

CONDITIONS OF APPROVAL

Planned Development Permit Revision PD-R24-0003/Green Valley Station Planning Commission/October 23, 2025

Planning Division

1. **Project Description:** This Planned Development Permit Revision is based upon and limited to compliance with the project description, the following hearing exhibits, and Conditions of Approval set forth below:

Exhibit GSite Plan and Parking Calculations

A Planned Development Permit Revision, PD-R24-0003, to an approved Planned Development, PD05-0004, to increase allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously approved developed area.

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 will constitute a violation of permit approval.

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 and the hearing exhibits above 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 hearing 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. Approval of this Planned Development Permit Revision authorizes the processing of building permits for projects found to be consistent with the approved Planned Development and Conditions of Approval noted herein. Such building permit applications are processed as a ministerial permit and approved by the applicable County departments.

In those situations where, in the opinion of the Planning and Building Department Director, there is a significant departure from the approved Planned Development, or if issues are discovered not readily clarified in the Conditions of Approval of the Planned Development, the Planning and Building Department Director shall first present such changes to the Planning Commission at a regular meeting (not requiring hearing notification) to determine

if the Planning Commission can make a finding of consistency. If such a finding cannot be made, plans shall be modified to be brought into consistency or an amendment application filed for Planning Commission consideration at a public hearing.

Environmental Management Department (EMD)

3. The project area will be served by public water and sewer.

The California Retail Food Code (CRFC) requires facilities that sell or give away food at the retail level to operate with a health permit issued by the EMD. Food Service tenants are required to submit a service request along with two (2) sets of plans and equipment specification sheets for review and approval prior to construction. An annual operating permit (health permit) will also be required for the facility and a health permit application will be required to be submitted to EMD before the permit is issued along with payment of permit fees.

4. 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 following website to view El Dorado County's C&D Debris Recycling Ordinance Program information and requirements. [Environmental Management - El Dorado County](#) . If after reviewing this information you still have questions, you are welcome to call EMD at (530) 621-5300.
5. SB 1383 – Short-Lived Climate Pollutants (Non-Residential): State and County law requires that all non-residential uses 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, pruning waste, food waste, and food-soiled paper.
6. Trash and Recycling Enclosures (Commercial): New Commercial construction or additions resulting in more than 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.

El Dorado County Stormwater Coordinator - West Slope

7. Since no new development or redevelopment is proposed as part of this project, the El Dorado County Stormwater Coordinator - West Slope has no comments. If any development or redevelopment is planned in the future, the following conditions may apply:

The County is subject to the State of California's Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12, or 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 (i.e., parking lots, rooftops, driveways, etc.) create or replace 2,500 square feet or more of impervious surface (including offsite improvements). Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody. Submittal requirements for all projects are provided here. [West Slope Development and Redevelopment Standards - El Dorado County](#)

An Erosion and Sediment Control Plan will need to be included in the plan submittal. If the project will disturb over one (1) acre 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 can be found at the following link:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

Pacific Gas & Electric (PG&E)

8. PG&E reviewed the proposed plans for PD-R24-003 dated November 26, 2024. The proposed improvements do not appear to directly interfere with existing PG&E facilities or impact their easement rights. If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

Standard Conditions

13. The applicant will provide all required clearances from the utilities such as the El Dorado Irrigation District (EID), PG&E, Cable Television Company, and Pacific Bell.
14. No revisions authorized by this Planned Development Permit Revision may commence until all of the Conditions of Approval have been complied with in full.
15. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Planning and Building Department Director.
16. In compliance with Zoning Ordinance Section 130.22.250, implementation of the project must occur within 24 months of approval of this Planned Development Permit Revision, or 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.
18. 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 El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Planned Development Permit Revision.