PLANNED DEVELOPMENT

ASSESSOR'S PARCEL NO.(s) 124-301-47

PROJECT NAME/REQUEST: Sophia Parkway Assisted Living Facility: Proposed ±21,443 SF assisted living facility on ±3.6 AC of land. Facility will provide 155 beds.

IF SUBDIVISION/PARCEL MAP: Create lots, ranging in size from to acre(s) / SF

IF ZONE CHANGE: From to IF GENERAL PLAN AMENDMENT: From to

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date Expiration date

APPLICANT/AGENT RAP Sunnyside, LLC
Mailing Address 2287 Morely Way Sacramento CA 95864
P.O. Box or Street City State & Zip
Phone (916) 826-3007 EMAIL: sungmin.park.mba@gmail.com

PROPERTY OWNER RAP Sunnyside, LLC
Mailing Address 2287 Morely Way Sacramento CA 95864
P.O. Box or Street City State & Zip
Phone (916) 826-3007 EMAIL: sungmin.park.mba@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Rick Engineering Company
Mailing Address 2525 E Bidwell St Folsom CA 95630
P.O. Box or Street City State & Zip
Phone (916) 638-8200 EMAIL: ssllbridge@rickengineering.com

LOCATION: The property is located on the West side of Sophia Pkwy
0.1 feet/miles South of the intersection with Green Valley Rd
in the Southwest area. PROPERTY SIZE 3.6 AC

signature of property owner or authorized agent Date 2/28/19

FOR OFFICE USE ONLY
Date 5-1-2019 Fee $ 8164 Receipt # 101101 Rec'd by Census
Zoning R-PO GPD 1 Supervisor Dist 1 Sec 28 Twn 10N Rng 4E
ACTION BY PLANNING COMMISSION ZONING ADMINISTRATOR
Hearing Date 
Approved Denied findings and/or conditions attached

ACTION BY BOARD OF SUPERVISORS
Hearing Date 
Approved Denied findings and/or conditions attached
APPEAL: Approved Denied

Executive Secretary

PD 19-0001 Revised 11/2017
PLANNED DEVELOPMENT

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 (x) 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 (x)

Applicant County

1) Application form, completed and signed.

2) Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.

3) Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.

4) A copy of official Assessor's map, showing the property outlined in red.

5) An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.

6) Environmental Questionnaire form, completed and signed.

7) Provide name, mailing address and phone number of all property owners and their agents.

8) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department.

PD 19-0001
FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

☐ 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.

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 which is to be used for sewage disposal:

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

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

☐ 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 15.14.240 of County Grading Ordinance for submittal detail)
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<th>No.</th>
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<td>15)</td>
<td>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 &amp; 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 &amp; 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.)</td>
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<td>16)</td>
<td>Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.</td>
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<td>17)</td>
<td>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.)</td>
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<td>18)</td>
<td>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.</td>
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<td>19)</td>
<td>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.</td>
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<td>20)</td>
<td>An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District’s &quot;Guide to Air Quality Assessment.&quot;</td>
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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).

FORMS AND MAPS REQUIRED

Check (✓)

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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.

FORMS AND MAPS REQUIRED

Check (✓)

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</table>
FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

___  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 130.18).

___  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 demonstrating compliance with Zoning Ordinance Chapter 130.14.170.

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

___ 16) Existing/proposed fire hydrants.

N/A  17) Tentative subdivision or parcel map (if applicable).

___ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).

N/A  19) Public uses (schools, parks, etc.)

___ 20) 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.)
FORMS AND MAPS REQUIRED

Check (✓)  
Applicant, County

X  ____21)  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  ____22)  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 130.18). (Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½” x 11”, plus one 11” x 17” reduction).

FORMS AND MAPS REQUIRED

Check (✓)  
Applicant, County

X  ____1)  Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.18.090)

X  ____2)  Note quantity/type of trees to be removed.

X  ____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.

X  ____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.

X  ____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 11" x 17" reduction).

FORMS AND MAPS REQUIRED
Check (✓)
Applicant County

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

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

X 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 11" x 17" reduction).

FORMS AND MAPS REQUIRED
Check (✓)
Applicant County

X 1) Building design, elevations of all sides.

X 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.
To: El Dorado County
Community Development Services, Planning and Building Department
2850 Fairlane Ct.
Placerville, CA 95667

From: Francis Adrias

Date: April 30, 2019

Subject: Sophia Parkway Memory Care

Job No.: 18234

How Sent: Hand Delivered

We are transmitting the following attached items:
If items are not attached as indicated, please notify us immediately

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<td>1 page APN Map</td>
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<td>1</td>
<td>02/06/2018</td>
<td>1 page Vicinity Map</td>
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<td>1</td>
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<td>2 pages Transportation Impact Study (TIS) – Initial Determination</td>
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<td>02/27/2019</td>
<td>1 page El Dorado Irrigation District, Facility Improvement Letter Request</td>
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<td>10/15/2009</td>
<td>1 page Parcel Map</td>
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<td>70 pages Preliminary Drainage Study</td>
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<td>21 pages Bollard Acoustical Consultants, Inc., Environmental Noise Assessment</td>
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<td>1</td>
<td>10/19/2017</td>
<td>11 pages HELIX Environmental Planning, Inc., Certified Arborist Tree Inventory</td>
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<td>03/06/2019</td>
<td>68 pages HELIX Environmental Planning, Inc., Biological Resources Letter Report</td>
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<td>1</td>
<td>02/07/2018</td>
<td>1 page FEMA National Flood Hazard Layer FIRMette</td>
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<td>1 page Preliminary Landscape Plan, 24&quot; x 36&quot;</td>
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<td>17 pages BSB Design, Conceptual Design Plans, 24&quot; x 36&quot;</td>
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Transmittal Letter

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<td>04/06/2019</td>
<td>1 sheet</td>
<td>Check No. 0994 for amount of $8,164.00</td>
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Transmitted for: Your review.
EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title: Sophia Parkway Assisted Living Facility

Lead Agency: 

Name of Owner: RAP Sunnyside, LLC  Telephone: (916) 826-3007
Address: 2287 Morely Way, Sacramento, CA 95864

Name of Applicant: RAP Sunnyside, LLC  Telephone: (916) 826-3007
Address: 2287 Morely Way, Sacramento, CA 95864

Project Location: El Dorado Hills, CA

Assessor's Parcel Number(s): 124-301-47
Acreage: 3.6 AC  Zoning: CC-PD

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: Proposed ±21,443 SF assisted living facility on ±3.6 AC of land. Facility will provide 155 beds.

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

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
   - 80% 0 to 10%
   - 3% 11 to 15%
   - 3% 16 to 20%
   - 4% 21 to 29%
   - 10% 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

DRAINAGE AND HYDROLOGY

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

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
   - 0.1 mi
   Name of the water body? Unnamed drainage channel within the parcel

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?  
    Yes  
    ________________________________

VEGETATION AND WILDLIFE  
11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:  
    70% Grass, 30% Trees  
    ________________________________

12. How many trees of 6-inch diameter will be removed when this project is implemented?  
    2  
    ________________________________

FIRE PROTECTION  
13. In what structural fire protection district (if any) is the project located?  El Dorado Hills Fire Dept  
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?  
    On-site fire hydrants  
    ________________________________

15. What is the distance to the nearest fire station?  1.6 mi (El Dorado Hills Fire Station 84)  
16. Will the project create any dead-end roads greater than 500 feet in length?  
    No  
    ________________________________

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

NOISE QUALITY  
18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?  
    No  
    ________________________________

19. What types of noise would be created by the establishment of this land use, both during and after construction?  
    Temporary construction noise and minor traffic noise after construction  
    ________________________________

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

WATER QUALITY  
21. Is the proposed water source:  X public or ___ private,  X treated or ___ untreated?  
    Name the system:  El Dorado Irrigation District  
    ________________________________

22. What is the water use (residential, agricultural, industrial or commercial)?  
    Residential  
    ________________________________
AESTHETICS
23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

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

SEWAGE
25. What is the proposed method of sewage disposal? septic system 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
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No

GROWTH-INDUCING IMPACTS
29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
31. Will the project require the extension of existing public utility lines? If so, identify and give distances: No
GENERAL
32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

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

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

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

36. Will the project displace any community residents? No

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

Question #10: An unnamed drainage channel runs along the north property line of the parcel, and a seasonal and emergent wetland exists along the southwest corner of the property. Refer to the wetland investigation report for the project.

MITIGATION MEASURES (attach additional sheets if necessary)

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

Form completed by: ___________________________ Date: 2/28/19
Transportation Impact Study (TIS) – Initial Determination

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

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

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:
Name: RAP Sunnyside, LLC
Address: 2287 Morely Way, Sacramento, CA 95864
Phone #: (916) 826-3007
Email: sungmin.park.mba@gmail.com

Project Information:
Name of Project: Sophia Parkway Assisted Living Facility
Project Location: El Dorado Hills, CA
APN(s): 124-301-47
Planning Number: 
Bldg Size: 21,443 SF
Number of units: 1

Description of Project: (Use, Number of Units, Building Size, etc.)
Proposed ±21,443 SF assisted living facility on ±3.6 AC of land. Facility will provide 155 beds.

Please attach a project site plan

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

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

PD 19-0001 
Rev 8/20/18
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
- [ ] 28,000 square feet or less for warehouse
- [ ] 4 or less multi-family units
- [ ] 38,000 square feet or less for mini-storage
- [ ] 2,300 square feet or less for shopping center
- [ ] 20,000 square feet or less for churches
- [ ] 8,600 square feet or less for general office
- [ ] 20 or less sites for campgrounds
- [ ] 10,000 square feet or less for industrial
- [ ] 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:

_________________________  __________________________  __________________________
CDS Long Range Planning Signature  Date  ADH TS

OSTR waiver approved by:

_________________________  __________________________
Department of Transportation Director or Designee  Date
PROJECT NO. 18234

2525 EAST BIDWELL STREET
FOLSOM, CA 95630
916.638.8200
(FAX)916.934.5144

RICK ENGINEERING COMPANY

DATE: 02/06/2018
DRAWN BY: WD
CHECKED BY: FA
SCALE: AS SHOWN
SHEET 1 OF 1

VICINITY MAP
APN 124-301-47
EL DORADO HILLS,
EL DORADO COUNTY, CA

PD 19-0001

PROJECT SITE
(3.588 ACRES)
FACILITY IMPROVEMENT LETTER REQUEST

In order to obtain a Facility Improvement Letter, please complete this form, submit a letter from the appropriate Fire Protection District which states the fire flow requirements for your proposed project, and submit a check for the applicable fee payable to El Dorado Irrigation District. Please also provide a copy of your tentative parcel map, or site plan if available. Contact EID Development Services at (530)642-4028 or services@eid.org for the current fee amount.

Facility Improvement Letters are written in order of receipt of request and take approximately 6 to 8 weeks to prepare. The Facility Improvement 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.

1. Owner's Name and Address: (To whom the letter will be addressed and sent to.)
   RAP Sunnyside, LLC
   2287 Morely Way
   Sacramento, CA 95684
   Contact Person: Sungmin Park
   Phone Number: (916) 826-3007
   E-mail address: sungmin.park.mba@gmail.com
   Send Copy of Letter to: (Name and Address)

2. Has a Facility Improvement Letter been previously issued?
   If yes, indicate the date of issuance

3. Project Information:
   Project Name: Sophia Parkway Assisted Living Facility
   Projected No. of Lots: 1
   Description: ±21,443 SF assisted living facility on ±3.6 AC of land. Facility will provide 155 beds.
   El Dorado County Project Number:

4. Site Information:
   Assessor's Parcel Number(s):
   Current Zoning: CC-PD
   Proposed Zoning: CC-PD
   Total Acreage: ±3.6 AC
   County General Plan/Land Use Designation: Commercial
   Has El Dorado County or the City of Placerville put a deadline for staff review associated with this request? □ NO / □ YES
   If yes, indicate date

Services being requested: Indicate the type of service, number of water meters(s), meter size(s), and wastewater service(s) required for the project.

<table>
<thead>
<tr>
<th>Type of Service</th>
<th>No. of Water</th>
<th>No. of Wastewater</th>
<th>Type of Service</th>
<th>No. of Water</th>
<th>No. of Wastewater</th>
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<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
<td>Industrial</td>
<td></td>
<td></td>
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<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td>Agricultural</td>
<td></td>
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<tr>
<td>Condominium</td>
<td></td>
<td></td>
<td>Potable landscape</td>
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<td>Townhouses</td>
<td></td>
<td></td>
<td>Recycled Water</td>
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<tr>
<td>Duplexes</td>
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<tr>
<td>Commercial</td>
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<td></td>
<td>Fire Hydrant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE

EID Use Only

Existing Water/Sewer:
Account: ___________________ Water EDUs: ___________________ Sewer EDUs: ___________________
Account: ___________________ Water EDUs: ___________________ Sewer EDUs: ___________________

Uninstalled Services:
Account: ___________________ Water EDUs: ___________________ Sewer EDUs: ___________________
Account: ___________________ Water EDUs: ___________________ Sewer EDUs: ___________________

Total FCCs Required for Project?
Water EDUs: ___________________ Sewer EDUs: ___________________

Comments: ___________________
CONCEPTUAL DESIGN

ASSISTED LIVING FACILITY

SOPHIA PARKWAY, SACRAMENTO

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

March 5, 2019 | LP180483.00

PD 19-0001
Assisted Living Facility
Sophia Parkway, Sacramento
Building A
- F.F. +/- 402
- 2 Levels
- 47 beds

Watershed

Outdoor Courtyard

Proposed Sewer Station

Building B
- F.F. +/- 406
- 4 Levels
- 108 beds

Emergency Vehicular Access & 20' Sewer Easements

Building Entry
- Foyer at F.E. +/- 402

Handicap Accessible Ramp

CONCEPTUAL SITE PLAN

NOTE: Proposed property location, boundary lines, and shape of the parcel shown in this study are for graphic reference only and may be subject to change pending on owner's final surveying map.

Assisted Living Facility
Sophia Parkway, Sacramento

March 27, 2019 | LP180483.00
OPTION ONE

BUILDING SUMMARY:

BUILDING A
- 2 STORY
- LOWER LEVEL = 23 BEDS
- ENTRY LEVEL = 24 BEDS
- TOTAL 47 UNITS

BUILDING B
- 4 STORY
- LOWER LEVEL = 27 BEDS
- ENTRY LEVEL = 27 BEDS
- SECOND LEVEL = 27 BEDS
- THIRD LEVEL = 27 BEDS
- TOTAL 108 UNITS

Building A
- Entry Level = 24 beds (PHASE 1)

Building B
- Entry Level = 24 beds (PHASE 2)

CONCEPTUAL FLOOR PLAN
ENTRY LEVEL (TOTAL 51 BEDS / THIS LEVEL)
OPTION ONE
BUILDING SUMMARY:

BUILDING A
- 2 STORY
- TOTAL 50 UNITS

BUILDING B
- 4 STORY
- TOTAL 108 UNITS

Building A
- Lower Level = 23 beds
  (PHASE 1)

Building B
- Lower Level = 24 beds
  (PHASE 2)

CONCEPTUAL FLOOR PLAN
LOWER LEVEL (TOTAL 47 BEDS / THIS LEVEL)
OPTION ONE
BUILDING SUMMARY:

BUILDING A
- 2 STORY
- TOTAL 50 UNITS

BUILDING B
- 4 STORY
- TOTAL 108 UNITS

Building B
- Second and Third Level = 24 Beds Each Level (PHASE 2)

CONCEPTUAL FLOOR PLAN
2nd & 3rd LEVEL (TOTAL 24 BEDS / LEVEL)
KEY MAP

SECTION A-A

Existing Contour Line
Landscape Area
Wetland Area
Off-site
Internal Road
- EVA

Guest Parking
Internal Road
- FF +/- 410
Drop-off Area
16' Entrance Lobby
- Over-looking Dining Area

SECTION A-A

Existing Slope
- Handicap Accessible Ramp
Sophia Parkway

Assisted Living Facility
Sophia Parkway, Sacramento

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January 18, 2019 | LP180483.00
Phase One Building
- 2 Levels
- 50 Beds
Main Courtyard
Internal Road
- EVA
Existing Watershed

Phase Two Building
- 4 Levels
- 108 beds
Internal Road
- FF +/- 410
Courtyard Area

Sophia Parkway
Internal Road
- FF +/- 407
Existing Contour Line

Assisted Living Facility
Sophia Parkway, Sacramento
January 18, 2019 | LP180483.00
PHASE 1
CONCEPTUAL EXTERIOR ELEVATION

Assisted Living Facility
Sophia Parkway, Sacramento

March 27, 2019 | LP180483.00
PHASE 1
CONCEPTUAL EXTERIOR ELEVATION

Assisted Living Facility
Sophia Parkway, Sacramento

March 27, 2019 | LP180483.00
EXTERIOR PLASTER
STONE ACCENT
METAL AWNING
WOOD SIDING
METAL CANOPY

PARAPET
LEVEL 4
11'-3.06" (3.42)
LEVEL 3
11'-3.06" (3.42)
LEVEL 2
11'-3.06" (3.42)
LEVEL 1
11'-3.06" (3.42)
LEVEL 0
10'-6.00" (3.20)

FRONT ELEVATION

Assisted Living Facility
Sophia Parkway, Sacramento
March 27, 2019 | LP180483.00
Assisted Living Facility
Sophia Parkway, Sacramento

PHASE 2-FULLY BUILT
CONCEPTUAL EXTERIOR ELEVATION
PHASE 2-FULLY BUILT
CONCEPTUAL EXTERIOR ELEVATION

Assisted Living Facility
Sophia Parkway, Sacramento

March 27, 2019 | LP180483.00
PHASE 2-FULLY BUILT
CONCEPTUAL EXTERIOR ELEVATION
MATERIAL AND COLOR BOARD

1. STUCCO WALL
2. WALL ACCENT/TRIM
3. WALL ACCENT
4. CREATIVE MINES
5. ENTRANCE CANOPY

METAL ROOF CANOPY SYSTEM
BISON CRAFT PEAK LEDGE OR SIMILAR
METAL SIDING PANELS COPPER PENNY
KNIT CARDIGAN KM4918 OR SIMILAR
WILLOWSIDE KM4779 OR SIMILAR

Assisted Living Facility
Sophia Parkway, Sacramento

March 27, 2018 11:38:08 AM