

CONDITIONS OF APPROVAL

Planned Development Permit PD21-0002/ Latrobe Commercial Condominiums As Approved by the Planning Commission on October 23, 2025

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

Exhibit F.....Site Plans

The project description is as follows:

A Planned Development Permit, PD21-0002, to allow the construction and operation of a gated business park, known as the Latrobe Commercial Condominiums, consisting of micro-flex office space designed for small to medium sized businesses. Phase 1 would include 58 tenant spaces/units across four (4) buildings totaling 76,243 square feet of micro-flex office space intended to provide incubator spaces that are adaptable, multi-functional, and customizable, blending office, light industrial, and operational uses on approximately five (5) acres. The future Phase 2 would include four (4) additional buildings totaling 109,607 square feet on approximately seven (7) acres. The number of tenant spaces for the future Phase 2 has not yet been determined and would require additional County review as part of a separate Planned Development Permit process. These micro-flex office tenant spaces would allow each unit to have uses permitted by right in the R&D zone.

The proposed project is designed to serve small to medium sized business owners, entrepreneurs, and growth-stage companies that often lack access to appropriately zoned, affordable, and right-sized commercial space, including:

- Light industrial firms needing a mix of production and office space
- Research and biotech startups requiring lab and admin space
- E-commerce and wholesale distributors that need warehousing and order processing
- Professional services with technical or equipment-based operations
- Health and training service providers looking for adaptable buildouts
- Recreational users like small fitness studios or coaching facilities
- Content creators, photographers, and media companies needing studio spaces

Each tenant space/unit is designed as an individually owned property, thereby establishing a separate taxable property, which would support long-term ownership and contribute

directly to the local tax base. The proposed units would be equipped with individual electric meters and include stub-outs for water and sewer connections, providing flexibility for a wide range of business uses. Each tenant space/unit includes a dedicated roll-up door and pedestrian entrance with a metal awning and would be electric and solar-capable.

Further review of each proposed use would occur at time of submittal of Building Permits for tenant improvements to ensure future uses are consistent with the R&D zone. The project includes associated improvements for parking, lighting, and landscaping. The project would include the formation of a Owners Association for the maintenance and operation of common areas, landscaping, and overall property management. The proposed development includes three (3) access driveways onto Robert J. Mathews Parkway. A lot line adjustment (LLA) would be required to delineate Phase 1 from Phase 2 and would be processed separately. A future parcel map waiver would be required to subdivide each unit and would be processed separately upon approval of the development plan (Exhibit F). Approval of the requested Planned Development Permit would also allow the parking lot landscaping exception from the Community Design Guidelines and Standards, Landscaping and Irrigation Standards for the interior parking 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.

Planning Division

- Permit Implementation:** In compliance with Zoning Ordinance Section 130.54.060, implementation of the project must occur within 24 months of approval of this Planned Development Permit, 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.

3. **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 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.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

4. **Change in Ownership:** In the event of any change of ownership of the subject parcel (Assessor's Parcel Numbers [APNs] 117-088-022 and 117-088-023) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with these approvals, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.
5. **Lot Line Adjustment:** Prior to the issuance of a building permit for Phase 1, the applicant shall request a Lot Line Adjustment, subject to review and approval by El Dorado County. Parcel boundaries for APNs 117-088-022 and 117-088-023 shall reflect the Phase 1 and Phase 2 boundary lines.
6. **Parcel Map Waiver:** Prior to the issuance of a building permit for Phase 1, the applicant shall request a parcel map waiver for condominium purposes, subject to review and approval by the El Dorado County Planning Division.
7. **No Personal Storage:** Units in this Commercial Condominium shall not consist primarily of owner's personal items unrelated to the commercial, industrial, or research/development focus of each personal unit.

El Dorado Hills Fire Department (EDHFD)

8. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations (CCR) Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the EDHFD. The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El

Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80 percent of the population in the area.

9. **Natural Hazard Disclosure:** The project is located in a MODERATE Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.
10. **Limits to Development:** The project is NOT currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that is a high risk of a wildfire.
11. **Emergency Water Supply:** The project area is currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant shall demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code (CFC), along with local ordinances and standards of EDHFD.
 - a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the CFC, as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).
12. **Roadways and Driveways:** Roads and driveways, whether public or private, shall comply with CCR Title 14 §§ 1270.00 - 1276.04 and CCR Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any construction (including foundations).
 - a. Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions on the improvement plans. Fire access roadways adjacent to fire hydrants shall be a minimum 26 feet in width. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.
 - b. Fire apparatus access roads in excess of 150-feet in length shall be provided an approved fire apparatus turnaround. Fire apparatus turnarounds shall be in accordance with CCR Title 14 and EDHFD Standard B-003. Driveways in excess

of 150 feet in length shall be provided with an approved turnout. Turnouts shall be in accordance with CCR Title 14.

- c. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County of El Dorado Department of Transportation (DOT) standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project.
 - d. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.
 - e. Traffic calming measures along fire access roads are prohibited unless approved by EDHFD.
 - f. Gates or barriers across fire access roads or pedestrian egress shall be approved prior to installation and shall be in accordance with the CFC and EDHFD Standards.
 - g. When a road is required, it shall be named in accordance with the requirements identified by the County of El Dorado Surveyors Office. An approved street sign shall be placed at the entrance to the road.
 - h. Fire Lane identification shall be provided along required fire access roadways. Fire Lane identification shall be in accordance with the California Vehicle Code and EDHFD Standards. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.
 - i. All essential road and driveway improvements shall be complete and meet all of the requirements of CCR Title 14 and the CFC prior to the approval of the final map for the project.
13. **Shared Access Agreement or Easement:** Provide shared access agreement or easement between all parcels connected to and served by a fire access roadway and/or driveway

serving more than one parcel. The Shared Access Agreement shall permit vehicular access and be recorded with the El Dorado County Recorder's Office.

14. **Road Maintenance Agreement:** Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by a private fire access roadway and/or driveway serving more than one parcel. The Fire Access Roadway Maintenance Agreement shall be recorded with the El Dorado County Recorder's Office. The roadway maintenance agreement shall include the following:
 - a. Provisions for the necessary repair and maintenance of the roadway surface.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of fifteen feet (15') or width of twenty feet (20').
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.

15. **Community Facilities District:** In order to maintain certain services provided by the Department, which are impacted by the proposed development, including, but not limited to, fire protection and suppression, ambulance response services, emergency response services, administrative fees of the Department, and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"), as well as costs of administration, operating, and reporting, the Developer shall elect and provide for one (1) of three (3) financing options. The Developer can (i) form a new Community Facilities District ("CFD") subject to the review and approval of the Department, (ii) make a deposit and annex into any existing and approved Department CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the Department. If the Developer chooses to create a new CFD or annex into an existing EDHFD CFD, the creation of the new CFD or the annexation into the existing EDHFD CFD shall be completed concurrently with final approval, as determined jointly by the Department and the County, of all land use entitlements requested by the landowner/applicant/developer.

16. **Plan Submittal (commercial):** The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building

Permit being issued. Please note: EDHFD does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.

17. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the CCR Titles 14, 19, 24, and EDHFD ordinances and regulations.
 - a. All parcels shall provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road in accordance with CCR Title 14 – Section 1276 (Setback for Structure Defensible Space).
18. **Open Space Fencing:** Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.
19. **Address (commercial):** All parcels shall be provided with an approved address number as issued by the El Dorado County Surveyor’s Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than eight (8) inches and shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background.
20. **Fire Flow:** The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow per building as listed below:
 - a. Building A – 8,765-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
 - b. Building B – 23,945-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
 - c. Building C – 29,043-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
 - d. Building D – 16,787-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.

- e. Building 1 – 15,572-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
- f. Building 2 – 31,345-sf Type II-B, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
- g. Building 3 – 31,345-sf Type II-A, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.
- h. Building 4 – 31,345-sf Type II-A, 1,875 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a structure up to 33,500 square feet in size, Type II-B construction.

This fire 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.

- 21. **Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with National Fire Protection Association (NFPA) 13 and fire department requirements if they are 3,600 square feet or greater in size.
- 22. **Hydrants:** This development shall install Dry Barrel Fire Hydrants that conform to El Dorado Irrigation District (EID) specifications for the purpose of providing water for fire protection. The minimum number of hydrants required for each building shall be as required by the CFC, Appendix C102.1. The maximum spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the fire department.
- 23. **Hydrant Visibility:** 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.

California Department of Forestry and Fire Protection (CAL FIRE)

- 24. **Emergency Access and Egress:** Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide safe access for emergency wildfire

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

- a. Width: All roads shall be constructed to provide a minimum of two (2) 10-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicles 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 shall not exceed 16 percent. No more than 20 percent with mitigations.
- b. 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. The applicant shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.
- c. 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 50 feet of the building
- d. Roadway/Driveway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.
- e. Radius: No Road or Road Structure shall have a horizontal inside radius of curvature of less than 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 100 feet.
- f. Turnarounds: Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be 40 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.

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

- g. Turnouts: Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end.

- h. Road and Driveway Structures (Bridges): Bridges and elevated surfaces that are part of fire apparatus access roads must comply with AASHTO HB-17 standards, ensuring they can support the weight of fire apparatus. Proper signage, including load limits, must be posted at bridge entrances, and barriers or signs should delineate emergency vehicle surfaces from non-designated areas. Single-lane bridges may be permitted if they provide clear visibility across their length and have turnouts at both ends, as authorized by local jurisdiction.
- i. Dead-end Roads: 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 1 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

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

- j. 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 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 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 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.

25. Signing and Building Numbering:

- a. 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 CFC, CCR title 24, part 9. Addresses for residential buildings shall be reflectorized.

- b. 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.

26. **Building Siting, Setbacks, and Fuel Modification:**

Setback for Structure Defensible Space: All parcels shall provide a minimum 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:

- a. 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 (1) 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.
- b. Maintenance of Defensible Space Measures: California Public Resource Code (PRC) 4291 requires 100 feet 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.
- c. 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.
- d. 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).

El Dorado County Surveyor's Office

27. Addressing, including Suite Number Assignments, must be coordinated through the El Dorado County Surveyor's Office. Please do not post any Site Numbers until they are approved through the El Dorado County Surveyor's Office.
28. The roads serving the development shall be named by filing a completed Road Name Petition, with the El Dorado County Surveyor's Office. Proof of any signage required by the El Dorado County Surveyor's Office must be provided to the El Dorado County Surveyor's Office prior to project completion.
29. 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).

Department of Transportation Conditions (DOT)

Site Specific:

30. **Encroachment Permit:** Obtain and encroachment permit from County DOT for each parcel and construct each roadway encroachment to the provisions of County Standard Plan 103G for the commercial driveways along Robert J. Mathews Parkway.
31. **Shared Access:** The developer shall record a reciprocal access easement or agreement between parcel 117-088-022 and 117-088-023 for the purpose of assuring internal circulation from parcel to parcel.

Standard Conditions:

32. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to issuance of a building permit.

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).
33. **Easements:** All existing and proposed easements shall be shown on the project grading plans and improvement plans.
34. **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.
35. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the County Transportation Division. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, DOT 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 Stormwater

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.

36. RCD Coordination: The timing of construction and method of re-vegetation 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 DOT. DOT shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
37. Geotechnical 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 DOT. 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.
38. Off-site Improvements (Security): Prior to the issuance of building permits, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full cost of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.
39. Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to performed off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such land where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquired by negotiation or commence proceeding to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to DOT, Right of Way Unit, and enter into an agreement pursuant to government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property

interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency.

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepare by a civil engineer or land surveyor.
- b. Approved improvement plans and specification of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subjected to the approval of County Counsel.

40. Entrance Gates: Pursuant to Article 2, Section 1273.11 of the SRA Fire Safe Regulations, all gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate. All Gates shall be designed and constructed with turnarounds acceptable to the County and fire department.
41. Secondary Access: A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued.
42. Road Turnarounds: The applicant shall provide a turnaround to the provisions of County Design Standard 114 as modified by any Design Waivers approved with the project, or as otherwise required by local fire district.
43. Curb Returns: Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a four-foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
44. Maintenance Entity: Prior to filing a final map, form and entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an

existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the project improvements.

45. Common Fence/Wall Maintenance: Responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
46. Drainage (Cross-Lot): Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the project Grading and Improvement plans.
47. Water Quality Stamp: Include a stormwater quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Stormwater 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.
48. 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.
49. (DISM Pg 15, Sec 2.C.1.c.) 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.
50. Electronic Documentation: Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Tag Image File Format (TIFF), and provide final Drainage and Geotechnical reports and structural wall calculations to the County Engineer in Portable Document Format (PDF).

El Dorado County Air Quality Management District (AQMD)

51. **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 the Building Division. 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.
52. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
53. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215, Architectural Coatings.
54. **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.
55. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 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, CCR). The full text of the regulation can be found at CARB website. Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.
56. **Portable Equipment:** All portable combustion equipment with a rating of 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 operation of each piece of equipment.
57. **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.

El Dorado County Stormwater Coordinator, West Slope

58. 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.
59. 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 can be found at the following link:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.
60. If manufacturing or other applicable industrial activities will occur onsite, permit coverage under SWRCB's Industrial General Permit (IGP) may be required. IGP requirements can be found at the following link:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.html

El Dorado County Environmental Management Department (EMD)

61. **Construction and Demolition (C&D) Debris Recycling:** A minimum of 65 percent of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on-site. The El Dorado County's Construction & Demolition Debris Recycling Ordinance Program is available at:
<https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Waste-Disposal/Solid-Waste-Disposal/Construction-and-Demolition-Debris-Recycling>.
62. **Mandatory Commercial Recycling:** All units that generate at least two (2) cubic yards of solid waste per week shall have a recycling program for common recyclable materials such as bottles, cans, and paper.
63. **Mandatory Commercial Organics Recycling:** All units 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, and pruning waste, and non-hazardous wood waste.

64. **Trash and Recycling Enclosures:** 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.

El Dorado Irrigation District (EID)

65. **Water Service:** The developer shall construct a water line extension connecting to the existing 18-inch water line in Robert J. Mathews Parkway.
66. **Sewer Service:** The developer shall construct a sewer line extension connecting to the existing six-inch sewer line in Robert J. Mathews Parkway.
67. **Utility Easement Requirements:** All water lines, sewer lines, and related facilities shall be located with an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. EID shall have unobstructed access to these easements at all times. Water or sewer facilities shall not be located along lot lines. Easements for any new EID facilities constructed as part of this project shall be granted to EID prior to EID approval of water and/or sewer improvements plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site EID facilities that will remain in place after the development of this property shall also have an easement granted to EID.

Central Valley Regional Water Quality Control Board

68. **Basin Plan:** The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the California Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years a view of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and priorities Basin Planning issues.

69. **Antidegradation Considerations:** All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution) and the Antidegradation Implementation Policy contained in the Basin Plan.
70. **Construction Stormwater General Permit:** Dischargers whose project disturb one (1) or more acres of soil or where projects disturb less than one (1) acre but are part of a larger common plan of development that in total disturbs one (1) or more acres, are required to obtain coverage under the General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a SWPPP.
71. **Clean Water Act Section 404 Permit:** If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act maybe needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916)557-5250.

72. **Clean Water Act Section 401 Permit – Water Quality Certification:** If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.
73. **Waste Discharge Requirements – Discharges to Waters of the State:** If USACE determines that only non-jurisdictional waters of the State (i.e., non-federal waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the State and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the State may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004).

74. **Dewatering Permit:** If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.
75. **Limited Threat General National Pollutant Discharge Elimination System (NPDES) Permit:** If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a NPDES permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for Limited

Threat Discharges to Surface Water (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

76. **NPDES Permit:** If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a NPDES permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

Planning Services – Condition of Approval added by Planning Commission October 23, 2025:

77. **Landscaping:** A revised landscape plan shall be submitted for review and approval by the Planning Director showing compliance with the parking lot shade requirements prior to initiation of the project, prior to building permit issuance.