

# **CONDITIONS OF APPROVAL**

## **Planned Development PD12-0003/Green Valley Convenience Center Board of Supervisors/March 22, 2016**

1. This Planned Development approval is based upon and limited to compliance with the approved project description, Conditions of Approval set forth below, and the following hearing exhibits:

Exhibit D ..... Preliminary Site Plan, Sheet PS-1; May 20, 2015

Exhibit J ..... Preliminary Landscape Plan, Sheet L1; May 20, 2015

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 project description is as follows:

- 4,872-square-foot open-sided canopy with eight self-service fuel pumps (16 fueling positions and two payment island cashiers) and solar panels on the canopy
- Two underground fuel storage tanks
- 3,058-square-foot convenience store
- 1,804-square-foot single-bay self-service car wash, with doors at the entrance and exit of the car wash to reduce exterior noise levels
- Air/water unit and two vacuums
- Monument site identification sign
- On-site parking spaces for vehicles (18 spaces) and bicycles (4 spaces)
- Trash enclosure
- On-site stormwater runoff collection system
- On-site lighting, consisting of wall lights, canopy lights, and 12-foot-tall pole lights with full cutoff fixtures
- Landscaping, hardscaping, and pavement

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 hearing 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 hearing exhibits and conditions of approval attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

### **Mitigation Measures from the Environmental Impact Report**

The following Mitigation Measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

2. **MM TRA-2:** The applicant shall pay applicable TIM fees.
3. **MM TRA-3:** The applicant shall prepare and implement a signal timing plan for the Green Valley Road/Sophia Parkway intersection to provide a longer green phase for the westbound left-turn movement. The plan shall be prepared by a California-licensed civil engineer or traffic engineer and shall be submitted to the County Transportation Division. The applicant shall also restripe the protected left-turn pocket on westbound Green Valley Road to extend the length to 350 feet to coincide with the length of the raised median. The applicant shall ensure the signal timing is adjusted and restriping is completed in coordination with the County Transportation Division prior to the issuance of the occupancy permit.

**Monitoring Responsibility:** Transportation Division.

**Monitoring Requirement:** The field inspector shall verify compliance with said mitigations upon during encroachment activities and site inspection.

4. **MM TRA-10:** A portion of the curb along Sophia Parkway adjoining the project driveway south of project shall be marked as “No Parking.” The applicant shall coordinate with the County Transportation Division to determine the specific distance where parking would be prohibited. In conjunction with the signal timing change required under mitigation measure MM TRA-3, a leading pedestrian interval (LPI) shall be added to the Sophia Parkway traffic signal’s northbound phase.

**Monitoring Responsibility:** Transportation Division.

**Monitoring Requirement:** The field inspector shall verify compliance with said mitigations upon during encroachment activities and site inspection.

5. **MM TRA-11:** Project conditions of approval shall require the following:
  - a. Soil import haul truck traffic shall be limited to non-peak hours only. The exact hours will be determined when the encroachment permit is issued, based on the most recent traffic counts available from the Transportation Division at the time

the permit is issued. Haul trucks may not exit the site via left turn onto Green Valley Road.

- b. Prior to activities that would involve improvements on Green Valley Road and Sophia Parkway, the applicant's contractor shall notify the El Dorado County Transportation Division to determine specific traffic controls that shall be implemented, including but not limited to signage, barriers, flaggers, and notifications to public regarding potential lane closures or narrowing.
- c. The applicant's contractor shall maintain one open lane on Green Valley Road and Sophia Parkway at all times.

**Monitoring Responsibility:** Transportation Division.

**Monitoring Requirement:** This requirement shall be placed on all grading plans. Transportation Division shall review the encroachment permit plans to ensure their inclusion prior to issuance of an encroachment permit. The field inspector shall verify compliance with said mitigations upon during encroachment activities and site inspection.

6. **MM BIO-2:** Preconstruction Surveys and Protection/Avoidance Measures. If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active bird and raptor nests. If construction is scheduled to begin between 1 February and 31 August, then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (Fish and Game Code Section 86) of protected birds and raptors (Fish and Game Code Sections 3503, 3503.5, 3511, and 3513), a preconstruction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW)-approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to the CDFW and County of El Dorado Development Services Division. If active raptor nests are found, a quarter-mile (1,320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a 200-foot (500 feet for special-status species) initial temporary nest disturbance buffer shall be established. If project-related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest and shall, along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction-related activities. The proposed actions shall be included in a work plan, approved by the CDFW, and submitted to the County of El

Dorado Development Services Division. Take of a nesting bird listed under the California Endangered Species Act would require an incidental take permit.

**Monitoring Responsibility:** Planning Services.

**Monitoring Requirement:** The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

7. **MM BIO-3:**

- a. Best management practices that conform with the County's California Stormwater Pollution Prevention Plan, issued by the State Water Resources Control Board for erosion and sediment control, shall be incorporated into the project development plans and implemented as approved by Building Services during the grading permit process.
- b. No equipment shall be allowed within the seasonal stream.
- c. Construction fencing shall be installed between the edge of construction disturbance and the seasonal stream to prevent and avoid accidental fill and/or equipment entering the setback and creek. The fencing shall be installed prior to initiation of any grading.
- d. The project applicant shall have the current Streambed Alteration Agreement issued by the CDFW revalidated, or the applicant shall submit a new Section 1600 notification to the CDFW. A grading permit shall not be issued until documentation has been provided to the County that the existing Streambed Alteration Agreement has been revalidated, or that a Streambed Alteration Agreement is not required by the CDFW.
- e. Within one year of the initiation of project construction, the project applicant shall implement the revegetation plantings identified in the project landscaping plan (Figure 2.0-8 of the Draft EIR).
- f. Proof of planting shall be submitted to County of El Dorado Development Services Division prior to final inspection. The revegetation plantings shall be monitored annually, in the late summer or early autumn. The number and species of surviving trees shall be counted and their condition and general health recorded. A monitoring report of the number and condition of surviving trees shall be made annually for a period of five years, no later than 31 December, to the County and the CDFW. The monitoring report shall discuss the overall site conditions, compare the surviving trees to the success criterion, and recommend

contingency measures if appropriate.

**Monitoring Responsibility:** Planning Services and Building Services

**Monitoring Requirement:** The applicant shall include mitigation measures MM BIO-3 a-d above on the grading permit plans. Planning Services shall review the grading permit plans to ensure their inclusion prior to issuance of a grading permit. The Building Services field inspector shall verify compliance with said mitigations upon site inspection for the grading permit. Planning Services shall make a field inspection of the planted area prior to finaling the grading permit.

**Development Services Division (Planning)**

- 8. **Outdoor Display:** Outdoor vending machines, kiosks, etc. shall not be permitted unless such outdoor vending can be fully screened from off site.
- 9. **Roof Mounted Equipment:** The roof-mounted equipment shall be located inside a roof parapet wall and shall not be visible from ground level.
- 10. **Noise:** Noise levels shall not exceed those prescribed for Community Regions in Table 130.37.060.1 of the El Dorado County Zoning Ordinance:

	Daytime (7am-7pm)	Evening (7pm-10pm)	Night (10pm-7am)
Hourly dB	55	50	45
Max. dB	70	60	55

The vacuum model to be installed shall have the equivalent noise output or less than that analyzed in the Environmental Noise Analysis, dated April 27, 2015 The carwash shall be limited to use of a dryer with the equivalent noise output or less as that analyzed in the Environmental Noise Analysis, dated April 27, 2015.

The applicant shall provide Planning Services with proof that the carwash will include the dryer type and doors as described above and within the Environmental Noise Analysis dated April 27, 2015, prior to issuance of the building permit for the carwash. Planning shall verify installation of the dryer type and doors prior to building permit final for the carwash. Prior to occupancy permit, the applicant shall provide a report verifying that exterior noise during the carwash cycles and vacuum operation does not exceed the prescribed noise level limits.

- 11. **Landscaping:** The final landscape plan shall be consistent with Exhibit J and comply with Zoning Code Chapter 130.33, the El Dorado County Community Landscaping and Irrigation Standards, and General Plan Policy 7.3.5.1; and be approved by Planning Services prior to issuance of a building permit. The following additional information shall be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

All trees installed below the screen wall shall conform to Exhibit J. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.

12. **Lighting:** An updated sight lighting plan shall be submitted and approved by Planning Services prior to issuance of a building permit. All outdoor lighting shall conform to Sheet ES1.2 dated April 12, 2013 (Site Lighting Photometric), as revised by the updated plan, and Section 130.34.020 of the Zoning Ordinance and the Outdoor Lighting Community Design Standards. Any light fixture shown on the updated sight lighting plan 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. In addition, the following apply:
  - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
  - b. Any lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Any security lighting on the buildings shall be designed with motion-sensor activation.
  - c. No pole light shall exceed 12 feet in height measured from ground level.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

13. **Signs:** All signage installed as part of the project shall be consistent with the existing Sign Ordinance (Chapter 130.16 of Title 130 in the El Dorado County Code of Ordinances). There shall be no wall signs permitted on the south and east sides of the buildings. Window signs shall not exceed 25 percent coverage of any window pursuant to industry best practice for natural surveillance that serves to increase the risk of detection for offenders, enable evasive actions by potential victims, and facilitate intervention by police (Crime Prevention through Environmental Design and Defensible Space).

14. **Parking:** Parking shall be improved consistent with Chapter 130.35 of the County Code and the Parking and Loading Community Design Standards, and shall be constructed in accordance with Title 24 of the current Building Code. There shall be one 12 foot by 40-foot loading zone. There shall be four bicycle parking spaces, consistent with Section 130.35 of the County Code and the Parking and Loading Community Design Standards. A sign shall be placed at the west entrance of the car wash entrance, before the overhead bar as shown on Exhibit D that states, "Vehicle stacking in front of this sign is prohibited."
15. **Permit Implementation:** Pursuant to 130.22.250 Time Limits, Extensions, and Permit Expiration implementation and approval of the project conditions must occur within 24 months of approval of this Planned Development or as otherwise required by the conditions of approval. 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. If all project related conditions are not completed within that time frame, the project will be scheduled for revocation and commencement of the Code Compliance action.
16. **Condition Compliance:** Prior to issuance of certificate of occupancy of a 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.
17. **Hold Harmless Agreement:** 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 applicant 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 by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

18. **California Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the appropriate Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. No permits shall be issued until said fees are paid.
19. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological 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.

If the find is determined to be a “unique archeological 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 “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

20. **Human Remains:** The following shall be incorporated as a note on the grading/improvement 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 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, or has reason to believe that they are 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 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.



Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

21. **Air Quality:** The following shall be incorporated as a note on the bid specifications, construction contract, and grading/improvement plans:

The Contractor shall adhere to all applicable El Dorado County AQMD rules, including but not necessarily limited to Rules 215, 223, 223-1, and 224. Copies of these rules are available from the El Dorado County AQMD website ([www.arb.ca.gov/drdb/ed/cur.htm](http://www.arb.ca.gov/drdb/ed/cur.htm)). The Contractor shall prepare a Fugitive Dust Control Plan for review and approval by the El Dorado County Air Pollution Control Officer pursuant to Rule 223-1 – Fugitive Dust Construction. After construction, the Project shall comply with AQMD Rule 238 “Gasoline Transfer and Dispensing.”

The applicant shall provide proof to Planning Services that this condition was included on the specifications and construction contract for the contractor, and is included on all grading and building permits, prior to issuance of any grading and/or building permit.

### **Transportation Division**

22. **Encroachment Permit:** The applicant shall obtain an encroachment permit from Transportation Division and shall construct the roadway encroachments from the access roadway onto Green Valley Road and Sophia Parkway to the County Design Standard 110 as modified below, and as shown on Exhibit D, Preliminary Site Plan. The improvements shall be completed to the satisfaction of the Transportation Division prior to the issuance of final occupancy for any building permit.
23. **Extended Median on Green Valley Road:** The applicant shall install a raised median on Green Valley Road to restrict left turns. The length shall be 350 feet. Details for the exact location of the raised median and lane lines are subject to the application of the standards contained in the California Manual on Uniform Traffic Control Devices (California MUTCD) 2014 edition, and approval by the Transportation Division. The improvements shall be completed to the satisfaction of the Transportation Division prior to issuance of final occupancy for any building permit.
24. **Delivery Trucks:** All delivery vehicles shall approach the site from either Green Valley Road west of Sophia Parkway or north along Sophia Parkway.
25. **Signal Modification Green Valley Road and Sophia Parkway:** The applicant shall design and construct the signal modification plans for the southeast corner of the Green Valley Road/Sophia Parkway intersection as identified on Exhibit D. The improvements shall be completed to the satisfaction of the Transportation Division or the applicant shall obtain an approved improvement agreement with security, prior to the issuance of a building permit.

26. **Truck Turning Exhibit:** The applicant shall provide a truck turning exhibit with the improvement plans to demonstrate how fuel trucks can enter and exit correctly. This exhibit is to be filed with the improvement plans prior to issuance of a building permit.
27. **Road Improvement Agreement & Security:** The developer shall enter into a Road Improvement Agreement (RIA) with the Transportation Division for all roadway, frontage, and intersection improvements within the County right-of-way. The developer shall complete the improvements to the satisfaction of the Transportation Division or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to the issuance of a building permit.

### **Transportation Division Standard Conditions**

28. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
29. **Sidewalks:** Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Transportation Division prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Transportation Division prior to improvement plan approval.
30. **Curb Returns:** All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and 4 feet of sidewalk/landing at the back of the ramp.
31. **Signage:** The applicant shall install all necessary signage such as U-turn, and bike lane signs as required by the Transportation Division prior to the issuance of a building permit. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
32. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to 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.
33. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

34. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the County Department of Transportation, and pay all applicable fees prior to the issuance of a building permit.
35. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
36. **Grading Permit / Plan:** The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Transportation Division for review and approval. The plan shall be in conformance with the County of El Dorado “Design and Improvement Standards Manual”, the “Grading, Erosion and Sediment Control Ordinance”, the “Drainage Manual”, the “Off-Street Parking and Loading Ordinance”, and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of Transportation Division prior to occupancy clearance.
37. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Transportation Division shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
38. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Transportation Division. The Transportation Division shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
39. **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 Transportation Division. 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.

40. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- a. The site can be adequately drained.
- b. The development of the site will not cause problems to nearby properties, particularly downstream sites.
- c. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- d. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to the issuance of a building permit or the applicant shall obtain an approved improvement agreement with security.

41. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
42. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A

filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

43. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
44. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

### **Air Quality Management District**

45. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction (Rules 223 and 223.1).
46. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
47. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
48. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Architectural Coatings AQMD (Rule 215).
49. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) 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 ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

50. **New Point Source:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
51. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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, daily hours of operations of each piece of equipment.

#### **Environmental Management-Environmental Health Division**

52. **Service Request:** Upon approval of the Development Plan, the applicant shall submit a Service Request form along with two sets of plans and manufacturer's specification sheets for the proposed equipment to be installed in order to verify compliance with the California Retail Food Code. An annual Health Permit shall be obtained prior to operation.

#### **Environmental Management-Solid Waste & Hazardous Materials Division**

53. **Construction Waste:** The applicant shall comply with CALGreen Section: 5.408. 1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
54. **Solid Waste:** The applicant shall provide sufficient space for both trash and recycling dumpsters. All solid waste, including animal waste must be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal.
55. **Underground Storage Tanks:** The applicant shall submit an application for a permit for New Installation of Underground Storage Tanks (UST) prior to beginning any work pertaining to the installation of the USTs. Upon completion of UST installation, additional documents pertaining to USTs, and a Hazardous Materials Business Plan, must be submitted using the California Electronic Reporting System (CERS) and approved prior to operation of the fueling system.

## **El Dorado Hills Fire Department**

56. **Water System Requirements:** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure 11,300 square feet or less in size, Type V-B construction. All structures shall be fire sprinklered in accordance with NFPA 13 and Fire Department requirements. 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.
57. **Fire Hydrants:** This development shall install two (2) Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The exact location of the hydrant shall be determined by the Fire Department; and shall be located within 150 feet of the building (per El Dorado County Water District Ordinance 35). One hydrant will be located near the driveway entrance off Sophia Parkway and the other hydrant will be located near the driveway off Green Valley Road.
58. **Hydrant Appearance:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
59. **Water Connection:** Any fire department connection to the sprinkler system shall be positioned so as not to be obstructed by a parked vehicle.
60. **Fencing:** All fencing that backs up to wildland open space shall be required to use non-combustible type fencing.
61. **Access Roads:** All fire apparatus access roads shall be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 40,000 pounds.
62. **Fire Alarm:** Any building greater than 500 square feet shall be equipped with an approved fire alarm/detection system (per El Dorado County Water District Ordinance 35).
63. **Knox Box:** A Knox Box is required for nighttime and afterhours access to the alarmed buildings.
64. **Addressing:** Addressing is required as described in the in accordance with the El Dorado Hills Fire Department Addressing of Buildings Standard B-001.

65. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
66. **No Parking:** No parking will be allowed on the west side of the convenience store with the exception of the designated parking stalls. The curb on the west side of the convenience store shall be painted red with white letters indicating “No Parking Fire Lane.”
67. **Plan Copies:** A PDF electronic copy of all plans shall be provided to the fire department for electronic storage and use for engine company pre-fire planning. Please send the electronic copy to mcox@edhfire.com.
68. **Fire Protection Systems**
  - a. Installation of all on-site fire protection systems shall be in accordance with NFPA 24 and Fire Department Standards;
  - b. All on-site fire protection systems shall be tested in accordance with the requirements of NFPA 24 and shall be witnessed by the Fire Department;
  - c. The installing contractor, or sub-contractor, for all on-site fire protection systems shall notify the Fire Department at least 24 hours in advance of requesting a date and time for inspections;
  - d. If plastic pipe is installed for fire protection systems, the pipe used shall be C-900 Class 200;
  - e. After installation, rods, nuts, bolts, washers, clamps, and other restraining devices, except truss blocks, used on-site fire protection systems shall be cleaned and thoroughly coated with an acceptable corrosion-retarding material; and
  - f. The section of private fire service piping within five feet of the building foundation and the fire sprinkler riser shall be ductile iron piping.
69. **Median Design:** The raised median proposed along the Green Valley Frontage that impedes fire apparatus access shall be designed so that it is mountable for fire apparatus. A fire engine must be able to drive over the median and enter the parking lot of the proposed gas station.