

REVISED CONDITIONS OF APPROVAL

**Design Review Permit DR22-0007/Cool Station Automobile-Based Commercial Project
Planning Commission/February 26, 2026**

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

Exhibit E	Site Plan
Exhibit F.....	Exterior Elevations
Exhibit H.....	Signage
Exhibit I	Preliminary Landscape Plan
Exhibit J	Photometric Site Plan
Exhibit M	Initial Study/Proposed Mitigated Negative Declaration (IS/MND)
Exhibit N.....	Mitigation Monitoring and Reporting Program (MMRP)

Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

The project description is as follows:

Approval of Design Review Permit DR22-0007 would allow construction of a 7,205-square-foot commercial building including a 2,585-square-foot drive-through quick-serve restaurant, and a 4,620-square-foot convenience store. An additional 3,024-square-foot fuel canopy and an 1,892-square-foot carwash would be developed with associated driveways, parking lot, utilities, signage, and landscaping improvements. The project would include 56 parking stalls, six (6) bicycle stalls, trash enclosure, identified pedestrian crosswalk connecting each entrance to the commercial building, lighting and landscaping. Site access would be from an encroachment from State Highway 49, as well as another encroachment from State Highway 193.

Planning Division

2. **Permit Time Limits:** Pursuant to Zoning Ordinance Section 130.54.060.A, implementation of the project shall occur within 24 months of approval of this permit,

otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.

3. **Mitigation Monitoring and Reporting Program (MMRP):** Prior to issuance of any grading or building permit or commencement of any use authorized by this permit. All mitigation measures shall be implemented as specified by the MMRP (Exhibit M).
4. **Condition Compliance:** Prior to issuance of any grading or building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each Condition imposed as part of the project approval.
5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The property owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Design Review Permit.

6. **Archaeological Resources:** In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archeologist can examine the find in place. If the find is determined to be a “unique archeological resource,” contingency funding and a time allotment sufficient to allow recovering of an archeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archeological mitigation takes place.

If the find is determined to be a “unique archeological resource,” the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k) of the Public Resources Code. Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “non-unique archeological resource.”

7. **Human Remains:** In the event of the discovery of human remains, all work shall cease, and the County Coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two (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.
Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the 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.

El Dorado County Fire Protection District (Fire Department)

8. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for the commercial development to meet the current CFC and Local Ordinances.
9. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with the National Fire Protection Association (NFPA) 13, including all Building Division and Fire Department requirements.
10. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to the Georgetown Divide Public Utility District specifications for the purpose of providing water for fire protection. The location and spacing between hydrants in this development shall be determined by the Fire Department.

11. **Storage** of flammable and combustible liquids in containers and tanks shall be in accordance with, but not limited to, the current CFC and NFPA Standards.
12. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All roadways shall be a minimum of 20 feet wide, providing two (2) 10-foot traffic lanes, not including shoulder and striping.
 - b. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - c. Driveways and apparatus access shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum of 2 feet on each side of the required driveway or roadway width. Fuel hazard reduction should be at least 10 feet wide on both sides of the roadway and driveways.
13. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design if request by the local Authority Having Jurisdiction (AHJ).
14. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16% if paved or concrete.
15. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
16. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 56 feet outside.
17. **Building Access and Gates:** Access shall meet the El Dorado County Fire District requirements, including an approved Knox access.

18. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
19. **Parking and Fire Lanes:** All parking restrictions as stated in the current CFC and the current El Dorado County Fire Protection District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking-Fire Lane”. All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking - Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking-Fire Lane” and the fire code official.
20. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all addressing requirements.
21. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
22. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the commercial development. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, Points of Egress for the Public and Emergency Personnel, Underground water mains, Road Widths, Gates, etc.

Department of Transportation (DOT)

23. **Frontage Improvements to SR49:** Construct an eight-foot-wide Class 2 Bike Lane from the existing curb ramp at State Highway 49 and State Highway 193, in the northbound direction on State Highway 49 along the property frontage. Obtain an encroachment permit(s) from Caltrans for improvements within State right-of-way. Complete this work to the satisfaction of Caltrans.

24. **Frontage Improvements to State Highway 193:** Reconstruct the existing Class 1 Bike Lane along the north side of State Highway 193 where the proposed project driveway crosses the pedestrian/bicycle path. Install warning signs for trail users (Driveway Ahead) and motorists (Trail Xing W11-15 & W11-15P). Obtain an encroachment permit(s) from Caltrans for improvements within State right-of-way. Complete this work to the satisfaction of Caltrans.
25. **Encroachment permits:** Obtain encroachment permits from Caltrans for improvements within the State right-of-way.
26. **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 the County and pay all applicable fees prior to issuance of a building permit.

Ensure the project improvement plans and grading plans conform to the County of El Dorado *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Stormwater 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).*

27. **Easements:** All existing and proposed easements shall be shown on the project grading plans and improvement plans.
28. **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.
29. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and DOT. 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.

30. **RCD Coordination:** The timing of construction and method of re-vegetation shall be coordinated with the 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.
31. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports; however, the County Engineer may require additional or specialized information.
32. **Stormwater Management:** The County is subject to the State of California's Phase II MS4 Permit. Thus, the County's post construction water quality requirements follow those outlined in that Permit or any superseding Permit at the time of application submittal. Projects typically qualify as "Small" or "Regulated/Hydromodification" projects under the current MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements will create or replace 2,500 square feet or more of impervious surface, including offsite improvements. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual.
33. **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.
34. **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.

35. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in Portable Document Format (PDF), and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF.

California Department of Transportation (Caltrans)

36. **Highway Operations:** Provide construction details for the driveways that are consistent with the design guidelines in the Appendix J and Caltrans Highway Design Manual. The multiuse path design shall conform to the guidelines and standards outlined in the Caltrans Design Information Bulletin (DIB) 82.
37. **Complete Streets:** This project proposes to construct a Class II bike path in the northbound direction on State Highway 49 along the property frontage. This will provide connection between the facilities at the intersection and the amenities and services to the north. Safety for those using this new Class II facility would be improved with additional lighting on the frontage side of the property. If space allows, please consider including a striped buffer for the bike lane. Therefore, lighting and a striped bike lane buffer are strongly encouraged to be included with improvements included with this project.
38. **Environmental:** During the encroachment permit process, address any significant or potential impacts to the recognized cultural resources.
39. **Hydraulics:** No net increase to 100-year storm event peak discharge may be realized within the State's highway right of way (ROW) and/or Caltrans drainage facilities as a result of the project. Any cumulative impacts to Caltrans drainage facilities arising from the effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures.

Increases in peak runoff discharge for the 100-year storm event to the State's highway ROW and Caltrans' highway drainage facilities must be reduced to at or below the pre-construction levels. The cumulative effects on drainage due to development within the region should be considered in the overall development plan of this area.

All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway ROW or to Caltrans drainage facilities. The developer must maintain or

improve existing drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished through the implementation of stormwater management Best Management Practices (i.e., “Provide a safe and reliable transportation network that serves all people and respects the environment” detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must adequately maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained.

Runoff from the proposed project that will enter the State's highway ROW and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards before entering the State's highway ROW or Caltrans drainage facilities. Appropriate stormwater quality Best Management Practices may be applied to ensure that runoff from the site meets these standards (i.e., is free of oils, greases, metals, sands, sediment, etc.). Once installed, the property owner must adequately maintain these systems in perpetuity.

All work proposed and performed within the State's highway ROW must be per Caltrans' standards and require a Caltrans Encroachment Permit before commencing construction. For the Encroachment Permit application, provide drainage plans and calculations for the pre and post-100-year peak run-off (quantities and velocities) and water quality treatment for all discharges to the State's highway ROW and Caltrans' highway drainage facilities.

40. **Right of Way:** During the encroachment permit process, mapping will need to include corners found showing resolution of state boundaries along State Highway 49 and State Highway 193. Current record maps have been attached. Applicant or their representatives may also need to identify any possible vulnerable survey monuments in the development area that will need to be preserved and/or perpetuated, as required by PE Act 6731.2 and PLS Act 8771. 1.
41. **Encroachment Permit:** Any project or work, including access modification and drainage work, that takes place along or within the State’s ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated here: California Department of Transportation District 3, Office of Permits 703 B Street Marysville, CA 95901 D3encpermit@dot.ca.gov

Georgetown Divide Public Utility District (GDPUD)

42. Submit proper application and payment of the appropriate charges for water service.

Surveyor's Office

43. **Addressing:** Applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.
44. **Monuments:** 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).

El Dorado County Stormwater Management

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

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

Pacific Gas and Electric (PG&E)

46. Work with PG&E's Service Planning Department <https://www.pge.com/cco/> for gas and electric service.

Before digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work.

Environmental Management Department (EMD)

47. **Environmental Health:** A plan review will be required for the convenience store and drive through restaurant prior to construction, and the facilities will be required to be constructed to the standards of the California Retail Food Code. A pre-opening inspection by EMD will be required after facility construction has been completed. Both the convenience store and the drive through restaurant will be required to have an annual health permit issued to them by EMD and annual inspections of the facilities will be conducted once they are open to the public.

The septic system design will be required to be submitted in conjunction with the building permit for this project. The septic system will be a commercial septic system and will require a 300% minimum replacement area for the leach field. A grease interceptor will also be required as part of the septic system design to prevent grease from the food facilities from entering the septic system leach field. The septic system must be designed to meet the standards of the El Dorado County Local Agency Management Plan and Onsite Wastewater Treatment Systems Manual (OWTS manual). If the septic system is designed for anything close to 10,000 gallons per day of wastewater flow, it will have to be permitted by the State Water Resources Control Board.

48. **Hazardous Materials: EMD Certified Unified Program Agency (CUPA)/Hazmat:** The facility will handle hazardous materials and generate hazardous waste. Within 30 days of becoming operational, the facility will be required to submit their hazardous materials and business information into the California Environmental Reporting System (CERS), their information must be accepted by the CUPA prior to a CUPA permit being issued.
49. **Construction and Demolition (C&D) Debris Recycling:** State law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Visit the El Dorado County website for the Construction and Demolition Debris Recycling Ordinance Program information and requirements.
50. **SB 1383 – Short-lived Climate Pollutants (Non-Residential):** State and County law requires that all non-residential dwellings that generate at least two (2) cubic yards of solid waste per week have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.
51. **Trash and Recycling Enclosures (Commercial) :** New Commercial construction or additions resulting in more than 30% of the floor area shall provide readily accessible areas

identified for the storage and collection of Blue Container and Green Container materials, consistent with the three-, three-plus, or two-container collection program offered by the Jurisdiction, or shall comply with provisions of adequate space for recycling for Multi-Family and Commercial premises pursuant to Sections 4.408.1, 4.408.1, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR Part 11 as amended provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020.

Air Quality Management District (AQMD)

52. **Asbestos Dust:** County records indicate the subject property is entirely located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with applicable fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust – Asbestos Hazard Mitigation. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223, Fugitive Dust – General Requirements, and Rule 223.2 Fugitive Dust – Asbestos Hazard Mitigation.
53. **Paving:** Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.
54. **Painting/Coating:** The project construction may involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.
55. **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.
56. **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, California Code of Regulations [CCR]). The full text of the regulation can be found at CARB's website here: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>

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

57. **Portable Equipment:** All portable combustion engine 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 operations of each piece of equipment.

58. **Electric Vehicle (EV) Charging – Non-Residential:** The project shall comply with the Non-Residential Mandatory Measures identified in the 2022 CALGreen Building Code to facilitate future installation and use of EV chargers. Please refer to:
<https://www.dgs.ca.gov/BSC/CALGreen>