

CONDITIONS OF APPROVAL

Conditional Use Permit CUP23-0007/Durock Road AM/PM Planning Commission/November 12, 2025

(Revisions to the conditions of approval are indicated in strikeout/underline format, as revised by the Planning Commission on November 12, 2025)

1. This Conditional Use Permit is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and Exhibits A through Q.

Any deviations from the project description, exhibits, or conditions must 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 would constitute a violation of permit approval.

The project description is as follows:

- a. A Conditional Use Permit, CUP23-0007, to construct and operate an ARCO AM/PM gas station that consists of a 3,349-square-foot gas station convenience store, a 100-foot-long drive-through automatic car wash, an approximately 4,606-square-foot canopy with six (6) fueling islands / twelve (12) vehicle fueling positions, and three (3) underground fuel storage tanks. The project includes a total of twenty-nine (29) parking stalls. Four (4) of these parking stalls, located in the northwestern corner of the site's developed portion, will be reserved for electric vehicles. There would be twelve (12) parking stalls and one (1) Americans with Disabilities Act (ADA) compliant stall along the main frontage of the convenience store. An additional twelve (12) parking stalls, each with access to a pay-by-time car vacuum, would be located between the convenience store and car wash. Each of the self-service vacuum parking stalls would be shaded by fabric canopies. Additional site development includes a propane exchange and bike rack along the western elevation of the convenience store. An air/water unit is placed adjacent to the western-most parking stall along the front of the convenience store. The proposed trash enclosure is located adjacent to the car wash entrance. Parking lot shading is provided through a combination of trees and fabric canopies at an overall on-site coverage of 4,538 square feet and 51.6% shade coverage. The project includes associated improvements for retaining walls, landscaping, lighting, stormwater treatment, and connection to existing utility stubs.

The grading, development, use, and maintenance of the property, the size, shape,

arrangement, and location of structures, 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 project site 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.

- b. Landscaping and Irrigation: The final landscape and irrigation plans shall be substantially consistent with the Landscape plans (Exhibit J) and comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the Landscaping and Irrigation Standards, and Model Water Efficient Landscape Ordinance (MWELO). The applicant shall install and maintain the landscaping, as well as parking lot shading, in accordance with the approved final landscaping plan in perpetuity.
- c. Lighting: The final lighting plans shall be substantially consistent with the Lighting Plan (Exhibit L) and comply with Zoning Ordinance Chapter 130.34 (Outdoor Lighting) and the Outdoor Lighting Standards 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 that states that fixture meets the full cutoff standards, shall be required to provide such specification or analysis conducted by a design professional or provide a fixture substitution that meets that requirement prior to building permit issuance.
- d. Parking: Parking shall be improved consistent with Zoning Ordinance Chapter 130.35 (Parking and Loading). Parking shall conform to the approved site plan (Exhibit E).

Planning Services

- 2. **Condition Compliance:** Prior to issuance of any grading or 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.
- 3. **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 Conditional Use 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.

4. **Mitigation Area 1 Fees:** Payment of Gabbro Soils Rare Plant Mitigation Area 1 fees shall be required upon issuance of building permit per County of El Dorado Zoning Ordinance Title 130, Article 7 Chapter 130.71 (Ecological Preserve Fee). The current fee for commercial and industrial development in Mitigation Area 1 is \$0.59 per square foot of development.
5. **Oak Resource Protection:** All recommendations (pages 6-14) contained in the Oak Technical Resources Report (Exhibit N) are incorporated by reference into these conditions, except as modified herein.
6. **Oak Resource Mitigation.** An Administrative Permit shall be required for the removal of heritage oak trees and individual native oak trees, as defined in Zoning Ordinance Chapter 130.39 (Oak Resources Conservation), prior to grading or building permit issuance, whichever is earlier.
7. **Signs:** Signs shall be approved through a separate sign permit from Building Division.
8. **Parcel Merger:** A parcel merger is required prior to taking any actions associated with this Conditional Use Permit, prior to issuance of grading or building permits, whichever is earlier.
9. **Abandonment of Non-Exclusive Right of Way:** Abandonment of existing non-exclusive right of way, as specified in the preliminary site plan (Exhibit E) shall occur prior to issuance of grading permit or building permit, whichever is earlier.
10. **Abandonment of Water Line Easement:** Abandonment of existing water line easement, as specified in the preliminary site plan (Exhibit E) shall occur prior to issuance of grading permit or building permit, whichever is earlier.
11. **Mitigation Monitoring and Reporting Program (MMRP):** All mitigation measures shall be implemented as specified by the MMRP (Exhibit Q).
12. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the property owner agrees 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 property owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the Conditional Use Permit.

13. **Archaeological Resources:** In the event 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 of 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.
 - a. If the find is determined to be a “unique archaeological resource,” the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). 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 or the site is determined a “non-unique archaeological resource.”
14. **Tribal Cultural Resources:** If any suspected Tribal Cultural Resources (TCR) are discovered by any person on site 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 consulting Tribe or 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. If the resource is determined to be a TCR, then measures determined appropriate by a Tribal Representative shall be pursued.
15. **Human Remains:** 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 working days from the time the person responsible for the excavation, or 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.

Upon the discovery of the Native American remains, the property owner shall ensure that the immediate vicinity, according to generally accepted cultural or archeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the property owner 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.

Department of Transportation (DOT)

16. Off-Site Improvements:

- a. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the following improvements.
- b. Construct a left turn lane on S. Shingle Road at the entrance to the project in accordance with the exhibit prepared by Wood Rodgers dated October 2025 (Exhibit F). Final design shall be reviewed and approved by El Dorado County Department of Transportation. Prepare a set of improvement plans for the left-turn lane work on S. Shingle Road, for review and approval by the County Engineer. The design and construction shall be consistent with the County's Design and Improvements Standard Manual and all other County Codes and Standards. The project shall either obtain an encroachment permit or enter into a Road Improvement Agreement with the County as required by County Code Section 12.08.155. The work must be completed prior to issuance of Building Permits or the improvement plans for the work are approved and an agreement is in place to guarantee the completion of the work prior to issuance of the certificate of occupancy for the project.

17. **Frontage Improvements:** Design the project grading and improvement plans consistent with the ultimate alignment of South Shingle Road, Durock Road, and the park and ride. Enter into a Deferred Frontage Improvement Agreement with the County per Resolution 009-2021, and deposit funds with the County representing the Durock Road AM/PM

future frontage improvements. These funds are to be dedicated to future construction of the project's frontage improvements (including, but not limited to: concrete sidewalk, curb ramps, curb and gutter, bike lane, etc.) as required by Ordinance 5044, at such time as the ultimate alignment of South Shingle Road, Durock Road, and the park and ride is constructed with County CIP 36104008.

18. **Encroachment Permit(s):** Obtain an encroachment permit from El Dorado County DOT and construct the roadway encroachments onto Durock Road and South Shingle Road to the satisfaction of DOT.

- a. Design the site improvements and landscaping to ensure adequate sight distance is provided and maintained at the project driveways in both directions, and at the intersection of Durock Road and South Shingle Road in all directions.
- b. Access to the future park and ride facility is contingent upon the County maintaining ownership of the park and ride facility. Should the State ever take ownership, access to the park and ride would be reevaluated at that time. Additionally, if the County becomes aware of a public safety issue with this encroachment, then access will be reevaluated.

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

- a. As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms, and Conditions of the agreement are subject to review and approval by County Counsel.
- b. The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency;

provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

20. **Consistency with County Codes and Standards:** Comply with all County Codes and Standards, including, but not limited 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)*.

21. **Stormwater Management:** Construct post-construction storm water mitigation measures to capture and treat the 85th percentile 24-hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Post-construction storm water mitigation measures for the 2-year 24-hour storm events shall be required as applicable.

a. Include detention and/or retention facilities (e.g., bioretention basins, swales, detention ponds, etc.) on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative, the project may propose distributed source control measures to be constructed for various impervious surfaces to achieve the same effect. The property owner is responsible for maintenance and operations of such facilities in perpetuity.

22. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on all new or reconstructed drainage inlets. Use the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

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

a. 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 in order to ensure compliance with said permits or agreements.

- b. Incorporate the Project conditions of approval into the Project Improvement Plans when submitted for review.

El Dorado County Fire Protection District (Fire District)

24. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for the commercial development to meet the current CFC and Local Ordinances.
25. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with National Fire Protection Association (NFPA) 13, including all Building Department and Fire District requirements.
26. **Fire Alarms:** Fire alarm systems shall be installed and maintained in accordance with Section 907 of the 2022 CFC.
27. **Fire Extinguishers:** Portable fire extinguishers shall be installed in accordance with Section 906 of the 2022 CFC and California Code of Regulations Title 19.
28. **Hydrants:** This development shall install two (2) Dry Barrel Fire Hydrants which conform to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The location and spacing between hydrants in this development shall be determined by the Fire District.
29. **Flammable Materials:** Storage of flammable and combustible liquids in containers and tanks shall be in accordance with but not limited to the current CFC and NFPA Standards.
30. **Fire District 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 El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All roadways shall be a minimum of 20 feet wide, providing two (2) ten (10) foot traffic lanes, not including shoulder and striping.

- b. 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.
- c. Driveways and apparatus access shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum of two (2) feet on each side of the required driveway or roadway width. Fuel hazard reduction should be at least ten (10) feet wide on both sides of the roadway and driveways.

31. **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 surface. Project proponent shall provide engineering specifications to support design if requested by the local Authority Having Jurisdiction (AHJ).

32. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed sixteen percent (16%) if paved or concrete.

33. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

34. **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 feet inside and 56 feet outside.

35. **Building Access and Gates:** Access shall meet the El Dorado County Fire District requirements, including an approved Knox access.

36. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.

37. **Parking and Fire Lanes:** All parking restrictions as stated in the current CFC and the current El Dorado County Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking – Fire Lane.” All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking – Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required

by the El Dorado County Regional Fire Protection Standard B-004 “No Parking – Fire Lane” and the fire code official.

38. **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 addressing requirements.
39. **Landscaping:** The landscaping plan shall be reviewed by the Fire District 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. The reduced Fire Safe setback for the car wash building shall include (ember resistant zone) surface hardening of non-combustible ground material of 5 feet on the reduced setback side of the building.
40. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire District as they relate to design of the commercial development. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope percentage of roads/driveways, Points of Egress for the Public and Emergency Personnel, Underground water mains, Road Widths, Gates, etc.
41. **Electrical Equipment:** Electrical wiring and equipment shall be suitable for the locations in which they are installed. All electrical wiring and equipment shall comply with CFC Section 605, NFPA 30A, and the California Electrical Code.
42. **Dispensing Device Location:** Dispensing devices shall be located as follows:
 - a. Ten (10) feet or more from lot lines.
 - b. Ten (10) feet or more from buildings having combustible exterior walls or buildings having non-combustible exterior walls that are not of a one-hour fire-resistance-rated assembly or combustible overhangs.
 - c. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
 - d. Such that the nozzle, when the hose is fully extended, will not reach within five feet of building openings.
 - e. Twenty (20) feet or more from fixed sources of ignition. (CFC 2303.1)
43. **Dispensing Device Protection:** Dispensing devices shall be protected as follows:

- a. Where dispensing devices are mounted at grade, they shall be protected at each end with a minimum of two (2) concrete filled steel posts, six (6) -inches in diameter having a minimum three (3) -foot-deep footing.
- b. Such steel posts shall project above grade a minimum of three (3) feet and be located not less than four (4) feet nor more than five (5) feet from fuel dispensers. (CFC 2302.1.1)

44. **Emergency Disconnect Switch:** Emergency disconnect switch required.

- a. A clearly identified and readily accessible emergency disconnect switch shall be provided at an approved location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency.
- b. The emergency disconnect switch for exterior fuel dispensers shall be located within a hundred (100) feet of, but not less than twenty (20) feet from, the fuel dispensers.
- c. Such disconnect devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided at approved locations. (CFC 2303.2).

45. **Supervision of Fuel Dispensing:** Supervision required for dispensing of motor fuel. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times. (CFC 2304.1).

The attendant's primary function shall be to supervise, observe and control the dispensing of fuel, prevent the dispensing fuel into containers that do not comply with Section 2304.4.1, control sources of ignition, give immediate attention to accidental spills or releases and be prepared to use fire extinguishers. (CFC 2304.2).

46. **Dispensing Device Obstructions:** Dispensing devices shall not be obstructed from view. Dispensing devices shall be in clear view of the attendant at all times. Obstructions shall not be placed between the dispensing area and the attendant. (CFC 2304.2.4).

47. **Portable Container Dispensing:** Class I, II, and IIIA liquids shall not be dispensed into a portable container unless such container is of approved material and construction and has a tight closure with screwed or spring-loaded cover. Liquids shall not be dispensed into portable tanks or cargo tanks. (CFC 2304.4).

48. **Dispensing Equipment Maintenance:** Motor fuel dispensing facility equipment shall be maintained in proper working order at all times. Flammable liquid fuel-dispensing and

containment equipment shall be periodically inspected to verify that it is in proper working order and not subject to leakage. The fire code official is authorized to require damaged or unsafe dispensing and containment equipment to be repaired. (CFC 2305.2).

49. **Spill Control:** Provisions shall be made to prevent liquids spilled during dispensing operations from flowing into buildings. Acceptable methods include, but shall not be limited to grading driveways, raising doorsills or other approved means. (CFC 2305.3).
50. **Ignition Sources:** Sources of ignition shall be controlled. Smoking and open flames shall be prohibited in areas where fuel is dispensed. The engine of vehicles being fueled shall be shut off during fueling. Electrical equipment shall be in accordance with the California Electrical Code. (CFC 2305.4).
51. **Fire Extinguisher Requirement:** Portable fire extinguisher(s) with a minimum rating of 2A:20BC shall be provided and located such that an extinguisher is not more than 75 feet from pumps, dispensers, or storage tank fill pipe openings. (CFC 2305.5).
52. **Warning Signs:** Warning signs are required. Warning signs shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:
 - a. No Smoking.
 - b. Shut off motor.
 - c. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
 - d. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
 - e. If a fire starts, do not remove nozzle – back away immediately.
 - f. It is unlawful and dangerous to dispense gasoline into unapproved containers.
 - g. No filling of portable containers in or on a motor vehicle. Place container on ground before filling. (CFC 2305.6).
53. **Unattended Fueling Stations:** For unattended fueling stations, above tank storage and dispensing, Liquefied Petroleum Gas (LPG), Liquefied Natural Gas (LNG), Hydrogen dispensing facilities and Marine motor fuel dispensing facilities, see California Fire Code Chapter 23.

Environmental Management

54. **Permitting:** Facilities selling food at the retail level are required to be constructed and operated to the standards of the California Retail Food Code. Submit a service request, two (2) sets of construction plans, and two (2) sets of equipment specification sheets to the Environmental Management Department for review prior to construction of the facility in conjunction with a building permit. Once facility plans have been approved and construction has been completed, an annual health permit issued by the Environmental Management Department shall be required prior to opening to the public.
55. **Hazardous Materials:** Within thirty (30) days of becoming operational, the facility will be required to submit the required information into the California Environmental Reporting Systems (CERS). The submittal will need to be accepted by Environmental Management Department, Hazardous Waste Division, which is the Certified Unified Program Agency (CUPA) for the County, prior to a Certified Unified Program Agencies (CUPAS) / Underground Storage Tank (UST) operating permit being issued.
56. **Solid Waste:** A minimum of sixty-five percent (65%) of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Access webpage <http://www.edegov.us/emd> to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements. Call Environmental Management Department at 530-621-5300.
57. **Short-lived Climate Pollutants (Non-Residential):** All non-residential dwellings that generate at least two (2) cubic yards of solid waste per week shall have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.
58. **Trash and Recycling Enclosures (Commercial):** New commercial construction or additions resulting in more than thirty percent (30%) of the floor area shall provide readily accessible areas identified for the storage and collection of Blue Container and Green Container materials, consistent with the three-, three-plus, or two-container collection program offered by the Jurisdiction, or shall comply with provision of adequate space for recycling for Multi-Family and Commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.

Surveyor's Office

59. **Monumentation:** All boundary monuments that may be disturbed or destroyed during project construction shall be identified and referenced and/or reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

Air Quality Management District (AQMD)

60. **Asbestos Dust:** Current County records indicate the subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with applicable fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than twenty (20) cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust – Asbestos Hazard Mitigation. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223, Fugitive Dust – General Requirements, and Rule 223.2 Fugitive Dust – Asbestos Hazard Mitigation.

61. **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.

62. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

63. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.

64. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 HP, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

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

66. **Portable Equipment:** All portable combustion engine equipment with a rating of fifty (50) horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
67. **Non-Residential Electric Vehicle Charging:** The project must comply with the 2022 Cal Green Building Code's mandatory measures to facilitate future EV charger installation and use. For more information, please refer to:
<https://www.dgs.ca.gov/BSC/CALGreen>

Stormwater Division

68. **Erosion and Sediment Control Plan:** An Erosion and Sediment Control Plan will need to be included in the building permit 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 Storm Water Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html
69. **Post Construction Water Quality Requirements:** 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 outlined 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 (e.g., parking lots, rooftops, driveways, etc.) 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. Submittal requirements are provided at
<https://www.eldoradocounty.ca.gov/Land-Use/Stormwater> The project shall abide by the Fuel-Dispensing-specific requirements provided in Section 4.5 of the County's Stormwater Management Plan.

Pacific Gas & Electric

70. **PG&E Easement Development Restriction:** The proposed project is within the vicinity of PG&E's existing facilities that impact the subject property. PG&E's easement prohibits the erection or construction of any building or other structure within the easement area. This includes, but is not limited to, footprints and eaves of buildings, overhangs, tanks, ramps, canopies, signs, EV chargers, etc. There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed. On overhead electric transmission easements, only low-growing shrubs under the wire zone and only grasses may be planted within the area directly below the tower. Along the border of the transmission line right-of-way, only small trees no taller than ten (10) feet may be planted. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs.

Planning Commission

71. The CUP is modified to delay the opening of the carwash until completion of County Capital Improvement Program #36104008 or January 1, 2030, whichever occurs first.