

CONDITIONS OF APPROVAL

**Design Review Permit DR24-0010/Business Drive Open Storage Lot
Planning and Building Department Director/February 23, 2026**

As modified by the Planning Commission on April 23, 2026

Planning Services:

1. This Design Review Permit approval is based upon and limited to compliance with the project description, the Conditions of Approval below, and the following Exhibits:

Exhibit F.....Site Plan

Exhibit I.....Alternative Landscape and Irrigation Plan

Any deviations from the project description, Conditions of Approval, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

A Design Review Permit, DR24-0010, to allow construction and private operation of an outdoor open storage lot surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards is proposed. A pedestrian gate is proposed at the gated entrance near the southeast property corner (Exhibit F). Earthwork for the project includes site grading 1.69 acres as necessary for a relatively flat finished grade. An additional .56 acres will be disturbed with additional construction activities related to encroachments and rockery retaining wall (Exhibit F). The graded storage area will be covered with gravel. The northeastern driveway encroachment from Business Drive will be constructed in compliance with the El Dorado County Department of Transportation (DOT) standard plan 103G. The southeastern driveway encroachment is only to be used for emergency egress. The project would install approved drought-tolerant plant species that comply with the Landscaping and Irrigation Standards contained in the Community Design Standards, and with the County’s Model Water Efficient Landscape Ordinance (MWELo).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the exhibits and Conditions of Approval below. The property and any portions thereof shall be sold,

leased, or financed in compliance with this project description and the approved exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Landscaping:** The final landscape and irrigation plans shall be substantially consistent with the Landscape Plans included in the Site Plan (Exhibit F) and comply with Zoning Ordinance Chapter 130.33 Landscaping Standards and MWEL. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
3. **Lighting:** All outdoor lighting shall conform to Chapter 130.34 - Outdoor Lighting of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
4. **Signage:** Any signage installed as part of the project shall be consistent with Chapter 130.36 - Signs of the Zoning Ordinance, and with the sign shown on the approved Site Plans for location, materials, sizes, and colors.
5. **Condition Compliance:** Prior to issuance of any building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each Condition imposed as part of the project approval.
6. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning a Design Review Permit Revision. The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

7. **Permit Implementation:** In compliance with Chapter 130.54 - Permit Implementation, Time Limits, and Extensions of the Zoning Ordinance, implementation of the project must

occur within 24 months of approval of this Design Review Permit otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

8. **Archeological Resources:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event that archaeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place

9. **Human Remains:** In the event of future development, the following language will be incorporated on any grading or building permit plans: In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native

American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

10. **Protection of Tribal Cultural Resources (TCR):**

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

Preservation in place is the preferred alternative under California Environmental Quality Act (CEQA) and United Auburn Indian Community (UAIC) protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project area where they will not be subject to future impacts. The Tribe does not consider curation of TCRs to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

The contractor shall implement any necessary procedures deemed by the County to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery has been satisfied.

11. **Landscaping:** Provide landscaping along the western side of the graded area to include some trees and shrubs.

12. **Department of Transportation: Standard Conditions**

a. **Curb Returns:** Where sidewalks are provided, all curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

b. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans consistent with the County Building Code and pay all applicable fees prior to commencement of construction.

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

13. **Department of Transportation Project-Specific Conditions**

a. **Encroachment:** The encroachments onto Business Drive shall be constructed per County Standard 103G. Gates installed at the encroachments shall maintain a 25' minimum clearance from the encroachment.

The off-site and on-site (encroachment) improvements shall be completed prior to finaling a permit from the Building Department.

b. **Off-site Road Improvements:** The applicant shall repair the damaged sections of Dividend Drive Emergency Access Road along the project frontage to the satisfaction of the Department of Transportation.

c. **Stormwater Management:** The County is subject to the [State of California's Phase II MS4 Permit](#). Thus, the County's post construction water quality requirements follow those outlined in that Permit or any superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current [MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements](#) if improvements will create or replace 2,500 sf or more of impervious surface, including offsite improvements. Show detention and/or

retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.

d. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to and receive approval from the Planning and Building Department. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

e. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

f. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

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

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

g. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

14. **El Dorado County Fire Protection District**

The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

a. **Annexation: Community Facilities District**

If a commercial building is proposed in the development of this parcel, the approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. [1]. The financing mechanism shall include inclusion within, or annexation into, a CFD established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the El Dorado County Fire Protection District (District) for the provision of providing public safety services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Safety Services), and as such, shall be subject to the special tax approved with the Tract's inclusion or annexation into the CFD.

b. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for one hour duration. This requirement is based on a residential building up to 3600 square feet or less in size, Type V-B construction. The fire flow for buildings greater than 3600 square feet shall be 1000 gallons per minute with a minimum residual pressure of 20 psi for two hours duration. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

c. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main

pipng and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

- d. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.
- e. **Hydrants:** This development will require water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed. This project is located within a water purveyor (EID) and will require the installation of fire hydrant(s) that conform to EID specifications. Depending on the development of the properties will depend on option 1 or 2 and will be determined by the fire official.; or

This development shall install an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. This shall conform to El Dorado County Regional Fire Protection Standard, Water Supplies for Suburban and Rural Fire Fighting, Standard #D-003 with specifications for the purpose of providing water for fire protection for each developed parcel.

- f. **Fire Department Access:** Approved fire apparatus, access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - i. Each dead-end road shall have a turnaround constructed at its terminus.
 - ii. The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - parcels zoned for less than one acre - 800 feet
 - parcels zoned for 1 acre to 4.99 acres - 1,320 feet
 - parcels zoned for 5 acres to 19.99 acres - 2,640 feet

- iii. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- iv. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum of 2' on each side of the required driveway or roadway width.
- v. All roadways shall be a minimum of 20 feet wide, providing two (2) ten (10) foot traffic lanes, not including shoulder and striping.
- vi. All driveways shall be a minimum of 12 feet wide, providing turnout(s) and turnarounds in accordance with Fire Safe Driveway Regulations and approved by the fire official.
- g. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surfaces. Project proponents shall provide engineering specifications to support design, if requested by the local AHJ.
- h. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20% with an approved hard surface as approved by the AHJ.
- i. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside.
- j. **Gates:** All gates shall meet the El Dorado County Fire Protection Gate Standard B-002, including an approved Knox access configuration.
- k. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, driveways, gates, vegetative clearances, and other fire access components.
- l. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing if within 10 feet of a structure.

- m. **Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setbacks for buildings and accessory buildings from all property lines).
- n. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and Local Ordinances.
- o. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all address requirements.
- p. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
- q. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments in regard to fire sprinklers, PRC Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

15. **Cal Fire**

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2

a. **Emergency Access and Egress**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian

evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

i. Width

All roads shall be constructed to provide a minimum of two (2) ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

ii. Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

iii. Driveways

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

iv. Roadway/Driveway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

v. Radius

No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

vi. Turnarounds

Turnarounds are required on driveways and dead-end roads.

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking.

If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.

****Each dead-end road shall have a turnaround constructed at its terminus.****

vii. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

viii. Gate Entrances

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be always maintained in operational status.

b. Signing and Building Numbering

i. Addresses for Buildings.

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9. Addresses for residential buildings shall be reflectorized.

ii. Address Installation, Location, and Visibility.

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

c. Emergency Water

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Will be determined by local jurisdiction.

d. Building Siting, Setbacks, and Fuel Modification

i. Setback for Structure Defensible Space.

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

ii. Fuel Breaks

When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Fuel Breaks shall have at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

The open space on the project will need to act as a fuel break for the project and meet the requirements above.

iii. Maintenance of Defensible Space Measures.

California Public Resource Code (PRC) 4291 requires 100 ft of defensible space to the property line around structures to protect residents, first responders, and property to ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

iv. Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

v. Open Spaces and Parks

Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks). See above.

16. Air Quality Management District (AQMD):

AQMD has reviewed the Design Review of an open parking lot for storing boats and RV's. The project scope consists of site grading of 6.08 acres to smooth out the existing uneven ground surface, construction of two driveway access points, installation of an automatic gate at each driveway, and installation of security fencing around the parking lot. The property, identified by Assessor's Parcel Number 109-480-010, consists of 7.395 acres, and is located 0.8 miles south of Highway 50 at the Business Drive/ Dividend Drive

intersection in the Shingle Springs area. AQMD has determined that an Air Quality/GHG Analysis is not required for the proposed development. Additionally, the following standard conditions apply to the project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a grading permit is required from Building Services, dust control measures shall comply with requirements of AQMD Rule 223, Fugitive Dust - General Requirements, and Rule 223.1 - Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215, Architectural Coatings.
- Open Burning: Burning of waste vegetation that results from Land Development Clearing must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment> Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.

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

17. Environmental Management Department (EMD):

- a. Solid Waste Division - Construction and Demolition (C&D) Debris Recycling: State Law mandates that a minimum of 65% of the waste materials generated from covered C&D projects must be diverted from being landfilled by being recycled or reused on site. Please visit the El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements.
- b. AB 341 - Mandatory Commercial Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least (2) two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
- c. AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential): State Law requires that all non-residential dwellings that generate at least two (2) cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, non-hazardous waste, food waste and food-soiled paper.
- d. Trash and Recycling Enclosures: Cal Green Section 5.410.1: Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct any questions about this provision to the County Building Services.
- e. El Dorado Disposal: The franchise waste hauler for the location of this parcel is El Dorado Disposal (EDD). They can help businesses and multi-family dwellings determine how much waste they generate when/if they exceed the waste amounts and complying with State law. Before the facility opens please contact EDD to set up a waste and recycling service.

18. County Surveyor's Office:

- a. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).
- b. Applicant to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.

19. El Dorado County Stormwater Coordinator, West Slope:

- a. The County is subject to the State of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlines in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements create or replace 2,500 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.
- b. An Erosion and Sediment Control Plan will need to be included in plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html