

FINAL CONDITIONS OF APPROVAL

Planned Development PD23-0001/EDH Hobby Condos – As approved by the Planning Commission on March 13, 2025

Planning Division

1. This Planned Development is based upon and limited to compliance with the project description, project exhibits labeled Exhibits A through J, and Conditions of Approval set forth below:

Exhibit A.....	Location/Vicinity Map
Exhibit B	Assessor’s Parcel Map
Exhibit C	General Plan Land Use Designation Map
Exhibit D.....	Zoning Designation Map
Exhibit E	Site Plan
Exhibit F	Adopted Mitigated Negative Declaration for PD18-0001
Exhibit G.....	Addendum to PD18-0001 Adopted Mitigated Negative Declaration
Exhibit H.....	Landscape Concept
Exhibit I	Lighting Photometric plan
Exhibit J	Exterior Elevations

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:

A request for a Planned Development to allow the construction and operation of a 43-unit flex storage/condominium project. The overall property will be comprised of one (1), 56,061 sq ft, single-story building, not to exceed a total height of 26’-6”, and include a controlled site access gate adjacent to the entrance on Rossmore Lane. The leasing office for the project will be located in a suite, approximately 1,375 sq ft, in the southwest portion of the proposed building. The 43 separate “Hobby Condos” will range in size from 1,000 sq ft to 2,400 sq ft. All “Hobby Condos” will be ground floor, drive-up units, accessed from the perimeter drive aisles, designed to accommodate fire lane widths and turning radii per El Dorado Hills Fire Department (EDHFD) requirements. The project will provide a

total of five (5) parking spaces including one (1) Americans with Disabilities Act (ADA) compliant space.

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 hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Permit Expiration:** Pursuant to Zoning Ordinance Section 130.54.060.A, a permit or authorization that is not exercised within 24 months from the effective date shall expire and become void unless a Condition of Approval or other provision establishes a different time limit or unless an extension of time is approved. 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. **Conditions Compliance:** Prior to issuance 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. The applicant shall also schedule an inspection by Planning Division prior to building permit final for any building permit for verification of compliance with applicable Conditions of Approval.
4. **Compliance Responsibility:** The operator (lessee) and property owner (lessor) are responsible for complying with all Conditions of Approval contained in this Planned Development. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.
5. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Department processing fees for the Planned Development and building permit prior to issuance of a building permit.
6. **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 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.

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

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

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

8. **Mitigation Measure TCR-1:** The applicant shall coordinate with the United Auburn Indian Community (UAIC) to develop a standard operating procedure, points of contact, timeline and schedule for the project so all possible damages can be avoided or alternatives and cumulative impacts properly accessed.

If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other project personnel during construction activities, work will cease within 100 feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archeology, or other cultural resources occurs, then consultation with UAIC regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and the California Environmental Quality Act (CEQA) Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments.

Implementation: Prior to building permit issuance through project finalization.

Monitoring Responsibility: Applicant and UAIC of the Auburn Rancheria.

9. **Mitigation Measure TCR-2:** A minimum of seven (7) days prior to beginning earthwork or other soil disturbance activities, the applicant shall notify the CEQA lead agency representative of the proposed earthwork start-date, in order to provide the CEQA lead agency representative with time to contact the UAIC. A UAIC tribal representative shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five (5) days of ground breaking activity. During this inspection, a site meeting of construction personnel shall also be held in order to afford the tribal representative the opportunity to provide tribal cultural resources awareness information. If any tribal cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during this initial inspection or during any subsequent construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any necessary investigation of the site with a UAIC tribal representative, a qualified archaeologist approved by the County, and as part of the site investigation and resource assessment the archeologist shall

consult with the UAIC and provide proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for tribal cultural resources, historical, or unique archaeological resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

Implementation: Prior to building permit issuance through project finalization.

Monitoring Responsibility: Applicant and UAIC of the Auburn Rancheria.

10. **Parking Plan:** The applicant shall meet all parking lot construction standards as outlined in Resolution 202-2015. Parking areas shall conform to the site plan (Exhibit E) and requirements under Section 4.7 of the Parking and Loading Standards. The improvement/grading plan provided to Planning and Building Department shall contain information showing compliance with the above standards.

- All proposed signs and structures must be kept out of the County right-of-way.
- Parking lot dimensions shall conform to requirements under the El Dorado County Standard Plans Manual, Standard Plan RS-90.
- Every parking and loading stall shall be accessible from the drive aisle without displacement of other vehicles.
- Every parking stall and drive aisle shall have a minimum of eight (8) feet vertical clearance.
- All parking areas shall be graded to provide adequate drainage of all surface areas into an on-site drainage improvement or stormwater drainage system, in compliance with the gradient standards in the Land Development Manual (LDM).
- Landscaping shall be required for all parking.

11. **Lighting Plan:** A comprehensive lighting plan shall be provided to Planning Division prior to the installation of any outdoor lighting as a part of a building permit. Any proposed building or parking lot lighting fixtures shall be designed and located so that no light and glare shall spill over property lines and adversely impact adjoining properties and be fully

shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. 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 the Planning and Building Department.

12. **Notice of Determination:** The applicant shall submit to Planning Division a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Submit check for the total amount to Planning Division and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

Environmental Management Department

13. State law mandates that 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. Waste management and diversion from on-site construction will be reviewed by Environmental Management Department as part of building permit review.
14. **Trash and Recycling Enclosures:** The franchise waste hauler for the facility is El Dorado Disposal (EDD). The applicant shall contact EDD before construction to discuss placement of the trash and recycling enclosures.
15. **Assembly Bill (AB) 341-Mandatory Commercial Recycling (MCR):** MCR requires all commercial facilities (nonresidential) and multi-family complexes with five (5) or more units that generate at least four (4) cubic yards of solid waste per week to recycle. The franchise waste hauler for the location of this facility is EDD. The applicant shall contact EDD to set up commercial waste and recycling service prior to renting any storage units.

County Surveyor's Office

16. Addressing, including Suite Number Assignments, must be coordinated through the County Surveyor's Office. Please do not post any Suite Numbers until they are approved through the County Surveyor's Office.

Air Quality Management District (AQMD)

17. **Fugitive Dust:** As we understand the project, there will be grading and construction. Please be advised that a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees

shall be submitted to and approved by 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 the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

18. **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.
19. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
20. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
21. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower [HP], etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
22. **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.
23. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 HP shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations). The full text of the regulation can be found at CARB's website here: <https://ww2.arb.ca.gov/ourwork/topics/construction-earthmoving-equipment>.

Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

24. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 HP or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
25. **Electric Vehicle (EV) Charging – Non-Residential:** The project shall comply with the Non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to: <https://www.dgs.ca.gov/BSC/CALGreen>.

Stormwater

26. **Erosion and Sediment Control:** An Erosion and Sediment Control Plan will need to be included in the plan submittal. Since the project will disturb over one (1) acre of land, the Legally Responsible Person is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the following link: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Pacific Gas and Electric (PG&E) Company

27. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert service at 811. A minimum notice of 48 hours is required. Ensure the Underground Service Alert markings and notifications are maintained throughout the duration of your work.
28. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing prior to performing the work.

29. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

30. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of seven (7) feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

31. **Excavating:** Any digging within two (2) feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. To avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24-inch-wide trench being dug along a 36-inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1,000 pounds per square inch gauge (PSIG) and directed at a 40 degree angle to the pipe. All pile driving must be kept a minimum of three (3) feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing prior to performing the work.

32. **Boring/Trenchless Installations:** PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are

stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of two (2) feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

33. **Substructures:** All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90 degrees +/- 15 degrees). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

34. **Structures:** No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.
35. **Fencing:** Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16-foot-wide gate for vehicular access. Gates will be secured with PG&E corporation locks.
36. **Landscaping:** Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow

unsupported to a maximum of four (4) feet in height at maturity may be planted within the easement area.

37. **Cathodic Protection:** PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.
38. **Pipeline Marker Signs:** PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.
39. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.
40. **Buildings and Other Structures:** No buildings or other structures including the footprint and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E’s transmission easement shall be designated on subdivision/parcel maps as “**RESTRICTED USE AREA – NO BUILDING.**”
41. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of PG&E’s towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E’s review. PG&E engineers must review grade changes in the vicinity of their towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
42. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E’s facilities. Heavy equipment access to PG&E’s facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences, and other structures proposed along or within the fee strip(s) and/or easement(s)

will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

43. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must always have access to its facilities, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
44. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
45. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case-by-case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense and to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
46. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
47. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.
48. **Pipelines:** Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.
49. **Signs:** Signs are not allowed except in rare cases subject to individual review by PG&E.

50. **Recreation Areas:** Playgrounds, parks, tennis courts, basketball courts, barbecue, and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense and to PG&E specifications.
51. **Construction Activity:** Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 <https://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M550/K438/550438485.pdf> and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers). Plans for protection barriers must be approved by PG&E prior to construction.

52. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

El Dorado Irrigation District (EID)

53. A Facilities Improvement Letter (FIL) dated August 1, 2024 identifies water and sewage availability. There is an existing 6-inch sewer line abutting the western property line in Rossmore Lane; this sewer line has adequate capacity at this time. As identified in the FIL, the El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 2,625 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to EID's hydraulic model, the existing system can only deliver a maximum fire flow of 2,400 GPM. In order to provide this fire flow and receive service, the applicant will be required to construct a water line extension connecting to the 10-inch water line previously identified. In order to provide a 2,625 GPM fire flow, the applicant will be required to upsize the existing 10-inch water line in Rossmore Lane to at least a 12-inch

water line. Looping the existing 10-inch water line to the 18-inch water line in White Rock Road may be another option as well.

El Dorado Hills Fire Department (EDHFD)

54. The project was reviewed by EDHFD and the Department of Transportation for adequate circulation and access for emergencies. Upon recommendation of EDHFD, a new two-lane paved driveway extending from the south west corner around the complete exterior of the site will be constructed for emergency vehicle access.

Transportation consultant firm Fehr & Peers completed an on-site and off-site transportation review. The review included a swept path analysis completed for a 43-foot aerial fire truck and a front load refuse truck, demonstrating that the site layout can accommodate both vehicles at once at the emergency vehicle access, primary driveway and while circulating the site counterclockwise. However, both vehicles could not exit the site via the primary driveway traveling clockwise. A recommendation was made to adjust the access gate and center island 18 feet west (closer to Rossmore Lane) to correct the issue. The project was amended, and a new site plan was submitted.

55. A fire safe plan is required in accordance with Chapter 49 of the California Fire Code. However, being as though this project doesn't include areas of open space, the fire department has authorized moving the fire safe plan requirement trigger from the point of map approval to prior to obtaining a building permit.
56. Structural Fire Protection and Suppression Services: Consistent with the California Code of Regulations, structural fire protection and suppression services will be available for this project by the EDHFD.
57. Natural Hazard Disclosure: The project is located in a HIGH 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.
58. Prior to new buildings or structures being placed on one (1) or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, 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 California Fire Code, as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).

59. Roads and Driveways: Roads and driveways, whether public or private, shall comply with California Code of Regulations Title 14 1270.00-1276.04 and California Code of Regulations Title 24 – Part 9 California Fire Code, 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. 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 California Code of Regulations 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 California Code of Regulations Title 14.
 - c. Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways. A report, prepared by a registered geotechnical of California-licenses 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 the 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 the American Association of State Highway and Transportation Officials Code 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 California Fire Code and EDHFD Standards.
 - g. When a road is required, it shall be named in accordance with the requirements identified by the County Surveyor's Office. An approved street sign shall be placed at the entrance of 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 California Code of Regulations Title 14 and the California Fire Code prior to building permit issuance.
60. Shared Access Agreement or Easement: Provide Shared Access Agreement of easement between all parcels connected to and served by a fire access roadway and/or driveway serving more than one (1) parcel. The Shared Access Agreement shall permit vehicular access and be recorded with the El Dorado County Recorder's Office.
61. Road Maintenance Agreement (RMA): Provide Fire Access RMA between all parcels connected to and served by a fire access roadway and/or driveway serving more than one (1) parcel. The Fire Access RMA 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 15 feet or width of 20 feet.
 - 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.

62. Fire Protection Plan (Fire Safe Plan): A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards. The applicant shall record a Notice of Restriction (NOR) that states that the project shall adhere to the conditions of the applicable fire safe plan. The specific language of the NOR shall be approved by EDHFD prior to recordation.
63. Community Facilities District: In order to maintain certain services provided by EDHFD, 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 EDHFD, 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 EDHFD, (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 EDHFD. If the Developer chooses to create a new CFD or annex into an existing EDHFD CFD shall be completed concurrently with final approval, as determined jointly by EDHFD and the County, of all land use entitlements requested by the landowner/applicant/developer.

Fire Conditions PRIOR TO THE ISSUANCE OF THE FINAL BUILDING PERMIT

64. Fire Protection Plan (Fire Safe Plan): A final fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the California Fire Code and EDHFD standards.
65. 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.
66. New Buildings and Structures: New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the California Code of Regulations 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 California Code of Regulations Title 14 – Section 1276 (Setback for Structure Defensible Space).
67. Open Space Fencing: Lots that abut open space shall be required to utilize non-combustible type fencing abutting the open space.

Fire Conditions PRIOR TO GRANTING FINAL OCCUPANCY

68. Address (commercial). All parcels shall be provided with an approved address number as issued by the 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.

Department of Transportation

69. A Traffic Impact Study (TIS) was not required for this project. An On-Site Transportation Review (OSTR) was prepared that addressed known traffic safety issues, driveway location, sight distance, parking, truck access and turning, and minimum required throat depth. The OSTR makes no recommendations for changes to the site plan.
70. Encroachment: Construct an encroachment consistent with County Standard Plan 103G for a commercial driveway access to Rossmore Lane, an existing private road.
71. Off-site Improvements: Construct the northern off-site emergency access roadway to ½ width improvements and consistent with County Standard Plan 101A. Construct 20 feet of pavement with Type 2 vertical curb and gutter on the project side of centerline (westbound to Rossmore Lane). No parking signs shall be placed along both sides of the roadway or as directed by the fire department. The access roadway shall be constructed within the existing 60-foot road easement connecting to Rossmore Lane.
72. On-site Emergency Access: Construct the connection to the off-site emergency access road consistent with County Standard 103G for a commercial access.

73. Proof of Offsite Road Entitlements: Demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.
74. Maintenance Entity: Prior to obtaining a certificate of occupancy, the owner shall form an entity, or join an existing entity, for the maintenance of 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.
75. Consistency with County Codes and Standards: Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from County Department of Transportation and pay all applicable fees prior to filing of the final map.

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).
76. Stormwater Management: Comply with the West Slope Development and redevelopment Standards and Post Construction Stormwater Plan.
77. 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.
78. 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.

79. No residential occupancy, including any overnight occupancy, will be permitted, and no unit will have kitchen facilities. Storage units cannot be inhabited or used to conduct business operations on-site. Gate access hours of operation for existing tenants and owners will be Monday – Sunday, 6:00 a.m. to 10:00 p.m. The County shall review and comment on any CCNRs prior to issuance of building permits.

80. The Project shall be reviewed by the Town Center Design Committee prior to building permit issuance.