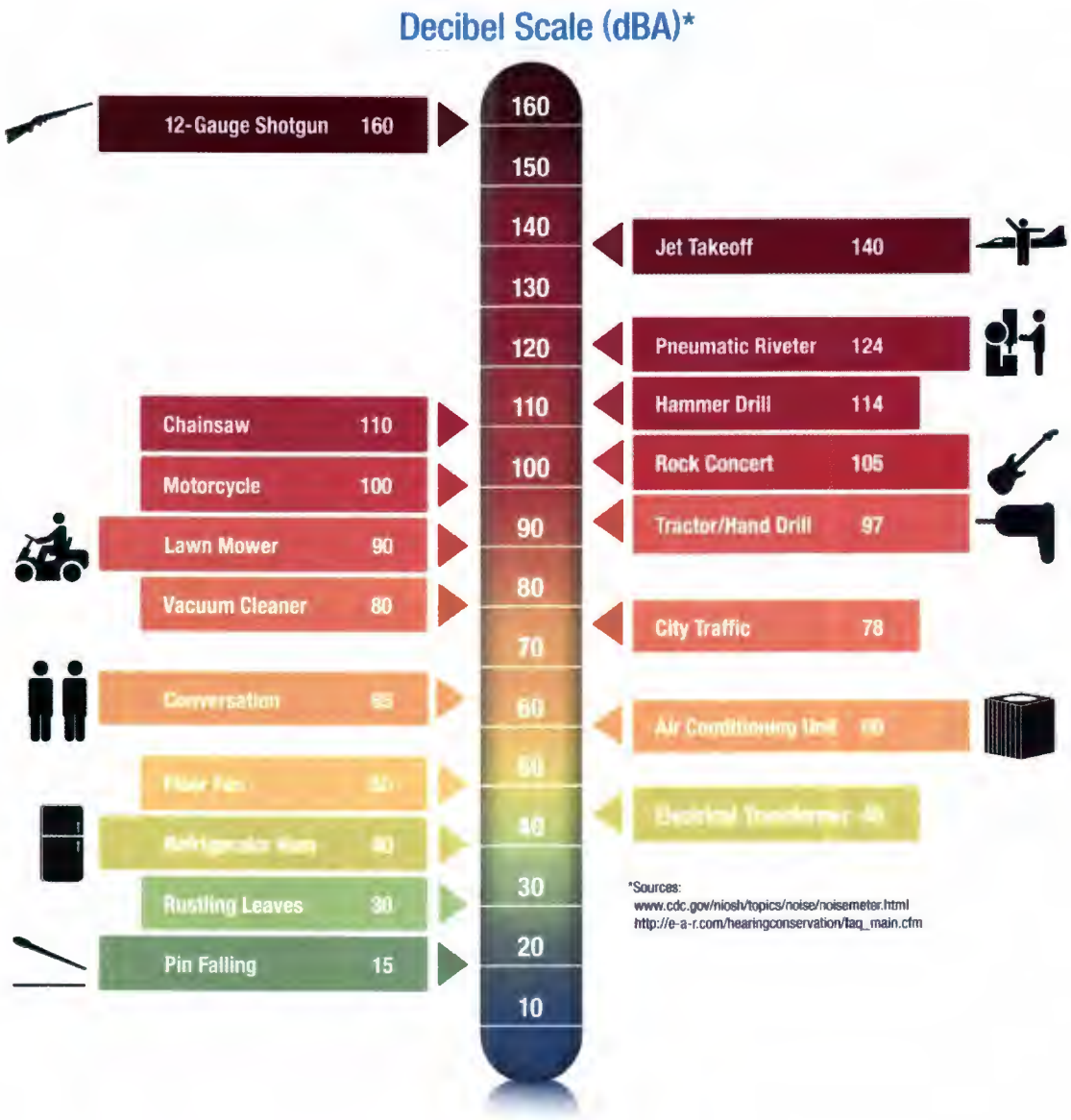
Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Site Plan

Figure 2

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Figure 3
Noise Levels Associated with Common Noise Sources



Existing Ambient Noise Environment within Project Vicinity

The existing ambient noise environment within the immediate project vicinity is defined primarily by traffic on Missouri Flat Road, Crossings Lane, Headington Road, and by activities at nearby commercial uses. To quantify the existing ambient noise environment within the immediate project vicinity, BAC conducted a long-term (96-hour) ambient noise level survey at two (2) locations Friday, February 21st through Monday, February 24th, 2025. The ambient noise measurement locations are shown in Figure 1. Photographs of the long-term noise survey locations and equipment are provided in Appendix B.

Larson Davis Laboratories (LDL) precision integrating (Type 1) sound level meters were used to complete the long-term noise level survey. The meters were calibrated immediately before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The results of the long-term ambient noise survey are shown numerically and graphically in Appendices C and D (respectively) and are summarized in Table 1.

Table 1
Summary of Long-Term Ambient Noise Survey Results[1]

Survey Location[2]	Date	CNEL (dB)	Average Measured Hourly Noise Levels (dB)[3]					
			Daytime		Evening		Nighttime	
			L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
Site 1: Approximately 185' from centerline of Missouri Flat Road	2/21/25	56	51	70	50	66	49	61
	2/22/25	55	51	73	50	72	48	65
	2/23/25	52	49	69	48	69	44	59
	2/24/25	55	51	70	49	74	47	61
Site 2: Approximately 200' from Crossings Lane	2/21/25	57	50	65	52	63	50	62
	2/22/25	56	50	66	53	67	48	62
	2/23/25	54	49	65	52	61	47	59
	2/24/25	56	51	65	48	65	49	59

[1] Detailed summaries of the noise monitoring results are provided in Appendices C and D.
[2] Long-term ambient noise monitoring locations are identified in Figure 1.
[3] Daytime: 7:00 AM to 7:00 PM | Evening: 7:00 PM to 10:00 PM | Nighttime: 10:00 PM to 7:00 AM

Source: BAC 2025

Noise level measurements obtained at BAC survey site 1 are believed to be representative of the existing ambient noise level environment within the project area closer to Missouri Flat Road, including at nearby commercially zoned parcels with residences APNs: 325-220-015, 325-220-016 and 325-230-007. BAC noise survey site 2 was specifically selected to be representative of the ambient noise level environment within project area further removed from Missouri Flat Road, including at nearby commercially zoned parcels with residences APNs: 325-220-017 and 325-220-063.

As shown in Table 1, measured day-evening-night average levels (CNEL) and average measured hourly noise levels (L_{eq} and L_{max}) were generally consistent at the survey sites during the 96-hour monitoring period (i.e., a relatively small range of measured values).

Criteria for Acceptable Noise Exposure

El Dorado County General Plan

The Public Health, Safety, and Noise Element of the El Dorado County General Plan contains the County's noise-related policies. The specific policies which are generally applicable to this project are reproduced below.

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 (Table 2 of this report) at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Table 6-1 (not provided in this report) and Table 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Policy 6.5.1.13 When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration:

a) In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new non-transportation noise sources that exceed 5 dBA shall be considered significant; and

b) In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new non-transportation noise sources that exceed 3 dBA shall be considered significant.

Table 2
Noise Level Performance Protection Standards for Noise-Sensitive Land Uses Affected by Non-Transportation Sources[1,2,3]

	Daytime 7 am – 7 pm		Evening 7 pm – 10 pm		Nighttime 10 pm – 7 am	
Noise Level Descriptor	**Community**	**Rural**	**Community**	**Rural**	**Community**	**Rural**
Hourly, L_{eq}	55	50	50	45	45	40
Maximum, L_{max}	70	60	60	55	55	50

[1] Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

[2] The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

[3] In Community Regions the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise-sensitive land use as defined in Objective 6.5.1.

Source: El Dorado County General Plan, Public Health & Safety Element, Table 6-2

Noise Criteria Applied to Project On-Site Operations

According to Figure LU-1 of the El Dorado County General Plan (Land Use Diagram) and subsequently verified after referencing the El Dorado County online map viewer (GOTNET), the project parcel and adjacent parcels are commercially zoned. Commercial land uses are not considered to be noise-sensitive, but rather noise-generating. However, nearby commercially zoned properties APNs: 325-220-015, 325-220-016, 325-220-017, 325-220-063 and 325-230-007 contain residences, which would be considered noise-sensitive. Additionally, the project parcel and adjacent commercially zoned properties are located within a designated Community Region of El Dorado County. Finally, it is the understanding of BAC that the project proposes hours of operation from 5:30 a.m. to 11:30 p.m. Monday through Saturday (closed on Sunday).

Based on the information above, the El Dorado County General Plan daytime, evening and nighttime noise level standards applicable to noise-sensitive uses affected by non-transportation noise sources within Community Regions (Table 2 of this report) were applied to project on-site operations and assessed at the property lines of the identified nearby commercially zoned properties containing residences. Additionally, the ambient noise level increase significance criteria contained in General Plan Policy 6.5.1.13 were also applied to project on-site operations. Pursuant to General Plan Policy 6.5.1.13, the allowable numeric increase in ambient noise levels at noise-sensitive receivers shall be based on the measured ambient noise level environment at those locations. For the purposes of this analysis, the results from the BAC ambient noise measurements (Table 1 and Appendices C & D), which are believed to be generally representative of the existing ambient noise level environments at nearby commercially zoned parcels containing residences, were utilized in the assignment of allowable increases in ambient noise levels pursuant to General Plan Policy 6.5.1.13.

Evaluation of Project On-Site Operations Noise Generation

The primary noise sources associated with project on-site operations have been identified as drive-thru operations (amplified menu speaker board and vehicle noise), building mechanical equipment (HVAC), outdoor dining area activity (patron conversation), parking area movements (vehicles arriving and departing with people conversing), delivery truck circulation and truck delivery activities (unloading/loading of products). Noise generated by the identified operations were quantified through a combination of reference noise level data and application of accepted noise modeling techniques. Analyses of each of the identified on-site operations noise sources at nearby commercial properties with residences are provided in the following section.

The following impact discussions include consideration of shielding (where applicable) that would be provided by a combination retaining wall / screen wall proposed at the location shown in Figure 2. The degree of noise level reduction that would be provided by the proposed retaining wall / screen wall (which varies) was quantified using elevations shown in a grading exhibit wall plan provided by the project applicant.

Drive-Thru Operations

According to the project site plan, the project will have two (2) amplified menu speaker posts. The locations of the speaker posts are shown in Figure 2.

To quantify the noise emissions of the proposed drive-thru speaker usage, BAC utilized noise level measurement data published by the speaker manufacturer (HM Electronics, Inc.) provided by the project applicant. According to the manufacturer noise level data sheet, presented as Appendix E, the proposed HME SPP2 speaker post can incorporate automatic volume control (AVC), which adjusts outbound volume based on the ambient noise level environment. For example, assuming an outdoor ambient noise level of 45 dB, the speaker will adjust the volume of the system to 45 dB for a resulting overall sound level of 48 dB at 4 feet. Without the AVC option, the speaker reference noise level is 72 dB at 4 feet. To quantify the noise emissions of the proposed drive-thru vehicle passages, BAC utilized noise measurement data collected for similar drive-thru operations in the greater Sacramento area in recent years. BAC file data indicates that drive-thru vehicle passages, including vehicle idling, have average noise levels of approximately 60 dB L_{eq} at 5 feet.

Using the BAC drive-thru vehicle passby data and speaker manufacturer noise level measurements presented above, the provided project site plans (for scaling distances from source to receiving location), and assuming standard spherical spreading loss (-6 dB per doubling of distance), project drive-thru operations noise levels at the property lines of nearby commercially zoned parcels with residences were calculated and the results of those calculations are presented in Tables 3 and 4. For the purpose of this analysis, it was reasonably assumed that the proposed menu speaker posts will be in operation with the manufacturer AVC option enabled.

Because amplified menu speaker post noise primarily consists of human speech, noise associated with the project speaker posts would be subject to the El Dorado County General Plan correction/adjustment to noise of 5 dB contained in Table 2 of this report (see footnote in Table 2

stating that the specified noise levels, "shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises").

Table 3
Predicted Drive-Thru Vehicle Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	33			
325-220-016	45			
325-220-017	43	**55**	**50**	**45**
325-220-063	26			
325-230-007	29			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from drive-thru lanes to receiving property line based on BAC measurement data cited in this section.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan noise level standards for Community Regions.

Source: BAC 2025

Table 4
Predicted Drive-Thru Amplified Speaker Noise at Nearby Properties

APN[1]	Predicted Range of Noise Levels, L_{eq} (dB)[2,3,4]	County Noise Standard, L_{eq} (dB)[5]		
		Daytime	Evening	Nighttime
325-220-015	12-17			
325-220-016	10-15			
325-220-017	10-12	**50**	**45**	**40**
325-220-063	15-17			
325-230-007	17-22			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level range, dependent on ambient level.
[3] Predicted noise level projected from drive-thru speaker location to receiving property line based on manufacturer and measurement data cited in this section. Predicted combined noise exposure from two speaker posts in operation simultaneously with AVC option enabled.
[4] Where applicable, predicted levels include offsets to account for building screening (up to -10 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[5] General Plan noise level standards for Community Regions adjusted for speech noise source (-5 dB penalty).

Source: BAC 2025

As shown in Table 3, drive-thru vehicle noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. In addition, drive-thru amplified menu speaker noise levels are predicted to comply with the County's downward adjusted daytime, evening and nighttime hourly average (L_{eq}) noise level limits at those locations (Table 4). It should be noted that the predicted compliance of project amplified menu speaker noise levels is

dependent upon the AVC option being enabled at all times for both speakers, which was reasonably assumed to be a default speaker configuration setting. The project drive-thru speakers should not be operated without the AVC option being enabled.

Table 1 of this report contains the results from the BAC ambient noise survey at sites 1 and 2, which are believed to be representative of the ambient noise environments at the nearby commercially zoned properties with residences. Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project drive-thru operations noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Table 5. As shown in Table 5, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria.

Table 5
Increases in Ambient Hourly L_{eq} Noise Levels – Combined Drive-Thru Vehicles & Speakers

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-017	<0.1	<0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	<0.1	<0.1	<0.1	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	0.1	0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Provided that the project amplified menu speaker posts have the AVC option enabled during operations at all times, project drive-thru operations would not result in noise levels exceeding applicable El Dorado County General Plan noise level standards nor would it result in increases in ambient noise levels exceeding applicable General Plan increase significance criteria at the property lines of nearby commercially zoned properties with residences.

Rooftop Mechanical Equipment (HVAC)

Heating, ventilating, and air conditioning (HVAC) requirements for the proposed QSR building will most likely be met using packaged roof-mounted systems. As a means of determining potential noise exposure due to rooftop mechanical equipment, BAC utilized reference file data collected for previous studies. BAC reference file data for HVAC systems indicate that a 12.5-ton packaged unit can be expected to generate an A-weighted sound power level of 85 dB.

Using the sound power data cited above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project HVAC equipment noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Table 6. Because mechanical equipment operation typically generates sustained, steady-state noise levels, project rooftop mechanical equipment noise exposure is appropriately assessed relative to the County's hourly average (L_{eq}) noise level descriptor in this analysis.

Table 6
Predicted Rooftop Mechanical Equipment Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	33			
325-220-016	33			
325-220-017	30	**55**	**50**	**45**
325-220-063	37			
325-230-007	39			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from building rooftop to receiving property line based on cited BAC file data.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 6 data indicate that project HVAC equipment noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project HVAC equipment noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Table 7. As shown in Table 7, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria.

Table 7
Increases in Ambient Hourly L_{eq} Noise Levels – Rooftop Mechanical Equipment

APN	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.1	0.3	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.3	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	0.2	0.3	0.4	**5.0**	**5.0**	**3.0**
325-230-007	0.4	0.5	1.2	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Based on the analysis provided above, project rooftop mechanical equipment would not result in noise levels exceeding applicable El Dorado County General Plan noise level standards nor would it result in increases in ambient noise levels exceeding applicable General Plan increase significance criteria at the property lines of nearby commercially zoned properties with residences.

Outdoor Dining Area

According to the provided site plans, the project will have an outdoor dining area (patio) for patrons on the southwest side of the restaurant building. The location of the outdoor dining area is shown in Figure 2.

To quantify outdoor dining area noise, BAC utilized file data from the SoundPLAN noise modeling software program (Version 9.0). According to the modeling program (catalog emission #173), restaurant dining areas with music have a reference sound level of 82 dB at 1 meter (approximately 3.3 feet). Based on the reference sound level data above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project outdoor dining area noise was projected at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Table 8.

Because outdoor dining area noise primarily consists of human speech, noise associated with the project outdoor dining area would be subject to the El Dorado County General Plan correction/adjustment to noise of 5 dB contained in Table 2 of this report (see footnote in Table 2 stating that the specified noise levels, "shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises").

Table 8
Predicted Outdoor Dining Area Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	34			
325-220-016	39			
325-220-017	38	**50**	**45**	**40**
325-220-063	45			
325-230-007	34			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from effective noise center of outdoor dining area to receiving property line based on modeling data cited in this section.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -10 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan noise level standards for Community Regions adjusted for speech noise source (-5 dB penalty).

Source: BAC 2025

As shown in Table 8, project outdoor dining area noise levels are predicted to exceed the El Dorado County General Plan downward adjusted nighttime hourly average (L_{eq}) noise level standard at commercially zoned parcel with residence APN: 325-220-063.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project outdoor dining area noise level increases were calculated at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Table 9.

Table 9
Increases in Ambient Hourly L_{eq} Noise Levels – Outdoor Dining Area

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**
325-220-016	0.5	0.6	1.3	**5.0**	**5.0**	**5.0**
325-220-017	0.4	0.4	0.5	**5.0**	**5.0**	**3.0**
325-220-063	1.4	1.7	2.0	**5.0**	**5.0**	**3.0**
325-230-007	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**

Source: BAC 2025

As shown in Table 9, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria. However, because project outdoor dining area noise is predicted to exceed the downward adjusted General Plan nighttime hourly average (L_{eq}) noise level standard at the property line of APN: 325-220-063 (Table 8), consideration of noise mitigation measures would be warranted.

To comply with the El Dorado County General Plan downward adjusted nighttime hourly average (L_{eq}) noise level standard at the property line of APN: 325-220-063, the following mitigation measure would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

After implementation of the mitigation measure as outlined above and illustrated in Figure 4, project outdoor dining area noise level exposure is calculated to be reduced to 31 dB L_{eq} at the property line of APN: 325-220-063, which would satisfy the County's downward adjusted 40 dB L_{eq} nighttime noise level standard.

Parking Area Movements

As a means of determining potential noise exposure due to project parking area activities, BAC utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and people conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of approximately 70 dB SEL at a reference distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 65 dB L_{max} at the same reference distance.

To compute hourly average (L_{eq}) noise levels generated by parking activities, the approximate number of hourly operations in any given area and distance to the effective noise center of those activities must be known or assumed. According to the provided site plans, the project proposes approximately 43 parking stalls. For this analysis, it was conservatively assumed that the closest 30 parking stalls to a receiving commercial property line could fill or empty during a given busy peak hour. The hourly average noise level generated by parking lot movements was computed using the following formula:

$$Peak\ Hour\ L_{eq} = 70+10*log\ (N) - 35.6$$

Where 70 is the SEL for a single automobile parking operation, N is the number of parking operations in a peak hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour. Using the information provided above, project parking activity noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 10 and 11.

Table 10
Predicted Parking Area Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	23			
325-220-016	22			
325-220-017	27	55	50	45
325-220-063	38			
325-230-007	22			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from effective noise center of closest 30 stalls to a receiving property line.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -5 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 11
Predicted Parking Area Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	47			
325-220-016	50			
325-220-017	55	70	60	55
325-220-063	69			
325-230-007	45			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from closest parking stalls to receiving property line.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -5 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

Table 10 data indicate that project parking activities are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. However, project parking activities are predicted to exceed the El Dorado County General Plan evening and nighttime maximum (L_{max}) noise level standards at commercially zoned parcel with residence APN: 325-220-063 (Table 11).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project parking activity noise level increases were calculated at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Tables 12 and 13.

Table 12
Increases in Ambient Hourly L_{eq} Noise Levels – Parking Activities

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-016	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-017	<0.1	<0.1	<0.1	**5.0**	**5.0**	**3.0**
325-220-063	<0.1	0.4	0.5	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 13
Increases in Ambient Maximum L_{max} Noise Levels – Parking Activities

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	0.1	0.3	**5.0**	**5.0**	**3.0**
325-220-016	0.1	0.1	0.5	**5.0**	**5.0**	**3.0**
325-220-017	0.4	1.0	1.5	**5.0**	**5.0**	**3.0**
325-220-063	5.8	9.0	10.8	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	0.2	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 12, project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria. However, project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063 (Table 13).

Because noise exposure from project parking area activities is predicted to exceed the General Plan evening and nighttime maximum (L_{max}) noise level standards at commercially zoned parcel with residence APN: 325-220-063 (Table 11), and because increases in ambient noise levels

associated with those activities are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime maximum (L_{max}) increase significance criteria at that location (Table 13), consideration of noise mitigation measures would be warranted.

To comply with El Dorado County General Plan maximum (L_{max}) noise level standards and maximum (L_{max}) increase significance criteria at the property line of APN: 325-220-063, the following mitigation measure would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

After implementation of the mitigation measure as outlined above and illustrated in Figure 4, project parking activity noise levels are calculated to be reduced to 55 L_{max} at the property line of APN: 325-220-063, which would satisfy the County's L_{max} evening and nighttime noise level standards. Further, increases in ambient noise levels associated with those activities are calculated to be reduced to 1.1 dB L_{max} during evening hours and 1.6 dB L_{max} during nighttime hours, which would comply with applicable General Plan Policy 6.5.1.13 evening and nighttime maximum (L_{max}) increase significance criteria at that location.

On-Site Delivery Truck Circulation

It is the experience of BAC that deliveries of product to QSRs such as the one proposed by the project occur at the front or side of the building with medium-duty vendor trucks and/or vans. The location of the proposed QSR building is shown in Figure 2.

On-site delivery truck passbys are expected to be relatively brief and will occur at low speeds. To predict noise levels generated by on-site truck circulation, BAC utilized file data obtained from measurements conducted by BAC of medium duty truck passbys. According to BAC file data, single-event medium truck passby noise levels are approximately 66 dB L_{max} and 76 dB SEL at a reference distance of 50 feet.

To calculate hourly average (L_{eq}) noise level exposure from on-site delivery truck circulation, it was assumed that the development could have 2 medium-duty truck deliveries during the same worst-case busy hour. Based on 2 medium truck trips per hour, and an SEL of 76 dB per passby, the hourly average noise level generated by project delivery truck circulation computes to 43 dB L_{eq} at a reference distance of 50 feet from the passby route during the worst-case hour of deliveries (maximum noise level of 66 dB L_{max}).

Based on the reference noise level data and operations assumptions above, project on-site delivery truck circulation noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 14 and 15.

Table 14
Predicted On-Site Truck Circulation Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	26			
325-220-016	28			
325-220-017	33	**55**	**50**	**45**
325-220-063	49			
325-230-007	27			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from nearest parking area drive lane to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 15
Predicted On-Site Truck Circulation Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	56			
325-220-016	58			
325-220-017	63	**70**	**60**	**55**
325-220-063	80			
325-230-007	58			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from closest parking area drive lane to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

As shown in Table 14, project on-site delivery truck circulation noise levels are predicted to exceed the El Dorado County General Plan nighttime hourly average (L_{eq}) noise level standard at commercially zoned parcel with residence APN: 325-220-063. Table 15 data indicate that project on-site delivery truck circulation noise levels are predicted to exceed the El Dorado County General Plan evening and nighttime maximum (L_{max}) noise level standards at a portion of the nearby commercially zoned parcels with residences.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project on-site delivery truck circulation noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 16 and 17.

Table 16
Increases in Ambient Hourly L_{eq} Noise Levels – On-Site Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**
325-220-016	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.2	**5.0**	**5.0**	**3.0**
325-220-063	3.3	3.8	4.4	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 17
Increases in Ambient Maximum L_{max} Noise Levels – On-Site Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.4	1.8	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.7	2.6	**5.0**	**5.0**	**3.0**
325-220-017	2.2	4.2	5.5	**5.0**	**5.0**	**3.0**
325-220-063	15.2	19.1	21.1	**5.0**	**5.0**	**3.0**
325-230-007	0.3	0.6	2.4	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As indicated in Table 16, project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to exceed the applicable General Plan Policy 6.5.1.13 nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063. Further, project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at a portion of nearby commercially zoned parcels with residences (Table 17).

Because noise exposure from project on-site delivery truck circulation is predicted to exceed General Plan hourly average (L_{eq}) and maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcels with residences (Tables 14 and 15), and because increases in ambient noise levels associated with those activities are calculated to exceed applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 16 and 17), consideration of noise mitigation measures would be warranted.

To comply with applicable El Dorado County General Plan noise level standards and increase significance criteria at the property lines of nearby commercial parcels with residences, the following two (2) mitigation measures would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

2. On-site delivery truck circulation should occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Tables 18-21 show calculated noise levels with implementation of the mitigation as outlined above. As indicated in Tables 18 and 19, mitigated project on-site delivery truck circulation noise levels are calculated to be reduced to below the County's daytime hourly average (L_{eq}) and maximum (L_{max}) noise level standards at nearby commercial properties with residences. Further, increases in ambient noise levels associated with those activities are calculated to be reduced to below applicable General Plan Policy 6.5.1.13 daytime hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 20 and 21).

Table 18
Mitigated On-Site Truck Circulation Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[1]	County Noise Standard, L_{eq} (dB)[2] Daytime
325-220-015	26	
325-220-016	28	
325-220-017	33	**55**
325-220-063	37	
325-230-007	27	

[1] Predicted noise levels include implementation of Mitigation Measure 1 as outlined in this impact discussion.
[2] General Plan hourly Leq noise level standard for Community Regions.

Source: BAC 2025

Table 19
Mitigated On-Site Truck Circulation Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[1]	County Noise Standard, L_{max} (dB)[2] Daytime
325-220-015	56	
325-220-016	58	
325-220-017	63	**70**
325-220-063	68	
325-230-007	58	

[1] Predicted noise levels include implementation of Mitigation Measure 1 as outlined in this impact discussion.
[2] General Plan maximum Lmax noise level standard for Community Regions.

Source: BAC 2025

Table 20
Mitigated Increases in Ambient Hourly L_{eq} Noise Levels – Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{eq} (dB)	General Plan Increase Significance Criterion, L_{eq} (dB)
APN	Daytime	Daytime
325-220-015	<0.1	**5.0**
325-220-016	<0.1	**5.0**
325-220-017	0.1	**5.0**
325-220-063	0.3	**5.0**
325-230-007	<0.1	**5.0**

Source: BAC 2025

Table 21
Mitigated Increases in Ambient Maximum L_{max} Noise Levels – Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{max} (dB)	General Plan Increase Significance Criterion, L_{max} (dB)
APN	Daytime	Daytime
325-220-015	0.2	**5.0**
325-220-016	0.3	**5.0**
325-220-017	2.2	**5.0**
325-220-063	4.8	**5.0**
325-230-007	0.3	**5.0**

Source: BAC 2025

Truck Delivery Activities

As mentioned previously, it is the experience of BAC that deliveries of product to QSRs such as the one proposed by the project occur at the front or side of the building with medium-duty vendor trucks and/or vans. The primary noise sources associated with delivery activities are trucks stopping (air brakes), back-up alarms, and pulling away from the delivery area (revving engines).

BAC file data indicate that noise levels associated with medium-duty truck (including side-step vans) deliveries are approximately 76 dB SEL and 65 dB L_{max} at 100 feet. To predict hourly average noise level (L_{eq}) exposure, it was assumed that 2 medium-duty trucks could have deliveries during the same worst-case busy hour. Based on 2 medium-duty truck deliveries during any given hour and an SEL of 76 dB, the hourly average noise level computes to 43 dB L_{eq} at a reference distance of 100 feet (maximum noise level of 65 dB L_{max}).

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project truck delivery noise level exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 22 and 23.

Table 22
Predicted Truck Delivery Activity Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	31			
325-220-016	30			
325-220-017	31	**55**	**50**	**45**
325-220-063	38			
325-230-007	33			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from assumed delivery area (front of building) to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 23
Predicted Truck Delivery Activity Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	53			
325-220-016	52			
325-220-017	52	**70**	**60**	**55**
325-220-063	59			
325-230-007	55			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from assumed delivery area (front of building) to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

Table 22 data indicate that project truck delivery activity noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. However, project truck delivery activity noise levels are predicted to exceed the El Dorado County General Plan nighttime maximum (L_{max}) noise level standard at commercially zoned parcel with residence APN: 325-220-063 (Table 23).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project truck delivery activity noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 24 and 25.

Table 24
Increases in Ambient Hourly L_{eq} Noise Levels – Delivery Truck Activities

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	0.3	0.4	0.5	**5.0**	**5.0**	**3.0**
325-230-007	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 25
Increases in Ambient Maximum L_{max} Noise Levels – Delivery Truck Activities

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.2	0.9	**5.0**	**5.0**	**3.0**
325-220-016	0.1	0.2	0.8	**5.0**	**5.0**	**3.0**
325-220-017	0.2	0.6	0.9	**5.0**	**5.0**	**3.0**
325-220-063	1.1	2.3	3.2	**5.0**	**5.0**	**3.0**
325-230-007	0.2	0.3	1.5	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 24, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) increase significance criteria. However, project-generated increases in ambient noise levels are calculated to exceed the General Plan Policy 6.5.1.13 nighttime maximum (L_{max}) increase significance criteria at commercially zoned parcel with residence APN: 325-220-063 (Table 25).

Because noise exposure from project delivery truck activities is predicted to exceed the General Plan nighttime maximum (L_{max}) noise level standard at commercially zoned parcel with residence APN: 325-220-063 (Table 23), and because increases in ambient noise levels associated with those activities are calculated to exceed the General Plan Policy 6.5.1.13 nighttime maximum (L_{max}) increase significance criteria at that location (Table 25), consideration of noise mitigation measures would be warranted.

To avoid exceedances of the El Dorado County General Plan nighttime maximum (L_{max}) noise level standard and nighttime maximum (L_{max}) increase significance criteria at the property line of commercially zoned parcel with residence APN: 325-220-063, the following mitigation measure would be required of the project:

1. All on-site truck delivery activities should occur during daytime hours only (7:00 a.m. to 7:00 p.m.). As outlined earlier in this report, the limitation of on-site delivery truck

circulation to daytime hours (7:00 a.m. to 7:00 p.m.) would be required as mitigation for compliance with applicable El Dorado County noise level criteria. With implementation of this mitigation measure, all on-site truck delivery activities should then occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Combined Noise Generation

The calculated combined (hourly average, L_{eq}) and highest predicted (maximum, L_{max}) noise levels from analyzed project on-site operations at the property lines of nearby commercially zoned parcels with residences are presented in Tables 26 and 27. It should be noted that due to the logarithmic nature of the decibel scale, the sum of two noise values which differ by 10 dB equates to an overall increase in noise levels of 0.4 dB. When the noise sources are equivalent, the sum would result in an overall increase in noise levels of 3 dB.

Table 26
Combined On-Site Operations Noise Levels at Nearby Properties – Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						Calculated
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	26	31	38
325-220-016	30	33	39	22	28	30	41
325-220-017	28	30	38	27	33	31	41
325-220-063	26	37	45	38	49	38	51
325-230-007	30	39	34	22	27	33	41
						General Plan Daytime Hourly L_{eq} Noise Standard[2]	**55**
						General Plan Evening Hourly L_{eq} Noise Standard[2]	**50**
						General Plan Nighttime Hourly L_{eq} Noise Standard[2]	**45**

[1] Calculated combined hourly Leq is a logarithmic sum of predicted on-site operations noise levels presented in this report.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 27
Highest Predicted On-Site Operations Noise Levels at Nearby Properties – Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Predicted, L_{max} (dB)[1]
325-220-015	--	--	--	47	56	53	56
325-220-016	--	--	--	50	58	52	58
325-220-017	--	--	--	55	63	52	63
325-220-063	--	--	--	69	80	59	80
325-230-007	--	--	--	45	58	55	58
						General Plan Daytime Maximum L_{max} Noise Standard[2]	**70**
						General Plan Evening Maximum L_{max} Noise Standard[2]	**60**
						General Plan Nighttime Maximum L_{max} Noise Standard[2]	**55**

[1] Highest predicted maximum Lmax on-site operations noise levels presented in this report.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

As shown in Table 26, combined hourly average (L_{eq}) noise level exposure from on-site operations is calculated to exceed the El Dorado County General Plan evening and nighttime hourly average (L_{eq}) noise level standards at commercially zoned parcel with residence APN: 325-220-063. In addition, highest predicted maximum (L_{max}) noise level exposure from on-site operations would exceed El Dorado County General Plan daytime, evening and nighttime maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcel with residences (Table 27).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus combined noise level increases from project on-site operations were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 28 and 29.

Table 28
Increases in Ambient Hourly L_{eq} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.3	0.4	1.0	**5.0**	**5.0**	**5.0**
325-220-016	0.7	0.9	1.9	**5.0**	**5.0**	**5.0**
325-220-017	0.6	0.8	0.9	**5.0**	**5.0**	**3.0**
325-220-063	4.3	5.0	5.7	**5.0**	**5.0**	**3.0**
325-230-007	0.7	0.9	1.9	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 29
Increases in Ambient Maximum L_{max} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.4	1.8	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.7	2.6	**5.0**	**5.0**	**3.0**
325-220-017	2.2	4.2	5.5	**5.0**	**5.0**	**3.0**
325-220-063	15.2	19.1	21.1	**5.0**	**5.0**	**3.0**
325-230-007	0.3	0.6	2.4	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 28, combined project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to exceed the applicable General Plan Policy 6.5.1.13 nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063. Additionally, combined project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at a portion of nearby commercially zoned parcels with residences (Table 29).

Because noise exposure from combined and highest predicted on-site operations is calculated to exceed General Plan hourly average (L_{eq}) and maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcels with residences (Tables 26 and 27), and because increases in ambient noise levels associated with combined operations are calculated to exceed applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 28 and 29), consideration of noise mitigation measures would be warranted.

To comply with applicable El Dorado County General Plan noise level standards and increase significance criteria at the property lines of nearby commercial parcels with residences, the following mitigation measures would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

2. All on-site operations associated with deliveries at the project site, including delivery truck circulation and delivery activities (loading/unloading of products), should occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Tables 30-37 show calculated noise levels with implementation of the mitigation as outlined above. As shown in Tables 30-35, mitigated combined on-site operations noise levels are calculated to be reduced to below the County's hourly average (L_{eq}) and maximum (L_{max}) noise level standards at nearby commercial properties with residences. Further, increases in ambient noise levels associated with combined on-site operations are calculated to be reduced to below applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 36 and 37).

Table 30
Mitigated Combined On-Site Operations Noise at Nearby Properties – Daytime Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						Calculated
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	26	31	38
325-220-016	30	33	39	22	28	30	41
325-220-017	28	30	38	27	33	31	41
325-220-063	12	24	31	24	37	24	39
325-230-007	30	39	34	22	27	33	41
General Plan Daytime Hourly L_{eq} Noise Standard[2]							55

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 31
Mitigated Combined On-Site Operations Noise at Nearby Properties – Evening Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Calculated Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	--	--	37
325-220-016	30	33	39	22	--	--	41
325-220-017	28	30	38	27	--	--	39
325-220-063	12	24	31	24	--	--	32
325-230-007	29	39	34	22	--	--	41
General Plan Evening Hourly L_{eq} Noise Standard[2]							50

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 32
Mitigated Combined On-Site Operations Noise at Nearby Properties – Nighttime Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Calculated Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	--	--	37
325-220-016	30	33	39	22	--	--	41
325-220-017	28	30	38	27	--	--	39
325-220-063	12	24	31	24	--	--	32
325-230-007	29	39	34	22	--	--	40
General Plan Nighttime Hourly L_{eq} Noise Standard[2]							45

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 33
Mitigated Highest Predicted Operations Noise at Nearby Properties – Daytime Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Highest Predicted, L_{max} (dB)[1]
325-220-015	--	--	--	47	56	53	56
325-220-016	--	--	--	50	58	52	58
325-220-017	--	--	--	55	63	52	63
325-220-063	--	--	--	55	68	45	68
325-230-007	--	--	--	45	58	55	58
General Plan Daytime Maximum L_{max} Noise Standard[2]							70

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 34
Mitigated Highest Predicted Operations Noise at Nearby Properties – Evening Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest Predicted, L_{max} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	--	--	--	47	--	--	47
325-220-016	--	--	--	50	--	--	50
325-220-017	--	--	--	55	--	--	55
325-220-063	--	--	--	55	--	--	55
325-230-007	--	--	--	45	--	--	45
General Plan Evening Maximum L_{max} Noise Standard[2]							60

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 35
Mitigated Highest Predicted Operations Noise at Nearby Properties – Nighttime Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest Predicted, L_{max} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	--	--	--	47	--	--	47
325-220-016	--	--	--	50	--	--	50
325-220-017	--	--	--	55	--	--	55
325-220-063	--	--	--	55	--	--	55
325-230-007	--	--	--	45	--	--	45
General Plan Nighttime Maximum L_{max} Noise Standard[2]							55

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 36
Mitigated Increases in Ambient Hourly L_{eq} Noise Levels – Combined On-Site Operations

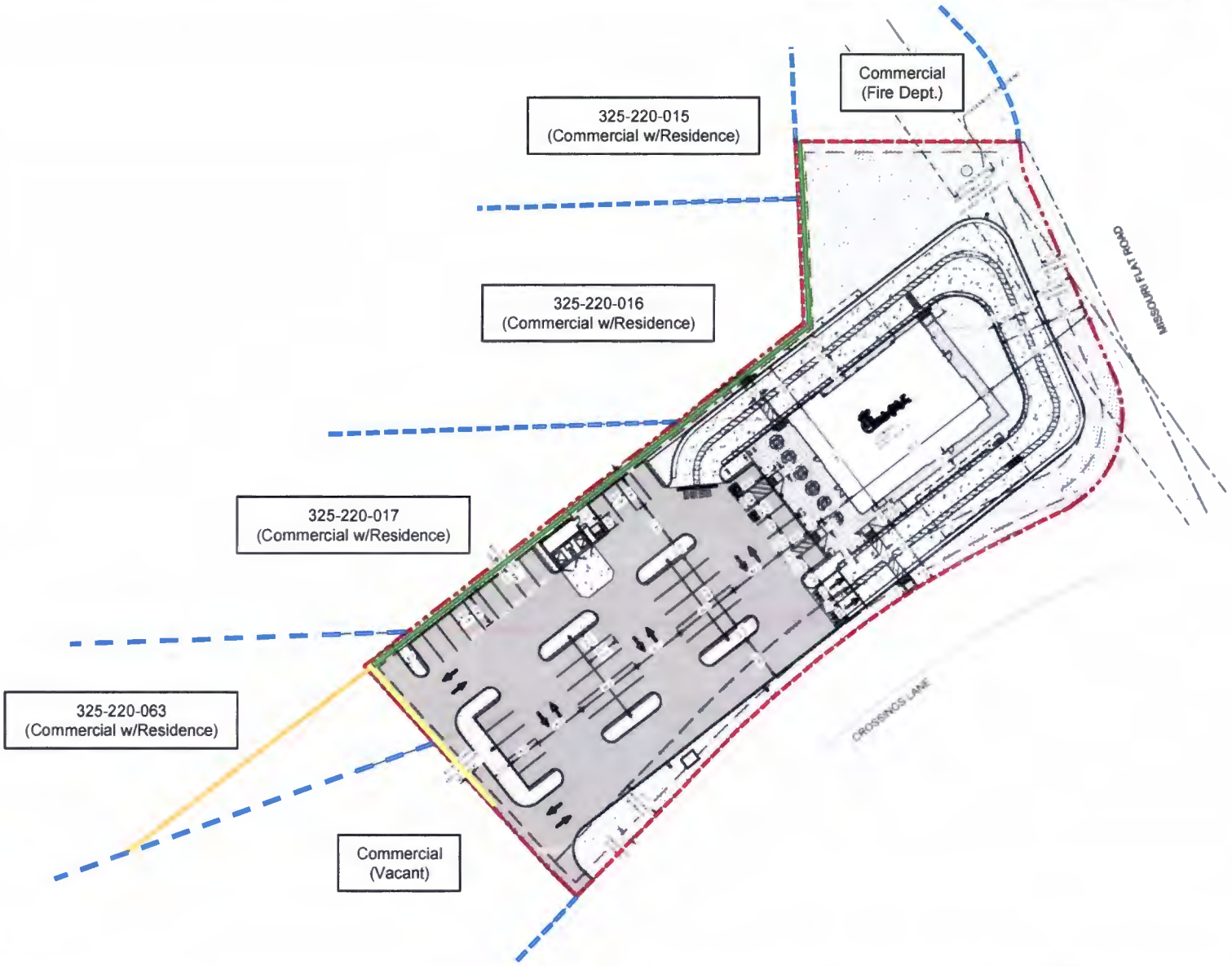
	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.3	0.3	0.8	**5.0**	**5.0**	**5.0**
325-220-016	0.7	0.8	1.7	**5.0**	**5.0**	**5.0**
325-220-017	0.6	0.6	0.7	**5.0**	**5.0**	**3.0**
325-220-063	0.4	0.1	0.1	**5.0**	**5.0**	**3.0**
325-230-007	0.7	0.7	1.6	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 37
Mitigated Increases in Ambient Maximum L_{max} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.1	0.3	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.1	0.5	**5.0**	**5.0**	**3.0**
325-220-017	2.2	1.0	1.5	**5.0**	**5.0**	**3.0**
325-220-063	4.8	1.1	1.6	**5.0**	**5.0**	**3.0**
325-230-007	0.3	<0.1	0.2	**5.0**	**5.0**	**3.0**

Source: BAC 2025



Legend

- Project Area Boundary
- Parcel Boundary (Property Line)
- Proposed Combination Retaining/Screen Wall
- Proposed Retaining Wall
- Required 6' Screen Wall

N

Scale (Feet)

0 50 100

Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Mitigation – 6' Screen Wall

Figure 4

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Conclusion

This report evaluates potential noise impacts associated with the proposed Chick-fil-A quick-serve restaurant located at 3860 Missouri Flat Road in Placerville (El Dorado County), California. The analysis concludes that, with implementation of mitigation measures presented herein that would avoid or reduce noise associated with project on-site operations, the project would comply with applicable El Dorado County General Plan noise criteria at the property lines of nearby commercially zoned parcels with existing noise-sensitive uses (residences).

Please contact BAC at (530) 537-2328 or dariog@bacnoise.com if you have any comments or questions regarding this report.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.









Legend

A Site 1: Noise survey equipment near fence, looking north towards fire station

B Site 1: Near survey equipment near fence, looking west towards commercially zoned property with residence

C Site 2: Noise survey equipment near fence, looking north towards commercially zoned property with residence

D Site 2: Noise survey equipment near fence, looking southwest

Chick-fil-A 3860 Missouri Flat Rd
El Dorado County, California

Field Survey Photographs

Appendix B

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Appendix C-1
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	45	60	43	39
1:00 AM	43	58	41	37
2:00 AM	40	53	39	36
3:00 AM	42	52	41	37
4:00 AM	47	61	46	41
5:00 AM	51	66	50	47
6:00 AM	54	67	53	51
7:00 AM	57	74	56	54
8:00 AM	52	69	51	47
9:00 AM	48	66	47	43
10:00 AM	48	68	46	42
11:00 AM	47	61	46	42
12:00 PM	49	75	46	42
1:00 PM	49	72	47	43
2:00 PM	48	69	45	42
3:00 PM	48	71	45	42
4:00 PM	52	72	47	43
5:00 PM	51	69	46	43
6:00 PM	51	71	47	43
7:00 PM	47	67	46	43
8:00 PM	51	65	49	47
9:00 PM	51	66	50	48
10:00 PM	50	72	48	45
11:00 PM	47	63	46	43

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	57	47	51	51	47	50	54	40	49
Lmax (Maximum)	75	61	70	67	65	66	72	52	61
L50 (Median)	56	45	47	50	46	48	53	39	45
L90 (Background)	54	42	44	48	43	46	51	36	42

Computed CNEL, dB	56
% Daytime Energy	61%
% Evening Energy	12%
% Nighttime Energy	27%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-2
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	48	74	45	43
1:00 AM	44	64	42	38
2:00 AM	39	59	37	33
3:00 AM	37	53	35	31
4:00 AM	43	61	39	34
5:00 AM	46	57	46	42
6:00 AM	51	69	49	46
7:00 AM	53	70	51	49
8:00 AM	51	69	49	46
9:00 AM	50	68	46	42
10:00 AM	50	79	45	41
11:00 AM	50	74	46	43
12:00 PM	52	78	46	43
1:00 PM	48	63	45	43
2:00 PM	52	73	46	43
3:00 PM	49	74	45	42
4:00 PM	50	72	47	42
5:00 PM	52	74	48	43
6:00 PM	51	79	46	44
7:00 PM	50	70	47	44
8:00 PM	51	75	47	43
9:00 PM	51	72	46	43
10:00 PM	54	86	45	43
11:00 PM	45	62	43	39

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	53	48	51	51	50	50	54	37	48
Lmax (Maximum)	79	63	73	75	70	72	86	53	65
L50 (Median)	51	45	47	47	46	47	49	35	42
L90 (Background)	49	41	43	44	43	43	46	31	39

Computed CNEL, dB	55
% Daytime Energy	60%
% Evening Energy	14%
% Nighttime Energy	26%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-3
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	44	57	42	38
1:00 AM	40	55	38	34
2:00 AM	39	60	35	32
3:00 AM	39	54	36	33
4:00 AM	38	51	36	32
5:00 AM	44	62	43	38
6:00 AM	46	63	45	42
7:00 AM	49	67	47	45
8:00 AM	50	73	47	45
9:00 AM	50	67	47	44
10:00 AM	50	69	47	44
11:00 AM	50	68	47	43
12:00 PM	49	67	46	42
1:00 PM	48	71	44	40
2:00 PM	47	69	44	40
3:00 PM	48	69	44	40
4:00 PM	50	75	45	41
5:00 PM	48	68	44	40
6:00 PM	48	65	44	41
7:00 PM	47	76	44	41
8:00 PM	49	66	47	44
9:00 PM	48	64	47	44
10:00 PM	47	63	46	43
11:00 PM	47	67	44	41

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	50	47	49	49	47	48	47	38	44
Lmax (Maximum)	75	65	69	76	64	69	67	51	59
L50 (Median)	47	44	46	47	44	46	46	35	40
L90 (Background)	45	40	42	44	41	43	43	32	37

Computed CNEL, dB	52
% Daytime Energy	69%
% Evening Energy	14%
% Nighttime Energy	16%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-4
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	45	57	44	40
1:00 AM	40	54	38	35
2:00 AM	38	52	37	34
3:00 AM	41	56	39	35
4:00 AM	47	60	46	42
5:00 AM	51	69	49	46
6:00 AM	53	69	52	49
7:00 AM	53	68	52	50
8:00 AM	54	80	51	48
9:00 AM	52	76	49	44
10:00 AM	53	68	53	46
11:00 AM	50	70	47	44
12:00 PM	50	65	48	45
1:00 PM	50	68	46	43
2:00 PM	48	65	46	43
3:00 PM	50	66	47	44
4:00 PM	53	71	48	45
5:00 PM	52	76	49	45
6:00 PM	49	70	45	42
7:00 PM	48	70	43	39
8:00 PM	49	77	42	38
9:00 PM	50	74	43	39
10:00 PM	44	68	37	33
11:00 PM	42	67	34	31

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	48	51	50	48	49	53	38	47
Lmax (Maximum)	80	65	70	77	70	74	69	52	61
L50 (Median)	53	45	48	43	42	43	52	34	42
L90 (Background)	50	42	45	39	38	39	49	31	38

Computed CNEL, dB	55
% Daytime Energy	72%
% Evening Energy	9%
% Nighttime Energy	19%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-5
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	46	60	45	40
1:00 AM	44	60	42	39
2:00 AM	42	53	41	37
3:00 AM	44	56	43	38
4:00 AM	49	69	47	43
5:00 AM	53	61	52	50
6:00 AM	55	69	55	53
7:00 AM	57	66	57	55
8:00 AM	52	63	52	45
9:00 AM	46	66	45	43
10:00 AM	47	67	45	42
11:00 AM	45	58	44	41
12:00 PM	47	65	45	42
1:00 PM	47	66	45	42
2:00 PM	46	65	44	42
3:00 PM	46	64	44	42
4:00 PM	50	67	46	43
5:00 PM	48	68	46	42
6:00 PM	51	64	51	46
7:00 PM	51	66	51	44
8:00 PM	53	64	53	50
9:00 PM	53	61	53	51
10:00 PM	52	72	50	48
11:00 PM	49	61	48	46

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	57	45	50	53	51	52	55	42	50
Lmax (Maximum)	68	58	65	66	61	63	72	53	62
L50 (Median)	57	44	47	53	51	52	55	41	47
L90 (Background)	55	41	44	51	44	48	53	37	44

Computed CNEL, dB	57
% Daytime Energy	47%
% Evening Energy	19%
% Nighttime Energy	34%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-6
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	47	69	46	42
1:00 AM	43	57	42	38
2:00 AM	41	55	40	35
3:00 AM	39	54	37	32
4:00 AM	45	58	43	37
5:00 AM	49	58	48	45
6:00 AM	53	72	52	49
7:00 AM	54	64	54	52
8:00 AM	52	68	51	47
9:00 AM	47	65	45	42
10:00 AM	46	64	44	41
11:00 AM	48	70	46	43
12:00 PM	48	70	46	43
1:00 PM	46	58	45	42
2:00 PM	49	63	45	42
3:00 PM	46	64	44	42
4:00 PM	48	69	45	41
5:00 PM	49	64	47	43
6:00 PM	53	69	52	47
7:00 PM	53	64	52	49
8:00 PM	53	68	51	46
9:00 PM	52	69	51	47
10:00 PM	50	72	49	46
11:00 PM	49	62	48	44

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	46	50	53	52	53	53	39	48
Lmax (Maximum)	70	58	66	69	64	67	72	54	62
L50 (Median)	54	44	47	52	51	51	52	37	45
L90 (Background)	52	41	44	49	46	47	49	32	41

Computed CNEL, dB	56
% Daytime Energy	50%
% Evening Energy	24%
% Nighttime Energy	26%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-7
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	46	57	45	40
1:00 AM	41	50	39	35
2:00 AM	40	55	38	34
3:00 AM	40	61	38	34
4:00 AM	41	57	39	34
5:00 AM	46	61	45	40
6:00 AM	49	66	48	44
7:00 AM	51	65	50	48
8:00 AM	51	62	50	48
9:00 AM	50	64	49	47
10:00 AM	50	62	47	44
11:00 AM	49	73	47	42
12:00 PM	48	69	44	41
1:00 PM	46	61	43	41
2:00 PM	46	64	44	40
3:00 PM	46	62	44	41
4:00 PM	47	66	45	41
5:00 PM	49	72	44	41
6:00 PM	51	65	51	46
7:00 PM	52	63	52	45
8:00 PM	52	61	52	49
9:00 PM	51	58	50	47
10:00 PM	51	61	51	47
11:00 PM	49	62	47	43

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	51	46	49	52	51	52	51	40	47
Lmax (Maximum)	73	61	65	63	58	61	66	50	59
L50 (Median)	51	43	46	52	50	51	51	38	43
L90 (Background)	48	40	43	49	45	47	47	34	39

Computed CNEL, dB	54
% Daytime Energy	53%
% Evening Energy	24%
% Nighttime Energy	23%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-8
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	48	56	48	43
1:00 AM	45	54	43	38
2:00 AM	42	52	39	36
3:00 AM	45	56	43	37
4:00 AM	50	59	49	44
5:00 AM	52	67	52	49
6:00 AM	54	62	54	51
7:00 AM	54	64	54	51
8:00 AM	54	72	53	50
9:00 AM	49	65	48	44
10:00 AM	51	70	50	46
11:00 AM	48	63	47	44
12:00 PM	49	60	48	46
1:00 PM	48	65	46	43
2:00 PM	47	63	46	44
3:00 PM	48	61	47	44
4:00 PM	52	64	48	46
5:00 PM	50	66	48	45
6:00 PM	52	63	49	45
7:00 PM	49	63	48	42
8:00 PM	47	66	45	40
9:00 PM	49	67	47	43
10:00 PM	47	70	46	36
11:00 PM	43	56	40	33

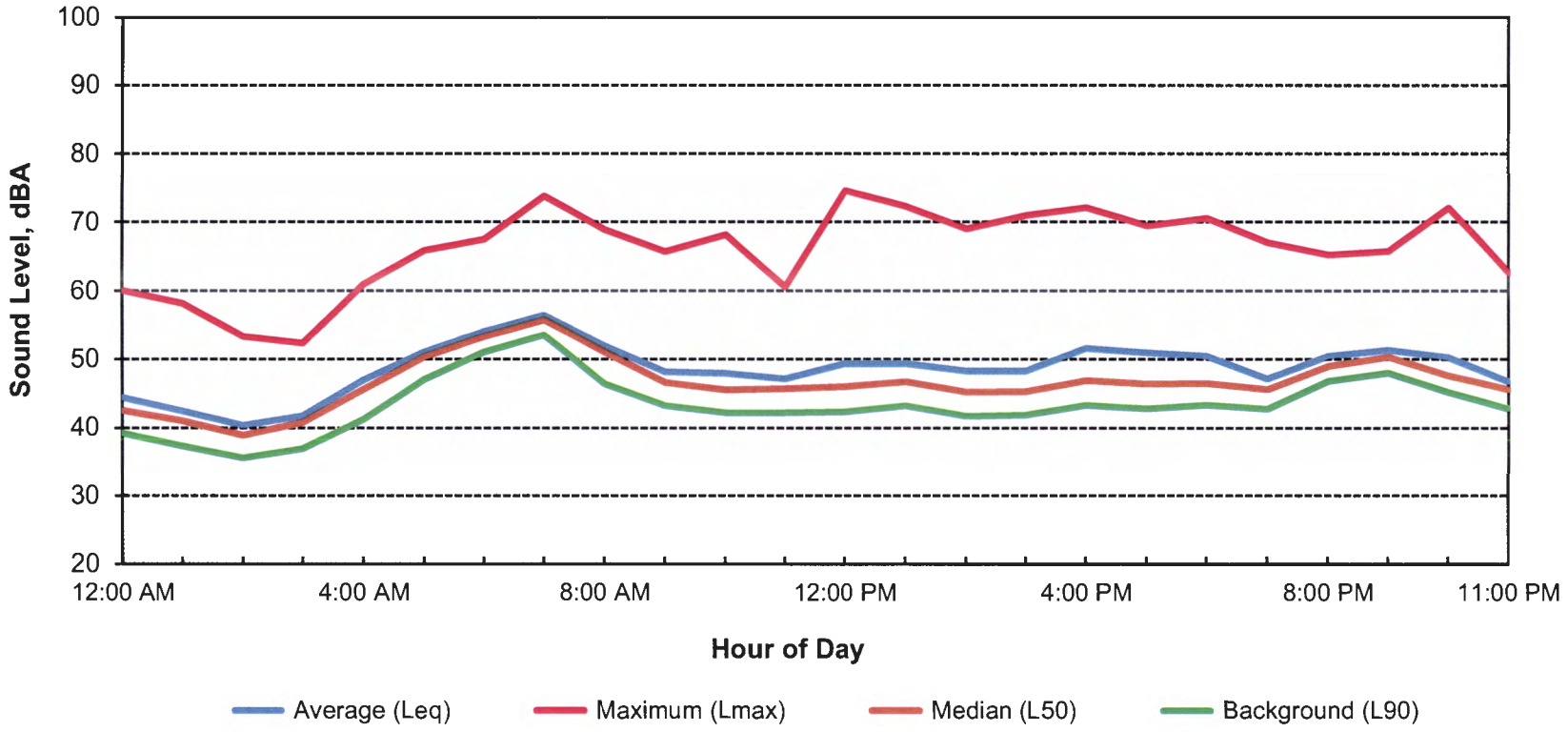
	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	47	51	49	47	48	54	42	49
Lmax (Maximum)	72	60	65	67	63	65	70	52	59
L50 (Median)	54	46	49	48	45	47	54	39	46
L90 (Background)	51	43	46	43	40	42	51	33	41

Computed CNEL, dB	56
% Daytime Energy	61%
% Evening Energy	8%
% Nighttime Energy	31%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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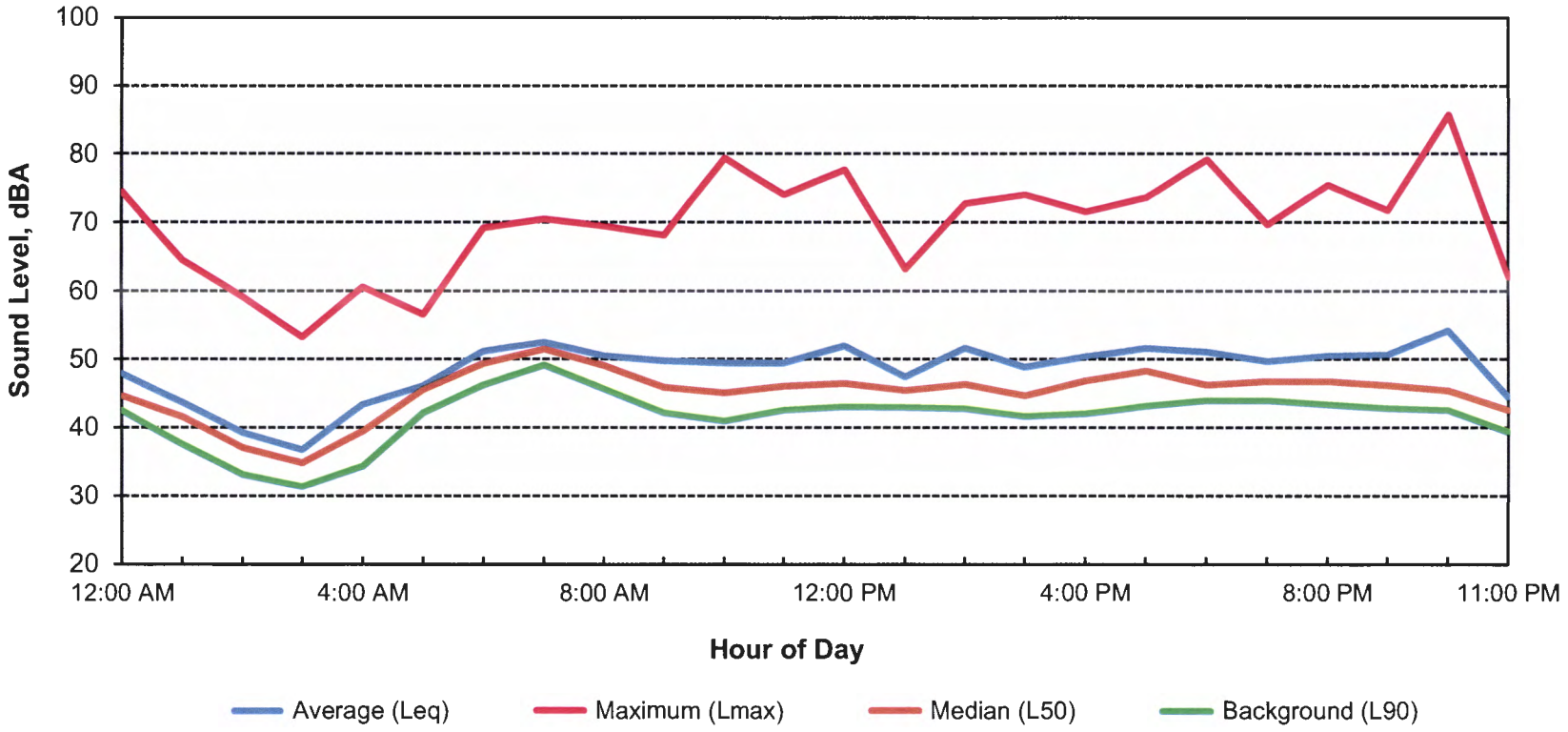
Appendix D-1
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025



Computed CNEL: 56 dBA

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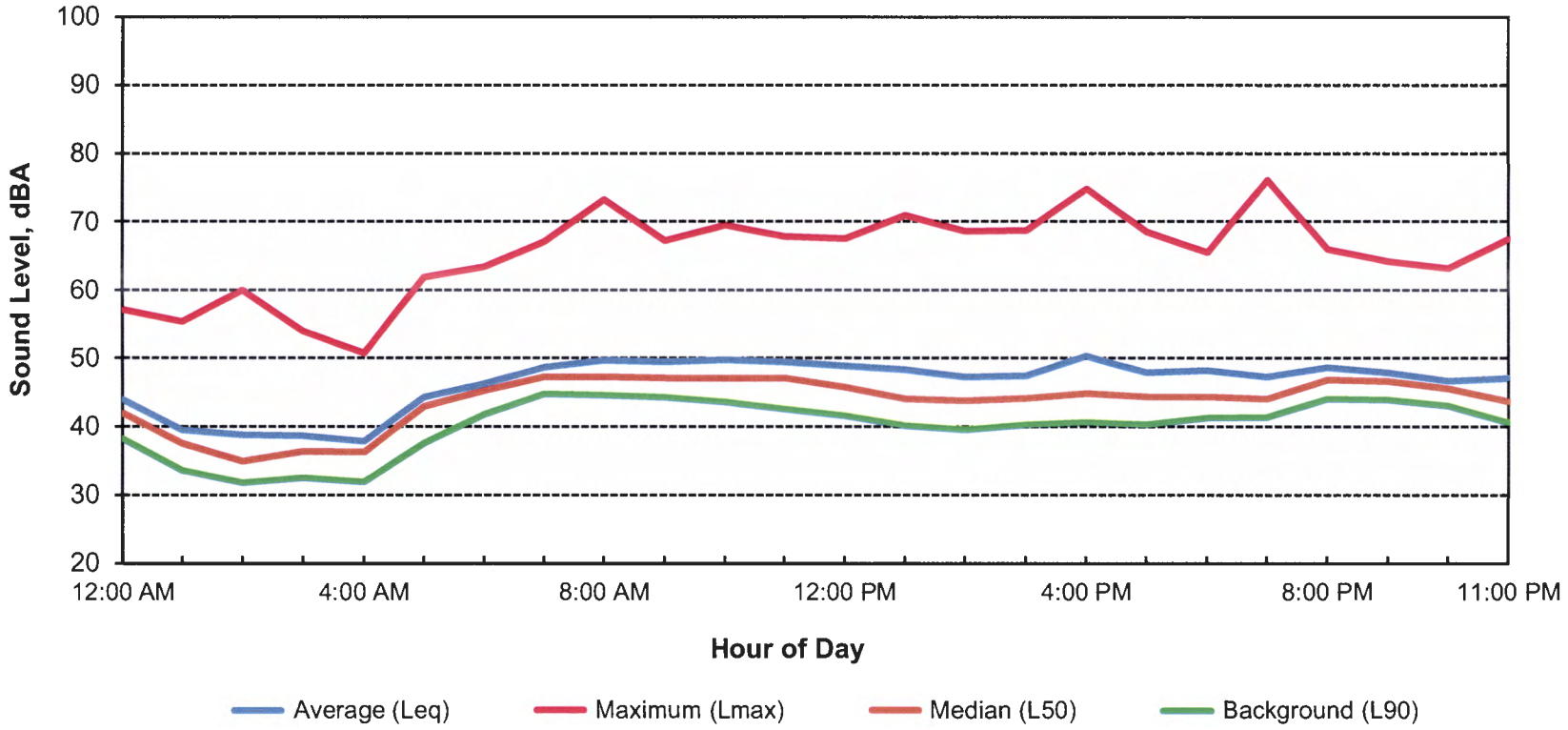
Appendix D-2
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025



Computed CNEL: 55 dBA

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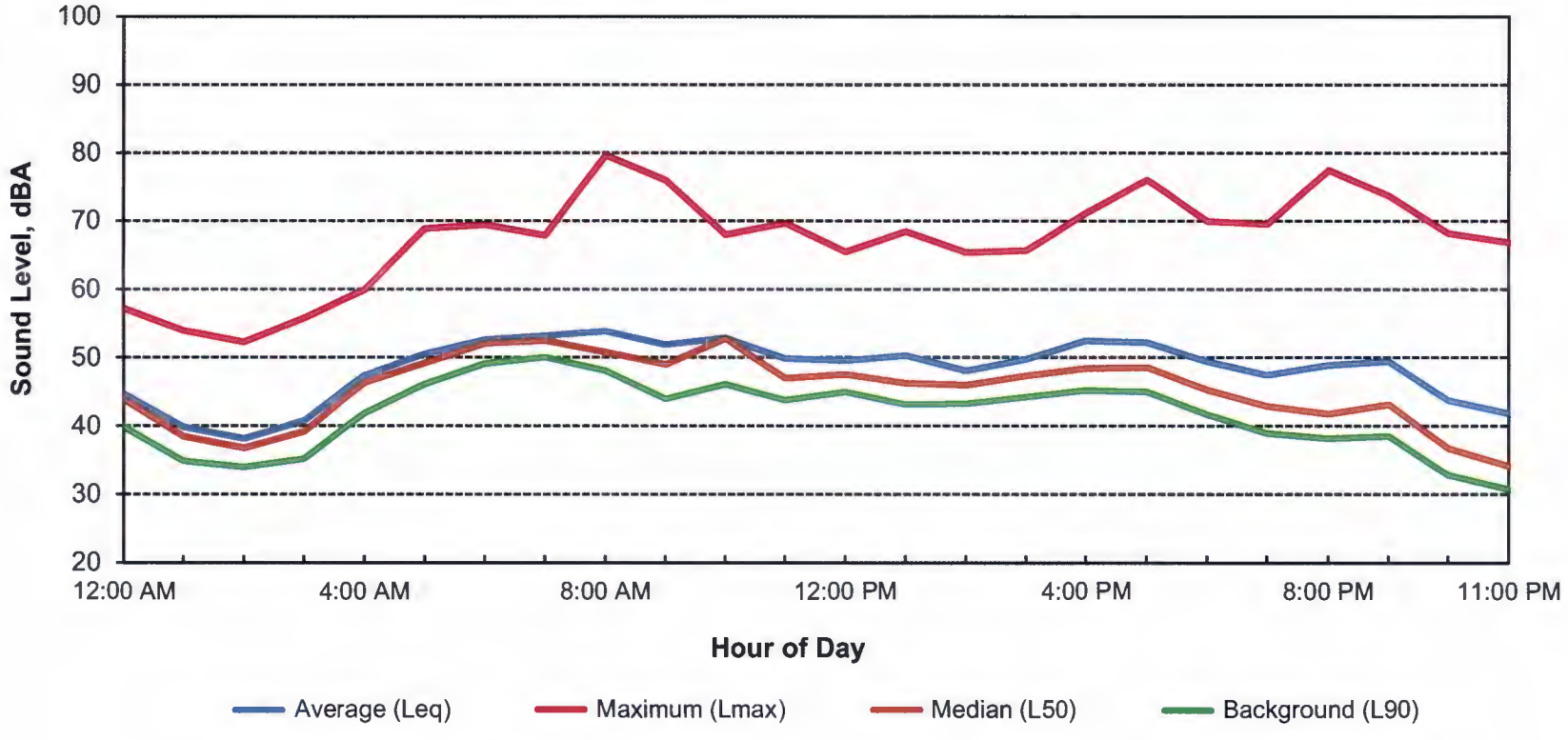
Appendix D-3
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025



Computed CNEL: 52 dBA

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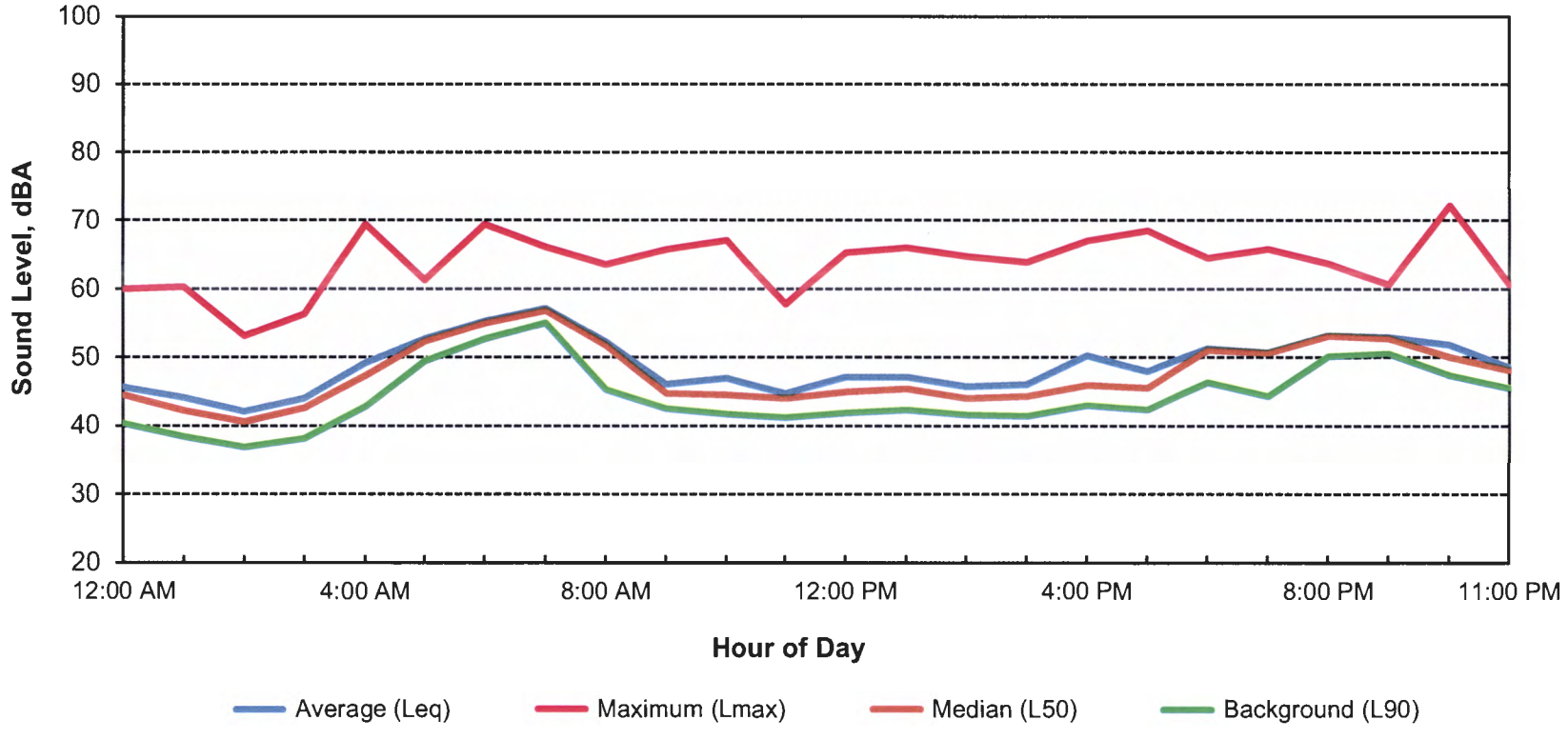
Appendix D-4
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025



Computed CNEL: 55 dBA

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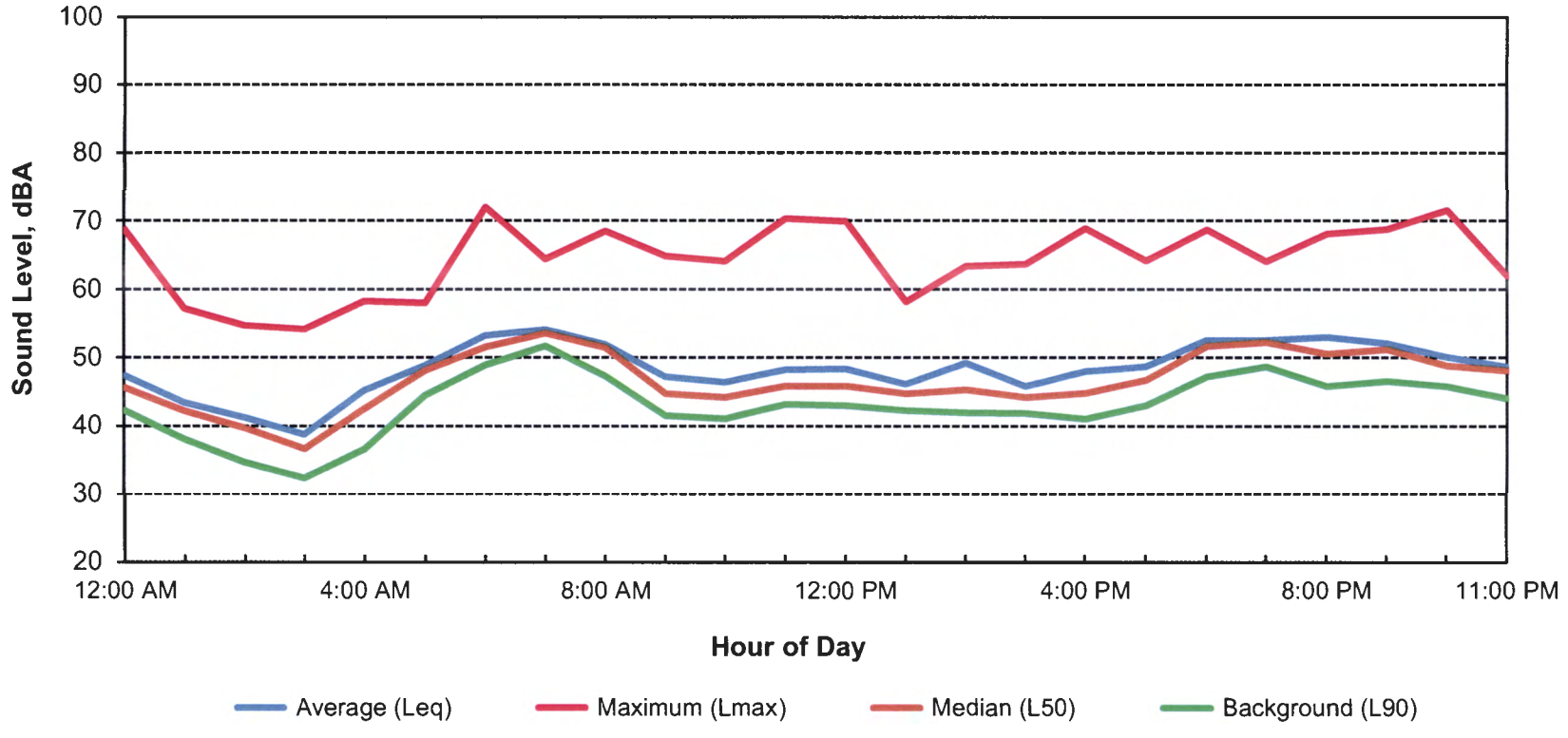
Appendix D-5
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025



Computed CNEL: 57 dBA

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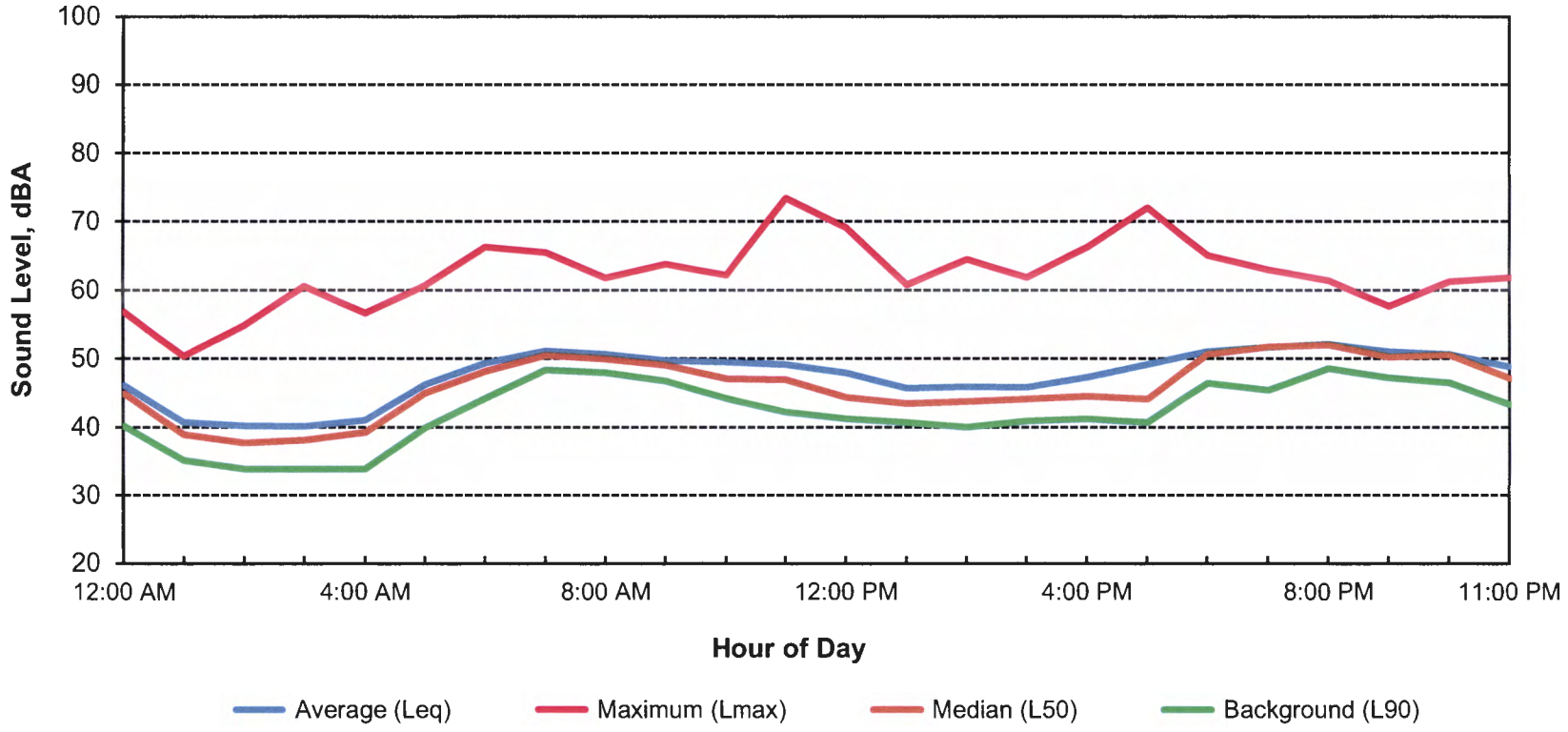
Appendix D-6
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025



Computed CNEL: 56 dBA

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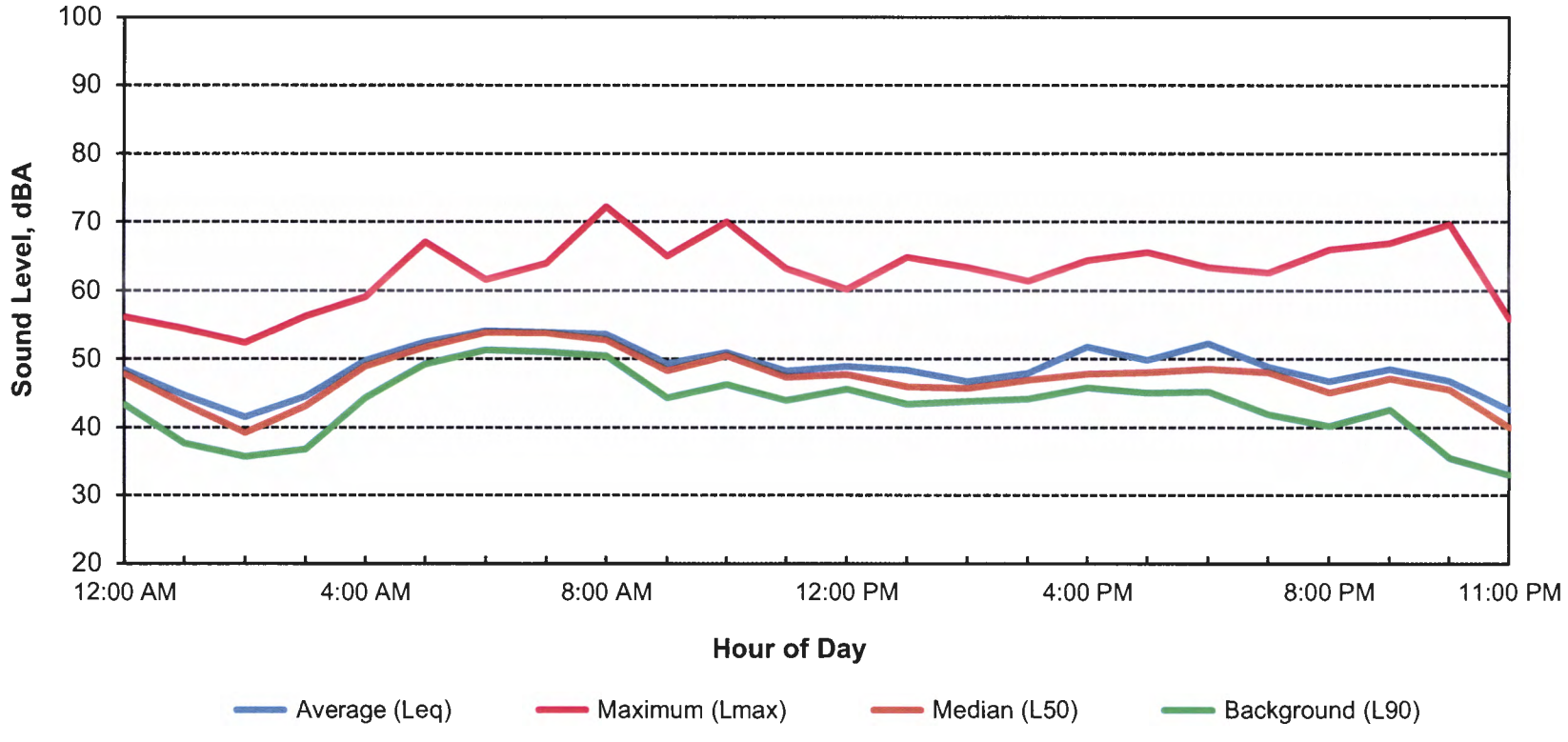
Appendix D-7
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025



Computed CNEL: 54 dBA

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Appendix D-8
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025



Computed CNEL: 56 dBA

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Appendix E
Drive-Through Speaker Reference Noise Level Data

HME

Customer Driven

Memo

Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.

2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

Distance from Outside Speaker	Decibel Level of standard system with 45 dB of outside noise without AVC	Decibel level of standard system with 45 dB of outside noise with AVC active
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.

HM Electronics, Inc. | 14110 Stowe Drive | Poway, CA 92064
phone: 800.848.4468 | fax: 858.452.7207 | www.hme.com

Environmental Noise Assessment

Chick-fil-A 3860 Missouri Flat Road

Placerville (El Dorado County), California

BAC Job #2025-018

Prepared For:

Lebeck Engineering, Inc.

Attn: Bobbie A. Lebeck
3430 Robin Lane, Building #2
Cameron Park, CA 95682

Prepared By:

Bollard Acoustical Consultants, Inc.

Dario Gotchet
Principal Consultant
Board Elected Member, INCE-USA (ID#20964)

March 6, 2025

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Introduction

The proposed Chick-fil-A quick-serve restaurant (project) is located at 3860 Missouri Flat Road in Placerville (El Dorado County), California. The project consists of the construction and operation of a new quick-service restaurant (QSR) building, an outdoor dining area (patio), a two-lane drive-thru lane, and associated parking. Existing land uses in the immediate project vicinity include commercial and commercially zoned parcels with residences. The project area with aerial imagery is shown in Figure 1. The project site plan is presented in Figure 2.

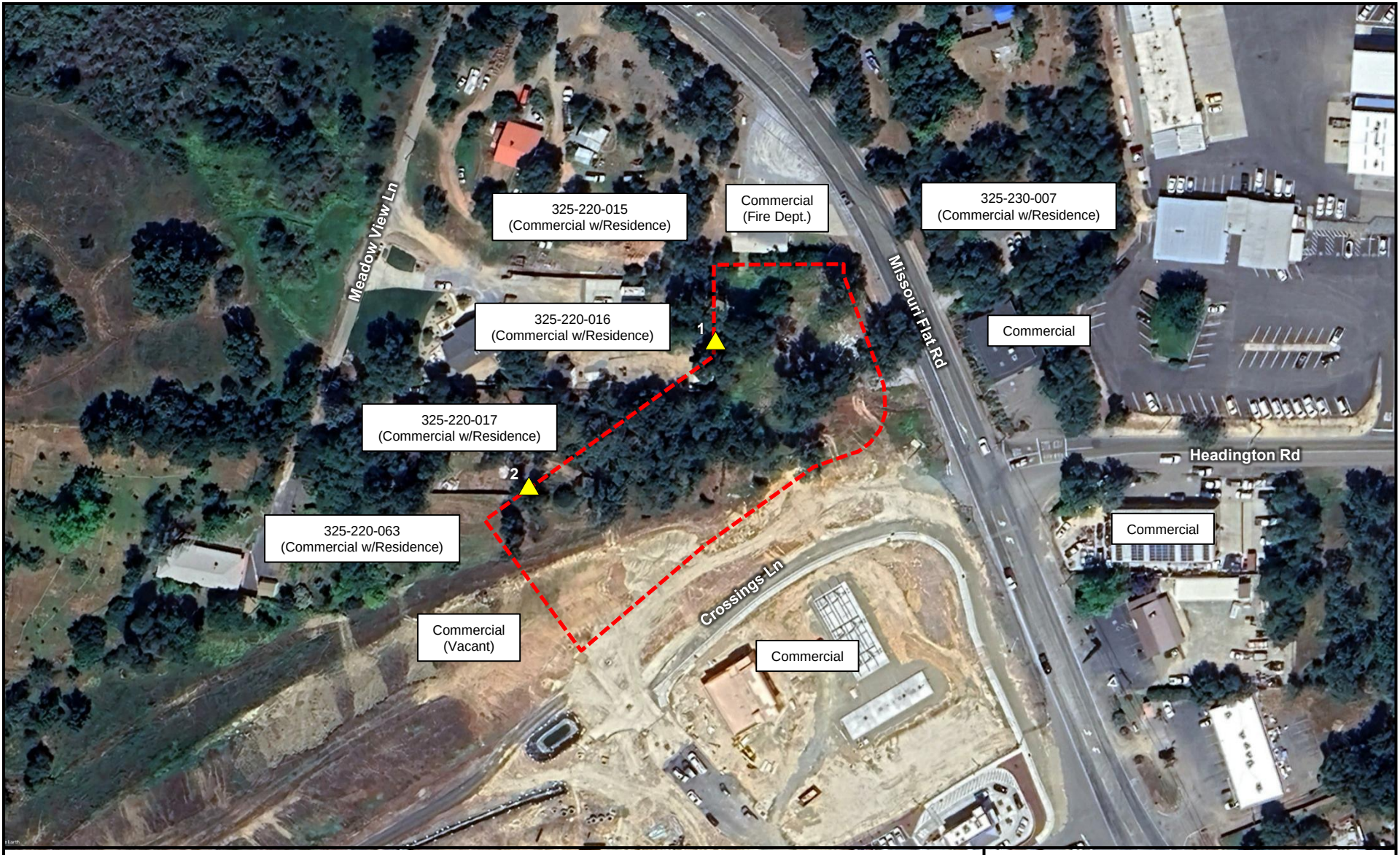
The purposes of this assessment are to quantify the existing noise environment within the project vicinity, identify potential noise impacts resulting from the project, identify appropriate mitigation measures, and provide a quantitative and qualitative analysis of potential impacts associated with the project. Specifically, impacts are identified if project on-site operations would exceed applicable El Dorado County noise level criteria at nearby existing sensitive uses (i.e., residences).

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the day-night average level noise descriptor (DNL/L_{dn}) and the day-evening-night average noise level descriptor (CNEL) and shows very good correlation with community response to noise. DNL and CNEL are based on the average noise level over a 24-hour day, with a +5-decibel weighting applied to noise occurring during evening hours (CNEL only), and a 10-decibel weighting applied to noise occurring during nighttime hours (both DNL and CNEL). Because DNL and CNEL represent a 24-hour average, it tends to disguise short-term variations in the noise environment.



Legend

- Project Area Boundary
- Long-Term Ambient Noise Survey Site

N

Scale (Feet)

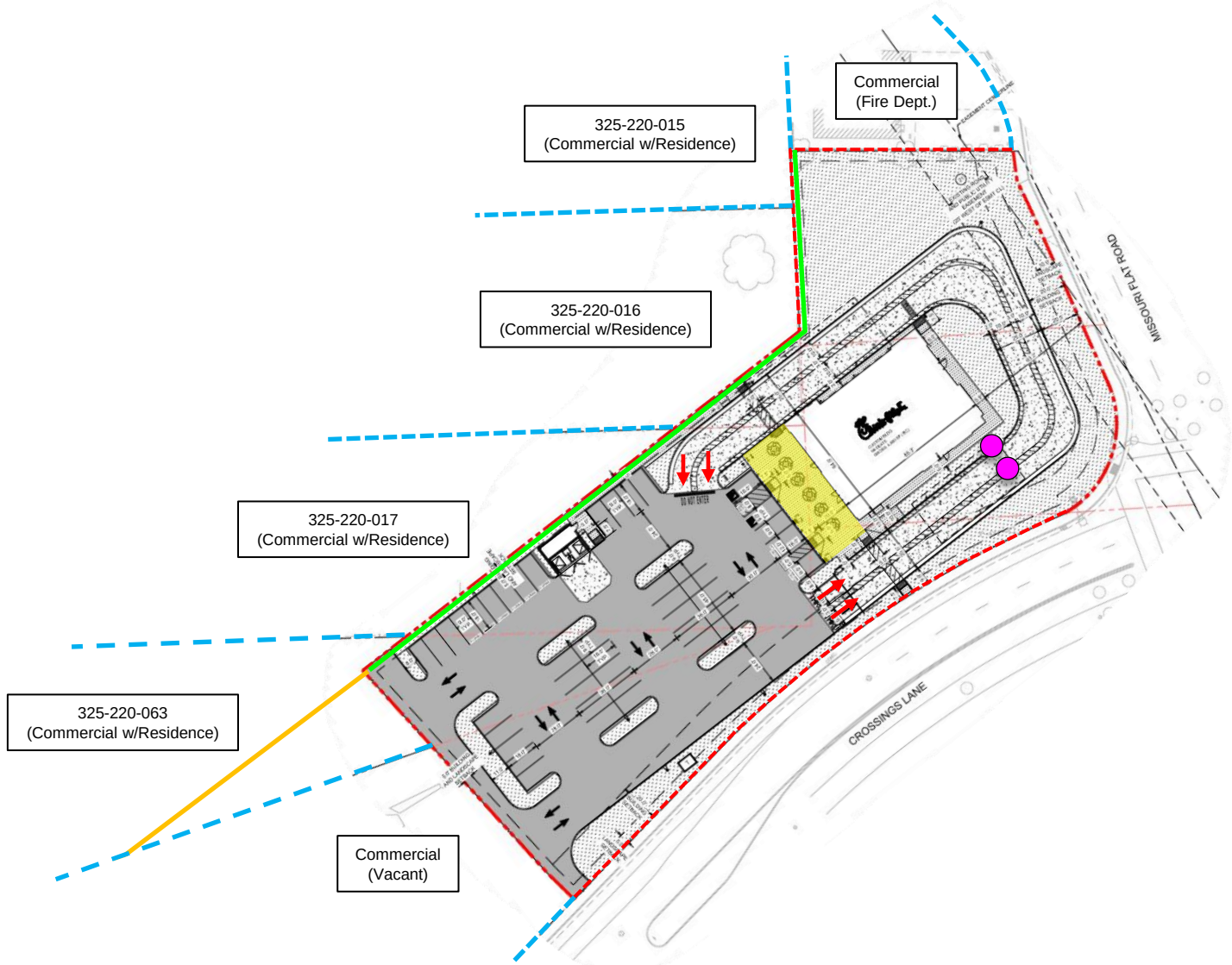
0 100 200

Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Project Area

Figure 1

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Legend

- Project Area Boundary
- Parcel Boundary (Property Line)
- Drive-Thru Menu Speaker Post
- Outdoor Dining Area (Patio)
- Proposed Combination Retaining/Screen Wall
- Proposed Retaining Wall

N

Scale (Feet)

0 50 100

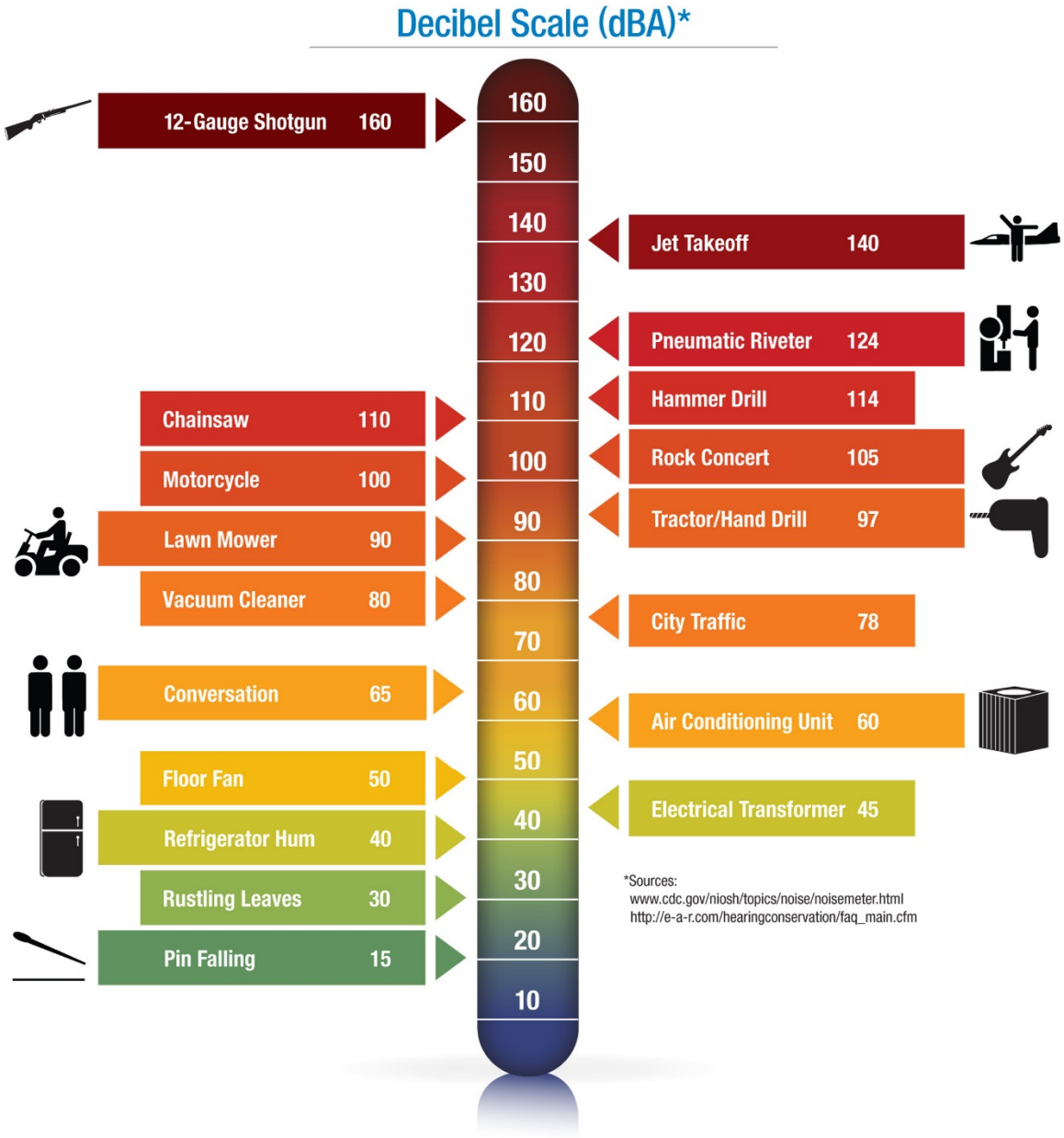
Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Site Plan

Figure 2

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Figure 3
Noise Levels Associated with Common Noise Sources



Existing Ambient Noise Environment within Project Vicinity

The existing ambient noise environment within the immediate project vicinity is defined primarily by traffic on Missouri Flat Road, Crossings Lane, Headington Road, and by activities at nearby commercial uses. To quantify the existing ambient noise environment within the immediate project vicinity, BAC conducted a long-term (96-hour) ambient noise level survey at two (2) locations Friday, February 21st through Monday, February 24th, 2025. The ambient noise measurement locations are shown in Figure 1. Photographs of the long-term noise survey locations and equipment are provided in Appendix B.

Larson Davis Laboratories (LDL) precision integrating (Type 1) sound level meters were used to complete the long-term noise level survey. The meters were calibrated immediately before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The results of the long-term ambient noise survey are shown numerically and graphically in Appendices C and D (respectively) and are summarized in Table 1.

Table 1
Summary of Long-Term Ambient Noise Survey Results[1]

			Average Measured Hourly Noise Levels (dB)[3]					
			Daytime		Evening		Nighttime	
Survey Location[2]	Date	CNEL (dB)	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
Site 1: Approximately 185' from centerline of Missouri Flat Road	2/21/25	56	51	70	50	66	49	61
	2/22/25	55	51	73	50	72	48	65
	2/23/25	52	49	69	48	69	44	59
	2/24/25	55	51	70	49	74	47	61
Site 2: Approximately 200' from Crossings Lane	2/21/25	57	50	65	52	63	50	62
	2/22/25	56	50	66	53	67	48	62
	2/23/25	54	49	65	52	61	47	59
	2/24/25	56	51	65	48	65	49	59

[1] Detailed summaries of the noise monitoring results are provided in Appendices C and D.
[2] Long-term ambient noise monitoring locations are identified in Figure 1.
[3] Daytime: 7:00 AM to 7:00 PM | Evening: 7:00 PM to 10:00 PM | Nighttime: 10:00 PM to 7:00 AM

Source: BAC 2025

Noise level measurements obtained at BAC survey site 1 are believed to be representative of the existing ambient noise level environment within the project area closer to Missouri Flat Road, including at nearby commercially zoned parcels with residences APNs: 325-220-015, 325-220-016 and 325-230-007. BAC noise survey site 2 was specifically selected to be representative of the ambient noise level environment within project area further removed from Missouri Flat Road, including at nearby commercially zoned parcels with residences APNs: 325-220-017 and 325-220-063.

As shown in Table 1, measured day-evening-night average levels (CNEL) and average measured hourly noise levels (L_{eq} and L_{max}) were generally consistent at the survey sites during the 96-hour monitoring period (i.e., a relatively small range of measured values).

Criteria for Acceptable Noise Exposure

El Dorado County General Plan

The Public Health, Safety, and Noise Element of the El Dorado County General Plan contains the County's noise-related policies. The specific policies which are generally applicable to this project are reproduced below.

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 (Table 2 of this report) at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.3 Where noise mitigation measures are required to achieve the standards of Table 6-1 (not provided in this report) and Table 6-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.

Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.

Policy 6.5.1.13 When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration:

a) In areas in which ambient noise levels are in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new non-transportation noise sources that exceed 5 dBA shall be considered significant; and

b) In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new non-transportation noise sources that exceed 3 dBA shall be considered significant.

Table 2
Noise Level Performance Protection Standards for Noise-Sensitive Land Uses Affected by Non-Transportation Sources[1,2,3]

	Daytime 7 am – 7 pm		Evening 7 pm – 10 pm		Nighttime 10 pm – 7 am	
Noise Level Descriptor	**Community**	**Rural**	**Community**	**Rural**	**Community**	**Rural**
Hourly, L_{eq}	55	50	50	45	45	40
Maximum, L_{max}	70	60	60	55	55	50

[1] Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

[2] The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

[3] In Community Regions the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise-sensitive land use as defined in Objective 6.5.1.

Source: El Dorado County General Plan, Public Health & Safety Element, Table 6-2

Noise Criteria Applied to Project On-Site Operations

According to Figure LU-1 of the El Dorado County General Plan (Land Use Diagram) and subsequently verified after referencing the El Dorado County online map viewer (GOTNET), the project parcel and adjacent parcels are commercially zoned. Commercial land uses are not considered to be noise-sensitive, but rather noise-generating. However, nearby commercially zoned properties APNs: 325-220-015, 325-220-016, 325-220-017, 325-220-063 and 325-230-007 contain residences, which would be considered noise-sensitive. Additionally, the project parcel and adjacent commercially zoned properties are located within a designated Community Region of El Dorado County. Finally, it is the understanding of BAC that the project proposes hours of operation from 5:30 a.m. to 11:30 p.m. Monday through Saturday (closed on Sunday).

Based on the information above, the El Dorado County General Plan daytime, evening and nighttime noise level standards applicable to noise-sensitive uses affected by non-transportation noise sources within Community Regions (Table 2 of this report) were applied to project on-site operations and assessed at the property lines of the identified nearby commercially zoned properties containing residences. Additionally, the ambient noise level increase significance criteria contained in General Plan Policy 6.5.1.13 were also applied to project on-site operations. Pursuant to General Plan Policy 6.5.1.13, the allowable numeric increase in ambient noise levels at noise-sensitive receivers shall be based on the measured ambient noise level environment at those locations. For the purposes of this analysis, the results from the BAC ambient noise measurements (Table 1 and Appendices C & D), which are believed to be generally representative of the existing ambient noise level environments at nearby commercially zoned parcels containing residences, were utilized in the assignment of allowable increases in ambient noise levels pursuant to General Plan Policy 6.5.1.13.

Evaluation of Project On-Site Operations Noise Generation

The primary noise sources associated with project on-site operations have been identified as drive-thru operations (amplified menu speaker board and vehicle noise), building mechanical equipment (HVAC), outdoor dining area activity (patron conversation), parking area movements (vehicles arriving and departing with people conversing), delivery truck circulation and truck delivery activities (unloading/loading of products). Noise generated by the identified operations were quantified through a combination of reference noise level data and application of accepted noise modeling techniques. Analyses of each of the identified on-site operations noise sources at nearby commercial properties with residences are provided in the following section.

The following impact discussions include consideration of shielding (where applicable) that would be provided by a combination retaining wall / screen wall proposed at the location shown in Figure 2. The degree of noise level reduction that would be provided by the proposed retaining wall / screen wall (which varies) was quantified using elevations shown in a grading exhibit wall plan provided by the project applicant.

Drive-Thru Operations

According to the project site plan, the project will have two (2) amplified menu speaker posts. The locations of the speaker posts are shown in Figure 2.

To quantify the noise emissions of the proposed drive-thru speaker usage, BAC utilized noise level measurement data published by the speaker manufacturer (HM Electronics, Inc.) provided by the project applicant. According to the manufacturer noise level data sheet, presented as Appendix E, the proposed HME SPP2 speaker post can incorporate automatic volume control (AVC), which adjusts outbound volume based on the ambient noise level environment. For example, assuming an outdoor ambient noise level of 45 dB, the speaker will adjust the volume of the system to 45 dB for a resulting overall sound level of 48 dB at 4 feet. Without the AVC option, the speaker reference noise level is 72 dB at 4 feet. To quantify the noise emissions of the proposed drive-thru vehicle passages, BAC utilized noise measurement data collected for similar drive-thru operations in the greater Sacramento area in recent years. BAC file data indicates that drive-thru vehicle passages, including vehicle idling, have average noise levels of approximately 60 dB L_{eq} at 5 feet.

Using the BAC drive-thru vehicle passby data and speaker manufacturer noise level measurements presented above, the provided project site plans (for scaling distances from source to receiving location), and assuming standard spherical spreading loss (-6 dB per doubling of distance), project drive-thru operations noise levels at the property lines of nearby commercially zoned parcels with residences were calculated and the results of those calculations are presented in Tables 3 and 4. For the purpose of this analysis, it was reasonably assumed that the proposed menu speaker posts will be in operation with the manufacturer AVC option enabled.

Because amplified menu speaker post noise primarily consists of human speech, noise associated with the project speaker posts would be subject to the El Dorado County General Plan correction/adjustment to noise of 5 dB contained in Table 2 of this report (see footnote in Table 2

stating that the specified noise levels, "shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises").

Table 3
Predicted Drive-Thru Vehicle Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	33			
325-220-016	45			
325-220-017	43	**55**	**50**	**45**
325-220-063	26			
325-230-007	29			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from drive-thru lanes to receiving property line based on BAC measurement data cited in this section.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan noise level standards for Community Regions.

Source: BAC 2025

Table 4
Predicted Drive-Thru Amplified Speaker Noise at Nearby Properties

APN[1]	Predicted Range of Noise Levels, L_{eq} (dB)[2,3,4]	County Noise Standard, L_{eq} (dB)[5]		
		Daytime	Evening	Nighttime
325-220-015	12-17			
325-220-016	10-15			
325-220-017	10-12	**50**	**45**	**40**
325-220-063	15-17			
325-230-007	17-22			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level range, dependent on ambient level.
[3] Predicted noise level projected from drive-thru speaker location to receiving property line based on manufacturer and measurement data cited in this section. Predicted combined noise exposure from two speaker posts in operation simultaneously with AVC option enabled.
[4] Where applicable, predicted levels include offsets to account for building screening (up to -10 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[5] General Plan noise level standards for Community Regions adjusted for speech noise source (-5 dB penalty).

Source: BAC 2025

As shown in Table 3, drive-thru vehicle noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. In addition, drive-thru amplified menu speaker noise levels are predicted to comply with the County's downward adjusted daytime, evening and nighttime hourly average (L_{eq}) noise level limits at those locations (Table 4). It should be noted that the predicted compliance of project amplified menu speaker noise levels is

dependent upon the AVC option being enabled at all times for both speakers, which was reasonably assumed to be a default speaker configuration setting. The project drive-thru speakers should not be operated without the AVC option being enabled.

Table 1 of this report contains the results from the BAC ambient noise survey at sites 1 and 2, which are believed to be representative of the ambient noise environments at the nearby commercially zoned properties with residences. Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project drive-thru operations noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Table 5. As shown in Table 5, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria.

Table 5
Increases in Ambient Hourly L_{eq} Noise Levels – Combined Drive-Thru Vehicles & Speakers

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-017	<0.1	<0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	<0.1	<0.1	<0.1	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	0.1	0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Provided that the project amplified menu speaker posts have the AVC option enabled during operations at all times, project drive-thru operations would not result in noise levels exceeding applicable El Dorado County General Plan noise level standards nor would it result in increases in ambient noise levels exceeding applicable General Plan increase significance criteria at the property lines of nearby commercially zoned properties with residences.

Rooftop Mechanical Equipment (HVAC)

Heating, ventilating, and air conditioning (HVAC) requirements for the proposed QSR building will most likely be met using packaged roof-mounted systems. As a means of determining potential noise exposure due to rooftop mechanical equipment, BAC utilized reference file data collected for previous studies. BAC reference file data for HVAC systems indicate that a 12.5-ton packaged unit can be expected to generate an A-weighted sound power level of 85 dB.

Using the sound power data cited above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project HVAC equipment noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Table 6. Because mechanical equipment operation typically generates sustained, steady-state noise levels, project rooftop mechanical equipment noise exposure is appropriately assessed relative to the County's hourly average (L_{eq}) noise level descriptor in this analysis.

Table 6
Predicted Rooftop Mechanical Equipment Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	33			
325-220-016	33			
325-220-017	30	**55**	**50**	**45**
325-220-063	37			
325-230-007	39			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from building rooftop to receiving property line based on cited BAC file data.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 6 data indicate that project HVAC equipment noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project HVAC equipment noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Table 7. As shown in Table 7, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria.

Table 7
Increases in Ambient Hourly L_{eq} Noise Levels – Rooftop Mechanical Equipment

APN	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.1	0.3	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.3	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	0.2	0.3	0.4	**5.0**	**5.0**	**3.0**
325-230-007	0.4	0.5	1.2	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Based on the analysis provided above, project rooftop mechanical equipment would not result in noise levels exceeding applicable El Dorado County General Plan noise level standards nor would it result in increases in ambient noise levels exceeding applicable General Plan increase significance criteria at the property lines of nearby commercially zoned properties with residences.

Outdoor Dining Area

According to the provided site plans, the project will have an outdoor dining area (patio) for patrons on the southwest side of the restaurant building. The location of the outdoor dining area is shown in Figure 2.

To quantify outdoor dining area noise, BAC utilized file data from the SoundPLAN noise modeling software program (Version 9.0). According to the modeling program (catalog emission #173), restaurant dining areas with music have a reference sound level of 82 dB at 1 meter (approximately 3.3 feet). Based on the reference sound level data above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project outdoor dining area noise was projected at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Table 8.

Because outdoor dining area noise primarily consists of human speech, noise associated with the project outdoor dining area would be subject to the El Dorado County General Plan correction/adjustment to noise of 5 dB contained in Table 2 of this report (see footnote in Table 2 stating that the specified noise levels, "shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises").

Table 8
Predicted Outdoor Dining Area Noise at Nearby Properties

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	34			
325-220-016	39			
325-220-017	38	**50**	**45**	**40**
325-220-063	45			
325-230-007	34			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted noise level projected from effective noise center of outdoor dining area to receiving property line based on modeling data cited in this section.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -10 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan noise level standards for Community Regions adjusted for speech noise source (-5 dB penalty).

Source: BAC 2025

As shown in Table 8, project outdoor dining area noise levels are predicted to exceed the El Dorado County General Plan downward adjusted nighttime hourly average (L_{eq}) noise level standard at commercially zoned parcel with residence APN: 325-220-063.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project outdoor dining area noise level increases were calculated at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Table 9.

Table 9
Increases in Ambient Hourly L_{eq} Noise Levels – Outdoor Dining Area

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**
325-220-016	0.5	0.6	1.3	**5.0**	**5.0**	**5.0**
325-220-017	0.4	0.4	0.5	**5.0**	**5.0**	**3.0**
325-220-063	1.4	1.7	2.0	**5.0**	**5.0**	**3.0**
325-230-007	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**

Source: BAC 2025

As shown in Table 9, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria. However, because project outdoor dining area noise is predicted to exceed the downward adjusted General Plan nighttime hourly average (L_{eq}) noise level standard at the property line of APN: 325-220-063 (Table 8), consideration of noise mitigation measures would be warranted.

To comply with the El Dorado County General Plan downward adjusted nighttime hourly average (L_{eq}) noise level standard at the property line of APN: 325-220-063, the following mitigation measure would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

After implementation of the mitigation measure as outlined above and illustrated in Figure 4, project outdoor dining area noise level exposure is calculated to be reduced to 31 dB L_{eq} at the property line of APN: 325-220-063, which would satisfy the County's downward adjusted 40 dB L_{eq} nighttime noise level standard.

Parking Area Movements

As a means of determining potential noise exposure due to project parking area activities, BAC utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and people conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of approximately 70 dB SEL at a reference distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 65 dB L_{max} at the same reference distance.

To compute hourly average (L_{eq}) noise levels generated by parking activities, the approximate number of hourly operations in any given area and distance to the effective noise center of those activities must be known or assumed. According to the provided site plans, the project proposes approximately 43 parking stalls. For this analysis, it was conservatively assumed that the closest 30 parking stalls to a receiving commercial property line could fill or empty during a given busy peak hour. The hourly average noise level generated by parking lot movements was computed using the following formula:

$$Peak\ Hour\ L_{eq} = 70+10*log\ (N) - 35.6$$

Where 70 is the SEL for a single automobile parking operation, N is the number of parking operations in a peak hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour. Using the information provided above, project parking activity noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 10 and 11.

Table 10
Predicted Parking Area Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	23			
325-220-016	22			
325-220-017	27	**55**	**50**	**45**
325-220-063	38			
325-230-007	22			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from effective noise center of closest 30 stalls to a receiving property line.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -5 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 11
Predicted Parking Area Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	47			
325-220-016	50			
325-220-017	55	**70**	**60**	**55**
325-220-063	69			
325-230-007	45			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from closest parking stalls to receiving property line.
[3] Where applicable, predicted levels include offsets to account for building screening (up to -5 dB) and the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

Table 10 data indicate that project parking activities are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. However, project parking activities are predicted to exceed the El Dorado County General Plan evening and nighttime maximum (L_{max}) noise level standards at commercially zoned parcel with residence APN: 325-220-063 (Table 11).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project parking activity noise level increases were calculated at the property lines of nearby commercially zoned parcels with residences. The results of those calculations are presented in Tables 12 and 13.

Table 12
Increases in Ambient Hourly L_{eq} Noise Levels – Parking Activities

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-016	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**
325-220-017	<0.1	<0.1	<0.1	**5.0**	**5.0**	**3.0**
325-220-063	<0.1	0.4	0.5	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	<0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 13
Increases in Ambient Maximum L_{max} Noise Levels – Parking Activities

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	0.1	0.3	**5.0**	**5.0**	**3.0**
325-220-016	0.1	0.1	0.5	**5.0**	**5.0**	**3.0**
325-220-017	0.4	1.0	1.5	**5.0**	**5.0**	**3.0**
325-220-063	5.8	9.0	10.8	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	0.2	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 12, project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 increase significance criteria. However, project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063 (Table 13).

Because noise exposure from project parking area activities is predicted to exceed the General Plan evening and nighttime maximum (L_{max}) noise level standards at commercially zoned parcel with residence APN: 325-220-063 (Table 11), and because increases in ambient noise levels

associated with those activities are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime maximum (L_{max}) increase significance criteria at that location (Table 13), consideration of noise mitigation measures would be warranted.

To comply with El Dorado County General Plan maximum (L_{max}) noise level standards and maximum (L_{max}) increase significance criteria at the property line of APN: 325-220-063, the following mitigation measure would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

After implementation of the mitigation measure as outlined above and illustrated in Figure 4, project parking activity noise levels are calculated to be reduced to 55 L_{max} at the property line of APN: 325-220-063, which would satisfy the County's L_{max} evening and nighttime noise level standards. Further, increases in ambient noise levels associated with those activities are calculated to be reduced to 1.1 dB L_{max} during evening hours and 1.6 dB L_{max} during nighttime hours, which would comply with applicable General Plan Policy 6.5.1.13 evening and nighttime maximum (L_{max}) increase significance criteria at that location.

On-Site Delivery Truck Circulation

It is the experience of BAC that deliveries of product to QSRs such as the one proposed by the project occur at the front or side of the building with medium-duty vendor trucks and/or vans. The location of the proposed QSR building is shown in Figure 2.

On-site delivery truck passbys are expected to be relatively brief and will occur at low speeds. To predict noise levels generated by on-site truck circulation, BAC utilized file data obtained from measurements conducted by BAC of medium duty truck passbys. According to BAC file data, single-event medium truck passby noise levels are approximately 66 dB L_{max} and 76 dB SEL at a reference distance of 50 feet.

To calculate hourly average (L_{eq}) noise level exposure from on-site delivery truck circulation, it was assumed that the development could have 2 medium-duty truck deliveries during the same worst-case busy hour. Based on 2 medium truck trips per hour, and an SEL of 76 dB per passby, the hourly average noise level generated by project delivery truck circulation computes to 43 dB L_{eq} at a reference distance of 50 feet from the passby route during the worst-case hour of deliveries (maximum noise level of 66 dB L_{max}).

Based on the reference noise level data and operations assumptions above, project on-site delivery truck circulation noise exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 14 and 15.

Table 14
Predicted On-Site Truck Circulation Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	26			
325-220-016	28			
325-220-017	33	**55**	**50**	**45**
325-220-063	49			
325-230-007	27			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from nearest parking area drive lane to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 15
Predicted On-Site Truck Circulation Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	56			
325-220-016	58			
325-220-017	63	**70**	**60**	**55**
325-220-063	80			
325-230-007	58			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from closest parking area drive lane to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

As shown in Table 14, project on-site delivery truck circulation noise levels are predicted to exceed the El Dorado County General Plan nighttime hourly average (L_{eq}) noise level standard at commercially zoned parcel with residence APN: 325-220-063. Table 15 data indicate that project on-site delivery truck circulation noise levels are predicted to exceed the El Dorado County General Plan evening and nighttime maximum (L_{max}) noise level standards at a portion of the nearby commercially zoned parcels with residences.

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project on-site delivery truck circulation noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 16 and 17.

Table 16
Increases in Ambient Hourly L_{eq} Noise Levels – On-Site Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**
325-220-016	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.2	**5.0**	**5.0**	**3.0**
325-220-063	3.3	3.8	4.4	**5.0**	**5.0**	**3.0**
325-230-007	<0.1	<0.1	0.1	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 17
Increases in Ambient Maximum L_{max} Noise Levels – On-Site Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.4	1.8	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.7	2.6	**5.0**	**5.0**	**3.0**
325-220-017	2.2	4.2	5.5	**5.0**	**5.0**	**3.0**
325-220-063	15.2	19.1	21.1	**5.0**	**5.0**	**3.0**
325-230-007	0.3	0.6	2.4	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As indicated in Table 16, project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to exceed the applicable General Plan Policy 6.5.1.13 nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063. Further, project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at a portion of nearby commercially zoned parcels with residences (Table 17).

Because noise exposure from project on-site delivery truck circulation is predicted to exceed General Plan hourly average (L_{eq}) and maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcels with residences (Tables 14 and 15), and because increases in ambient noise levels associated with those activities are calculated to exceed applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 16 and 17), consideration of noise mitigation measures would be warranted.

To comply with applicable El Dorado County General Plan noise level standards and increase significance criteria at the property lines of nearby commercial parcels with residences, the following two (2) mitigation measures would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

2. On-site delivery truck circulation should occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Tables 18-21 show calculated noise levels with implementation of the mitigation as outlined above. As indicated in Tables 18 and 19, mitigated project on-site delivery truck circulation noise levels are calculated to be reduced to below the County's daytime hourly average (L_{eq}) and maximum (L_{max}) noise level standards at nearby commercial properties with residences. Further, increases in ambient noise levels associated with those activities are calculated to be reduced to below applicable General Plan Policy 6.5.1.13 daytime hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 20 and 21).

Table 18
Mitigated On-Site Truck Circulation Noise at Nearby Properties – Hourly L_{eq}

		County Noise Standard, L_{eq} (dB)[2]
APN[1]	**Predicted Noise Level, L_{eq} (dB)[1]**	**Daytime**
325-220-015	26	
325-220-016	28	
325-220-017	33	**55**
325-220-063	37	
325-230-007	27	

[1] Predicted noise levels include implementation of Mitigation Measure 1 as outlined in this impact discussion.
[2] General Plan hourly Leq noise level standard for Community Regions.

Source: BAC 2025

Table 19
Mitigated On-Site Truck Circulation Noise at Nearby Properties – Maximum L_{max}

		County Noise Standard, L_{max} (dB)[2]
APN[1]	**Predicted Noise Level, L_{max} (dB)[1]**	**Daytime**
325-220-015	56	
325-220-016	58	
325-220-017	63	**70**
325-220-063	68	
325-230-007	58	

[1] Predicted noise levels include implementation of Mitigation Measure 1 as outlined in this impact discussion.
[2] General Plan maximum Lmax noise level standard for Community Regions.

Source: BAC 2025

Table 20
Mitigated Increases in Ambient Hourly L_{eq} Noise Levels – Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{eq} (dB)	General Plan Increase Significance Criterion, L_{eq} (dB)
APN	**Daytime**	**Daytime**
325-220-015	<0.1	**5.0**
325-220-016	<0.1	**5.0**
325-220-017	0.1	**5.0**
325-220-063	0.3	**5.0**
325-230-007	<0.1	**5.0**

Source: BAC 2025

Table 21
Mitigated Increases in Ambient Maximum L_{max} Noise Levels – Delivery Truck Circulation

	Increase in Ambient Noise Level, L_{max} (dB)	General Plan Increase Significance Criterion, L_{max} (dB)
APN	**Daytime**	**Daytime**
325-220-015	0.2	**5.0**
325-220-016	0.3	**5.0**
325-220-017	2.2	**5.0**
325-220-063	4.8	**5.0**
325-230-007	0.3	**5.0**

Source: BAC 2025

Truck Delivery Activities

As mentioned previously, it is the experience of BAC that deliveries of product to QSRs such as the one proposed by the project occur at the front or side of the building with medium-duty vendor trucks and/or vans. The primary noise sources associated with delivery activities are trucks stopping (air brakes), back-up alarms, and pulling away from the delivery area (revving engines).

BAC file data indicate that noise levels associated with medium-duty truck (including side-step vans) deliveries are approximately 76 dB SEL and 65 dB L_{max} at 100 feet. To predict hourly average noise level (L_{eq}) exposure, it was assumed that 2 medium-duty trucks could have deliveries during the same worst-case busy hour. Based on 2 medium-duty truck deliveries during any given hour and an SEL of 76 dB, the hourly average noise level computes to 43 dB L_{eq} at a reference distance of 100 feet (maximum noise level of 65 dB L_{max}).

Assuming standard spherical spreading loss (-6 dB per doubling of distance), project truck delivery noise level exposure at the property lines of nearby commercially zoned parcels with residences was calculated and the results of those calculations are presented in Tables 22 and 23.

Table 22
Predicted Truck Delivery Activity Noise at Nearby Properties – Hourly L_{eq}

APN[1]	Predicted Noise Level, L_{eq} (dB)[2,3]	County Noise Standard, L_{eq} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	31			
325-220-016	30			
325-220-017	31	**55**	**50**	**45**
325-220-063	38			
325-230-007	33			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted hourly Leq projected from assumed delivery area (front of building) to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan hourly Leq noise level standards for Community Regions.

Source: BAC 2025

Table 23
Predicted Truck Delivery Activity Noise at Nearby Properties – Maximum L_{max}

APN[1]	Predicted Noise Level, L_{max} (dB)[2,3]	County Noise Standard, L_{max} (dB)[4]		
		Daytime	Evening	Nighttime
325-220-015	53			
325-220-016	52			
325-220-017	52	**70**	**60**	**55**
325-220-063	59			
325-230-007	55			

[1] Parcel locations are shown in Figures 1 and 2.
[2] Predicted maximum Lmax projected from assumed delivery area (front of building) to receiving property line.
[3] Where applicable, predicted levels include a noise level reduction offset to account for the combination retaining wall / screen wall proposed at the location shown in Figure 2 (offsets vary).
[4] General Plan maximum Lmax noise level standards for Community Regions.

Source: BAC 2025

Table 22 data indicate that project truck delivery activity noise levels are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L_{eq}) noise level standards at nearby commercially zoned parcels with residences. However, project truck delivery activity noise levels are predicted to exceed the El Dorado County General Plan nighttime maximum (L_{max}) noise level standard at commercially zoned parcel with residence APN: 325-220-063 (Table 23).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus project truck delivery activity noise level increases were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 24 and 25.

Table 24
Increases in Ambient Hourly L_{eq} Noise Levels – Delivery Truck Activities

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-016	0.1	0.1	0.2	**5.0**	**5.0**	**5.0**
325-220-017	0.1	0.1	0.1	**5.0**	**5.0**	**3.0**
325-220-063	0.3	0.4	0.5	**5.0**	**5.0**	**3.0**
325-230-007	0.1	0.2	0.4	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 25
Increases in Ambient Maximum L_{max} Noise Levels – Delivery Truck Activities

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.1	0.2	0.9	**5.0**	**5.0**	**3.0**
325-220-016	0.1	0.2	0.8	**5.0**	**5.0**	**3.0**
325-220-017	0.2	0.6	0.9	**5.0**	**5.0**	**3.0**
325-220-063	1.1	2.3	3.2	**5.0**	**5.0**	**3.0**
325-230-007	0.2	0.3	1.5	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 24, project-generated increases in ambient noise levels are calculated to be below applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) increase significance criteria. However, project-generated increases in ambient noise levels are calculated to exceed the General Plan Policy 6.5.1.13 nighttime maximum (L_{max}) increase significance criteria at commercially zoned parcel with residence APN: 325-220-063 (Table 25).

Because noise exposure from project delivery truck activities is predicted to exceed the General Plan nighttime maximum (L_{max}) noise level standard at commercially zoned parcel with residence APN: 325-220-063 (Table 23), and because increases in ambient noise levels associated with those activities are calculated to exceed the General Plan Policy 6.5.1.13 nighttime maximum (L_{max}) increase significance criteria at that location (Table 25), consideration of noise mitigation measures would be warranted.

To avoid exceedances of the El Dorado County General Plan nighttime maximum (L_{max}) noise level standard and nighttime maximum (L_{max}) increase significance criteria at the property line of commercially zoned parcel with residence APN: 325-220-063, the following mitigation measure would be required of the project:

1. All on-site truck delivery activities should occur during daytime hours only (7:00 a.m. to 7:00 p.m.). As outlined earlier in this report, the limitation of on-site delivery truck

circulation to daytime hours (7:00 a.m. to 7:00 p.m.) would be required as mitigation for compliance with applicable El Dorado County noise level criteria. With implementation of this mitigation measure, all on-site truck delivery activities should then occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Combined Noise Generation

The calculated combined (hourly average, L_{eq}) and highest predicted (maximum, L_{max}) noise levels from analyzed project on-site operations at the property lines of nearby commercially zoned parcels with residences are presented in Tables 26 and 27. It should be noted that due to the logarithmic nature of the decibel scale, the sum of two noise values which differ by 10 dB equates to an overall increase in noise levels of 0.4 dB. When the noise sources are equivalent, the sum would result in an overall increase in noise levels of 3 dB.

Table 26
Combined On-Site Operations Noise Levels at Nearby Properties – Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						Calculated Combined, L_{eq} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	20	33	34	23	26	31	38
325-220-016	30	33	39	22	28	30	41
325-220-017	28	30	38	27	33	31	41
325-220-063	26	37	45	38	49	38	51
325-230-007	30	39	34	22	27	33	41
						General Plan Daytime Hourly L_{eq} Noise Standard[2]	**55**
						General Plan Evening Hourly L_{eq} Noise Standard[2]	**50**
						General Plan Nighttime Hourly L_{eq} Noise Standard[2]	**45**

[1] Calculated combined hourly Leq is a logarithmic sum of predicted on-site operations noise levels presented in this report.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 27
Highest Predicted On-Site Operations Noise Levels at Nearby Properties – Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest Predicted, L_{max} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	--	--	--	47	56	53	56
325-220-016	--	--	--	50	58	52	58
325-220-017	--	--	--	55	63	52	63
325-220-063	--	--	--	69	80	59	80
325-230-007	--	--	--	45	58	55	58
						General Plan Daytime Maximum L_{max} Noise Standard[2]	**70**
						General Plan Evening Maximum L_{max} Noise Standard[2]	**60**
						General Plan Nighttime Maximum L_{max} Noise Standard[2]	**55**

[1] Highest predicted maximum Lmax on-site operations noise levels presented in this report.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

As shown in Table 26, combined hourly average (L_{eq}) noise level exposure from on-site operations is calculated to exceed the El Dorado County General Plan evening and nighttime hourly average (L_{eq}) noise level standards at commercially zoned parcel with residence APN: 325-220-063. In addition, highest predicted maximum (L_{max}) noise level exposure from on-site operations would exceed El Dorado County General Plan daytime, evening and nighttime maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcel with residences (Table 27).

Using the lowest average measured hourly noise levels during the BAC noise survey, ambient plus combined noise level increases from project on-site operations were calculated at nearby commercially zoned properties with residences. The results of those calculations are presented in Tables 28 and 29.

Table 28
Increases in Ambient Hourly L_{eq} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.3	0.4	1.0	**5.0**	**5.0**	**5.0**
325-220-016	0.7	0.9	1.9	**5.0**	**5.0**	**5.0**
325-220-017	0.6	0.8	0.9	**5.0**	**5.0**	**3.0**
325-220-063	4.3	5.0	5.7	**5.0**	**5.0**	**3.0**
325-230-007	0.7	0.9	1.9	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 29
Increases in Ambient Maximum L_{max} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.4	1.8	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.7	2.6	**5.0**	**5.0**	**3.0**
325-220-017	2.2	4.2	5.5	**5.0**	**5.0**	**3.0**
325-220-063	15.2	19.1	21.1	**5.0**	**5.0**	**3.0**
325-230-007	0.3	0.6	2.4	**5.0**	**5.0**	**3.0**

Source: BAC 2025

As shown in Table 28, combined project-generated increases in ambient hourly average (L_{eq}) noise levels are calculated to exceed the applicable General Plan Policy 6.5.1.13 nighttime increase significance criteria at commercially zoned parcel with residence APN: 325-220-063. Additionally, combined project-generated increases in ambient maximum (L_{max}) noise levels are calculated to exceed applicable General Plan Policy 6.5.1.13 daytime, evening and nighttime increase significance criteria at a portion of nearby commercially zoned parcels with residences (Table 29).

Because noise exposure from combined and highest predicted on-site operations is calculated to exceed General Plan hourly average (L_{eq}) and maximum (L_{max}) noise level standards at a portion of nearby commercially zoned parcels with residences (Tables 26 and 27), and because increases in ambient noise levels associated with combined operations are calculated to exceed applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 28 and 29), consideration of noise mitigation measures would be warranted.

To comply with applicable El Dorado County General Plan noise level standards and increase significance criteria at the property lines of nearby commercial parcels with residences, the following mitigation measures would be required of the project:

1. The construction of a 6-foot-tall screen wall (solid noise barrier) at the location shown in Figure 4 (presented at the end of this section). The required noise barrier (screen wall) height of 6-feet-tall is relative to the final grading elevations shown in the provided grading exhibit wall plan, which appears to range from 1,720 feet. to 1,721 feet. The required 6-foot-tall screen wall section should connect to the proposed 6-foot-tall screen wall to create a continuous solid noise barrier.

2. All on-site operations associated with deliveries at the project site, including delivery truck circulation and delivery activities (loading/unloading of products), should occur during daytime hours only (7:00 a.m. to 7:00 p.m.).

Tables 30-37 show calculated noise levels with implementation of the mitigation as outlined above. As shown in Tables 30-35, mitigated combined on-site operations noise levels are calculated to be reduced to below the County's hourly average (L_{eq}) and maximum (L_{max}) noise level standards at nearby commercial properties with residences. Further, increases in ambient noise levels associated with combined on-site operations are calculated to be reduced to below applicable General Plan Policy 6.5.1.13 hourly average (L_{eq}) and maximum (L_{max}) increase significance criteria at those locations (Tables 36 and 37).

Table 30
Mitigated Combined On-Site Operations Noise at Nearby Properties – Daytime Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						Calculated Combined, L_{eq} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	20	33	34	23	26	31	38
325-220-016	30	33	39	22	28	30	41
325-220-017	28	30	38	27	33	31	41
325-220-063	12	24	31	24	37	24	39
325-230-007	30	39	34	22	27	33	41
General Plan Daytime Hourly L_{eq} Noise Standard[2]							**55**

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 31
Mitigated Combined On-Site Operations Noise at Nearby Properties – Evening Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Calculated Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	--	--	37
325-220-016	30	33	39	22	--	--	41
325-220-017	28	30	38	27	--	--	39
325-220-063	12	24	31	24	--	--	32
325-230-007	29	39	34	22	--	--	41
General Plan Evening Hourly L_{eq} Noise Standard[2]							**50**

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 32
Mitigated Combined On-Site Operations Noise at Nearby Properties – Nighttime Hourly L_{eq}

	Predicted Noise Levels, L_{eq} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Calculated Combined, L_{eq} (dB)[1]
325-220-015	20	33	34	23	--	--	37
325-220-016	30	33	39	22	--	--	41
325-220-017	28	30	38	27	--	--	39
325-220-063	12	24	31	24	--	--	32
325-230-007	29	39	34	22	--	--	40
General Plan Nighttime Hourly L_{eq} Noise Standard[2]							**45**

[1] Calculated combined hourly Leq noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan hourly Leq noise standard for Community Regions.

Source: BAC 2025

Table 33
Mitigated Highest Predicted Operations Noise at Nearby Properties – Daytime Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	Highest Predicted, L_{max} (dB)[1]
325-220-015	--	--	--	47	56	53	56
325-220-016	--	--	--	50	58	52	58
325-220-017	--	--	--	55	63	52	63
325-220-063	--	--	--	55	68	45	68
325-230-007	--	--	--	45	58	55	58
General Plan Daytime Maximum L_{max} Noise Standard[2]							**70**

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 34
Mitigated Highest Predicted Operations Noise at Nearby Properties – Evening Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest Predicted, L_{max} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	--	--	--	47	--	--	47
325-220-016	--	--	--	50	--	--	50
325-220-017	--	--	--	55	--	--	55
325-220-063	--	--	--	55	--	--	55
325-230-007	--	--	--	45	--	--	45
General Plan Evening Maximum L_{max} Noise Standard[2]							**60**

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 35
Mitigated Highest Predicted Operations Noise at Nearby Properties – Nighttime Maximum L_{max}

	Predicted Noise Levels, L_{max} (dB)						Highest Predicted, L_{max} (dB)[1]
APN	Drive-Thru	HVAC	Patio	Parking	Truck Circ.	Truck Delivery	
325-220-015	--	--	--	47	--	--	47
325-220-016	--	--	--	50	--	--	50
325-220-017	--	--	--	55	--	--	55
325-220-063	--	--	--	55	--	--	55
325-230-007	--	--	--	45	--	--	45
General Plan Nighttime Maximum L_{max} Noise Standard[2]							**55**

[1] Highest predicted maximum Lmax noise level with implementation of the mitigation measures outlined in this section.
[2] General Plan maximum Lmax noise standard for Community Regions.

Source: BAC 2025

Table 36
Mitigated Increases in Ambient Hourly L_{eq} Noise Levels – Combined On-Site Operations

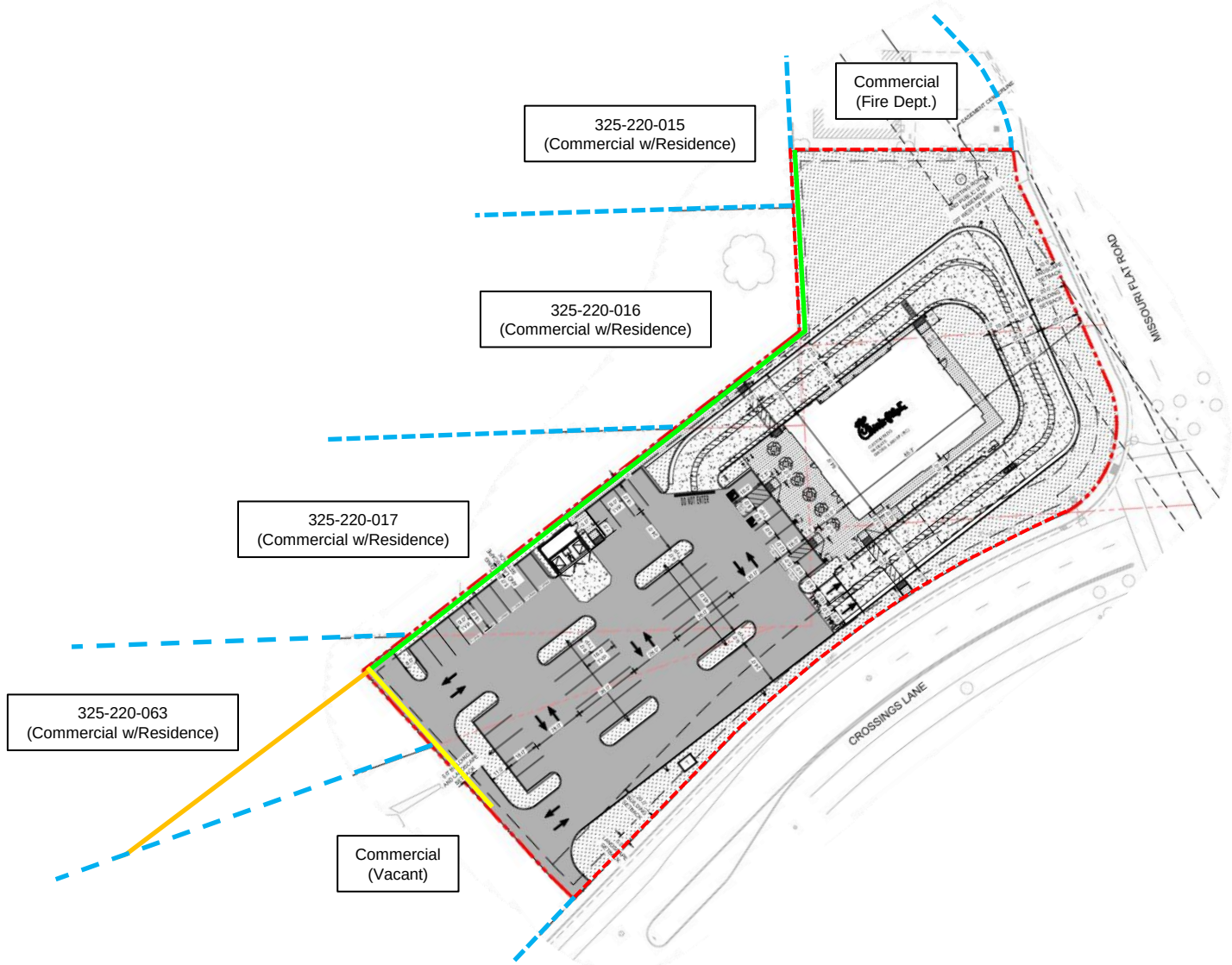
	Increase in Ambient Noise Level, L_{eq} (dB)			General Plan Increase Significance Criterion, L_{eq} (dB)		
APN	Daytime	Evening	Nighttime	Daytime	Evening	Nighttime
325-220-015	0.3	0.3	0.8	**5.0**	**5.0**	**5.0**
325-220-016	0.7	0.8	1.7	**5.0**	**5.0**	**5.0**
325-220-017	0.6	0.6	0.7	**5.0**	**5.0**	**3.0**
325-220-063	0.4	0.1	0.1	**5.0**	**5.0**	**3.0**
325-230-007	0.7	0.7	1.6	**5.0**	**5.0**	**5.0**

Source: BAC 2025

Table 37
Mitigated Increases in Ambient Maximum L_{max} Noise Levels – Combined On-Site Operations

	Increase in Ambient Noise Level, L_{max} (dB)			General Plan Increase Significance Criterion, L_{max} (dB)		
APN	**Daytime**	**Evening**	**Nighttime**	**Daytime**	**Evening**	**Nighttime**
325-220-015	0.2	0.1	0.3	**5.0**	**5.0**	**3.0**
325-220-016	0.3	0.1	0.5	**5.0**	**5.0**	**3.0**
325-220-017	2.2	1.0	1.5	**5.0**	**5.0**	**3.0**
325-220-063	4.8	1.1	1.6	**5.0**	**5.0**	**3.0**
325-230-007	0.3	<0.1	0.2	**5.0**	**5.0**	**3.0**

Source: BAC 2025



Legend

- Project Area Boundary
- Parcel Boundary (Property Line)
- Proposed Combination Retaining/Screen Wall
- Proposed Retaining Wall
- Required 6' Screen Wall

N

Scale (Feet)

0 50 100

Chick-fil-A 3860 Missouri Flat Road
El Dorado County, California

Mitigation – 6' Screen Wall

Figure 4

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Conclusion

This report evaluates potential noise impacts associated with the proposed Chick-fil-A quick-serve restaurant located at 3860 Missouri Flat Road in Placerville (El Dorado County), California. The analysis concludes that, with implementation of mitigation measures presented herein that would avoid or reduce noise associated with project on-site operations, the project would comply with applicable El Dorado County General Plan noise criteria at the property lines of nearby commercially zoned parcels with existing noise-sensitive uses (residences).

Please contact BAC at (530) 537-2328 or dariog@bacnoise.com if you have any comments or questions regarding this report.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.









Legend

A Site 1: Noise survey equipment near fence, looking north towards fire station

B Site 1: Near survey equipment near fence, looking west towards commercially zoned property with residence

C Site 2: Noise survey equipment near fence, looking north towards commercially zoned property with residence

D Site 2: Noise survey equipment near fence, looking southwest

Chick-fil-A 3860 Missouri Flat Rd
El Dorado County, California

Field Survey Photographs

Appendix B

BOLLARD Acoustical Consultants

Appendix C-1
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	45	60	43	39
1:00 AM	43	58	41	37
2:00 AM	40	53	39	36
3:00 AM	42	52	41	37
4:00 AM	47	61	46	41
5:00 AM	51	66	50	47
6:00 AM	54	67	53	51
7:00 AM	57	74	56	54
8:00 AM	52	69	51	47
9:00 AM	48	66	47	43
10:00 AM	48	68	46	42
11:00 AM	47	61	46	42
12:00 PM	49	75	46	42
1:00 PM	49	72	47	43
2:00 PM	48	69	45	42
3:00 PM	48	71	45	42
4:00 PM	52	72	47	43
5:00 PM	51	69	46	43
6:00 PM	51	71	47	43
7:00 PM	47	67	46	43
8:00 PM	51	65	49	47
9:00 PM	51	66	50	48
10:00 PM	50	72	48	45
11:00 PM	47	63	46	43

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	57	47	51	51	47	50	54	40	49
Lmax (Maximum)	75	61	70	67	65	66	72	52	61
L50 (Median)	56	45	47	50	46	48	53	39	45
L90 (Background)	54	42	44	48	43	46	51	36	42

Computed CNEL, dB	56
% Daytime Energy	61%
% Evening Energy	12%
% Nighttime Energy	27%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-2
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	48	74	45	43
1:00 AM	44	64	42	38
2:00 AM	39	59	37	33
3:00 AM	37	53	35	31
4:00 AM	43	61	39	34
5:00 AM	46	57	46	42
6:00 AM	51	69	49	46
7:00 AM	53	70	51	49
8:00 AM	51	69	49	46
9:00 AM	50	68	46	42
10:00 AM	50	79	45	41
11:00 AM	50	74	46	43
12:00 PM	52	78	46	43
1:00 PM	48	63	45	43
2:00 PM	52	73	46	43
3:00 PM	49	74	45	42
4:00 PM	50	72	47	42
5:00 PM	52	74	48	43
6:00 PM	51	79	46	44
7:00 PM	50	70	47	44
8:00 PM	51	75	47	43
9:00 PM	51	72	46	43
10:00 PM	54	86	45	43
11:00 PM	45	62	43	39

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	53	48	51	51	50	50	54	37	48
Lmax (Maximum)	79	63	73	75	70	72	86	53	65
L50 (Median)	51	45	47	47	46	47	49	35	42
L90 (Background)	49	41	43	44	43	43	46	31	39

Computed CNEL, dB	55
% Daytime Energy	60%
% Evening Energy	14%
% Nighttime Energy	26%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-3
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	44	57	42	38
1:00 AM	40	55	38	34
2:00 AM	39	60	35	32
3:00 AM	39	54	36	33
4:00 AM	38	51	36	32
5:00 AM	44	62	43	38
6:00 AM	46	63	45	42
7:00 AM	49	67	47	45
8:00 AM	50	73	47	45
9:00 AM	50	67	47	44
10:00 AM	50	69	47	44
11:00 AM	50	68	47	43
12:00 PM	49	67	46	42
1:00 PM	48	71	44	40
2:00 PM	47	69	44	40
3:00 PM	48	69	44	40
4:00 PM	50	75	45	41
5:00 PM	48	68	44	40
6:00 PM	48	65	44	41
7:00 PM	47	76	44	41
8:00 PM	49	66	47	44
9:00 PM	48	64	47	44
10:00 PM	47	63	46	43
11:00 PM	47	67	44	41

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	50	47	49	49	47	48	47	38	44
Lmax (Maximum)	75	65	69	76	64	69	67	51	59
L50 (Median)	47	44	46	47	44	46	46	35	40
L90 (Background)	45	40	42	44	41	43	43	32	37

Computed CNEL, dB	52
% Daytime Energy	69%
% Evening Energy	14%
% Nighttime Energy	16%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-4
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	45	57	44	40
1:00 AM	40	54	38	35
2:00 AM	38	52	37	34
3:00 AM	41	56	39	35
4:00 AM	47	60	46	42
5:00 AM	51	69	49	46
6:00 AM	53	69	52	49
7:00 AM	53	68	52	50
8:00 AM	54	80	51	48
9:00 AM	52	76	49	44
10:00 AM	53	68	53	46
11:00 AM	50	70	47	44
12:00 PM	50	65	48	45
1:00 PM	50	68	46	43
2:00 PM	48	65	46	43
3:00 PM	50	66	47	44
4:00 PM	53	71	48	45
5:00 PM	52	76	49	45
6:00 PM	49	70	45	42
7:00 PM	48	70	43	39
8:00 PM	49	77	42	38
9:00 PM	50	74	43	39
10:00 PM	44	68	37	33
11:00 PM	42	67	34	31

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	48	51	50	48	49	53	38	47
Lmax (Maximum)	80	65	70	77	70	74	69	52	61
L50 (Median)	53	45	48	43	42	43	52	34	42
L90 (Background)	50	42	45	39	38	39	49	31	38

Computed CNEL, dB	55
% Daytime Energy	72%
% Evening Energy	9%
% Nighttime Energy	19%

GPS Coordinates	38°42'54.58"N 120°50'38.45"W

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Appendix C-5
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	46	60	45	40
1:00 AM	44	60	42	39
2:00 AM	42	53	41	37
3:00 AM	44	56	43	38
4:00 AM	49	69	47	43
5:00 AM	53	61	52	50
6:00 AM	55	69	55	53
7:00 AM	57	66	57	55
8:00 AM	52	63	52	45
9:00 AM	46	66	45	43
10:00 AM	47	67	45	42
11:00 AM	45	58	44	41
12:00 PM	47	65	45	42
1:00 PM	47	66	45	42
2:00 PM	46	65	44	42
3:00 PM	46	64	44	42
4:00 PM	50	67	46	43
5:00 PM	48	68	46	42
6:00 PM	51	64	51	46
7:00 PM	51	66	51	44
8:00 PM	53	64	53	50
9:00 PM	53	61	53	51
10:00 PM	52	72	50	48
11:00 PM	49	61	48	46

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	57	45	50	53	51	52	55	42	50
Lmax (Maximum)	68	58	65	66	61	63	72	53	62
L50 (Median)	57	44	47	53	51	52	55	41	47
L90 (Background)	55	41	44	51	44	48	53	37	44

Computed CNEL, dB	57
% Daytime Energy	47%
% Evening Energy	19%
% Nighttime Energy	34%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-6
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	47	69	46	42
1:00 AM	43	57	42	38
2:00 AM	41	55	40	35
3:00 AM	39	54	37	32
4:00 AM	45	58	43	37
5:00 AM	49	58	48	45
6:00 AM	53	72	52	49
7:00 AM	54	64	54	52
8:00 AM	52	68	51	47
9:00 AM	47	65	45	42
10:00 AM	46	64	44	41
11:00 AM	48	70	46	43
12:00 PM	48	70	46	43
1:00 PM	46	58	45	42
2:00 PM	49	63	45	42
3:00 PM	46	64	44	42
4:00 PM	48	69	45	41
5:00 PM	49	64	47	43
6:00 PM	53	69	52	47
7:00 PM	53	64	52	49
8:00 PM	53	68	51	46
9:00 PM	52	69	51	47
10:00 PM	50	72	49	46
11:00 PM	49	62	48	44

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	46	50	53	52	53	53	39	48
Lmax (Maximum)	70	58	66	69	64	67	72	54	62
L50 (Median)	54	44	47	52	51	51	52	37	45
L90 (Background)	52	41	44	49	46	47	49	32	41

Computed CNEL, dB	56
% Daytime Energy	50%
% Evening Energy	24%
% Nighttime Energy	26%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-7
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	46	57	45	40
1:00 AM	41	50	39	35
2:00 AM	40	55	38	34
3:00 AM	40	61	38	34
4:00 AM	41	57	39	34
5:00 AM	46	61	45	40
6:00 AM	49	66	48	44
7:00 AM	51	65	50	48
8:00 AM	51	62	50	48
9:00 AM	50	64	49	47
10:00 AM	50	62	47	44
11:00 AM	49	73	47	42
12:00 PM	48	69	44	41
1:00 PM	46	61	43	41
2:00 PM	46	64	44	40
3:00 PM	46	62	44	41
4:00 PM	47	66	45	41
5:00 PM	49	72	44	41
6:00 PM	51	65	51	46
7:00 PM	52	63	52	45
8:00 PM	52	61	52	49
9:00 PM	51	58	50	47
10:00 PM	51	61	51	47
11:00 PM	49	62	47	43

	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	51	46	49	52	51	52	51	40	47
Lmax (Maximum)	73	61	65	63	58	61	66	50	59
L50 (Median)	51	43	46	52	50	51	51	38	43
L90 (Background)	48	40	43	49	45	47	47	34	39

Computed CNEL, dB	54
% Daytime Energy	53%
% Evening Energy	24%
% Nighttime Energy	23%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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Appendix C-8
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025

Hour	Leq	Lmax	L50	L90
12:00 AM	48	56	48	43
1:00 AM	45	54	43	38
2:00 AM	42	52	39	36
3:00 AM	45	56	43	37
4:00 AM	50	59	49	44
5:00 AM	52	67	52	49
6:00 AM	54	62	54	51
7:00 AM	54	64	54	51
8:00 AM	54	72	53	50
9:00 AM	49	65	48	44
10:00 AM	51	70	50	46
11:00 AM	48	63	47	44
12:00 PM	49	60	48	46
1:00 PM	48	65	46	43
2:00 PM	47	63	46	44
3:00 PM	48	61	47	44
4:00 PM	52	64	48	46
5:00 PM	50	66	48	45
6:00 PM	52	63	49	45
7:00 PM	49	63	48	42
8:00 PM	47	66	45	40
9:00 PM	49	67	47	43
10:00 PM	47	70	46	36
11:00 PM	43	56	40	33

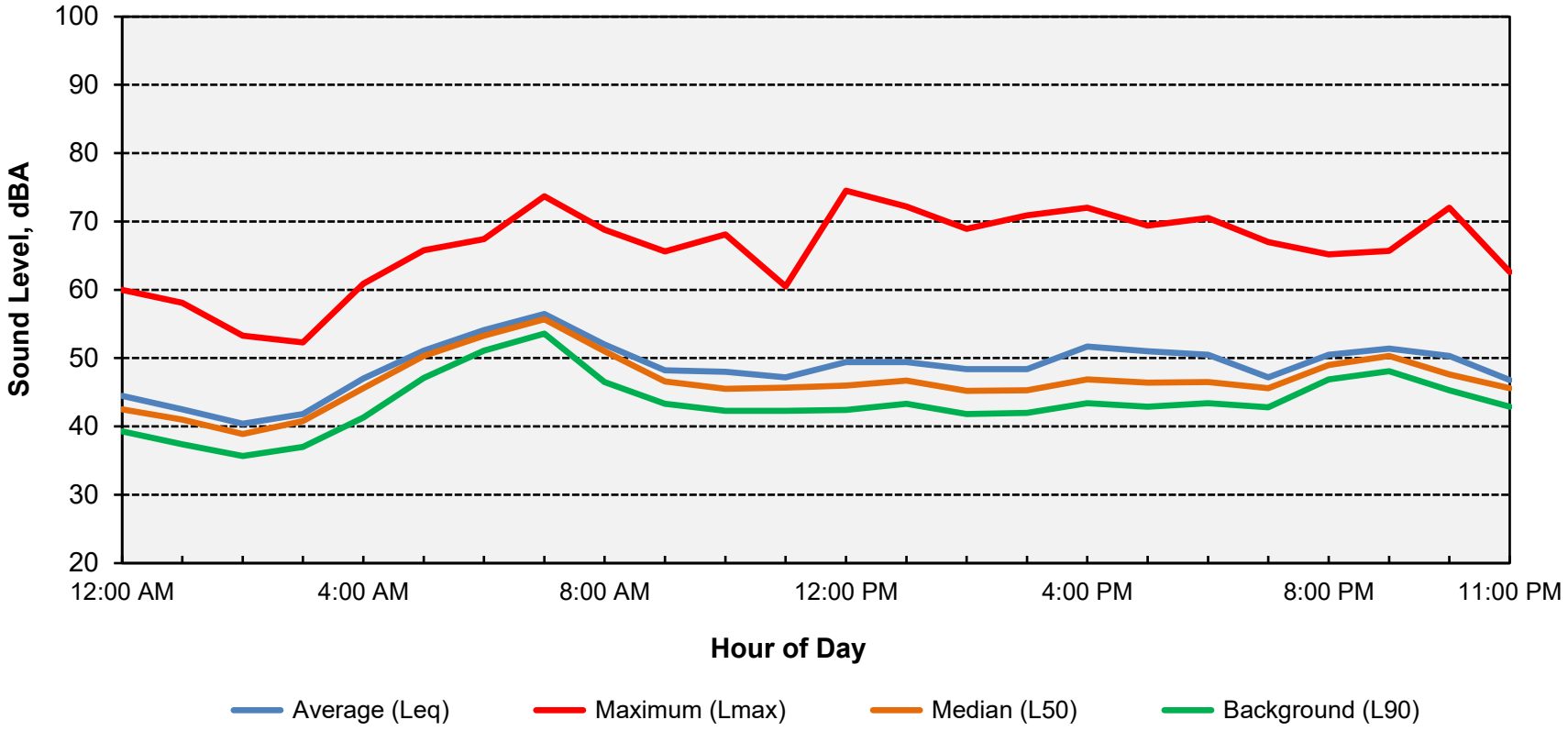
	Statistical Summary								
	Daytime (7 a.m. - 7 p.m.)			Evening (7 p.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average	High	Low	Average
Leq (Average)	54	47	51	49	47	48	54	42	49
Lmax (Maximum)	72	60	65	67	63	65	70	52	59
L50 (Median)	54	46	49	48	45	47	54	39	46
L90 (Background)	51	43	46	43	40	42	51	33	41

Computed CNEL, dB	56
% Daytime Energy	61%
% Evening Energy	8%
% Nighttime Energy	31%

GPS Coordinates	38°42'53.14"N 120°50'40.69"W

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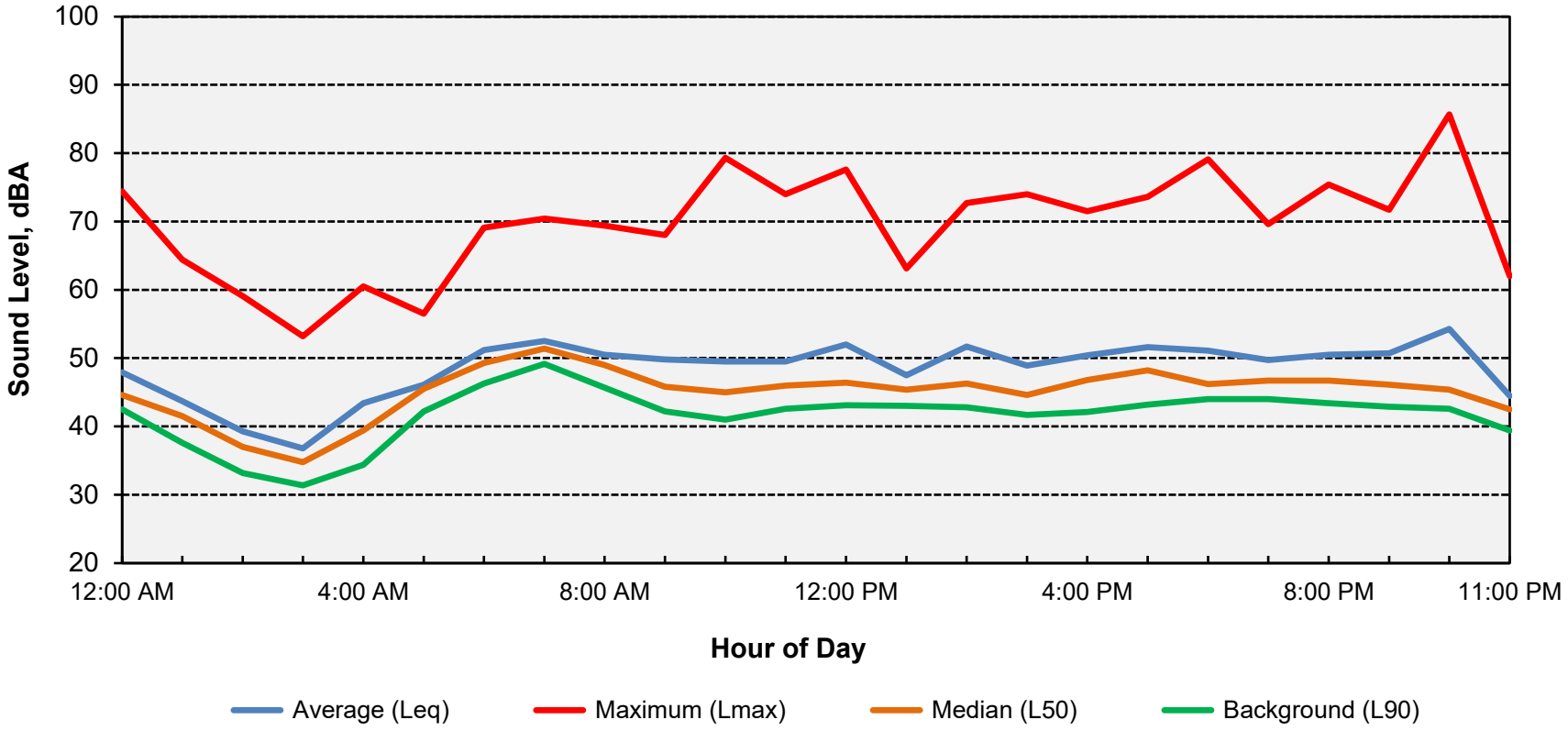
Appendix D-1
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025



Computed CNEL: 56 dBA

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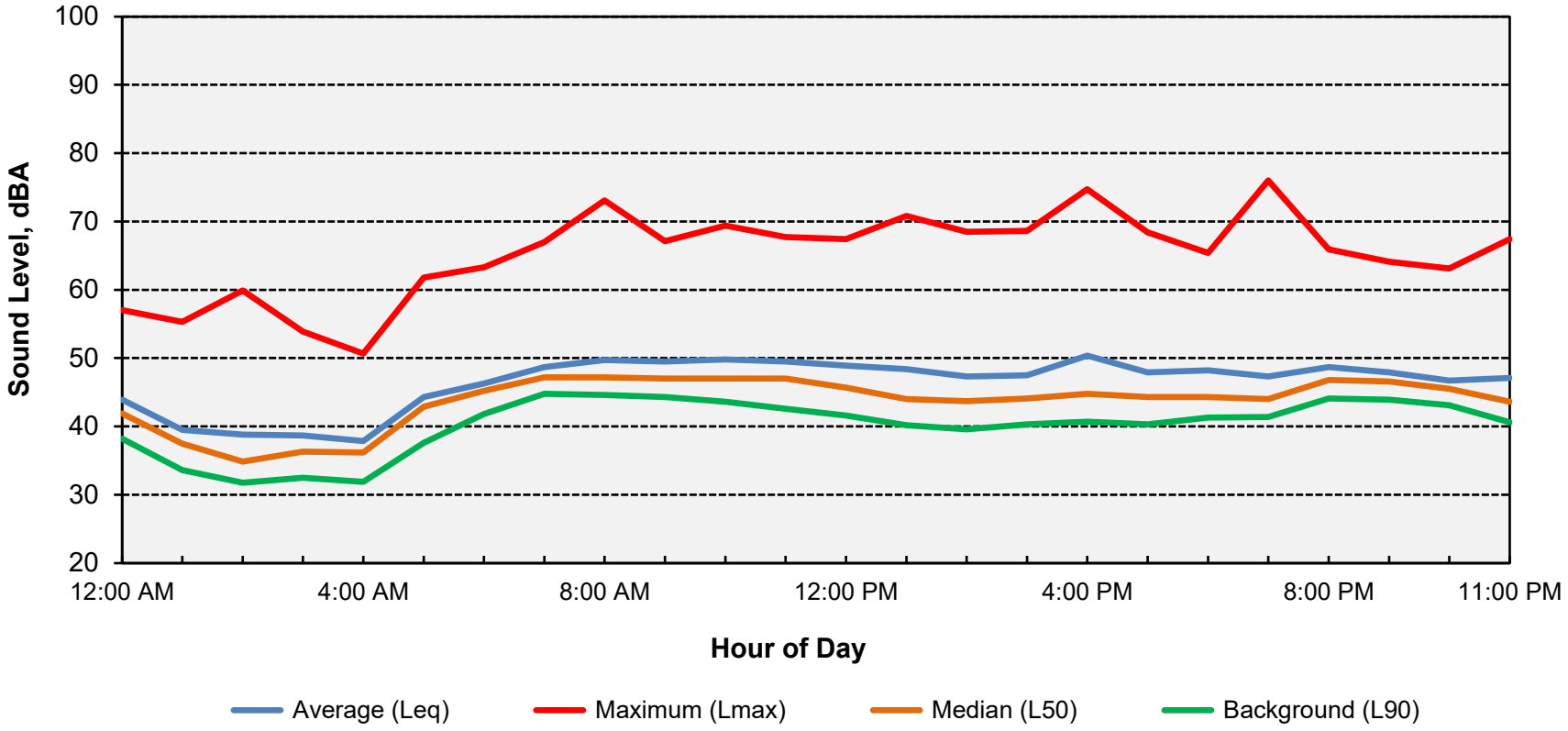
Appendix D-2
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025



Computed CNEL: 55 dBA

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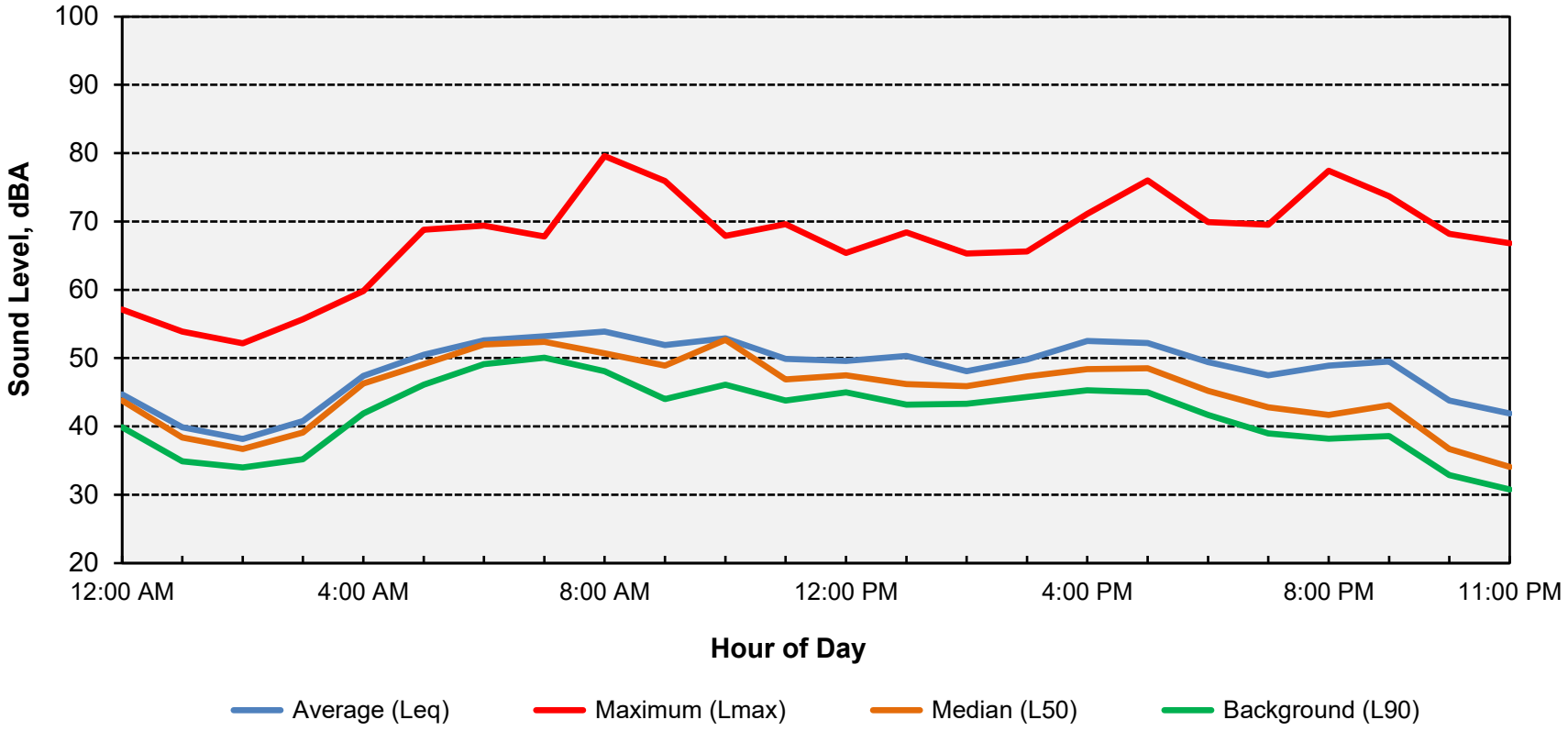
Appendix D-3
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025



Computed CNEL: 52 dBA

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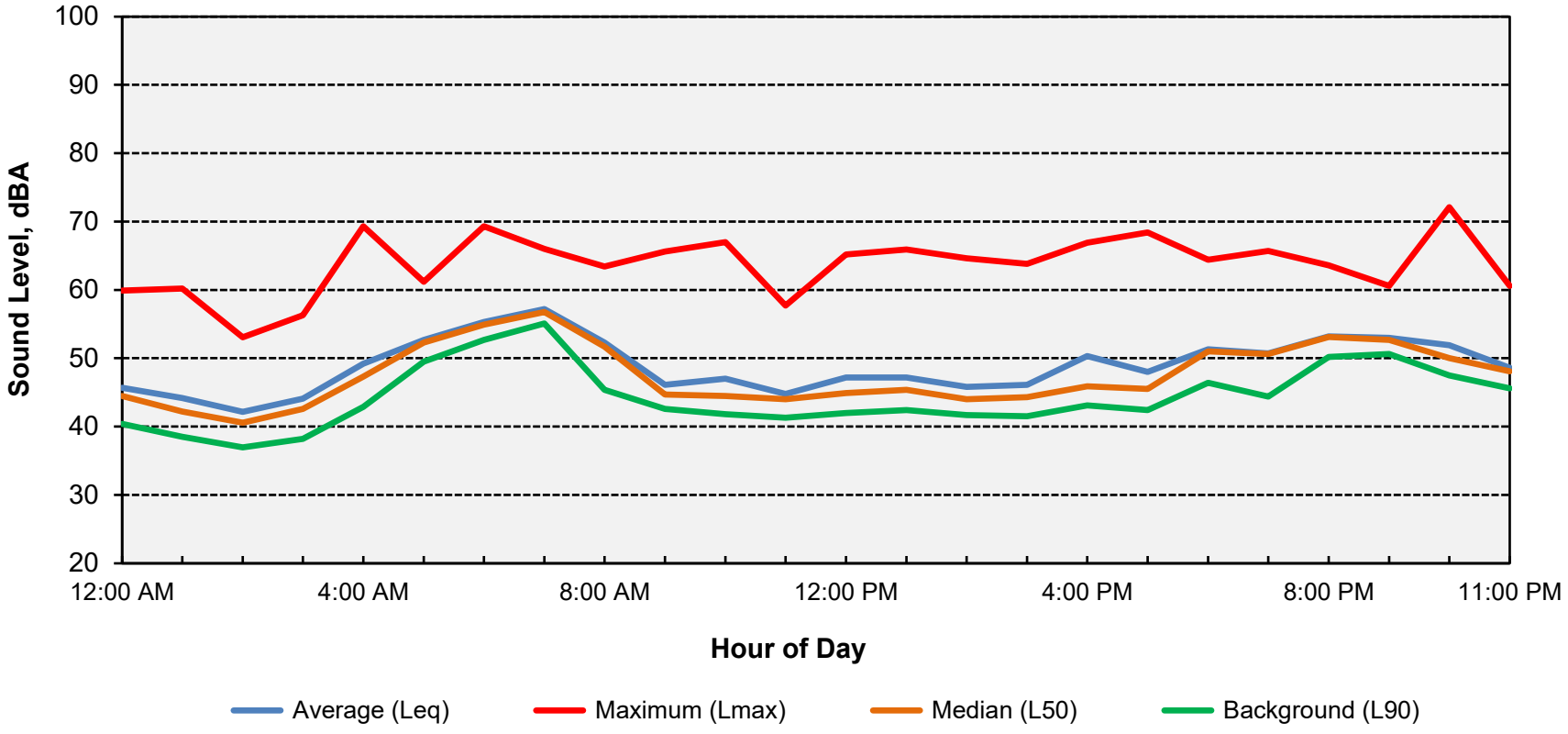
Appendix D-4
Long-Term Ambient Noise Monitoring Results - Site 1
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025



Computed CNEL: 55 dBA

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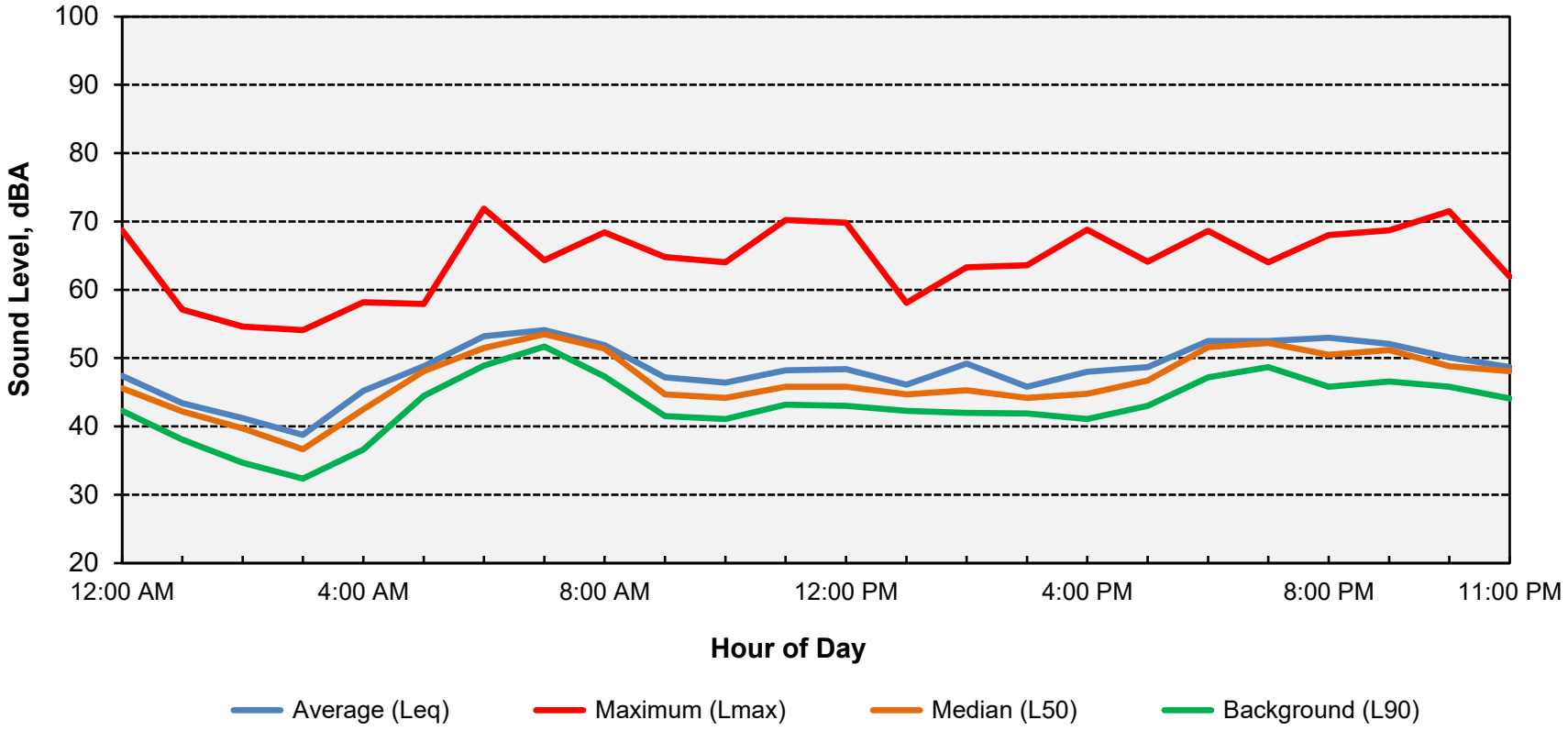
Appendix D-5
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Friday, February 21, 2025



Computed CNEL: 57 dBA

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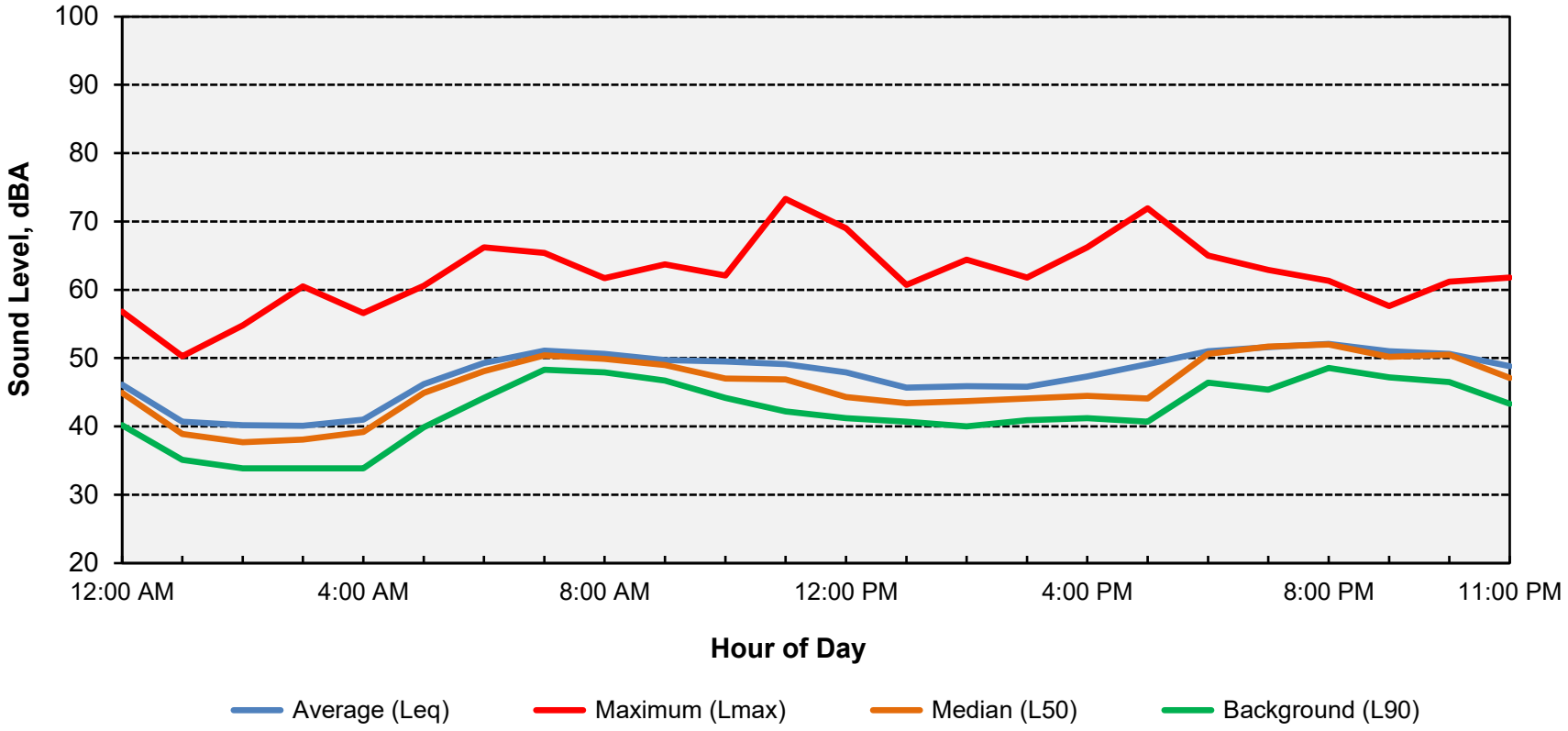
Appendix D-6
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Saturday, February 22, 2025



Computed CNEL: 56 dBA

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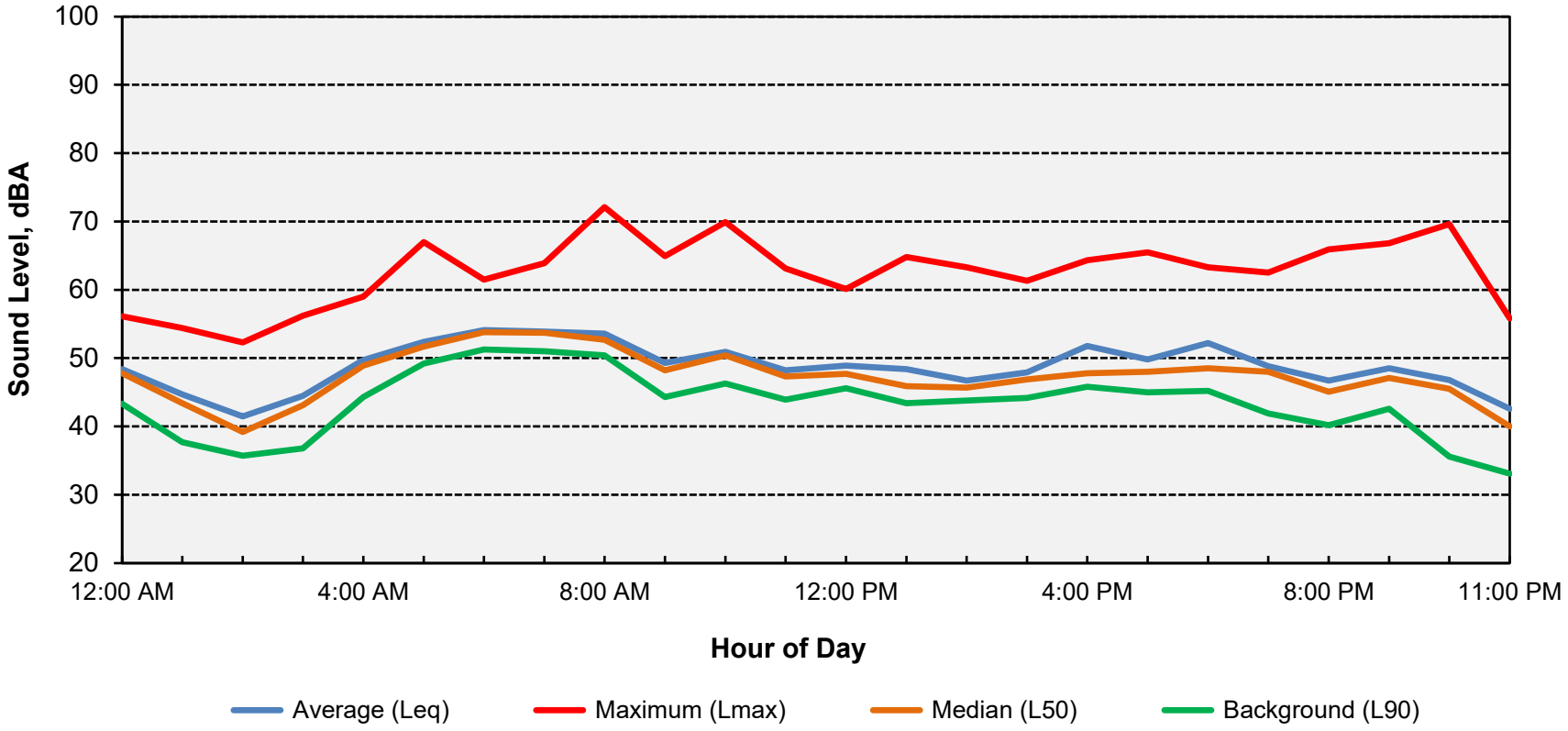
Appendix D-7
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Sunday, February 23, 2025



Computed CNEL: 54 dBA

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Appendix D-8
Long-Term Ambient Noise Monitoring Results - Site 2
Chick-fil-A 3860 Missouri Flat Road - El Dorado County, California
Monday, February 24, 2025



Computed CNEL: 56 dBA

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Appendix E
Drive-Through Speaker Reference Noise Level Data

HME

Customer Driven

Memo

Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.

2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

Distance from Outside Speaker	Decibel Level of standard system with 45 dB of outside noise without AVC	Decibel level of standard system with 45 dB of outside noise with AVC active
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.

HM Electronics, Inc. | 14110 Stowe Drive | Poway, CA 92064
phone: 800.848.4468 | fax: 858.452.7207 | www.hme.com

CHICK-FIL-A (#5892)

PROJECT DESCRIPTION

The project proposes a Chick-Fil-A fast food restaurant on the northwest corner of Missouri Flat Road and Headington Road.

The restaurant will be 4,880 s.f. with a 2-lane drive thru; 2 drive-thru canopies (to shade and protect the employees operating the drive-thru); 43 parking stalls (33 standard; 8 EV; and 2 ADA parking stalls).

The parcel consists of 1.507 acres and is comprised of:

- APN 325-220-019 – Palos Verdes Properties; 0.634± acre parcel on the NW corner of Missouri Flat Road; being 3860 Missouri Flat Road, Placerville, CA 95667
- Por. APN 327-110-022 - Portion of Parcel 9, PM 52/46 - 0.36 acres (being removed from the approved Crossings project boundary),
- Por. APN 327-220-063 – Waltrip; Parcel 1, PM 52/7 - 0.135 Acres
- Por. APN 325-220-017 – Anthoy & Leonard Grado; Parcel 2, PM 2/144; 0.378 acres
- Por. APN 325-220-016 – Joey Gines & Joy Lee; Parcel 1, PM 2/144;

The Crossing RV Resort & Campground project goes before the Planning Commission at the end of March 2025 and includes the removal of the above mentioned 0.36 acres. The Lot Lines Adjustment(s) are being submitted concurrently to the EDC Surveyor's Office by RSC Engineering (The Crossings Phase 1 engineers).

For purposes of CEQA evaluation, the 0.36-acre portion of the Chick-Fil-A project site was part of the original EIR for The Crossings project which approved 535,000 s.f. of retail on this site and has already been mitigated for.

The site and all surrounding parcels are zoned CR, Commercial Regional with a General Plan Land Use Designation of Commercial.