2018 MAY 22 PM 4:20

RECEIVED
PLANNING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

APPLICATION FOR: CONDITIONAL/MINOR USE PERMIT FILE # CUP18-0005

ASSESSOR'S PARCEL NO.(s) 117-490-01-100

PROJECT NAME/REQUEST: (Describe proposed use) Quantum Care Place

Proposed use is for an assisted senior living facility and a medical office building.

APPLICANT/AGENT Anthony G. Scotch

Mailing Address 3225 Stonehurst Drive (P.O. Box or Street) El Dorado Hills (City) CA 95762 (State & Zip)

Phone (916) 425-3330 EMAIL: agscotchassoc@gmail.com

PROPERTY OWNER Quantum Care Place EDH, LLC

Mailing Address 4528 Gresham Drive (P.O. Box or Street) El Dorado Hills (City) CA 95762 (State & Zip)

Phone (916) 425-3330 EMAIL: agscotchassoc@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Brian Williams - PWC Architects

Mailing Address 3320 Data Drive, Suite 200 (P.O. Box or Street) Rancho Cordova (City) CA 95670 (State & Zip)

Phone (916) 851-1400 EMAIL: brianw@pwcarchitects.com

LOCATION: The property is located on the West (N/E/W/S) side of Carson Crossing Road (street or road)

0 feet/miles South (N/E/W/S) of the intersection with White Rock Road (major street or road)

in the Carson Creek area. PROPERTY SIZE +/- 4.11 AC (179,032 S.F.) (acreage / square footage)

X [signature] Date 5/22/2018
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date CUP18-0005 Fee $ 9,433 Receipt # 700 Rec'd by [illegible] Census _____

Zoning CC-08 GPD CP Supervisor Dist 1 Sec 14/15 Twn 9N Rng 8E

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 _____

Revised 11/2017

CUP18-0005

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

2010 MAY 23 AM 8: 31
RECEIVED
PLANNING DEPARTMENT

Conditional/Minor Use Permit

REQUIRED SUBMITTAL INFORMATION

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"**.

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
✓		1)	Application form, completed and signed.
N/A		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.
N/A email letter for ref.		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".
✓		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.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

N/A _____ 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

N/A _____ 13) Preceding parcel map, final map, or record of survey, if any exists.

✓ _____ 14) 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)

N/A _____ 15) 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 _____ 16) 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 _____ 17) 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.)

✓ _____ 18) 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.

N/A _____ 19) 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.

N/A _____ 20) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)
Applicant County

N/A _____ 1) Oak Resources Code Compliance Certificate.

_____ 2) Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.

_____ 3) Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.

_____ 4) Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).

N/A _____ 5) Reason and objective for impact to oak trees and/or oak woodlands.

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) .

N/A ____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).

✓ Civil ____ 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).

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

2018 MAY 23 AM 8:31

RECEIVED
PLANNING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

EL DORADO COUNTY PLANNING SERVICES

ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title Quantum Care Place Lead Agency El Dorado Planning

Name of Owner Quantum Care Place EDH, LLC Telephone 916-425-3330

Address 4528 Gresham Drive

Name of Applicant Anthony G. Scotch Telephone 916-425-3330

Address 3225 Stonehurst Drive

Project Location SW corner of White Rock and Carson Crossing

Assessor's Parcel Number(s) 117-490-01-100 Acreage 4.11 Zoning CL

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: +/- 60,400 s.f. assisted senior living facility & 4,000 s.f. medical office building

2. What is the number of units/parcels proposed? 1

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

69.5 ☐ 0 to 10% 5.5 ☐ 11 to 15% 2 ☐ 16 to 20% 3.5 ☐ 21 to 29% 19.5 ☐ 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

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

CUP18-0005

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
   If so, which one? N/A
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
   +/- 100' Name of the water body? Unnamed tributary of Carson 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?

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 100% grassland

12. How many trees of 6-inch diameter will be removed when this project is implemented?
    0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrants on site
15. What is the distance to the nearest fire station? 1.9 miles
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? NO
    If so, how far?
19. What types of noise would be created by the establishment of this land use, both during and after construction? Typical construction noise; typical residential level noise post construction

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? None

WATER QUALITY

21. Is the proposed water source [x] public or [ ] private, [ ] treated or [ ] untreated?

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, and/or 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: El Dorado Irrigation District

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? NO - See FEHR & PEERS Transportation review

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)?
Not anticipated

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

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, mosquitoes, rodents and other disease vectors)? NO

36. Will the project displace any community residents? NO

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

MITIGATION MEASURES (attached additional sheets if necessary)

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

Form Completed by: BRIAN WILLIAMS Date: 5/21/2018

Gmail

Anthony Scotch <agscotchassoc@gmail.com>

Senior assisted living in EDH

2018 MAY 23 AM 8:32

RECEIVED
PLANNING DEPARTMENT

Michael Nihan <michael.nihan@edcgov.us>
To: Anthony Scotch <agscotchassoc@gmail.com>

Mon, Apr 23, 2018 at 11:02 AM

Hi Anthony -

In response to your questions we did a preliminary review of the Carson Creek SP DEIR, previous ND for the site, and County GIS data for the site.There is an adjacent intermittent stream but it is within an open space parcel consistent with mitigation measures from the CCSP EIR. No other potential wetlands appear to be on the project site. At this point for your CUP application materials I don't think you need to provide more information on either archaeological or wetlands resources.

We look forward to working with you on your CUP application and receiving your new project description. Let us know if you have any other questions.

Sincerely,
Michael Nihan

[Quoted text hidden]

--

Michael Nihan, Principal Planner
El Dorado County Community Development Services
Planning and Building Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-6583
Fax 530-642-0508
michael.nihan@edcgov.us

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

CUP18-0005

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Quantom Care Place EDH

STREET ADDRESS 4528 Gresham Drive

CITY, STATE & ZIP CODE El Dorado Hills, CA 95762

2018 MAY 23 AM 8:32

RECEIVED
PLANNING DEPARTMENT

20189000660600004
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0006606-00
Acct 5018-Stewart Title Placer
Friday, FEB 23, 2018 10:39:28
Ttl Pd $2,609.30 Nbr-0001918188
MMF/C1/1-4

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

DOCUMENTARY TRANSFER TAX $ 2566.30

☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE

☐ EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO:

X _____

Signature of declarant or agent determining tax

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars ($75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225.00).

☒ **Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).**

☐ **Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.**

☐ **Exempt from fee per GC 27388.1 (a) (1); fee cap of $225.00 reached.**

☐ **Exempt from the fee per GC 27388.1 (a) (1); not related to real property.**

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

CUP18-0005

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Quantom Care Place EDH
4528 Gresham Dr
El Dorado Hills, CA 95762

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: **Escrow No.:** GB-14032025-LR
AP#: 117-490-01

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $2,566.30

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

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

Portico El Dorado Hills Business Park Investors LLC, a California Limited Liability Company

hereby GRANT(s) to:

Quantom Care Place EDH, LLC, a California Limited Liability Company

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Lot L Euer Ranch Unit No. 6, El Dorado Hills, CA

DATED: February 20, 2018

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

Title Order No.: Escrow No.: GB-14032025-LR AP#: 117-490-01

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: February 20, 2018

Portico El Dorado Hills Business Park Investors, LLC,
a California Limited Liability Company
by Portico Development LLC, a California limited
liability company

It's Manager

By: _____
Anthony G. Scotch, Managing Member

By: _____
Ken Buckler, Managing Member

ACKNOWLEDGMENT

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 Sacramento

On 2-20-18 before me, T. Brigham A Notary Public
personally appeared Anthony G. Scotch and Ken Buckler

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)

T. BRIGHAM
Notary Public – California
Placer County
Commission # 2201330
My Comm. Expires Jul 13, 2021

Exhibit "A"
Legal Description

Lot L, as shown on that certain map entitled "Euer Ranch Unit No. 6", filed in the office of the El Dorado County Recorder on August 25, 2005, in Book "J" of Maps, at page 57.

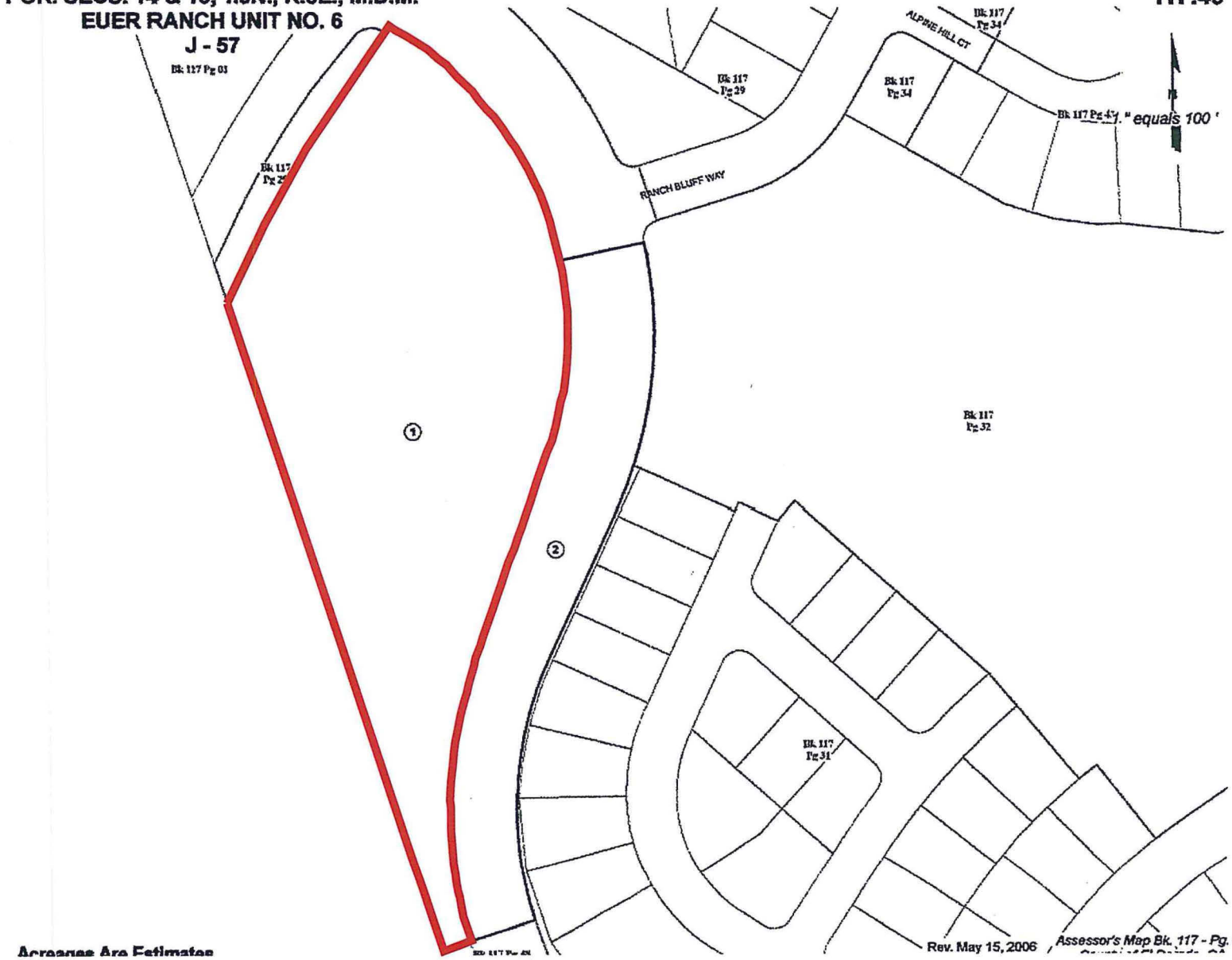
Excepting therefrom all oil, gas and other hydrocarbon substances, inert gases, minerals, and metals lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including but not limited to the rights to explore for, develop, and remove such oil, gas and other hydrocarbon substances, inert gases, minerals, and metals without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the s urface of such land and real property for any purpose whatsoever.

As reserved by Grant Deed dated March 3, 2017, recorded on March 31, 2017, as Instrument No. 2017-0013004 and 2017-0013005 in the Official Records of the County of El Dorado.

Apn: 117-490-01-100

POR. SECS. 14 & 15, T.9N., R.8E., M.D.M.
EUER RANCH UNIT NO. 6
J - 57

117:49



Acreages Are Estimates

Rev. May 15, 2006

Assessor's Map Bk. 117 - Pg. 49

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

QUANTUM
CARE PLACE

2018 MAY 23 AM 8:33
RECEIVED
PLANNING DEPARTMENT

COMMUNITY CARE FACILITY

PROJECT PROPOSAL

Presented To: Rommel (Mel) Pabalinas, Principal Planner
El Dorado County Community Development Services
Planning and Building Department
Planning Division

Prepared By: Shelton Duruisseau, Ph.D.
President & Chief Executive Officer
Quantum Care Place, Inc.

Date: May 15, 2018

Quantum Care Place EDH, LLC
Phone: (916) 221-2060
Fax: (916) 293-9071
www.quantumcareplace.com

CUP18-0005

Quantum Care Place, Inc.
El Dorado Hills

Therapeutic Community Care Facility

Who Will Take Care Of Our Seniors?

Quantum Care Place, Inc. (QCP), El Dorado Hills (EDH), was established to provide an all-inclusive Therapeutic Healthcare and personal care services for seniors that include the following components: Assisted living, memory care, health and wellness clinic, rehabilitation therapy, and a community education and training center. Given the high demand for senior care, QCP is a position to meet the need for senior care and housing. All eligible seniors in the surrounding communities can benefit from the care provided.

Statement of the Problem

According to the U.S. Department of Human Services, at least 70% of the population over the age of 65, will require some long-term care. The current growth of the population, age 65 and older, is unprecedented in U. S. history. The number of people, age 65 and older, is projected to more than double from 46 million today to more than 98 million by 2050.

According to the State of California, Department of Finance, by 2035, the number of seniors, age 60 and older, in California will increase to 12 million. More housing facilities are needed to provide space for seniors who require a high level of care. In the Greater Sacramento Metropolitan Service Area, the demand for the higher level need for senior housing and healthcare options are slightly higher than the national averages.

To keep pace with the demand for senior housing and high-level of care for the more than 50,000 seniors in the Greater Sacramento Metropolitan Service Area, including El Dorado Hills, additional beds are needed. After accounting for current beds in the service area, the beds need is estimated to be approximately 1,800 by 2022.

Also, according to the local realtor association, there is the "migration effect" factor of approximately 30% of older adults moving from the Bay area to the Greater Sacramento region. Thus, another 540 beds will be needed, bringing the total beds need to nearly 2,400 by 2022.

Proposed Solution and Project Location

To meet the demand and shortage of senior care and housing, Quantum Care Place, EDH, is proposing to develop a 64,444 +/- square foot, Class A, Community Care Facility on 4.11 acres located at the corner of Carson Crossing and White Rock Roads. The land at this

location is currently zoned allowing for this type of facility with a Conditional Use Permit (See Attachments A, A2.1, A2.2 & B).

El Dorado County's Population and Surroundings

The largest age group in El Dorado County in 2010 is the 50-59-year-old range which represents 17.6 percent of the total county population. Those ages 40-49, with 16 percent, follow this group. Since 2000, the number of people, ages 50-59, increased over 55 percent, while those, ages 30-39, decreased nearly 27 percent, causing a 5 percent decrease among children in the 0-9-year-old range. Simultaneously, residents 60-69, make up a higher percentage of the population in El Dorado County than the state average.

The Empire Ranch and Hwy 50 interchange are slated to begin construction shortly. A four-way signal light is planned in this corner, once the road widening is completed. Surrounding the site are over 1,500 age restricted (55 plus) single-family homes. The site is less than 5 miles from the Kaiser Permanente Medical Center and Mercy Hospital, Folsom, CA. The community in El Dorado Hills is an upscale suburb/higher demographic area of the Greater Sacramento region. Residential houses range from the high $300,000 to several million in the region. The area consists of excellent schools, Folsom Lake College, Harris Center Performing Arts Theater, upscale, unique shopping centers (El Dorado Hills Town Center), and the Palladio Mall, which are all located 4 miles from the proposed site.

Project Description

Quantum Care Place, EDH, is designed to offer a continuum of integrated high-level residential long-term care services, around-the-clock nursing care, and health care related services. These healthcare services are not typically available in assisted living facilities in the area. Comprehensive management of these services and conditions will allow residents to maintain maximum independence, dignity, mobility and 'better living" in a safe and secure environment.

Quantum Care Place, EDH, intends to offer 77 units and 106 beds, including Assisted Living, Memory Care, personalized supportive services, and health-related medical services 24-hours a day.

To meet the scheduled and emergency needs of the residents, along with the integrated services listed, residents will also have access to additional specialty services such as Hospice, Mobile Care and Transportation, Medication Management, Rehabilitation Therapies, and Respite Care in a homelike environment.

Based on a demand study performed by Jerry M. Walker, HCMA-Portland, recently completed around the White Rock Site, the area is underserved. There is an unmet need for 145-153 assisted living beds in 2021 (See Attachment C).

There are 7,477 persons, aged 75 years and older, in the defined market polygon in 2016. The senior demographics are strong. The 75+ population is increasing rapidly in the defined polygon market to 9,303 and in a 25-mile radius of 131,630 (See Attachment D).

The facility will provide specific care services such as blood thinners, colostomies, glucose monitoring and insulin injections, specialize in Dementia Care, health and wellness, 24-hour nursing, and other healthcare services. These health care services are medically necessary and optional for the residents and their families that are not available in typical Assisted Living Facilities.

Quantum Care Place, EDH, the facility is designed to address the growing need for senior residential care. We will serve through our exciting and "Inspired" programs. The operational team shares over 75 years of experience designing, developing, implementing, and managing new concepts for engagement. We are truly *"Inspired to Better Living."*

Quantum Care Place, EDH, will feature "A Typical Day," "Programming that Cares." These programs are driven to provide a focused, purposeful, and engaging daily experience. The senior who prefers daily cognitive, sensory, spiritual, social, and physically active engagement (whether maintaining health or those needing engaged support) will find these offerings in the facility.

Project Timeline

Listed below are the dates of the actual and anticipated timing of the planned development of the Quantum Care Place, EDH, facility. All dates are dependent on the issuance of permits, funding of equity, financing, weather, and the Manager's business judgment.

Land Acquired	February 2018
Planning Completion and Permitting	October 2018
Construction Start of Site	March 2019
Project Completion (Estimated)	May 2020

When the facility reaches full capacity, we anticipate employing approximately 103-120 new staff and healthcare professionals.

Justification

Shelton Duruisseau, Ph.D., and CEO lead the Quantum Care Place, El Dorado Hills' Owners Group. He brings 32 years of healthcare administration experience at the Senior Executive

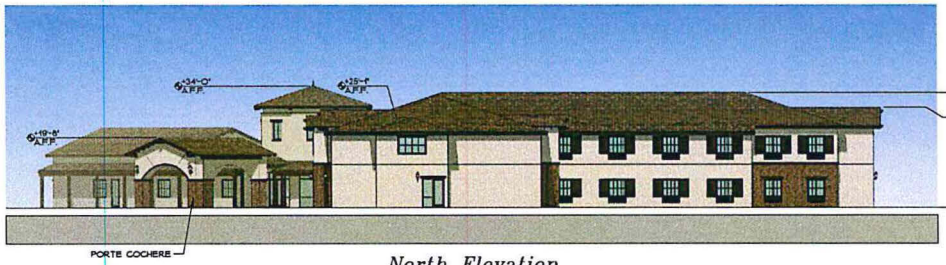
level, in an academic setting, at the University of California, Davis, Health System. Shelton also has relevant related professional experience. He served as a member of the Medical Board of California (2004-2012). He also served on the Planning Commission for the City of Sacramento (1996-2004). Shelton has owned and operated three assisted living facilities in the Greater Sacramento region.

Dr. Duruisseau has assembled an executive team and 3G Healthcare Management Group as owner, developer, and operator. The group has over 20 years of operational oversight of skilled nursing facilities in multiple states, developing unique models of healthcare delivery. Additionally, an experienced executive team, who knows the local assisted living and memory care markets, will work as an intergraded operating team, consisting of sales and marketing, dining and nutrition, and activity programs. These development and operational teams have a distinct advantage in operating assisted living and memory care and health care services because of the high-level expertise they bring to the El Dorado Hill project.

Quantum Care Place, EDH, will utilize appropriately skilled healthcare professionals, the latest equipment, and new innovative processes to operate and manage a successful operation. Our goal is to provide valuable and highly individualized high-level quality services for the residents in our care.

Quantum Care Place, Inc.
El Dorado Hills

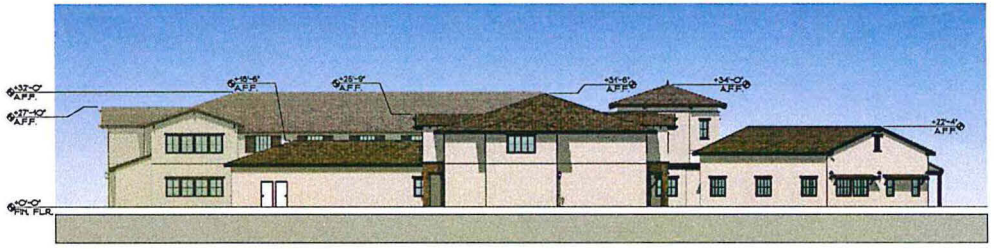
Attachments A2.1, A2.2, B, C, and D



North Elevation

1/16" = 1'-0"

0 4 20 40 60 80 100



South Elevation

1/16" = 1'-0"

0 4 20 40 60 80 100

East Elevation

1/16" = 1'-0"

0 4 20 40 60 80 100

West Elevation

1/16" = 1'-0"

0 4 20 40 60 80 100

Quantum Care Place

Carson Crossing Drive & White Rock Road

El Dorado Hills, California

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
8320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1600 FAX: 916-851-1699
pwcarch@pwcarchitects.com

Senior Living Building Elevations

Project:	QUANTUM CARE PLACE		
Job No.	17312	*Date:*	5-22-18
Scale:	AS NOTED		

A2.1

CUP18-0005

West Elevation

1/8" = 1'-0"

0 2 10 20 30 40 50

East Elevation

1/8" = 1'-0"

0 2 10 20 30 40 50

South Elevation

1/8" = 1'-0"

0 2 10 20 30 40 50

North Elevation

1/8" = 1'-0"

0 2 10 20 30 40 50

Quantum Care Place

Carson Crossing Drive & White Rock Road

El Dorado Hills, California

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
8880 RAYA DRIVE, SUITE 300, RANCHO CORDOVA, CA 95670
916-851-1900 FAX: 916-851-1900
pwarch@pwarchitects.com

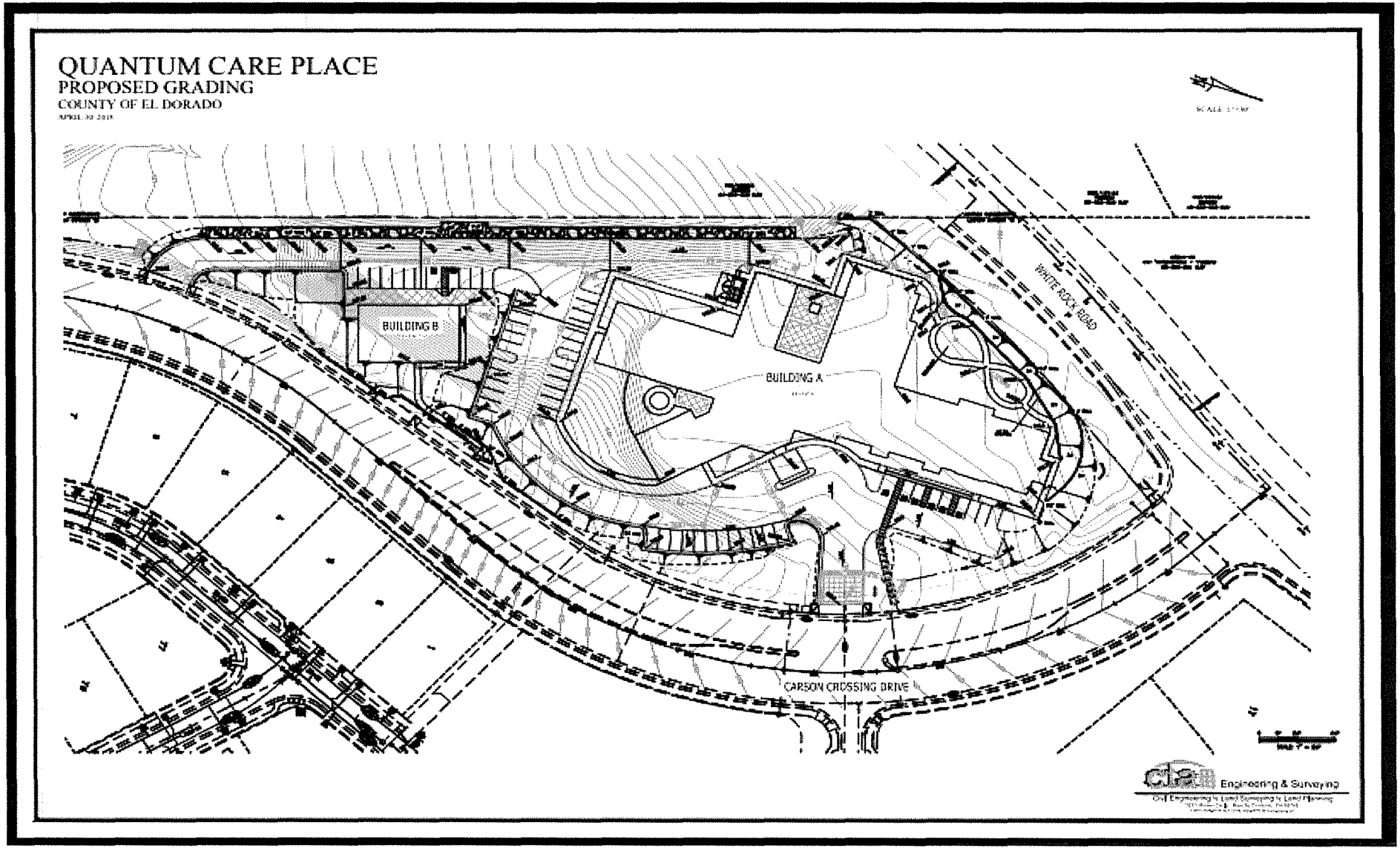
Medical Office Building Elevations

Project:	QUANTUM CARE PLACE		
Job No.	17312	*Date:*	5-22-18
Scale:	AS NOTED		

A2.2

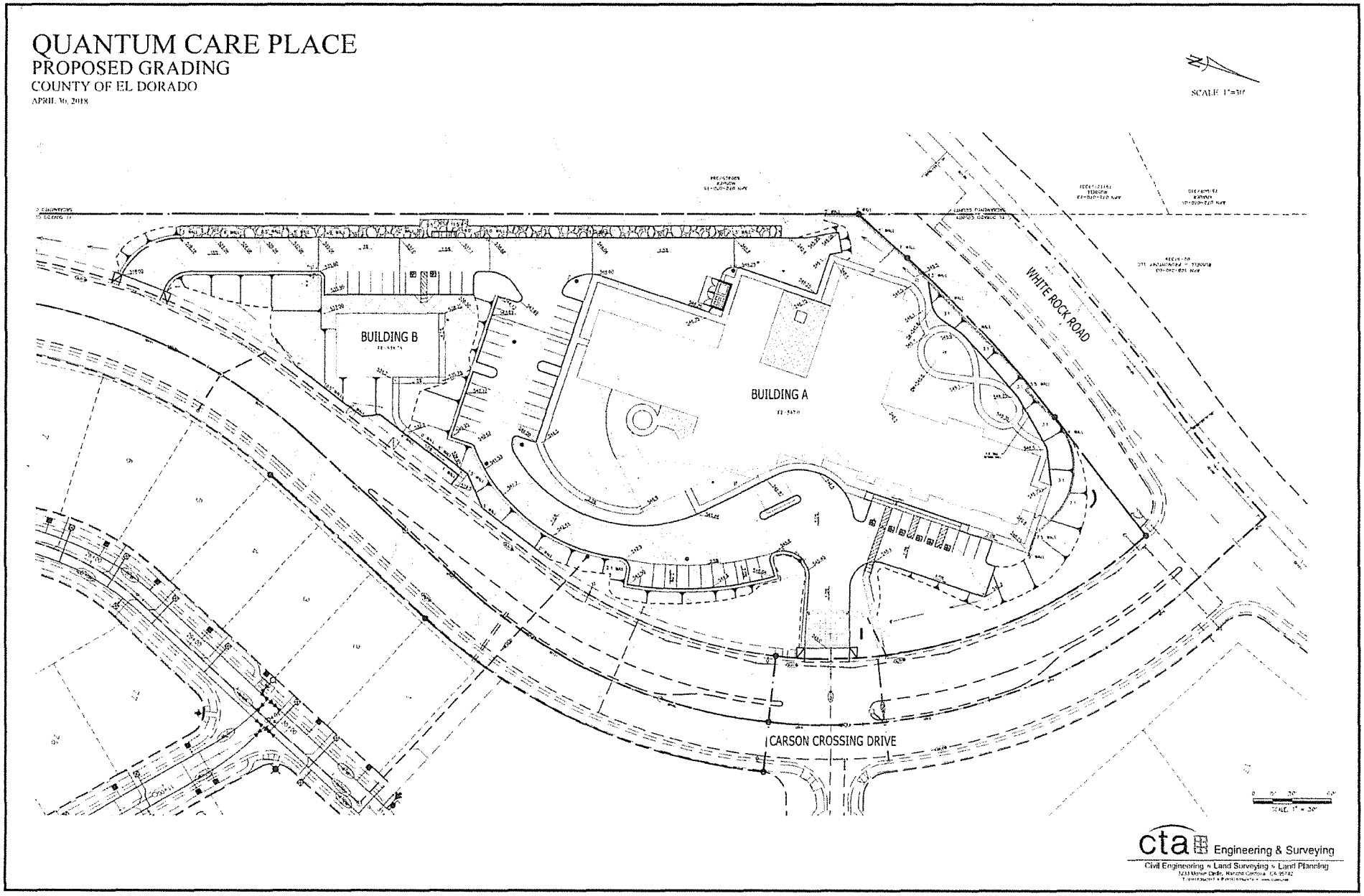
CUP18-0005

Attachment B
Quantum Care Place, El Dorado Hills
Proposed Site Plan



CUP18-0005

Proposed Site Plan (Close-up)



CUP18-0005

Attachment C
Estimates of Demand Study

Estimates of Demand: Taking all of these factors into consideration, the following table shows the estimates of demand in 2018 and 2021 in the defined market polygon around the White Rock Road Site:

Estimates of Demand - El Dorado Hills, California							
	2018						
Market Polygon	2018 Pop. 75+	Penetration Rate	Area Demand 2018	Estimated Units & Beds in Use	Gross UnMet Demand	Net 12-Mo Private Pay Demand	Net 12-Mo Other Demand
Assisted Living Beds	8,160	9.35%	763	610	153	88	65
Memory Care Beds	8,160	3.60%	293	368	(74)	(42)	(32)
	2021						
Market Polygon	2021 Pop. 75+	Penetration Rates	Area Demand 2021	Estimated Units/Beds in Use	Gross UnMet Demand	Net 12-Mo Private Pay Demand	Net 12-Mo Other Demand
Assisted Living Beds	9,303	9.35%	870	610	260	149	111
Memory Care Beds	9,303	3.60%	335	368	(33)	(19)	(14)

The assisted living market area around the White Rock Road Site is underserved. There is unmet private pay need for 84-92 assisted living beds in 2018. By 2021, with very fast senior population growth, the unmet private pay needs are projected to increase to about 145-153 assisted living beds. The pending addition of more than 145 new memory care beds are projected to exceed the market needs through 2021 - - no additional MC beds are needed in this market over the next five years.

Thank you very much for this opportunity to assist you and your colleagues in this review of the market demands in El Dorado Hills, CA.

Very truly yours,

Jerry M. Walker

Jerry M. Walker
HCMA-Portland

Aside from the professional fees we will earn for preparing this report, we are independent of the developers and have no stake whatsoever in the project under consideration. Our fees are not contingent on the outcome of this study. We do not have an ownership or operating interest in any existing or proposed senior housing facilities.

Attachment D

El Dorado Hills, CA Demographic Characteristics & Demand Worksheet

El Dorado Hills, CA Demographic Characteristics & Demand Worksheet									*Source: ESRI*
Near 540 White Rock Road, El Dorado Hills, CA 95762									
38.63352°N, -121.07869°W									
	El Dorado Hills, CA Market Study Areas								
	2010 Census			2016			2021		
		Market	25-Mile		Market	25-Mile		Market	25-Mile
	5 Miles	Polygon	Radius	5 Miles	Polygon	Radius	5 Miles	Polygon	Radius
Square Miles	*78.54*	*164.17*	*1,963.49*	*78.54*	*164.17*	*1,963.49*	*78.54*	*164.17*	*1,963.49*
Total Population	76,825	138,703	1,938,409	83,628	147,140	2,036,889	88,713	154,272	2,137,821
Annual Growth '16 - '21							1.2%	1.0%	1.0%
Total Density PSM	978	845	987	1,065	896	1,037	1,130	940	1,089
Median Age	37.6	39.1	35.0	38.4	39.9	37.6	38.9	40.4	36.3
Population 50 - 64	14,117	27,870	346,810	16,853	31,588	376,459	17,871	32,226	373,802
Annual Growth '16 - '21							1.2%	0.4%	-0.1%
% of Total	18.4%	20.1%	17.9%	20.2%	21.5%	18.5%	20.1%	20.9%	17.5%
Pop. (50-64) / (75+)	4.84	4.27	3.31	4.88	4.22	3.29	4.11	3.46	2.84
Population 65+	7,035	15,028	222,987	9,267	19,218	272,130	11,600	24,128	321,443
Annual Growth '16 - '21							4.6%	4.7%	3.4%
65+ % of Total	9.2%	10.8%	11.5%	11.1%	13.1%	13.4%	13.1%	15.6%	15.0%
Population 75+	**2,915**	**6,530**	**104,718**	**3,454**	**7,477**	**114,431**	**4,352**	**9,303**	**131,630**
Annual Growth '16 - '21							4.7%	4.5%	2.8%
Density PSM	37	40	53	44	46	58	55	57	67
75+ % of Total	3.8%	4.7%	5.4%	4.1%	5.1%	5.6%	4.9%	6.0%	6.2%
Median Household Income, All Ages				$ 112,086	$ 103,848	$ 61,437	$ 129,218	$ 111,784	$ 69,781
Median Household Income 75+				53,329	48,855	36,933	60,552	54,036	37,989
The 25-Mile Radius region is 25 miles around the intersection of I-80 and Arden Way in Sacramento, CA.									
HCMA-Portland: El Dorado Hills, California, 2017, page 7									

El Dorado Irrigation District

2018 MAY 23 AM 8:33
RECEIVED
PLANNING DEPARTMENT

Letter No.: EEO 2015-1528

December 15, 2015

VIA FIRST-CLASS MAIL

Anthony Scotch
Portico El Dorado Hills Business Park Investors, LLC
3225 Stonehurst Drive
El Dorado Hills, CA 95742

Subject: Facility Improvement Letter (FIL), The Portico at Carson Crossing
Assessor's Parcel No.: 117-490-01 (El Dorado Hills)

Dear Mr. Scotch:

This letter is in response to your request dated October 8, 2015 and is valid for a period of three years. If facility improvement plans for this project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

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

This project is a memory care facility on 4.11 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

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

Water Supply
As of January 1, 2015, there were approximately 4,088 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 8 additional EDUs of water supply.

Water Facilities
A 12-inch water line exists in Carson Crossing Drive (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 2,750 GPM for a 4-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 12-inch waterline located in Carson Crossing Drive. The hydraulic grade line for the existing water distribution facilities is 819 feet above mean sea level at static conditions and 775 feet above mean sea level during fire flow and maximum day demands.

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

CUP18-0005

Recycled Water Facilities
Recycled water has not been requested, but is available if desired. There is an existing 6-inch recycled water line located in Carson Crossing Drive. The existing system has capacity to serve the proposed project. The recycled water system in this area has an operating hydraulic grade line of 717 feet above mean sea level.

The following items must be provided to and/or approved by the District before delivery of recycled water:

1. Non-Residential Sites:
    a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards, and
    b. On-site recycled water plans submitted with improvement plans.
2. Residential Sites:
    a. An Engineer's Report as described in California Code of Regulations, Title 22, and
    b. On-site recycled water landscape plans submitted for each individual home lot or, standard plans to be used with production homes.

The Engineer's Report and/or User Reclamation Plan will need to be revised and approved before the District approves the project development plans. All costs for these studies, plans, and reports will be borne by the applicant. Please contact Elizabeth Wells at (530)642-4146 if you have any questions regarding the Engineer's Report.

Sewer Facilities
There is a 6-inch gravity sewer line in Carson Crossing Drive that is intended to serve this parcel. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 8 additional EDUs of sewer service.

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

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

Environmental
The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental

review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary
Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested.
- Approval of the County's environmental document by the District (if requested)
- Approval of an extension of facilities application by the District
- Executed grant documents for all required easements
- Approval of facility improvement plans by the District
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District
- Payment of all District connection costs

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

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

Sincerely,

Michael J. Brink, P.E.
Supervising Senior Civil Engineer

MB/MM:at

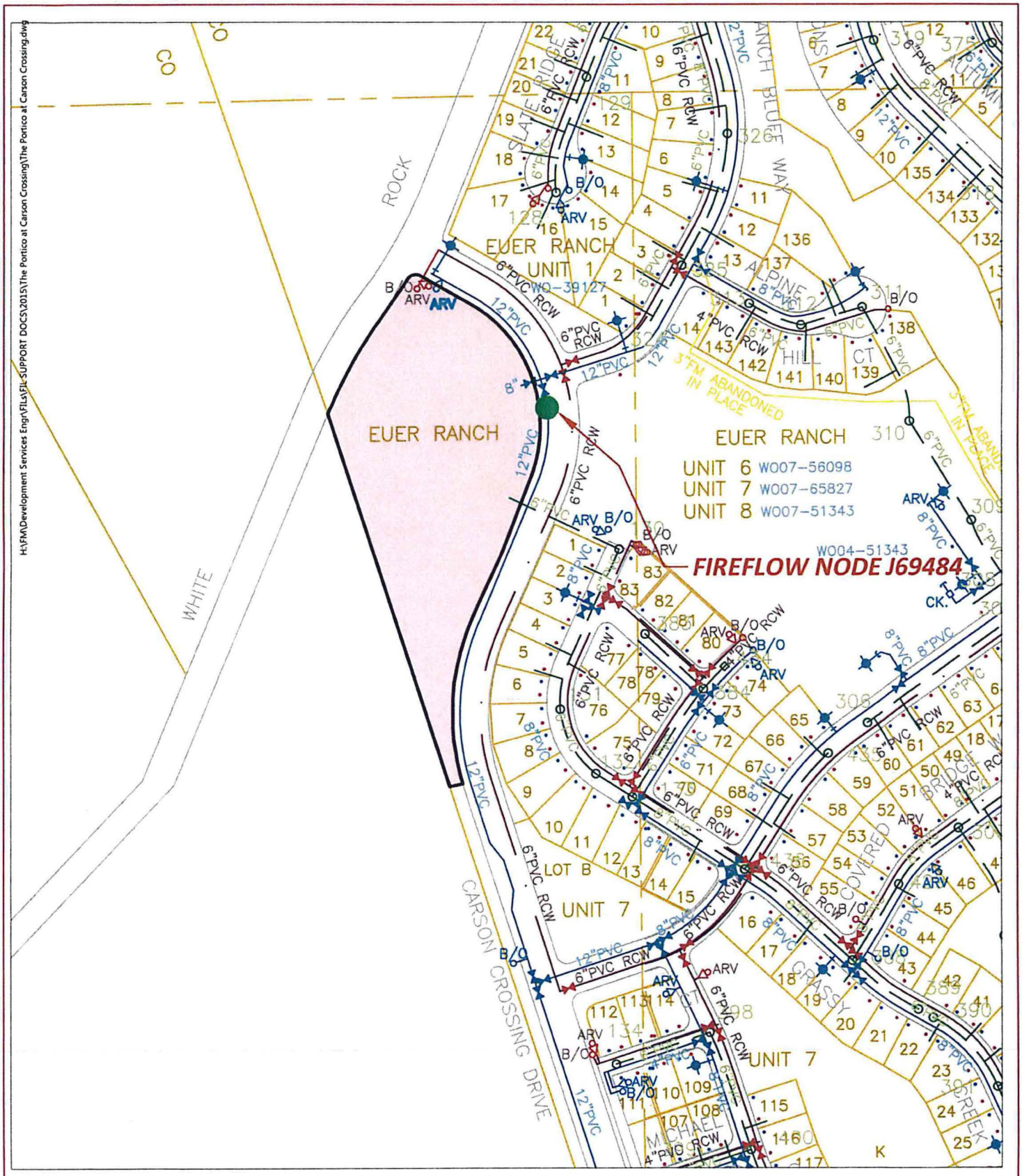
Enclosures: System Map

cc w/ System Map:

Michael Lilienthal, Division Chief/Fire Marshal
El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

David R. Crosariol
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742



El Dorado Irrigation District
System Map

WARNING: For schematic purposes only. Exact pipe location must be field verified.

DATE: December 14, 2015

The Portico at Carson Crossing

WATERLINE

SEWERLINE

Scale: 1" = 250'

APN: 117-490-01

COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

2018 MAY 23 AM 8: 33
RECEIVED
PLANNING DEPARTMENT

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
- ☐ 2,300 square feet or less for shopping center
- ☐ 8,600 square feet or less for general office
- ☐ 10,000 square feet or less for industrial
- ☐ 28,000 square feet or less for warehouse
- ☐ 38,000 square feet or less for mini-storage
- ☐ 20,000 square feet or less for churches
- ☐ 20 or less sites for campgrounds
- ☐ 20 or less rooms for hotel/motel/B&B

☐ **None apply – a 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. Long Range 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 CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

Kate [signature] — 4/23/18 — ADH TS

CDS Long Range Planning Signature — Date — ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee — Date

PRINT

Rev 10/16/17

CUP18-0005

FEHR & PEERS

TECHNICAL MEMORANDUM

Date: May 10, 2018

To: Anthony G. Scotch – Quantum Care Place, EDH, LLC

From: David B. Robinson – Fehr & Peers
Carly Panos – Fehr & Peers

Subject: ***Quantum Care – On-Site Transportation Review***

RS18-3662

Fehr & Peers has completed an On-Site Transportation Review of the proposed Quantum Care Place project located at the southeast corner of White Rock Road/Carson Crossing Road intersection in El Dorado Hills, CA. The project includes a senior assisted living facility with 106 beds (in two buildings) and a community center. The total building area would be approximately 65,000 square feet.

El Dorado County's *Transportation Impact Study (TIS) Guidelines* (El Dorado County Community Development Agency, 2014) require that all projects provide an On-Site Transportation Review that evaluates specific criteria. Fehr & Peers evaluated the project based on the criteria specified in the *TIS Guidelines*; the following findings are provided based on that evaluation.

PEAK HOUR TRAFFIC SIGNAL WARRANT[1]

We collected traffic counts at the White Rock Road / Carson Crossing Road intersection on Thursday, May 3, 2018 during the AM peak period (7 AM – 9 AM) and PM peak period (4 PM – 6 PM). As required by the TIS Guidelines, we evaluated the peak hour signal warrant (consistent with methodologies in the *California MUTCD 2014 Edition)* to determine if the volumes at the White Rock Road / Carson Crossing Road would satisfy the warrant for installation of traffic signal control. Based on the results of the analysis, the peak hour volume warrant is not satisfied. The AM and PM peak hour signal warrant analysis calculations and results are provided in **Attachment 1**.

[1] This analysis is intended to examine the general correlation between the planned level of future development and the need to install new traffic signals. It estimates future development-generated traffic compared against a sub-set of the standard traffic signal warrants recommended in the Federal Highway Administration *Manual on Uniform Traffic Control Devices* and associated State guidelines. This analysis should not serve as the only basis for deciding whether and when to install a signal. To reach such a decision, the full set of warrants should be investigated based on field-measured, rather than forecast, traffic data and a thorough study of traffic and roadway conditions by an experienced engineer. Furthermore, the decision to install a signal should not be based solely upon the warrants, since the installation of signals can lead to certain types of collisions. El Dorado County should undertake regular monitoring of actual traffic conditions and accident data, and timely re-evaluation of the full set of warrants in order to prioritize and program intersections for signalization.

Collision History Review

We reviewed the latest version of the *County of El Dorado Transportation Division Annual Accident Location Study* (County of El Dorado Transportation Division, 2017) to identify high-collision rate facilities warranting possible investigation within a one-mile radius of the project site. One intersection, White Rock Road / Stonebriar Drive, was listed as a High Accident Location due to two collisions that occurred in 2016; one of which resulted in a fatality. Further investigation was conducted by El Dorado County, including review of California Highway Patrol (CHP) Accident Reports for the three-year period from January 1, 2014 through December 31, 2016, to determine if improvements at the intersection were necessary. It was determined that no further action and/or improvements were necessary due to low accident rates or other conditions. Therefore, there are no high-collision rate facilities near the project site that warrant additional investigation.

Non-Standard Features

There is a gap in the sidewalk along the west side of Carson Crossing Road. We recommend that a sidewalk be installed along the project frontage to complete the gap in the facility and to provide a connection to the crosswalk at the White Rock Road / Carson Crossing Road intersection.

Driveway Spacing

El Dorado County's *Design and Improvement Standards Manual* (County of El Dorado, 1986) require that commercial driveways be, at minimum, 250' from the curb return of an arterial road. According to the project site plan (*Quantum Care Place*, CTA Engineering & Surveying, April 10, 2018), the proposed driveway appears adequate and at least 250' from White Rock Road.

Parking

Section 130.35.030 of El Dorado County's Municipal Code requires that long-term care facilities provide one (1) parking stall per four (4) beds. The proposed project includes a total of 106 beds, necessitating 27 parking stalls. The site plan indicates that a total of 57 parking stalls are proposed, including eight (8) accessible stalls. Therefore, the proposed project provides adequate parking to accommodate anticipated demand and proposes more parking than is required by the Zoning Code.

Vehicle Circulation

We completed a swept path analysis using the AutoTURN software to evaluate the adequacy of on-site circulation to accommodate delivery and trash collection vehicles. According to the site plan (*Quantum Care Place*, CTA Engineering & Surveying, April 10, 2018), the loading zone and trash enclosure are located at the rear of the site. We evaluated the following design vehicles:

- SU-40 – Single-unit truck
- WB-40 – Intermediate Semitrailer
- Refuse Truck

Attachment 2 shows the swept paths for the design vehicles entering and exiting both driveways and traveling through the site. As shown, the site layout can accommodate the WB-40 and refuse trucks. However, a SU-40 design vehicle cannot enter the site using the second driveway from White Rock Road.

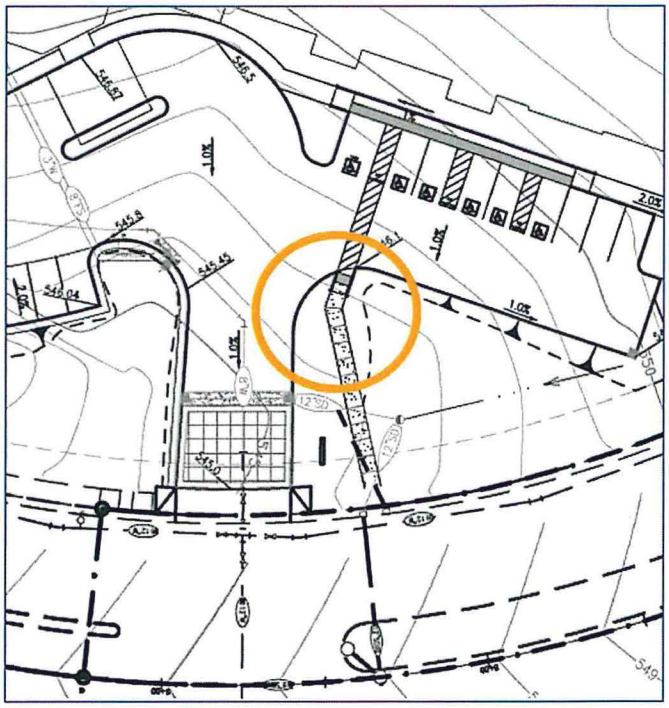
Driveway Throat Depth/Queuing

The *TIS Guidelines* require that all projects provide a 25′ minimum required throat depth (MRTD) at project driveways. The site plan indicates the throat depth of the first driveway is at least 50′ and the second driveway is at least 125′. Both driveways exceed the 25′ MRTD. Therefore, the throat depth is compliant with County standards.

We estimated maximum vehicle queue lengths for exiting vehicles at the project driveways, based on the project's peak hour trip generation and traffic volumes on Carson Crossing Road. Calculations for the maximum queuing estimation are provided in **Attachment 3**. Based on the analysis, the proposed throat depth is adequate.

On-Site Sight Distance

We reviewed on-site circulation relative to the visibility of pedestrian facilities. Based on the site plan, pedestrian pathways are in locations that will be visible to vehicles as they maneuver through the site. We recommend the use of low-growing landscaping in the area shown on the image to the right to maintain visibility of the proposed crossing.



Attachment 1

Peak Hour Signal Warrant Analysis

FEHR PEERS

Major Street	White Rock Road	Project	Quantum Care
Minor Street	Carson Crossing Road	Scenario	Existing Conditions
		Peak Hour	AM

Turn Movement Volumes

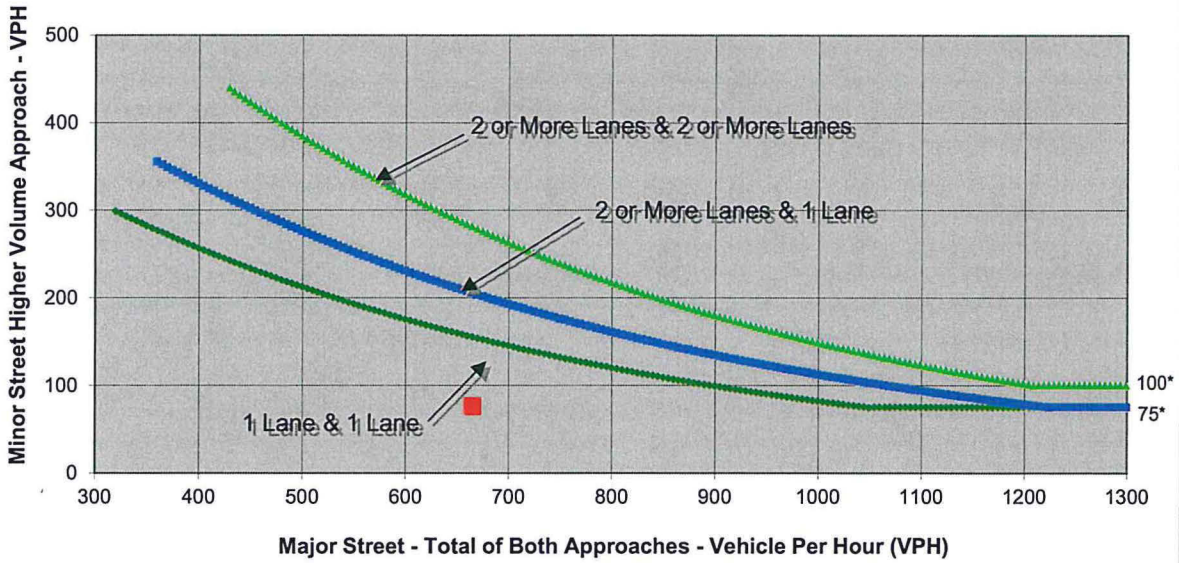
	NB	SB	EB	WB
Left	6	15	2	53
Through	230	342	0	1
Right	71	1	10	22
Total	307	358	12	76

Major Street Direction

x	North/South
	East/West

Figure 4C-4. Warrant 3B, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR

ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *California Manual on Uniform Traffic Control Devices*, Caltrans, 2014

	Major Street	Minor Street	Warrant Met
	White Rock Road	Carson Crossing Road	
Number of Approach Lanes	**2**	**2**	**NO**
Traffic Volume (VPH) *	**665**	**76**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

FEHR PEERS

Major Street	White Rock Road	Project	Quantum Care
Minor Street	Carson Crossing Road	Scenario	Existing Conditions
		Peak Hour	AM

Turn Movement Volumes

	NB	SB	EB	WB
Left	6	15	2	53
Through	230	342	0	1
Right	71	1	10	22
Total	307	358	12	76

Major Street Direction

x	North/South
	East/West

Intersection Geometry

Number of Approach Lanes for Minor Street	2
Total Approaches	4

Worst Case Delay for Minor Street

Stopped Delay (seconds per vehicle)	11.8
Approach with Worst Case Delay	EB
Total Vehicles on Approach	12

Warrant 3A, Peak Hour			
	Peak Hour Delay on Minor Approach (vehicle-hours)	**Peak Hour Volume on Minor Approach (vph)**	**Peak Hour Entering Volume Serviced (vph)**
Existing Conditions	**0**	**76**	**753**
Limiting Value	**5**	**150**	**800**
Condition Satisfied?	**Not Met**	**Not Met**	**Not Met**
Warrant Met	**NO**		

FEHR PEERS

Major Street	White Rock Road	Project	Quantum Care
Minor Street	Carson Crossing Road	Scenario	Existing Conditions
		Peak Hour	PM

Turn Movement Volumes

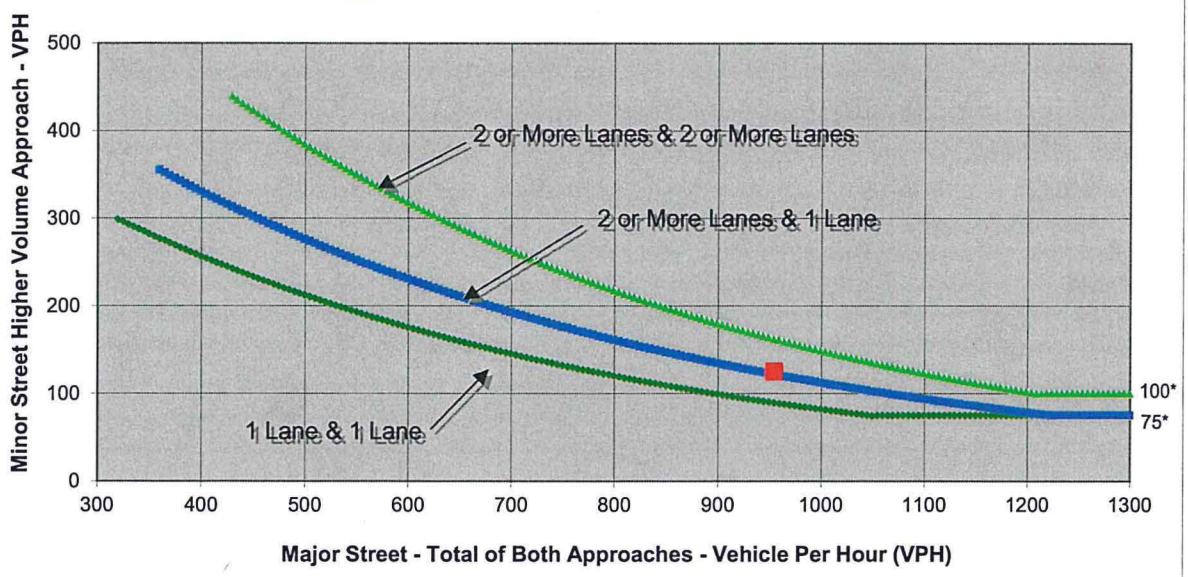
	NB	SB	EB	WB
Left	8	28	8	102
Through	448	395	0	0
Right	74	2	7	23
Total	530	425	15	125

Major Street Direction

x	North/South
	East/West

Figure 4C-4. Warrant 3B, Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR

ABOVE 40 MPH ON MAJOR STREET



* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: *California Manual on Uniform Traffic Control Devices*, Caltrans, 2014

	Major Street	Minor Street	Warrant Met
	White Rock Road	Carson Crossing Road	
Number of Approach Lanes	**2**	**2**	**NO**
Traffic Volume (VPH) *	**955**	**125**	

* Note: Traffic Volume for Major Street is Total Volume of Both Approches.
Traffic Volume for Minor Street is the Volume of High Volume Approach.

FEHR PEERS

Major Street	White Rock Road
Minor Street	Carson Crossing Road

Project	Quantum Care
Scenario	Existing Conditions
Peak Hour	PM

Turn Movement Volumes

	NB	SB	EB	WB
Left	8	28	8	102
Through	448	395	0	0
Right	74	2	7	23
Total	530	425	15	125

Major Street Direction

x	North/South
	East/West

Intersection Geometry

Number of Approach Lanes for Minor Street	2
Total Approaches	4

Worst Case Delay for Minor Street

Stopped Delay (seconds per vehicle)	40.1
Approach with Worst Case Delay	WB
Total Vehicles on Approach	125

Warrant 3A, Peak Hour

	Peak Hour Delay on Minor Approach (vehicle-hours)	Peak Hour Volume on Minor Approach (vph)	Peak Hour Entering Volume Serviced (vph)
Existing Conditions	**1.4**	**125**	**1,095**
Limiting Value	**5**	**150**	**800**
Condition Satisfied?	**Not Met**	**Not Met**	**Met**
Warrant Met	**NO**		

Attachment 2

AutoTURN Swept Path Analysis

CARSON CROSSING DR
WHITE ROCK
39.50
4.00
25.50
SU-40
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0

Attachment 3

Maximum Vehicle Queue Analysis

Maximum Queue Estimation for: Minor Street Left/Through/Right-Turn

Movement: Outbound driveways - Quantum Care Facility

Input Data

Subject Approach	
Total Approach Volume (vph) =	31
PHF=	1
%RT's =	0.1
Is a Traffic Signal Located on Major Street Within 1/4 mi of intersection? (Enter 1 if yes; 0 if no)	0

Major Street	
Conflicting Traffic Volume for Left/Through Movements (vph) =	125
PHF=	0.71
Conflicting Traffic Volume for Right-Turn Movements (vph) =	102
PHF=	0.75

Output

Estimated Maximum Queue	0	vehicles

Environmental Noise Assessment

2018 MAY 23 AM 8:34
RECEIVED
PLANNING DEPARTMENT

Quantum Care Place Assisted Living Facility

El Dorado County, California

BAC Job # 2018-083

Prepared For:

A G Scotch & Associates

Attn: Mr. Anthony G. Scotch
3225 Stonehurst Drive
El Dorado Hills, CA 95762

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

May 17, 2018

BOLLARD
Acoustical Consultants

CUP18-0005

3551 Bankhead Road • Loomis, CA 95650 • Phone: (916) 663-0500 • WWW.BACNOISE.COM

Introduction

The Quantum Care Place Assisted Living Project (project) is a proposed 66 unit, 2-story assisted living facility located a 4.11 acre parcel on the west side of Carson Crossings Drive, east of White Rock Road, within El Dorado County, California. Figures 1 and 2 show the project area and project site plan, respectively.

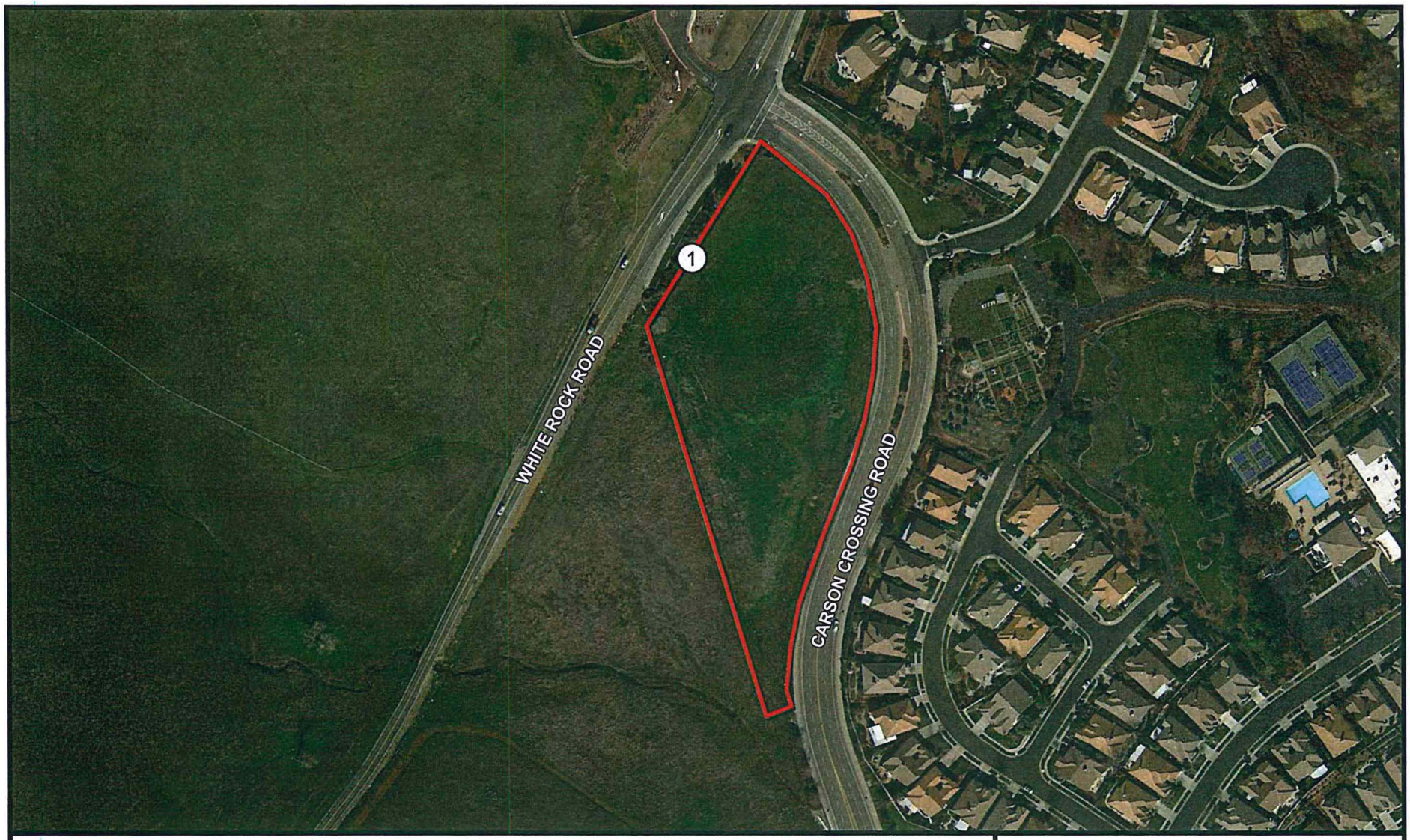
Due to the proximity of the project site to White Rock Road and Carson Crossing Drive, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this analysis. Specifically, the purpose of this assessment is to quantify noise generated by future traffic on White Rock Road and Carson Crossings Drive and to compare those noise levels against the applicable El Dorado County noise standards.

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. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. 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, L_{dn}, and shows very good correlation with community response to noise.



Legend

Project Border (Approximate)

(#) Long-Term Noise Level Measurement Location

N

Scale (feet)

0 100 200

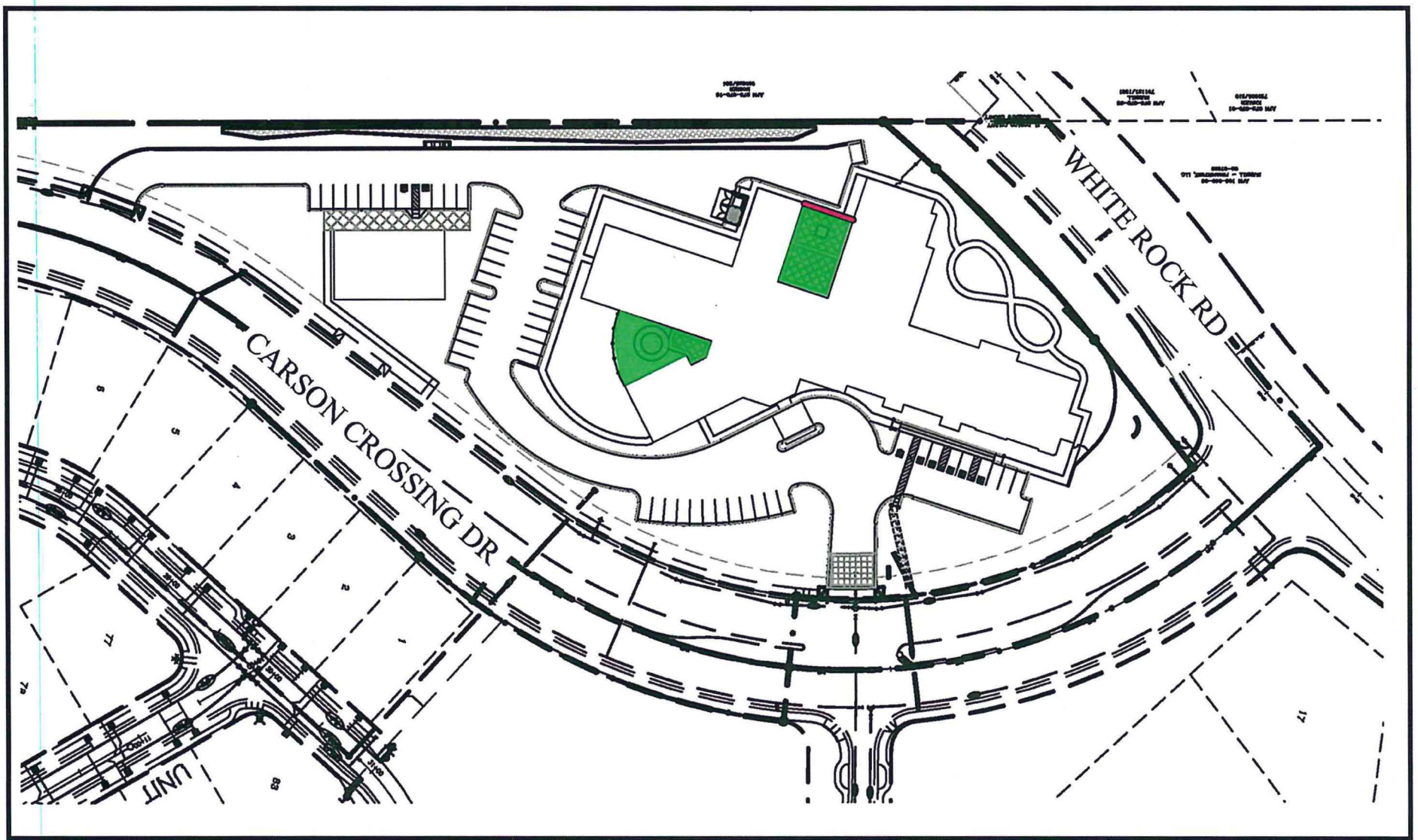
Quantum Care Place ALF

El Dorado County, California

Project Area

Figure 1

BOLLARD Acoustical Consultants



Legend

Recommended Noise Barrier

Outdoor Activity Areas

N

Scale (feet)

0 25 50

Quantum Care Place ALF

El Dorado County, California

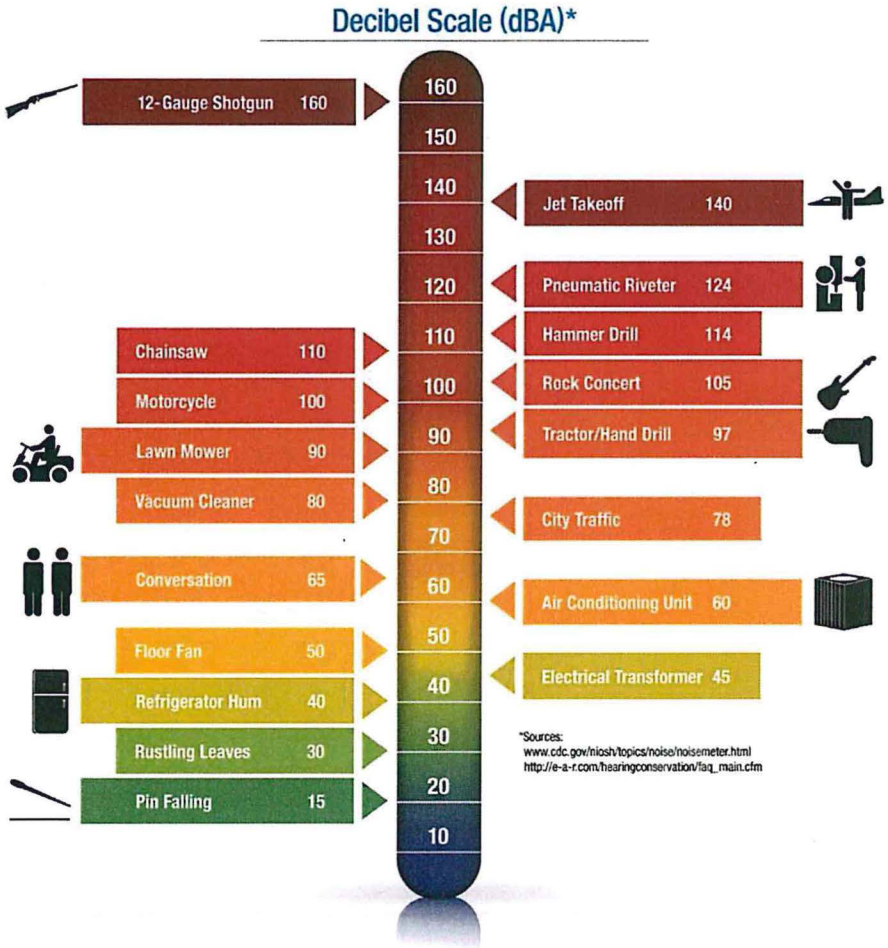
Site Plan

Figure 2

BOLLARD
Acoustical Consultants

The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn}-based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 3
Noise Levels Associated with Common Noise Sources



Criteria for Acceptable Noise Exposure

The El Dorado County General Plan applies an exterior noise level standard of 60 dB L_{dn} at outdoor activity areas of residential land uses exposed to transportation noise sources (i.e., traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn} through a practical application of the best available noise-reduction means, an exterior noise environment of up to 65 dB L_{dn} may be allowed.

El Dorado County also utilizes an interior noise level standard of 45 dB L_{dn} or less within noise-sensitive project dwellings. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep.

Evaluation of Future Traffic Noise Levels

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

FHWA Model Calibration

The FHWA Model provides reasonably accurate traffic noise predictions under "ideal" roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions are not present at this project site due to some topographic shielding partially obscuring a portion of the roadway from view of the site. As a result, Bollard Acoustical Consultants, Inc. conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts.

The calibration process was performed using noise level data collected at the project site on Thursday, May 3, 2018, with the FHWA Model inputs for existing conditions. The traffic noise measurement location is shown in Figure 1. The results of the 24-hour traffic noise survey are provided in tabular and graphical formats in Appendices B and C, respectively. As noted in those appendices, the computed L_{dn} from the noise measurement results was 66 dB L_{dn}. Appendix D-1 indicates that the FHWA Model predicted a level of 68 dB L_{dn} at the noise measurement location for existing conditions. The 2 dB difference between measured and modeled existing traffic noise levels is considered to be acceptable agreement. As a result, no calibration offset was considered to be warranted for the prediction of future traffic noise levels at the project site. Due to low existing traffic volumes on Carson Crossing Drive, no calibration

of the FHWA Model was considered to be appropriate for that roadway and the Model was used without adjustment for the prediction of future traffic noise levels at the project site.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic data to predict future traffic noise levels at the proposed building facades and at the outdoor activity areas of the project nearest to White Rock Road and Carson Crossing Drive. The outdoor activity areas identified by the project developer for this project are the two courtyard areas indicated on Figure 2. The FHWA Model inputs and predicted future traffic noise levels at the project site are shown in Appendix D. The predicted future traffic noise levels are summarized below in Table 1.

Table 1
Predicted Future White Rock Road and Carson Crossing Drive Traffic Noise Levels
Quantum Care Place Assisted Living Facility

Description[1]	Distance From Roadway Centerline (feet)	L_{dn} (dB)[2]
White Rock Road Traffic Noise Levels		
Courtyard 1	190	64
Courtyard 2	300	54
Nearest 1st floor building facades	120	70
Nearest 2nd floor building facades	120	73
Carson Crossing Drive Traffic Noise Levels		
Courtyard 1	300	45
Courtyard 2	175	56
Nearest 1st floor building facades	115	62
Nearest 2nd floor building facades	115	65

Notes:
1 A complete listing of FHWA Model inputs and results are provided in Appendix D-1.
2 Predicted traffic noise levels at the project outdoor activity areas (Courtyards 1 and 2) have been conservatively reduced due to the shielding that will be provided by the proposed building structures.

As shown in Table 1, the predicted future traffic noise levels at the proposed outdoor activity areas would be acceptable at Courtyard 2 but would exceed the County's 60 dB L_{dn} exterior noise standard at Courtyard 1 by 4 dB. As a result, a solid noise barrier should be constructed along the northern portion of Courtyard 1, as indicated in Figure 2. Such a barrier, which could consist of masonry, glass, wood, or other suitably dense material, would reduce future noise levels within the Courtyard 1 area to a state of compliance with the County's 60 dB L_{dn} exterior noise standard. No courtyard noise mitigation would be required for Carson Crossing Drive traffic noise levels.

Predicted Future Interior Traffic Noise Levels:

White Rock Road

As shown in Table 1, the predicted future L_{dn} at the first-floor facades adjacent to White Rock Road would be approximately 70 dB. Due to reduced ground absorption of sound at elevated locations, traffic noise levels are expected to be approximately 3 dB higher at second floor facades (73 dB L_{dn}). Given future exterior noise levels of 70 and 73 dB L_{dn} at first and second-floor facades nearest White Rock Road, respectively, building facade noise reductions of 25 and 28 dB would be required to achieve an interior noise level of 45 dB L_{dn}.

Standard residential construction (wood siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, standard construction would be acceptable for first-floor facades adjacent to White Rock Road, but second-floor façade construction would require upgraded window ratings to achieve compliance with the County's 45 dB L_{dn} interior noise standard. Specifically, STC 32 windows are recommended for all north-facing second-floor windows of this development. In addition, air conditioning should be provided to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Carson Crossing Drive

As shown in Table 1, the predicted future L_{dn} at the first-floor and second-floor facades adjacent to Carson Crossing Drive would be approximately 62 – 65 dB. Given future exterior noise levels of 62 and 65 dB L_{dn} at first and second-floor facades nearest Carson Creek Drive, respectively, building facade noise reductions of 17 and 20 dB would be required to achieve an interior noise level of 45 dB L_{dn}.

As mentioned previously, standard residential construction (wood siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, no building façade improvements would be required for the facades exposed to Carson Crossing Drive traffic noise levels provided air conditioning is provided to allow the occupants to close doors and windows as desired for additional acoustical isolation. It should be noted that the project plans call for installation of air conditioning systems throughout the assisted living facility building.

Conclusions

The proposed northern courtyard area of the Quantum Care Place Assisted Living Facility will be exposed to future traffic noise levels that exceed the El Dorado County 60 dB L_{dn} exterior noise level standard. Additionally, future interior traffic noise levels within second-floor units with White Rock Road exposure are predicted to exceed the County's 45 dB L_{dn} interior noise level standard. As a result, the following specific noise mitigation measures are recommended to ensure compliance with the El Dorado County interior traffic noise level standards:

1. A solid noise barrier should be constructed along the northern boundary of Courtyard Area 1 (the northern courtyard). The barrier should be constructed to a height of 5 feet relative to the courtyard elevation at the location shown on Figure 2. The access gate into this courtyard area should similarly be constructed of solid material.

2. All second-floor windows of project units with north-facing exposure to White Rock Road should be upgraded to a Sound Transmission Class (STC) rating of 32.

3. Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

These conclusions are based on the project site plan shown on Figure 2, on the traffic assumptions cited in Appendix D and on noise reduction data for standard residential dwellings. Deviations from the Appendix D data, or the project site plan shown in Figure 2, could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's traffic noise assessment for the proposed Quantum Care Place Assisted Living Facility. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions regarding this assessment.

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.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	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.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

Appendix B
Quantum Care Place ALF
Ambient Noise Monitoring Results - Site A
Thursday, May 3, 2018

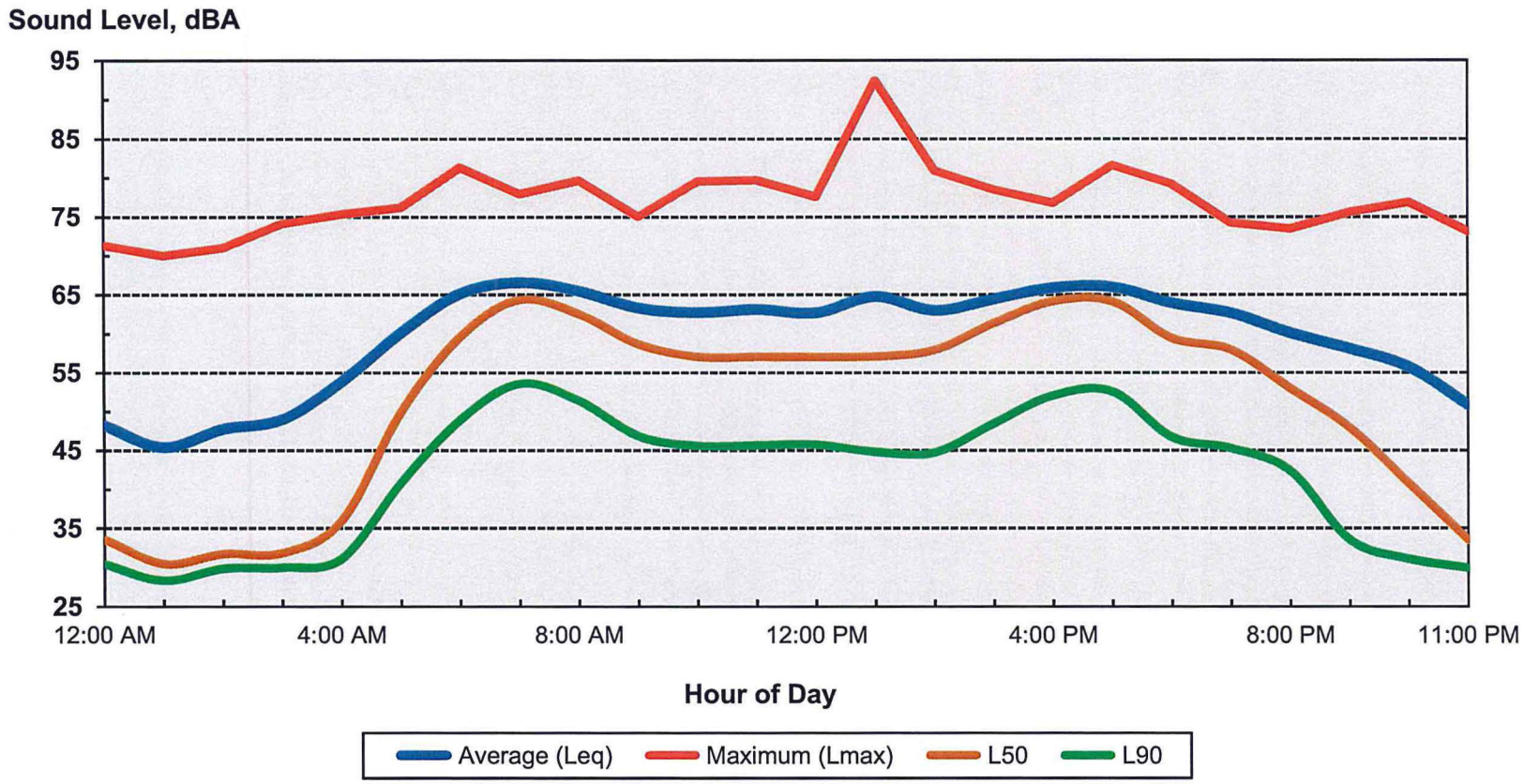
Hour	Leq	Lmax	L50	L90
0:00	48	71	34	30
1:00	45	70	30	28
2:00	48	71	32	30
3:00	49	74	32	30
4:00	54	75	36	31
5:00	60	76	50	41
6:00	65	81	60	49
7:00	67	78	64	54
8:00	65	80	62	51
9:00	63	75	59	47
10:00	63	79	57	46
11:00	63	80	57	46
12:00	63	78	57	46
13:00	65	92	57	45
14:00	63	81	58	45
15:00	64	78	61	48
16:00	66	77	64	52
17:00	66	82	64	53
18:00	64	79	59	47
19:00	63	74	58	45
20:00	60	73	53	42
21:00	58	76	48	34
22:00	56	77	41	31
23:00	51	73	33	30

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	67	58	64	65	45	58
Lmax (Maximum)	92	73	79	81	70	74
L50 (Median)	64	48	59	60	30	39
L90 (Background)	54	34	47	49	28	33

Computed Ldn, dB	66
% Daytime Energy	88%
% Nighttime Energy	12%

BOLLARD
Acoustical Consultants

Appendix C
Quantum Care Place ALF
Ambient Noise Monitoring Results - Site A
Thursday, May 3, 2018



Ldn: 66 dB

BOLLARD
Acoustical Consultants

Appendix D-1

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2018-083
Project Name: Quantum Care Place ALF
Roadway Name: White Rock Road

Traffic Data:

Year:	Existing
Average Daily Traffic Volume:	17,700
Percent Daytime Traffic:	88
Percent Nighttime Traffic:	12
Percent Medium Trucks (2 axle):	1
Percent Heavy Trucks (3+ axle):	1
Assumed Vehicle Speed (mph):	50
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Noise Measurement Site	75	0	67	54	59	68

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	24
70	51
65	110
60	238

Notes: Average Daily Traffic Volume was obtained from the El Dorado County Roadway Traffic Volumes Date: 12/07/2017; http://edcapps.edcgov.us/dot/trafficcounts.asp.

BOLLARD
Acoustical Consultants

Appendix D-2

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2018-083
Project Name: Quantum Care Place ALF
Roadway Name: White Rock Road

Traffic Data:

Year:	Future
Average Daily Traffic Volume:	46,200
Percent Daytime Traffic:	83
Percent Nighttime Traffic:	17
Percent Medium Trucks (2 axle):	1.5
Percent Heavy Trucks (3+ axle):	1
Assumed Vehicle Speed (mph):	50
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Courtyard 1	190	-3	63	52	55	64
2	Courtyard 2	300	-10	53	42	45	54
3	Nearest 1st-Floor Facades	120	0	69	58	61	70
4	Nearest 2nd-Floor Facades	120	3	72	61	64	73

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	52
70	112
65	242
60	520

Notes: Traffic data obtained from Folsom Specific Plan DEIR, with modeling condition, "Cumulative Plus Centralized Development." conservatively used as worst-case traffic scenario.

BOLLARD
Acoustical Consultants

Appendix D-3

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2018-083
Project Name: Quantum Care Place ALF
Roadway Name: Carson Crossing Drive

Traffic Data:

Year:	Future
Average Daily Traffic Volume:	21,000
Percent Daytime Traffic:	83
Percent Nighttime Traffic:	17
Percent Medium Trucks (2 axle):	1.5
Percent Heavy Trucks (3+ axle):	1
Assumed Vehicle Speed (mph):	30
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	Courtyard 1	300	-10	43	35	41	45
2	Courtyard 2	175	-3	53	46	51	56
3	Nearest 1st-Floor Facades	115	0	59	52	57	62
4	Nearest 2nd-Floor Facades	115	3	62	55	60	65

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	15
70	32
65	68
60	146

Notes: Future traffic volume conservatively estimated based on previous work done by BAC within the Carson Creek developments adjacent to Carson Crossing Drive.

BOLLARD
Acoustical Consultants

ANTIQUE STREET LAMPS™

RESONANCE™ 1.0 LED

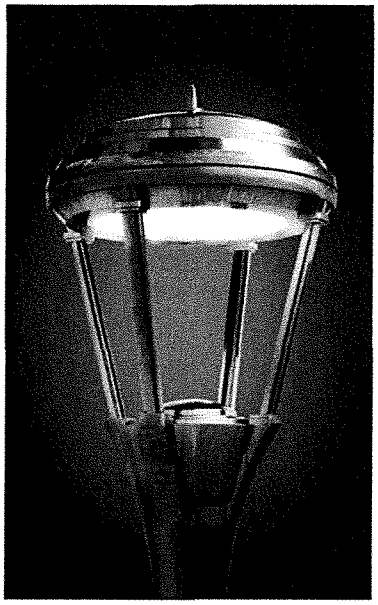
TLRC10

Wall Mounted

CATALOG #

PROJECT

TYPE



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH: The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse, and sealant.

Optics:
Individual precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment on each, delivering repeatable photometric performance. Choice of three optimized distributions: Type III, Type IV, and Type V. The optical system controls light above 90 degrees, eliminating wasteful up light.

Electrical:
Standard drivers are available in 120-277V; 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 60,000 hours. Integral surge protection in accordance with IEEE/ANSI C62.41.2 Category C Low is standard.

Installation:
The luminaire mounts on a 3" O.D. x 3" tall tenon with six, ¼-20 socket set screws. The hinged roof/reflector housing is furnished with captive screws for access to the lamp and reflector. The reflector can be removed and is furnished with a quick-disconnect plug. The ballast assembly is furnished with a quick-disconnect plug and mounts on a lift-out bracket. The lift-out bracket is accessible by removing the ballast lid fastened by a captive fastener.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory. DesignLights™ Consortium qualified product.

Max EPA:	.47 sq feet
Max Height:	24" (60.9 cm)
Max Width:	13" (33 cm)
Max Weight:	20 lbs (9 kg)

Sample Catalog number:

TLRC10	18LED 350MA	41K	R3	120	GCF	SPD6KV	DWH
Series	**Lumen Package**	**LED Color**	**Distribution**	**Voltage**	**Lens**	**Options**	**Finish**

ENERGY INDEPENDENCE AND SECURITY ACT 2007 (EISA)

NIGHTTIME FRIENDLY

Ordering *Guide:*

Series	Lumen Package	LED Color	Distribution	Voltage	Lens	Options	
TLRC10	18LED 350MA	35K	R3 TYPE 3	120	GCF	SF	SINGLE FUSE
	18LED 700MA	41K	R4 TYPE 4	208[3]		SF	DOUBLE FUSE
		56K	R5 TYPE 5	240		SPD6KV	SURGE PROTECTION
				277			
				347		SPD10KV	SURGE PROTECTION
				480[2]			
				MVOLT[4]			

Finish

DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT RAL COLORS

CUP18-0005

Notes:
1. 120V and 277V only
2. Not available with CFL
3. Consult factory for 208 volt available in Canada
4. Multi-tap ballast (120, 208, 240, 277V), only available CFL.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

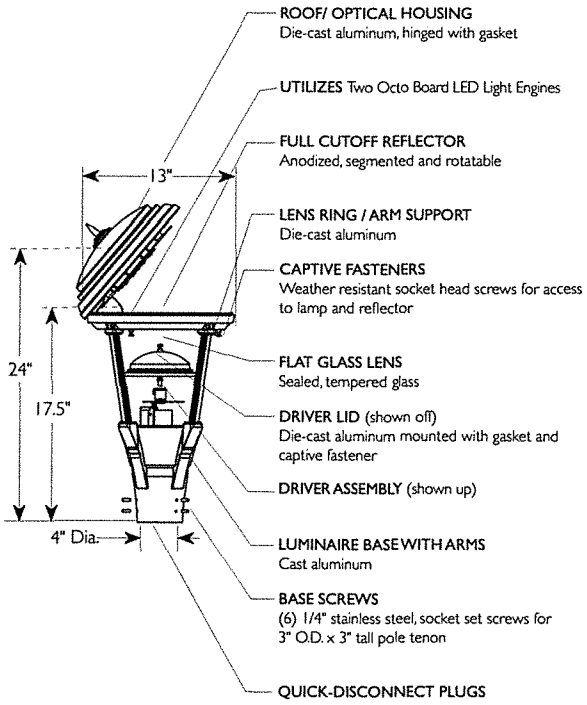
©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

Lens

Select Your Options From

- ☐ GCF Glass Flat Lens

Options



Select Your Options From

- ☐ SF Single Fusing 120, 277 Volt
- ☐ DF Double Fusing 208, 240 Volt
- ☐ SPD6KV Surge Protection
- ☐ SPD10KV Surge Protection 120, 277 Volt

Finish

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Select Your Options From

- ☐ DBL Black
- ☐ DDB Dark Bronze
- ☐ DNA Natural Aluminum
- ☐ DWH White
- ☐ CM Custom Match
- ☐ CS Custom Select (RAL colors)

Notes:
CS: This choice requires that a custom powder be manufactured to match a specific color chip provided by the specifier
CM: ASL offers custom selected RAL powder coat colors. See chart (form 794.3) for cataloged optional colors or contact the factory.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

ANTIQUE STREET LAMPS™

RESONANCE™ 1.5 LED

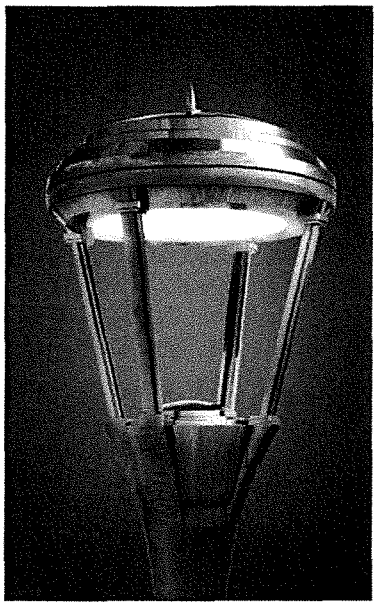
RC15L

Pole Mounted

CATALOG #

PROJECT

TYPE



Max EPA:	1.8 sq feet
Max Height:	33" (83.8 cm)
Max Width:	19" (48.2 cm)
Max Weight:	48 lbs (21.8 kg)

Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and driver lids are sealed with silicone gaskets. All exposed hardware is weather resistant.
FINISH: The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse, and sealant.

Optics:
The horizontal lens is tempered flat glass with a continuous seal. The luminaire utilizes precision acrylic refractive optics for optimum light distribution through the flat glass lens. Available in Type II, III, IV, and V.

Electrical:
High-efficiency nominal 4000K, 70 CRI LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Designed to provide more than 60,000 hours of performance (L85) at 25C (77F) ambient temperatures. Maximum ambient 35C (95F). Programmable dimmable electronic LED driver is standard in 120-277V and 347-480V; 50/60 Hz. Drivers have power factor >90% and THD <20%. Expected driver life is over 60,000 hours, matching the light engine life. Integral surge protection tested in accordance with IEEE/ANSI C62.41.2 to Category C Low.

Installation:
The luminaire mounts on a 3" O.D. x 3" tall tenon with six, ¼-20 socket set screws. The hinged roof/reflector housing is furnished with captive screws for access to the light engine. The light engine is furnished with a quick-disconnect plug. The driver assembly is furnished with a quick-disconnect plug and mounts on a bracket. The bracket is accessible by removing the driver lid fastened by a fastener.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Warranty:
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions a t 25 °C.
Specifications subject to change without notice.

NIGHTTIME FRIENDLY

Sample Catalog number:

RC15L	P20	30K	GCF	R2	MVOLT
Series	LED Performance Package	Color Temp	Lens Option	Distribution	Voltage

HSS	PEB1	DF	L/FIN	DRIVER OPTION	ANDG
Shield Accessory	Controls Options	Fuse Options	Decorative Option	FPD95	Finish

Ordering Guide:

Series	LED Performance Package	Color Temp	Lens Option	Distribution	Voltage	Shield Accessory	Controls Options	Fuse Options	Decorative Option	Driver Option	Finish[11]
RC15L	P10[1]	AMB[2]	GCF	R2	MVOLT	HSS	AO[3, 4]	SF[8]	L/FIN	FPD##[10]	ANBK
	P20	30K	GDF	R3	HVOLT		BL30[3, 4, 5, 6]	DF[9]			ANDB
	P30	40K		R4			BL50[3, 4, 5, 6]				ANDG
	P40	50K		R5			DMG[4]				ANVG
	P50						PNMTDD3[3, 4, 5]				DBL
	P60						PNMT5D3[3, 4, 5]				DDB
							PNMT6D3[3, 4, 5]				DNA
							PNMT7D3[3, 4, 5]				DWH
							PEB1				
							PEB2				
							PER[7]				
							PER5[3, 7]				
							PER7[3, 7]				

Notes:
For all notes marked above, please refer to the detailed ordering steps on pages 2-4.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
©2012-2016 Acuity Brands Lighting, Inc. All Rights Reserved.

ANTIQUE STREET LAMPS™

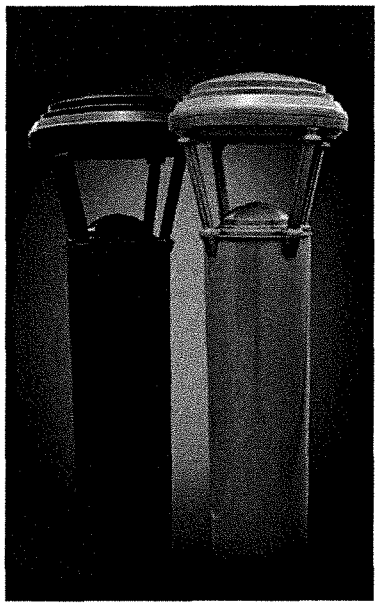
RESONANCE™ BOLLARD 1.0 LED

TLRCB10

CATALOG #

PROJECT

TYPE



Construction:
The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH: The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

Optics:
Individual precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment on each, delivering repeatable photometric performance. Choice of three optimized distributions: Type III, Type IV, and Type V. The optical system controls light above 90 degrees, eliminating wasteful up light.

Electrical:
Standard and dimming drivers are available in 120-277V; 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 60,000 hours. Integral surge protection in accordance with IEEE/ANSI C62.41.2 Category C Low is standard.

Installation:
The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel. The leveling pads provide full contact with the concrete pad, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.

Listings:
The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory. DesignLights™ Consortium qualified product.

Max EPA:	1.8 sq feet
Max Height:	3' 8" (111.8 cm)
Max Width:	1' 1" (33 cm)
Max Weight:	30 lbs (13.6 kg)

Sample Catalog number:

TLRCB10	18LED 350MA	41K	GCF	R3	MVOLT	SF	DWH
Series	**Lumen Package**	**LED Color**	**Lens**	**Distribution**	**Voltage**	**Electrical Options**	**Finish**

ENERGY INDEPENDENCE AND SECURITY ACT 2007 (EISA)

NIGHTTIME FRIENDLY

Ordering *Guide:*

Series	Lumen Package	LED Color	Lens	Distribution	Voltage	Electrical Options	
TLRCB10	18LED 350MA	35K	GCF	R3 TYPE 3	MVOLT	SF	SINGLE FUSE
	18LED 700MA	41K		R4 TYPE 4		DF	DOUBLE FUSE
		56K		R5 TYPE 5		SPD6KV	SURGE PROTECTION

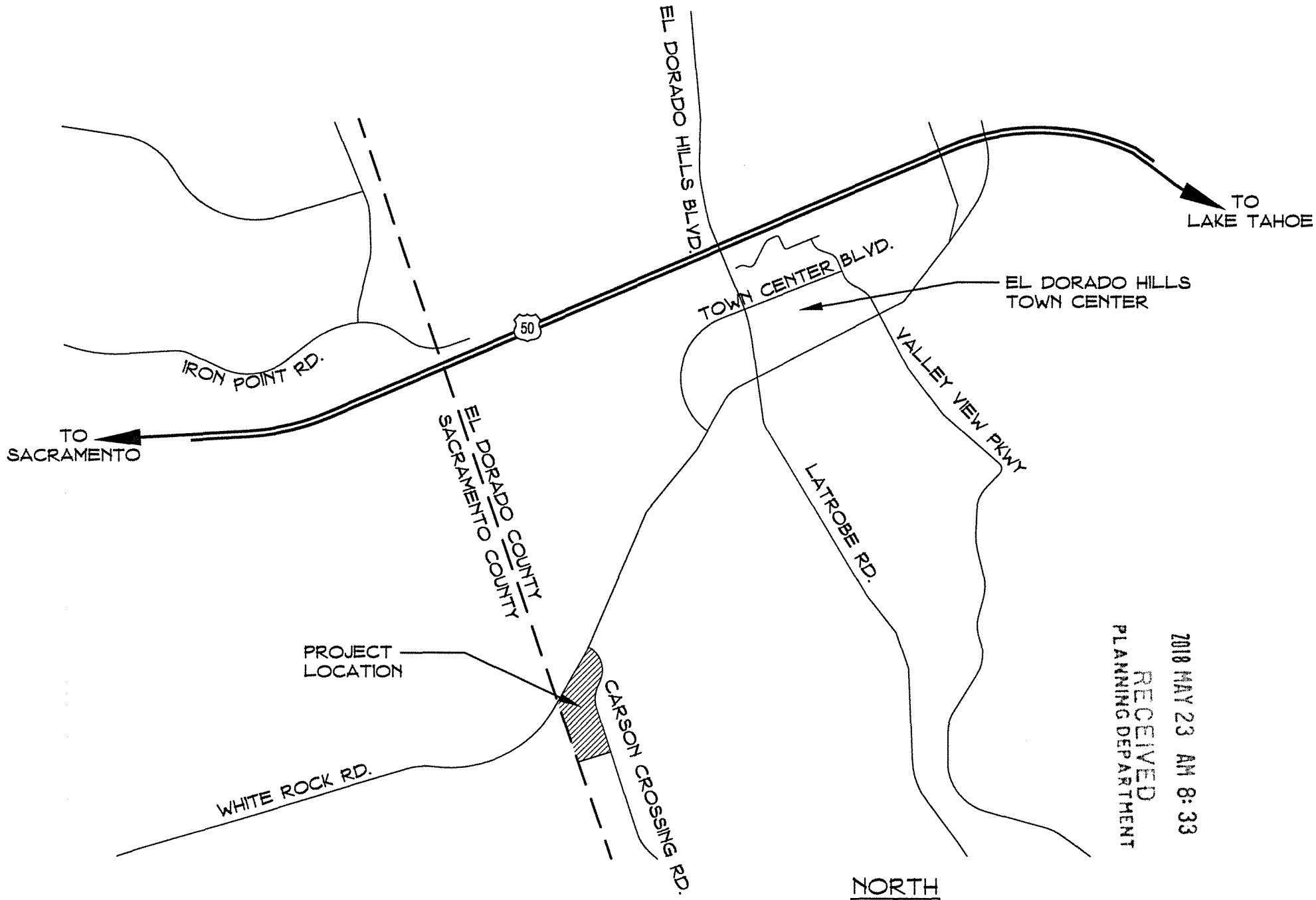
Finish

DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT
	RAL COLORS

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

©2012 Acuity Brands Lighting, Inc. All Rights Reserved.

Rev. 4/14

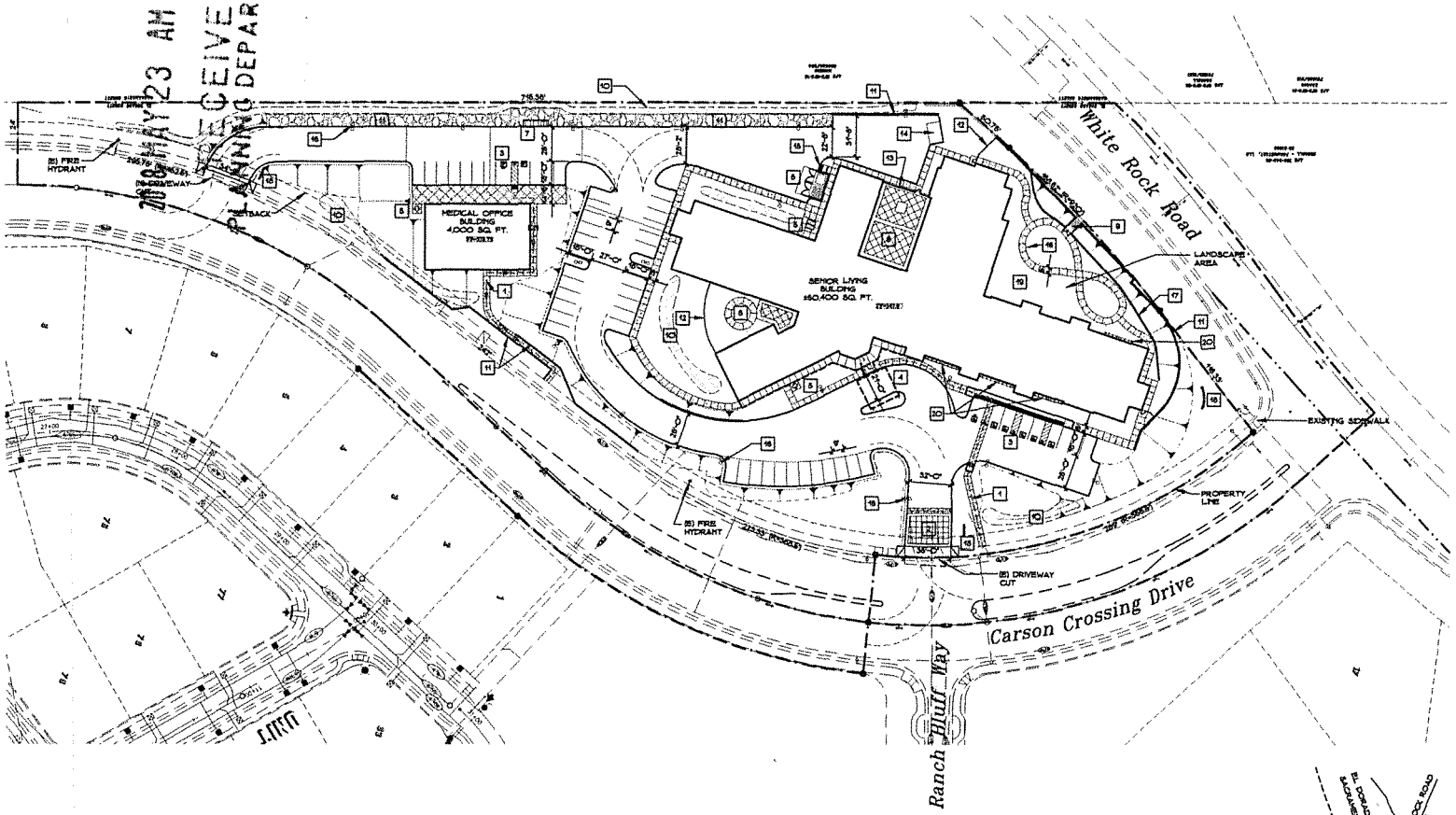


VICINITY MAP
N.T.S.

2018 MAY 23 AM 8:33
RECEIVED
PLANNING DEPARTMENT

CUP18-0005

2018 MAY 23 AM 8:32
RECEIVED
PLANNING DEPARTMENT



Site Plan

1"=0" = 40'-0"

0 20 40 60 80 120 160

NORTH

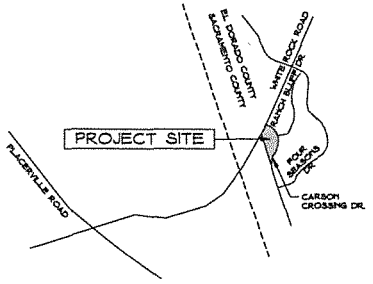
DRAWING INDEX

PROJECT DATA

A.P.N:	117-490-01-100
ZONING:	CL
SITE AREA:	4.11 AC. ±
SENIOR LIVING BUILDING AREA:	+/- 60,400 S.F.
MEDICAL PAD BUILDING AREA:	4,000 S.F.
SITE COVERAGE:	36.9%
FLOOR 1	
AL - NUMBER OF ROOMS	26
SP - NUMBER OF ROOMS	40
FLOOR 2	
MC - NUMBER OF ROOMS	30
TOTAL:	96 ROOMS
REQUIRED PARKING:	
LONG TERM CARE FACILITY:	1 PER 4 BEDS
TOTAL REQUIRED:	27 SPACES (EST. 106 BEDS)
MEDICAL OFFICE: (1/200 OF AUA)	18 SPACES
PARKING PROVIDED:	
DISABLED ACCESS SPACES:	8 SPACES
STANDARD SPACES:	49 SPACES
TOTAL PROVIDED:	57 SPACES

KEYNOTES

1. PEDESTRIAN PATH OF TRAVEL
2. STAMPED AC PAVING ACCENT
3. DISABLED ACCESSIBLE PARKING
4. ENTRY DROP-OFF WITH PORTE COCHERE
5. BIKE LOCKERS AND BIKE RACKS
6. TRASH/RECYCLING ENCLOSURE
7. TRASH/RECYCLING BINS WITH SCREEN WALL
8. PRIVATE PLAZA
9. CONCRETE STAIRS WITH GATE EQUIPPED WITH KNOX BOX - FOR EMERGENCY ACCESS ONLY
10. WATER QUALITY SWALES
11. RETAINING WALL
12. METAL FENCING
13. METAL FENCING WITH PLEXI-GLASS PANELS FOR SOUND CONTROL
14. GENERATOR
15. UNLOADING RAMP
16. SITE LIGHTING PER ELECTRICAL
17. 18" HIGH LANDSCAPE LOW WALL
18. MONUMENT SIGN
19. LANDSCAPE AREA
20. TRELLIS



Vicinity Map

NTS

NORTH

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
8320 DATA DRIVE, SUITE 100, RANCHO CORDOVA, CA 95670
916-851-1900 FAX 916-851-1400
pwcrch@pwcrchitects.com

Site Plan

Project: QUANTUM CARE PLACE

Job No. 17312 *Date:* 5-22-18

Scale: AS NOTED

A1

Quantum Care Place

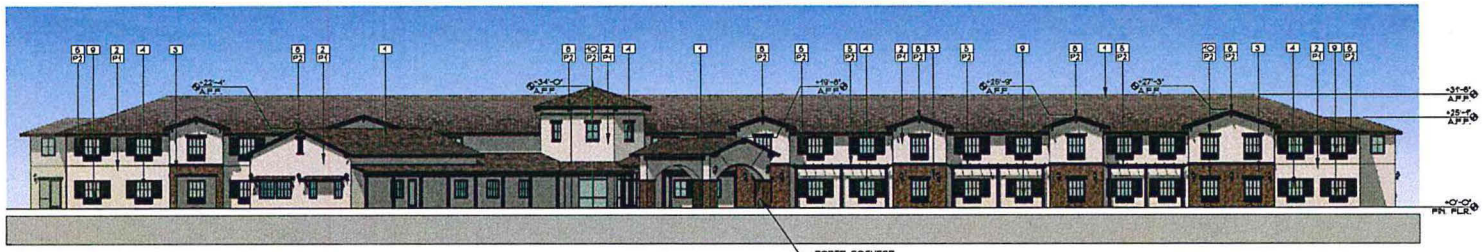
Carson Crossing Drive & White Rock Road

El Dorado Hills, California

CUP18-0005

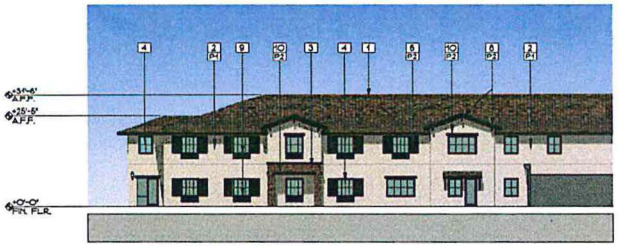
2018 MAY 23 AM 8:34

RECEIVED
PLANNING DEPARTMENT



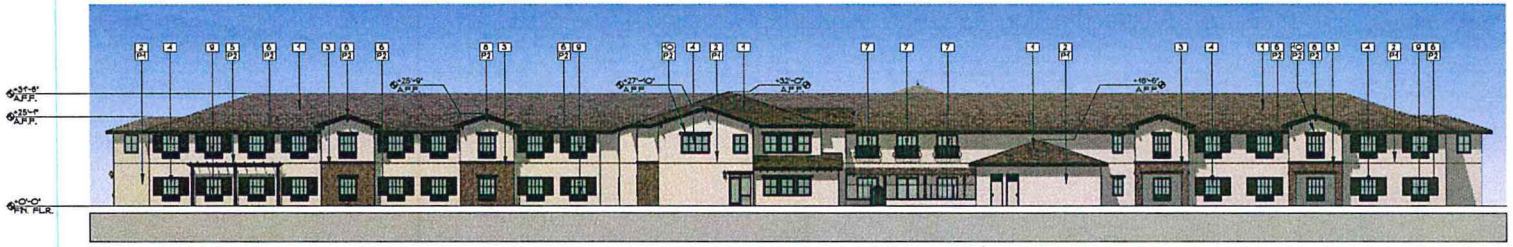
East Elevation

1/16" = 1'-0"



Partial East Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

COLOR SCHEDULE

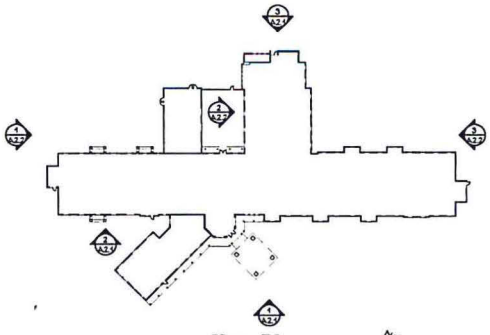
P1	GLIDDEN #A0065 - 'ANTIQUE WHITE RM'
P2	GLIDDEN #A1694 - 'CHOCOLATE KISS'

FINISH SCHEDULE

1	CONCRETE ROOF TILES
2	PAINTED CEMENT PLASTER FINISH
3	DECORATIVE STONE VENEER - HILLSTONE
4	VINYL CLAD DUAL GLAZED WINDOW SYSTEM
5	PAINTED WOOD TRELLIS
6	PAINTED SHUTTERS
7	DECORATIVE WROUGHT IRON FAUX BALCONY
8	PAINTED DECORATIVE RAFTER ENDS
9	WALL MOUNTED PTAC UNITS
10	PAINTED HEADER ACCENT

FINISH LEGEND

	P1 - GLIDDEN #A0065 - 'ANTIQUE WHITE RM'
	P2 - GLIDDEN #A1694 - 'CHOCOLATE KISS'
	EAGLE ROOFING - 'KINGS CANYON BLEND'
	EL DORADO STONE: HILLSTONE - 'LUCERA'



Key Plan

N.T.S

NORTH

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
8880 RAYA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX 916-851-1406
pwcarch@pwcarchitects.com

Senior Living Building Elevations

Project:	QUANTUM CARE PLACE		
Job No.	17312	*Date:*	5-22-18
Scale:	AS NOTED		

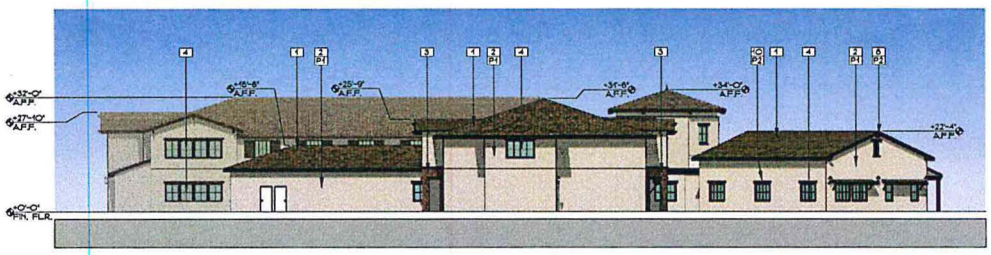
A2.1

Quantum Care Place
Carson Crossing Drive & White Rock Road
El Dorado Hills, California

CUP18-0005

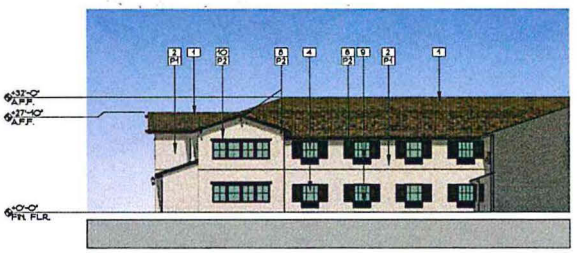
2018 MAY 23 AM 8:35

RECEIVED
PLANNING DEPARTMENT



South Elevation

1/16" = 1'-0"



Partial South Elevation

1/16" = 1'-0"

COLOR SCHEDULE

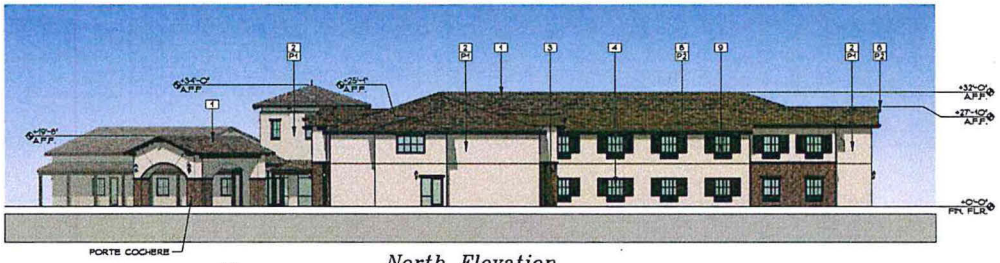
P1 GLIDDEN #A0065 - "ANTIQUE WHITE RM"
P2 GLIDDEN #A1694 - "CHOCOLATE KISS"

FINISH SCHEDULE

1. CONCRETE ROOF TILES
2. PAINTED CEMENT PLASTER FINISH
3. DECORATIVE STONE VENEER - HILLSTONE
4. VINYL CLAD DUAL GLAZED WINDOW SYSTEM
5. PAINTED WOOD TRELLIS
6. PAINTED SHUTTERS
7. DECORATIVE WROUGHT IRON FAUX BALCONY
8. PAINTED DECORATIVE RAFTER ENDS
9. WALL MOUNTED PTAC UNITS
10. PAINTED HEADER ACCENT

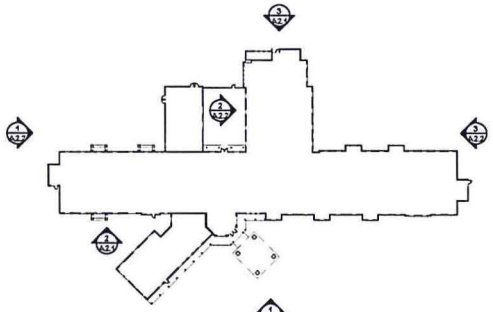
FINISH LEGEND

P1 - GLIDDEN #A0065 - "ANTIQUE WHITE RM"
P2 - GLIDDEN #A1694 - "CHOCOLATE KISS"
EAGLE ROOFING - "KINGS CANYON BLEND"
EL DORADO STONE: HILLSTONE - "LUCERA"



North Elevation

1/16" = 1'-0"



Key Plan

N.T.S

NORTH

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S

Senior Living Building Elevations

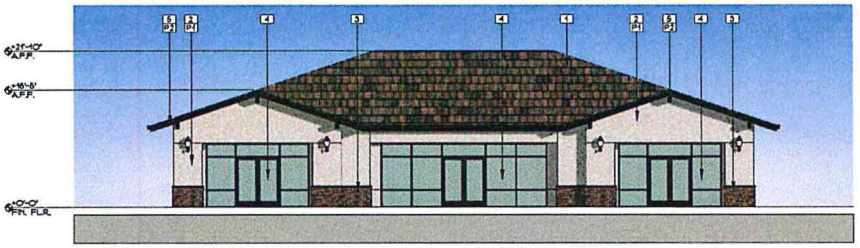
Project:	QUANTUM CARE PLACE		
Job No.	17312	*Date:*	5-22-18
Scale:	AS NOTED		

A2.2

Quantum Care Place
Carson Crossing Drive & White Rock Road
El Dorado Hills, California

CUP18-0005

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT



West Elevation

1/8" = 1'-0"

East Elevation

1/8" = 1'-0"

COLOR SCHEDULE

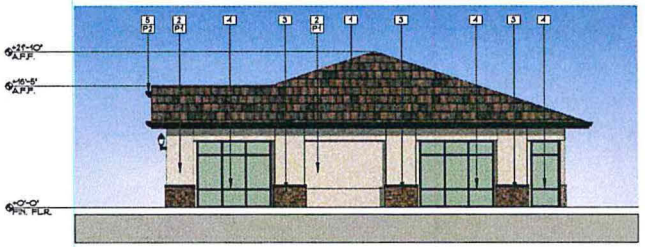
- P1 GLIDDEN #A0065 - "ANTIQUE WHITE RM"
- P2 GLIDDEN #A1694 - "CHOCOLATE KISS"

FINISH SCHEDULE

- 1 CONCRETE ROOF TILES
- 2 PAINTED CEMENT PLASTER FINISH
- 3 DECORATIVE STONE VENEER - HILLSTONE
- 4 ALUMINUM STOREFRONT WINDOW SYSTEM
- 5 PAINTED DECORATIVE RAFTER ENDS

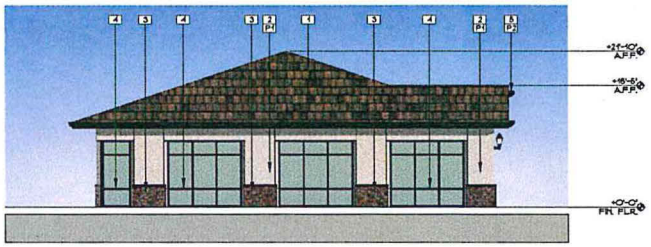
FINISH LEGEND

- P1 - GLIDDEN #A0065 - "ANTIQUE WHITE RM"
- P2 - GLIDDEN #A1694 - "CHOCOLATE KISS"
- EAGLE ROOFING - "KINGS CANYON BLEND"
- EL DORADO STONE: HILLSTONE - "LUCERA"



South Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"

Quantum Care Place
Carson Crossing Drive & White Rock Road
El Dorado Hills, California

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
8950 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA 95670
916-851-1400 FAX 916-851-1406
pwarch@pwarchitects.com

Medical Office Building Elevations

Project:	QUANTUM CARE PLACE		
Job No.	17312	*Date:*	5-22-18
Scale:	AS NOTED		

A2.3

CUP18-0005

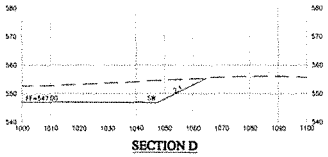
2018 MAY 23 AM 8:35

RECEIVED
PLANNING DEPARTMENT

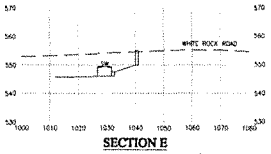
QUANTUM CARE PLACE
PROPOSED GRADING
COUNTY OF EL DORADO
MAY 16, 2018

SCALE: 1"=30'

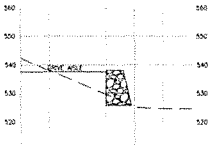
0 15' 30' 60'
SCALE: 1" = 30'



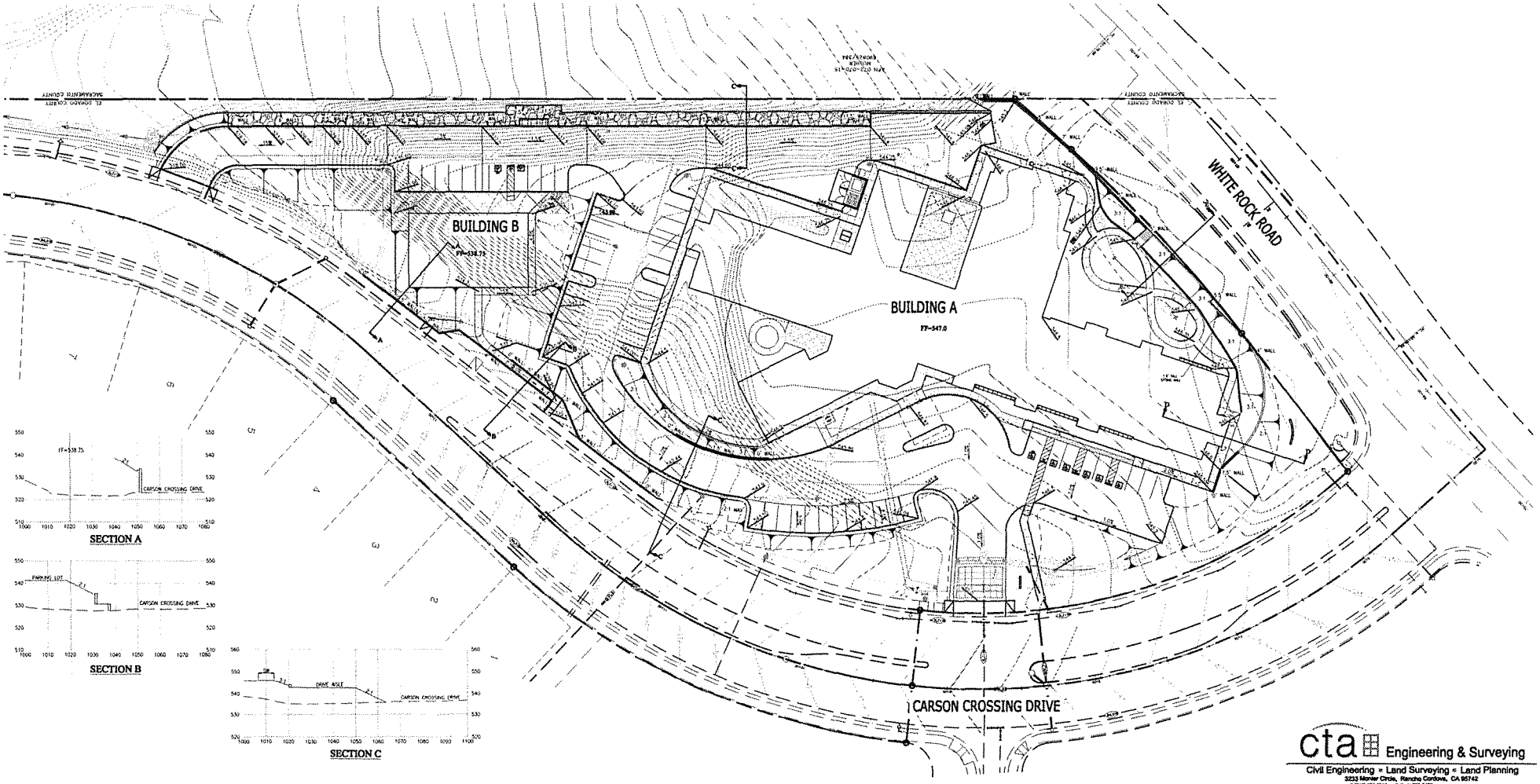
SECTION D



SECTION E



SECTION F



SECTION A

SECTION B

SECTION C

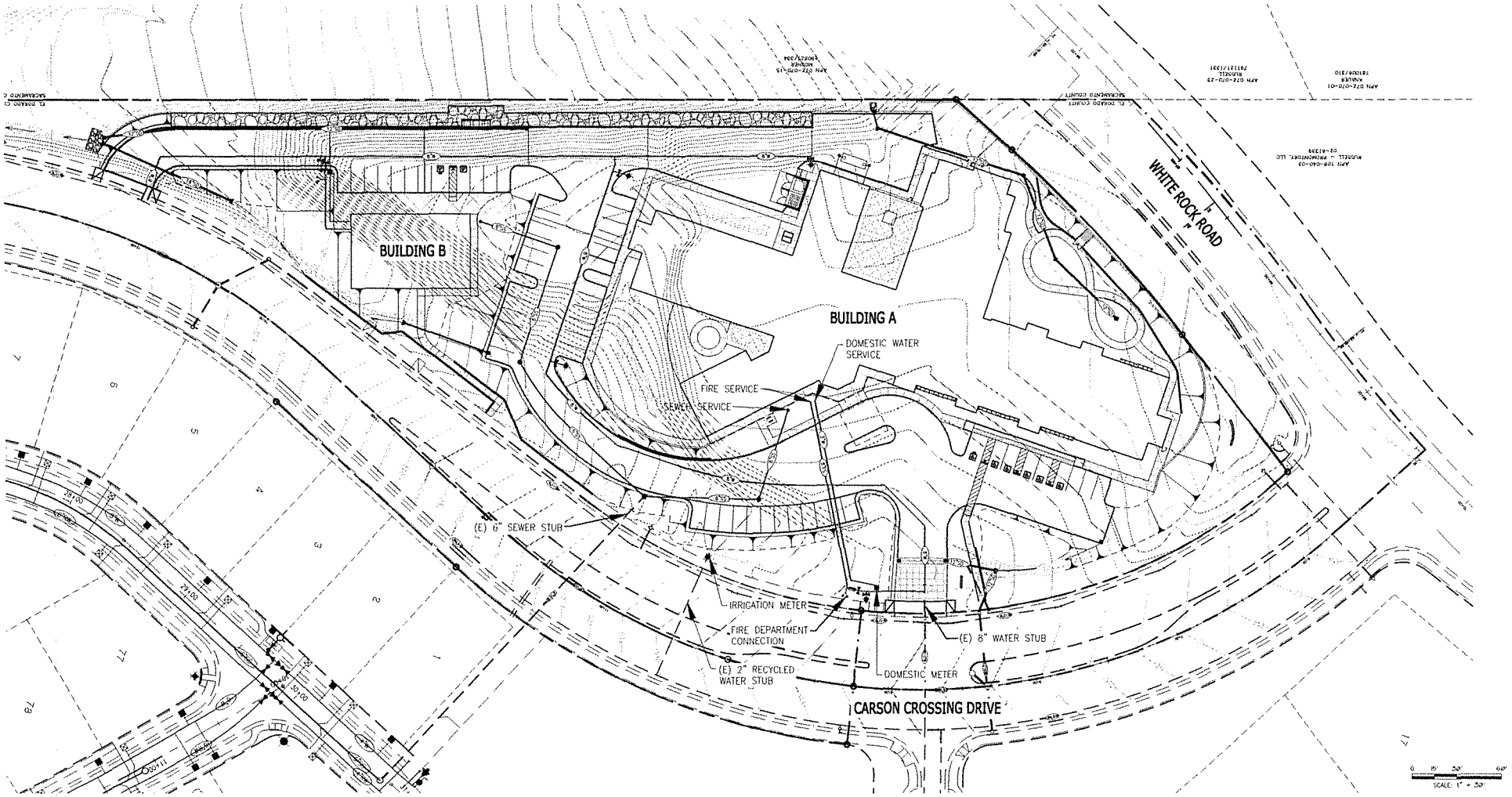
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 924-0919 • F (916) 638-3479 • www.ctaeng.net

CUP18-0005

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT

QUANTUM CARE PLACE
PROPOSED WATER, SEWER and DRAINAGE
COUNTY OF EL DORADO
MAY 16, 2018

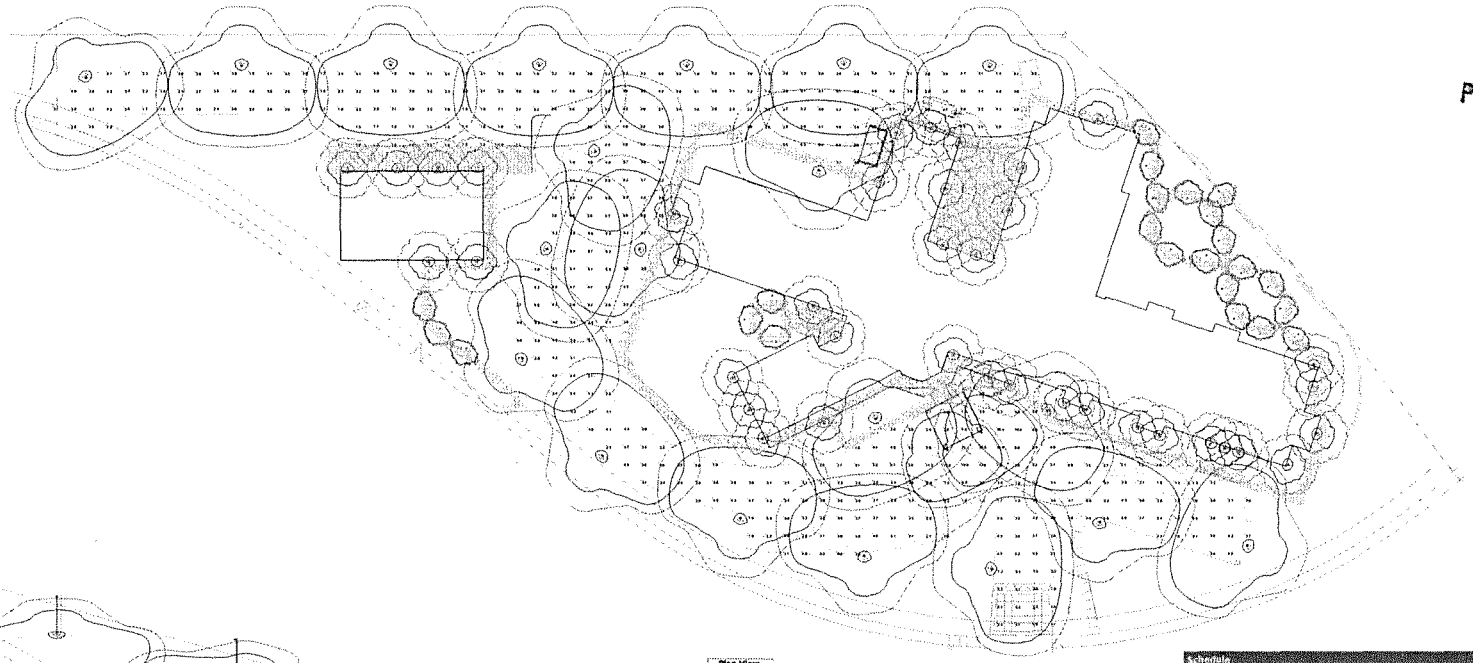
SCALE: 1"=30'



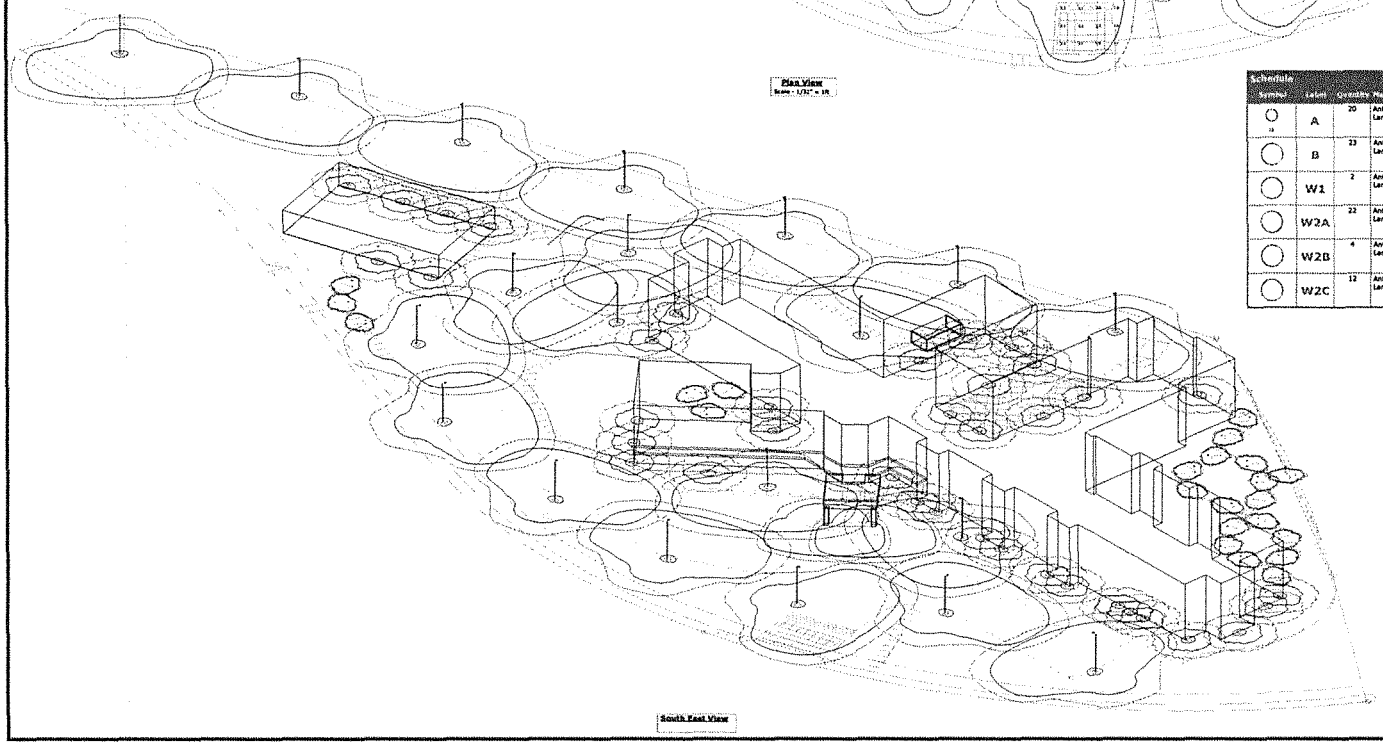
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-3479 • www.ctaes.net

CUP18-0005

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT



Plan View
Scale - 1/32" = 1ft



South East View

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	20	Antique Street Lamps	RC15L P60 40K GCF R4 XXXX	Resonance 1.5 LED Post Top, LED Package 60, 4000K, Glass Clear Flat, Type 4 distribution	LED	1	14092	0.9	145
	B	23	Antique Street Lamps	TURC/810 50M MED GCF R4 120 DBL	BOLLARD WITH AEREES STYLE OPTICS. TYPE 4 REFLECTOR WITH CLEAR 50 METAL HALIDE LAMP.	LED	1	3750	0.9	85.5
	W1	2	Antique Street Lamps	RC15L P60 40K GCF R4 XXXX	Resonance 1.5 LED Post Top, LED Package 60, 4000K, Glass Clear Flat, Type 4 distribution	LED	1	14092	0.9	145
	W2A	22	Antique Street Lamps	TURC10 18LED 350mA 41K GCF R5 120 DBL	TURC10 LED, 2 MODULES, 18 LED, 350mA, 4100K, TYPE 5 OPTIC. TEMP 49.1C	LED	1	1285	0.9	23
	W2B	4	Antique Street Lamps	TURC10 18LED 350mA 41K GCF R5 120 DBL	TURC10 LED, 2 MODULES, 18 LED, 350mA, 4100K, TYPE 5 OPTIC. TEMP 49.1C	LED	1	1285	0.9	23
	W2C	12	Antique Street Lamps	TURC10 18LED 350mA 41K GCF R5 120 DBL	TURC10 LED, 2 MODULES, 18 LED, 350mA, 4100K, TYPE 5 OPTIC. TEMP 49.1C	LED	1	1285	0.9	23

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE/PARKING	+	3.5 fc	28.9 fc	1.0 fc	28.9:1	3.5:1
SIDEWALKS	+	2.9 fc	62.0 fc	0.3 fc	206.7:1	9.7:1

Luminaire Locations

Label	MH
A	20.00
B	3.00
W2A	8.00
W2B	8.00
W2C	8.00
W1	10.00

Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Performance may differ as a result of end-user environment and application. Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

CJS Lighting

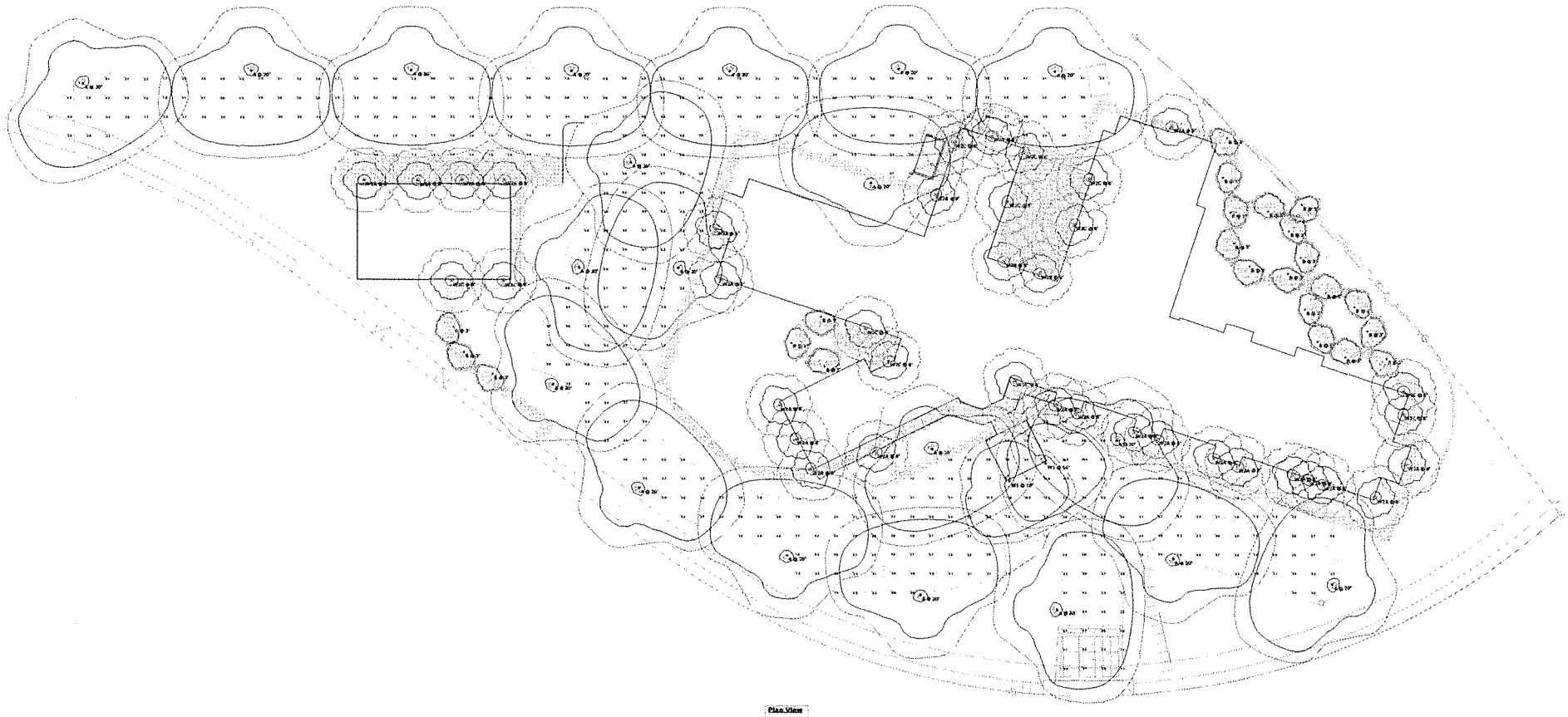
QUANTUM CARE EDH
SITE ABC

Designer: JOW
Date: 5/16/2018
Scale: AS NOTED
Drawing No.:
Summary:

CUP18-0005

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT

CJS Lighting



Plan View

Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Performance may differ as a result of end-user environment and application. Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

QUANTUM CARE EDH
SITE ABC

Designer: DGW
Date: 5/16/2018
Scale: AS NOTED
Drawing No.:
Summary:

CUP18-0005

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	ACER RUBRUM 'OCTOBER GLORY/RED MAPLE	15 GALLON	16
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	10
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	12
	PINUS ELDARICA/AFGHAN PINE	15 GALLON	14
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	28
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	20
	CAREX DIVULSA/EURASIAN GRAY SEDGE (WATER QUALITY)	LINER	
	SHRUB & GROUNDCOVER AREA:		
	ACANTHUS MOLLIS/BEARS BREECH	5 GALLON	
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON	
	ARISTIDA PURPUREA/PURPLE THREE-AWN	1 GALLON	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH	1 GALLON	
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON	
	BLECHNUM SPICANT/DEER FERN	1 GALLON	
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
	CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON	
	CISTUS SALVIIFOLIUS/SAGELEAF ROCKROSE	5 GALLON	
	CALLISTEMON V. LITTLE JOHN/DWF. BOTTLE BRUSH	5 GALLON	
	CEANOTHUS "CONCHA"/CALIFORNIA LILAC	5 GALLON	
	COTONEASTER D. "LOWFAST"/PROSTRATE COTONEASTER	1 GALLON	
	CAREX FLACCA (GLAUCA)/BLUE SEDGE	1 GALLON	
	DIANELLA TASMANICA 'VARIEGATA'/VARIEGATED FLAX LILY	5 GALLON	
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON	
	ERIOGONUM FASICULATUM/CALIFORNIA BUCKWHEAT	1 GALLON	
	FORSYTHIA X. 'BEATRIX FARRAND'/FORSYTHIA	5 GALLON	
	GELSEMIUM SEMPERVIRENS/CAROLINA JESSAMINE	5 GALLON	
	HEUCHERA X. 'ROSADA'/ROSADA CORAL BELLS	1 GALLON	
	HETEROMELES ARBUTIFOLIA/TOYON	5 GALLON	
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY	1 GALLON	
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON	
	JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON	
	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON	
	LAGERSTROEMIA X. 'ZUNI'/DWF. PURPLE CRAPE MYRTLE	5 GALLON	
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	
	LIRIOPE MUSCARI/LILY TURF	1 GALLON	
	LAVANDULA A. 'MUNSTEAD'/DWF. LAVENDER	1 GALLON	
	MACFADYENA UNGUIS-CATI/CAT'S CLAW VINE	5 GALLON	
	MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON	
	MAHONIA REPENS/CREEPING OREGON GRAPE	1 GALLON	
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	
	MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	NEPETA X. FAASSENII/CATMINT	1 GALLON	
	NEPHROLEPIS CORDIFOLIA/SOUTHERN SWORD FERN	5 GALLON	
	PENSTEMON HETEROPHYLLUS MARGARITA B.O.P./BEARD TONGUE	1 GALLON	
	ROSA X. DRIFT APRICOT/GROUNDCOVER ROSE	2 GALLON	
	ROSA (FLORIBUNDA) 'CECILE BRUNNER'/PINK CLIMBING ROSE	5 GALLON	
	ROSA CALIFORNICA/WILD ROSE	5 GALLON	
	ROSA X. KORBIN/ICEBERG ROSE	5 GALLON	
	ROSMARINUS O. "COLLINGWOOD INGRAM"/ROSEMARY	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	SALVIA MELLIFERA 'TERRA SECA'/BLACK SAGE	5 GALLON	
	SYMPHORICARPOS MOLLIS/CREEPING SNOWBERRY	1 GALLON	

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT

Preliminary Landscape Plan

1"-0" = 40'-0"

0 20 40 60 80 120 160

NORTH

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES							
CERCIS OCCIDENTALIS	314 S.F.	0	0	6	0	942 S.F.	
						20' TOTAL:	942 S.F.
30' DIA. TREES							
ACER RUBRUM	706 S.F.	1	0	4	0	2118 S.F.	
PINUS ELDARICA	706 S.F.	0	1	0	0	530 S.F.	
						30' TOTAL:	2648 S.F.
35' DIA. TREES							
CEDRUS DEODARA	962 S.F.	0	0	3	0	1443 S.F.	
PISTACHIA CHINENSIS	962 S.F.	3	2	15	0	11544 S.F.	
QUERCUS LOBATA	962 S.F.	0	0	7	0	3367 S.F.	
						35' TOTAL:	16354 S.F.
						PARKING AREA:	38023 S.F.
						SHADE REQUIRED: 50%	19011 S.F.
						SHADE PROVIDED: 51%	19344 S.F.

Garth Ruffner Landscape Architect (916) 797-2576
1120 Douglas Blvd., Suite 100, #201, Roseville, CA 95746-2018
GarthRuffner.com California R.L.A. #2516

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
3320 DATA DRIVE, SUITE 200, RANCHO CORDOVA, CA. 95670
916-851-1400 FAX: 916-851-1408
pwcarch@pwcarchitects.com

Preliminary Landscape Plan

Project: QUANTUM CARE PLACE

Job No. 17312 (38002) *Date:* 5-15-18

Scale: 1"=40'-0"

LA

Quantum Care Place

Carson Crossing Drive & White Rock Road

El Dorado Hills, California

CUP18-0005

2018 MAY 23 AM 8:32
RECEIVED
PLANNING DEPARTMENT

The Oars

EXTERIOR MONUMENT

The Oars Senior Living

Date Issued:

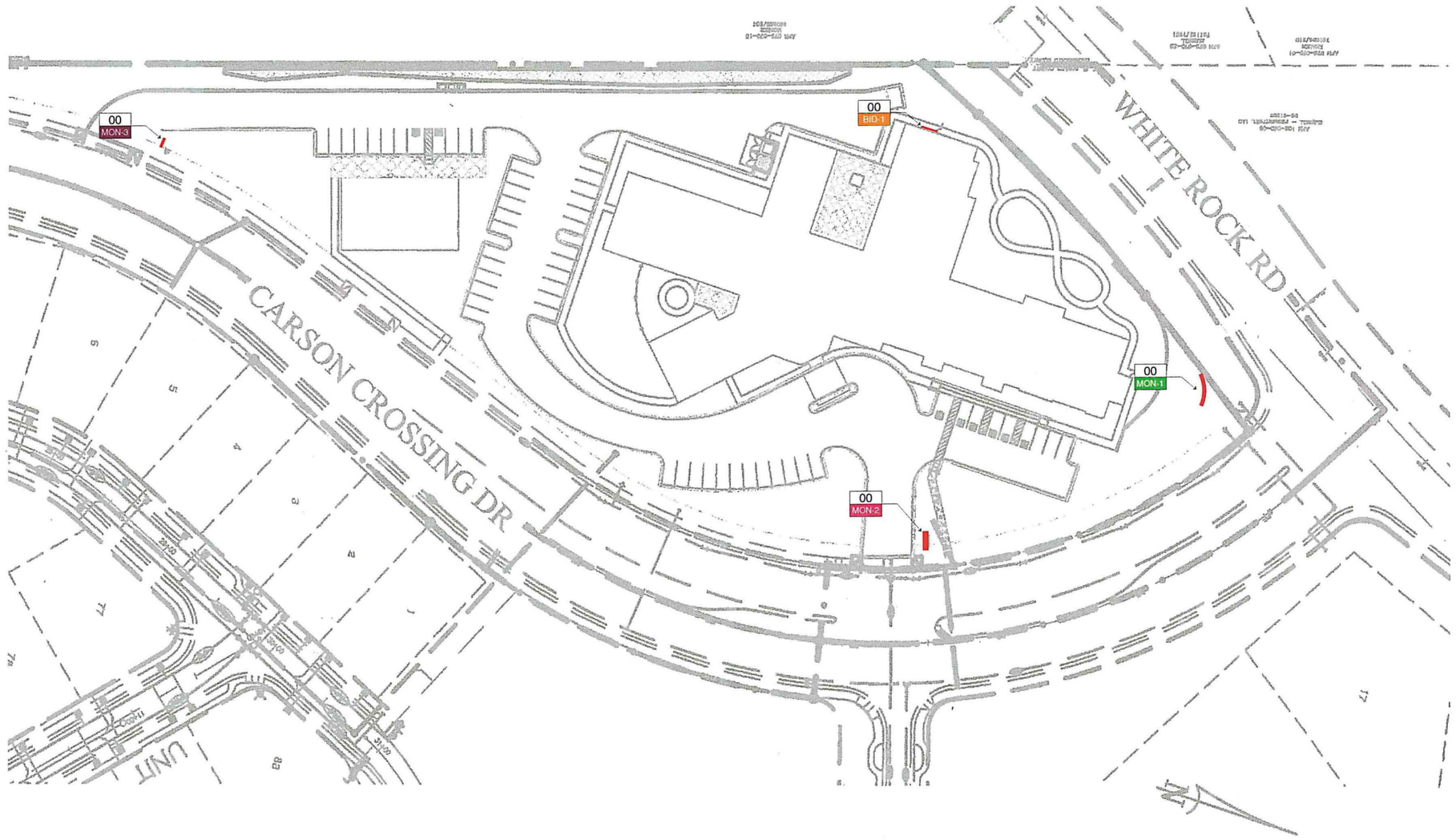
Latest Revision: 05.21.18

WeidnerCA

FUEL CREATIVE GROUP

CUP18-0005

SIGN	DESCRIPTION
00 MON-1	Corner Monument
00 MON-2	Main Entry Monument
00 MON-3	Secondary Monument
00 BID-1	Building ID



2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT

WeidnerCA
Signage and Graphics
to Brand the Built Environment®

FUEL CREATIVE GROUP

5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com

CA License No. 559090
NV License No. 0040109

Project:
The Oars Senior Living
El Dorado Hills

Client:
The Oars Senior Living

Designer:
WeidnerCA/FUEL Creative Group

Work Order:
Est. No:
Issued: 05-16-18
Drawn By: BR

DWG:

Revisions:
R1. 05.21.18 BR

DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

© WEIDNER ARCHITECTURAL SIGNAGE. NO PART OF THE ABOVE DRAWING(S), DESIGN, ARRANGEMENTS OR IDEAS HEREON SHALL BE DUPLICATED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSSED WRITTEN PERMISSION OF WEIDNER ARCHITECTURAL SIGNAGE.

LOC
Location Plans

2018 MAY 23 AM 8:35
RECEIVED
PLANNING DEPARTMENT

RENDERING: FRONT VIEW

WeidnerCA
Signage and Graphics
to Brand the Built Environment®

FUEL CREATIVE GROUP

5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com

CA License No. 559090
NV License No. 0040109

Project:
The Oars Senior Living
El Dorado Hills

Client:
The Oars Senior Living

Designer:
WeidnerCA/FUEL Creative Group

Work Order:
Est. No:
Issued: 05-16-18
Drawn By: BR

DWG:

Revisions:
R1. 05.21.18 BR

DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

© WEIDNER ARCHITECTURAL SIGNAGE. NO PART OF THE ABOVE DRAWING(S), DESIGN, ARRANGEMENTS OR IDEAS HEREON SHALL BE DUPLICATED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSSED WRITTEN PERMISSION OF WEIDNER ARCHITECTURAL SIGNAGE.

LOC-1
Location Plans
Elevation

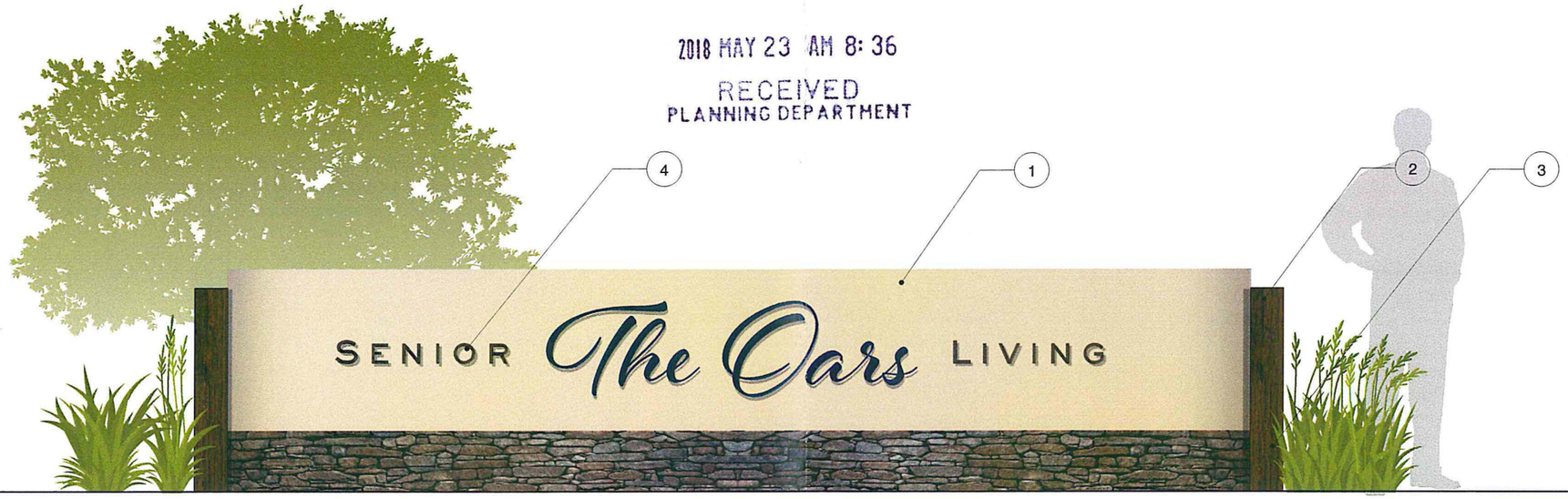
CUP18-0005

3.1.0

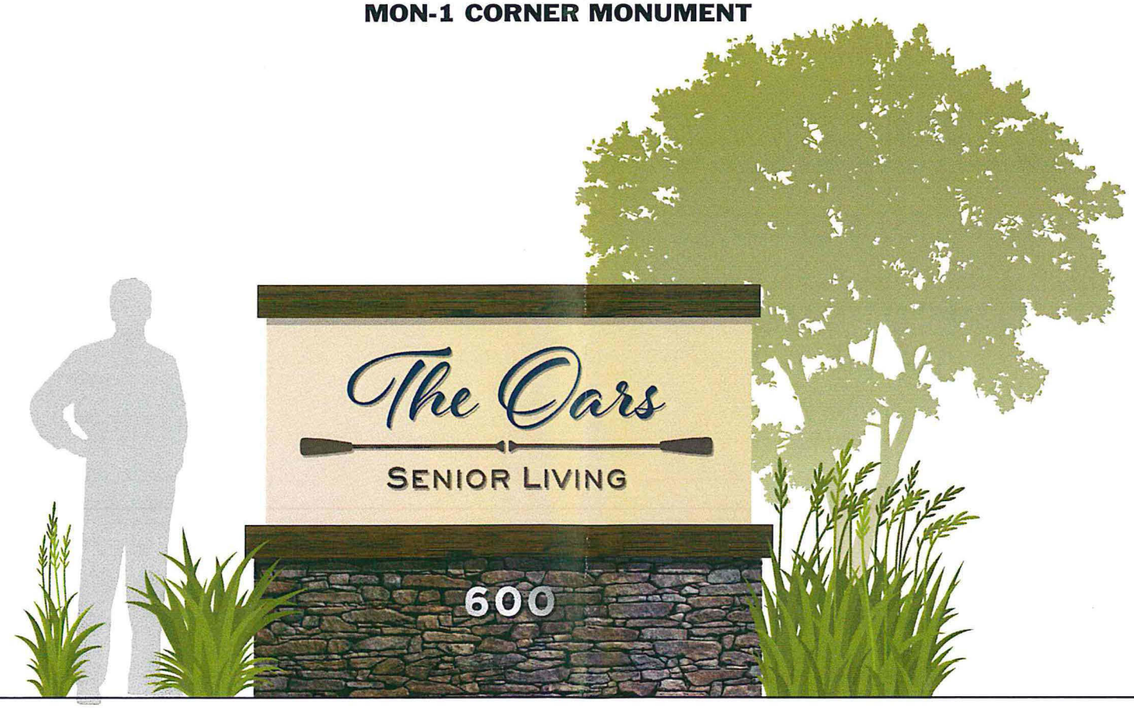
DESIGN NOTES

1. Off-white cabinet to match exterior stucco
2. Stacked stone to match exterior
3. Vertical grain wood to match exterior trim
4. Painted dimensional letters

2018 MAY 23 AM 8:36
RECEIVED
PLANNING DEPARTMENT



MON-1 CORNER MONUMENT



MON-2 MAIN ENTRY MONUMENT

WeidnerCA
Signage and Graphics to Brand the Built Environment®

FUEL CREATIVE GROUP

5001 24th Street
Sacramento, CA 95822
916-452-8000

WeidnerCA.com

CA License No. 559090
NV License No. 0040109

Project:
The Oars Senior Living
El Dorado Hills

Client:
The Oars Senior Living

Designer:
WeidnerCA/FUEL Creative Group

Work Order:
Est. No:
Issued: 05-16-18
Drawn By: BR

DWG:

Revisions:

DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

© WEIDNER ARCHITECTURAL SIGNAGE. NO PART OF THE ABOVE DRAWING(S), DESIGN, ARRANGEMENTS OR IDEAS HEREON SHALL BE DUPLICATED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSSED WRITTEN PERMISSION OF WEIDNER ARCHITECTURAL SIGNAGE.

MON1A-1
Small Entry Monument

CUP18-0005

4.0.0