

**CONDITIONS OF APPROVAL**

**Commercial Cannabis Use Permit CCUP20-0004/Variance V23-0002/  
Green Gables Growers  
Planning Commission/August 24, 2023**

1. This Commercial Cannabis Use Permit (CCUP) is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G.....Site Plan  
Exhibit H.....Security Plan

Any deviations from the project description, exhibits, or Conditions of Approval 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:

The project applicant is seeking a CCUP for the construction and operation of a mixed light cannabis cultivation facility comprising of 7,825 square feet of greenhouses. The proposed mixed light cannabis cultivation operation would occur in eight (8) greenhouses approximately 14 feet tall, which would rely upon a combination of natural light and light emitting diode (LED) lights. An eight (8) foot tall security fence with six (6) feet of chain link and an additional two (2) feet of barbed wire would be installed around the cultivation area and encompass a 19,855-square-foot area.

Additional infrastructure includes a 238-square-foot solid surface parking lot, 3,825-square-foot gravel parking area, a septic tank and leach field, and rockery wall contained within a 19,855-square-foot fenced area on the property. The septic tank and adjoining leach field would service the proposed prefabricated Americans with Disabilities Act (ADA) accessible restroom, while an existing on-site well south of the project site would supply water for cannabis irrigation. The project does not include the storage or processing of cannabis on-site. An existing solar panel system located northeast of the proposed fenced cannabis cultivation premises would provide energy for the cannabis operation. Construction activities would yield a total cut of 560.20 cubic yards and total fill of 2,208.10 cubic yards which would require the import of 1,647.9 cubic yards of clean fill. The total area of land to be disturbed would be approximately 0.6 acre.

The owner of the project approved in this CCUP is Robert Sandie. The development, use, and maintenance of the property, the size, shape 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.

### **Planning Services Division**

2. **Permit Implementation:** In Compliance with County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this CCUP 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. **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 Services prior to initiation of cultivation for verification of compliance with applicable Conditions of Approval.
4. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the CCUP and building permit prior to initiation of cultivation.
5. **Heritage Resources:** In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.
6. **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 in 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 recommendations or preferences for treatment within 48 hours of being granted access to the site. The descendants' preferences for treatment may include the nondestructive removal and analysis of human remains and items associated with Native American burials or other culturally appropriate treatment in accordance with Section 5097.98(b). Any additional costs as a result of complying with this section shall be borne by the project applicant. The project applicant may continue grading and construction activities may resume after complying with Section 5097.8(e).

7. **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 land owner 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 this approval and all other approvals for this Project, including but not limited to all future Commercial Cannabis Annual Operating Permits (CCAOP).

The permittee and all owners shall defend, indemnify, and hold harmless the County of El Dorado and its agents, officers, elected officials, and employees for any claims, damages, or injuries brought by affected property owners or other third parties due to the issuance of a permit or the commercial cannabis activities and for any claims brought by any person for problems, injuries, damages, or liabilities of any kind that may arise out of the issuance of a permit or the commercial cannabis activities.

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

8. **Change in Ownership:** In the event of any change of ownership of the subject parcels, change in the operator, or any change in business ownership, it is the responsibility of the future owners or operators to ensure all changes are consistent with this CCUP, CCAOP, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time. Pursuant to Section 130.41.100.5.E, "A CCAOP is not transferrable and automatically expires upon any change of ownership to the applicant that results in a new owner or owners or new funding source. Before or upon the transfer of the business or addition of a new owner, an application for a new CCAOP must be submitted. While the CCUP may be transferred upon issuance of the new CCAOP, Conditions to the CCUP and CCAOP may be added or removed. The Director of Planning and Building may require a decision by the Planning Commission to impose any new Conditions or remove any

existing Conditions of a CCUP or CCAOP under this subsection consistent with Article 5, Section 130.54.070 (Revisions to an Approved Permit or Authorization).”

9. **Mixed Light Shielding:** The greenhouses shall be shielded so little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
10. **Track and Trace:** All state licensees associated with operations on the project parcel shall provide read only access to the California Cannabis Track and Trace (CCTT) system to track the movement of cannabis and cannabis products through the supply chain. Access shall be provided when requested by the County.
11. **Setbacks:** All cultivation use areas shall meet the 800-foot setback as shown on the site plan.
12. **Odor:** All greenhouses shall include an activated carbon filtration or equivalent odor abatement control equipment on the air exhaust.
13. **Screening:** Cannabis shall be screened from public view so that no part of a plant can be seen from an adjacent street or adjacent parcel. Screening shall be accomplished by enclosure within a greenhouse or hoop house or by use of fencing or vegetation.
14. **Regulatory Consistency:** Commercial cannabis activity shall be conducted in compliance with all laws and regulations as set forth in the El Dorado County Zoning Ordinance and the California Code of Regulations, and may be amended from time to time, as applicable to the permit type.
15. **Inspections:** The permit holder and subject property owner are to permit the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein. The property owner and operator shall Consent for on-site inspection by County officials during the permittee's regular business hours and outside of the permittee's regular business hours if the County has reason to believe that violations are occurring outside of regular business hours.
16. **County and State Compliance:** The premises shall be in full compliance with all other applicable requirements of State law and the County Code, including but not limited to, the building, safety, sanitation, labor, and technical codes and requirements relevant to obtaining necessary building, plumbing, electrical, mechanical, grading, or other permits, inspection of structures requiring permits, and, as appropriate, the issuance of certificates of occupancy. All structures on the premises shall be permitted as required by Title 130 of the County Code. "Structures", for purposes of this paragraph, shall have the same meaning as it does in California Health & Safety Code § 18908.

17. **Exterior Lighting:** All lighting provided in conjunction with facility security or other lighting not associated with the cultivation of live plants shall be installed, directed downward and away from nearby property lines, and shielded to confine all direct rays of light within the boundaries of such facilities.
18. **Generators:** No generator shall be used for any cultivation activities, including pumping, except as an emergency backup to another power source. The term "emergency", for purposes of this provision, means a temporary outage of the primary power source due to circumstances that are verifiably beyond the permittee's control and unrelated to non-payment of a utility or other vendor providing or servicing the primary power source.
19. **Cannabis Taxes:** Timely payment shall be made of the Commercial Cannabis Activities Tax and all other applicable County taxes and assessments, including providing information related to such taxes and assessments to the County Treasurer-Tax Collector and Assessor upon request. Upon request, permit holder shall also provide County Treasurer-Tax Collector and Assessor all records identifying the Distributors from which cannabis products were purchased and the quantities and price for each purchase.
20. **Odor Control Plan:** The operating permit holder and property owner shall implement all of the recommended measures in the odor control plan (Exhibit J, Appendix A).

The business operator shall ensure that air filtration and ventilation equipment is maintained in good working condition and monitored on an on-going basis to limit potential adverse odor emission impacts to employees and/or properties located in the vicinity of the business.

Any cannabis odor shall not be equal or greater than a seven (7) dilution threshold (DT) when measured by the County with a field olfactometer at the property line on which the commercial cannabis activity occurs for a minimum of two (2) olfactometer observations not less than 15 minutes apart within a one (1) hour period (seven DT one hour). If the odor from a commercial cannabis activity violates this subsection, the permittee must reduce the odor below the seven (7) DT one (1) hour at property line threshold within 30 days of the verification of a violation.

21. **Security Plan Compliance:** At all times, the operating permit holder and the property owner shall comply with the security plan reviewed and approved by the El Dorado County Sheriff's Office (EDSO) and shall operate and maintain a real-time access of the surveillance video for EDSO. Video footage must be given to EDSO upon demand.
22. **Disposal of Waste Material.** Cannabis waste material shall be disposed of in accordance with existing State and local laws and regulations at the time of disposal. Burning of cannabis waste material is prohibited.

23. **Monitoring Program (Section 130.41.100.8).** All CCAOPs shall require the applicant's participation in a County-run monitoring program. The monitoring program shall be funded by applicants and will be used to conduct site visits and inspections of all commercial cannabis activities and verify compliance including, but not limited to, all requirements of County Code and any site specific permit conditions and State regulations, including CCTT requirements.
24. **Violation Notification:** The permit holder shall notify EDSO within three (3) days of any notices of violations or other corrective action ordered by a State or other local licensing authority and provide copies of the relevant documents. Permit holder is required to comply with applicable State law and State regulations at all times. Failure to do so shall constitute grounds for suspending or revoking this permit, and denying any renewals and/or modifications to the permit.
25. **Revocation After Three Violations (Section 130.41.100.7):** In addition to revocation of a CCUP or CCAOP under Article 5, Section 130.54.090 (Revocation or County Mandated Modification of a Permit), upon receipt of any combination of three (3) administrative citations, verified violations, or hearing officer determinations of violation of any of the permit requirements or standards issued to one (1) or more of the owners or operators at any property or combination of properties of one (1) or more of the same owners or operators within a two (2) year period, the CCAOP shall be nullified, voided, or revoked, subject to prior notice and appeal under Section 130.54.090 (Revocation or County Mandated Modification of a Permit) and the CCUP may be revoked, subject to prior notice and appeal under Section 130.54.090. Upon revocation, an application for a CCAOP to reestablish a cannabis operation by one (1) or more of the same owners or operators at the subject property shall not be accepted for a minimum period of two (2) years. If only the CCAOP is revoked under this Section, reissuance shall be subject to the procedures to issue a CCUP, including hearing before and decision of the Planning Commission and any new or amended Conditions may be added to the CCUP.
26. **Designated Local Contact:** The Designated Local Contact is Lee Tannenbaum. No CCUP or CCAOP may be issued unless a current name and contact information for a Designated Local Contact is included. The Designated Local Contact must be available by telephone on a 24-hour basis, seven (7) days per week and be able to respond to the County within two (2) hours and corrective action, if required, must be completed within the time requested by the County. Any change to the Designated Local Contact shall be approved in advance and is subject to a background check consistent with Section 130.41.100.4.G. Each CCAOP shall include the name of the Designated Local Contact and any change to the Designated Local Contact shall require a revised CCAOP.

No less than one (1) week before commercial cannabis operations commence, the permittee must notify the property owners and residents of property located within 1,000 feet of the perimeter of the parcel(s) upon which the commercial cannabis operations will occur and provide the name and contact information for the Designated Local Contact. Complaints made to the Designated Local Contact by any member of the public must be responded to

within 24 hours of the initial complaint and corrective action, if required under any State or local law or regulation, must commence within a reasonable time based on the nature of the corrective action required. Complaints by any member of the public shall be logged in writing and the complaint log, including any corrective action taken, shall be provided to the Building and Planning Department annually with the application to renew the CCAOP.

The permittee must immediately notify the County and owners and residents of property located within 1,000 feet of the perimeter of the parcel upon which the commercial cannabis operations occur of any change to the Designated Local Contact or change to the telephone number for the Designated Local Contact.

### **Mitigation Measures**

#### **27. Mitigation Measure BIO-1: Pre-Construction Nesting Bird Survey**

If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active bird nests.

Vegetation (trees and shrubs) schedule for removal should be removed during the non-breeding season from 1 September to 31 January.

If construction will begin during the bird nesting season (1 February through 31 August), then a preconstruction survey for protected nesting birds shall be conducted by a qualified biologist. If a 15-day lapse in construction work occurs during nesting season, then another preconstruction survey shall be conducted prior to the resumption of work.

The preconstruction survey shall be conducted within 7 days prior to the start of construction. The survey shall cover the project site and areas within 1,320 feet for golden eagle, 500 feet for bird-of-prey, and within 100 feet for other (non-bird-of-prey) nests. Inaccessible areas and private lands shall be surveyed from accessible (public) areas with binoculars. If no active nest of a bird of prey, Migratory Bird Treaty Act bird, or other California Department of Fish and Wildlife protected bird is found, then no further avoidance and minimization measures are necessary. If active nests are found, they shall be avoided and protected as follows:

1. If a golden eagle nest is found, a 1,320-foot-radius Environmentally Sensitive Area (ESA) shall be established around the nest.
2. If a bird-of-prey nest is found, a 500-foot-radius ESA shall be established around the nest.
3. If an active nest of another (non-bird-of-prey) bird is found, a 100-foot-radius ESA shall be established around the nest.

If a golden eagle nest is found, the applicant shall consult with the U.S Fish and Wildlife Service before construction activities commence. No construction activity shall be allowed in an ESA until the biologist determines that the nest is no longer active. Construction buffers may be reduced in size if the qualified biologist determines that construction activities will not disturb nesting activities or contribute to nest abandonment.

Between February 1 and August 31, if additional vegetation removal is required after construction has started, a survey will be conducted for active nests in the area to be affected. If an active nest is found, the above measures will be implemented.

If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest.

Monitoring Responsibility: El Dorado County Planning and Building Department.

**28. Mitigation Measure BIO-2: Oak Resource Protection**

1. A Root Protection Zone (RPZ) shall be established around retained trees. The RPZ shall extend 20 feet beyond the dripline where possible given grading limits. The RPZ around retained trees near the limit of grading will be much smaller.
2. The RPZ shall be marked with a minimum four (4) foot-high orange construction fence hung on posts (such as T-posts) before clearing occurs. The fence shall not be supported by trees or other vegetation. The fence shall remain in place until construction is complete.
3. There shall be no driving, parking, or storage of supplies or equipment within the RPZ. Entry of construction personnel into the RPZ is not allowed except for maintenance of the fence or other activities undertaken for the protection of trees.
4. The tree canopy along the RPZ boundary shall be inspected prior to vegetation clearing in the area of grading. The canopy of trees to be removed shall be pruned where it is intertwined with the canopy of retained trees, or wherever felling of trees to be removed may damage the canopy of retained trees. The canopy of retained trees that overhangs the area to be graded shall be pruned to the minimum height required for construction.
5. There shall be application of two (2) to four (4) inches of organic mulch over the root system prior to construction. Mulch should not be placed against the trunk as it promotes fungal growth. Mulch moderates soil temperature, maintains soil moisture, reduces soil compaction, enhances root growth, and reduces competition with weeds.
6. Dead or damaged limbs shall be pruned from the tree. The removal of dead limbs is beneficial to the tree and reduces safety concerns of dead branches falling during construction.

7. Limb pruning of retained trees shall be conducted by an arborist or tree worker that is certified by the International Society of Arboriculture (ISA) and licensed by the State of California for tree service. Pruning shall be conducted in accordance with American National Standard Institute (ANSI) A300 Pruning Standard and adhere to the most recent edition of ANSI Z133. L.
8. Thinning out of the canopy or additional pruning shall NOT be done. It is more beneficial for a tree to have the most amount of foliage possible in order to promote new root growth.

29. **Mitigation Measure BIO-3: Protection During Vegetation Clearing**

1. Brush clearing along the RPZ boundary may be necessary in some areas for installation of a fence. Brush along the RPZ boundary, outside areas to be graded, shall be cut near ground level, not removed by the roots. Brush shall be cut and removed so that trees in the RPZ are not harmed. Brush shall not be disposed of in the RPZ.
2. Trees in the area of grading shall be felled in a direction away from the RPZ.

30. **Mitigation Measure BIO-4: Protection During Project Operation**

1. Most absorbing roots of trees are in the top 12 inches of the soil. If grading cuts or excavation is necessary within the RPZ, root pruning should be conducted beforehand along the cut/excavation limit. Roots should be pruned to the same depth, and no more, as adjacent excavation, up to one (1) foot below existing grade. Roots should be pruned by a method that cuts them cleanly such as a rock saw, vibrating knife, narrow trencher with sharp blades, or hand excavation and sawing. Roots should not be severed with backhoes, excavators, bulldozers, graders, or other rough grading equipment that may pull or shatter tree roots. No root pruning is necessary for fill.
2. Most of the trees in the areas of avoided oak woodland are mature. All of them have been growing under the natural moisture regime without irrigation and are adapted to dry summer/fall conditions. Extra irrigation water should not be applied to the trees, especially within a few feet of the trunk.

31. **Mitigation Measure BIO-5: Oak Woodland In-Lieu Fee**

1. The project applicant shall pay an in-lieu fee to the Oak Woodland Conservation Fund at a 1:1 mitigation ratio for impacts to oak woodlands per acre impacted and a 3:1 mitigation ratio per diameter breast height (dbh) inch for impacted Heritage trees.

**County of El Dorado Air Quality Management District (AQMD)**

32. **Asbestos Dust:** An Asbestos Dust Mitigation Plan (ADMP) application with applicable fees shall be submitted to and approved by the AQMD prior to project construction if a

grading permit is required, or if more than 20 cubic yards of soil is moved 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.

33. **Paving:** Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials.
34. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
35. **Open Burning:** Burning of wastes that result 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 (Rule 300 Open Burning).
36. **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)).
37. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., tub grinders, conveyors, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors Rule 501 and 523.
38. **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, daily hours of operations of each piece of equipment.
39. **Odors:** Odors that may result from the cannabis cultivation operation shall comply with AQMD Rule 205 Nuisance.
40. **Electric Vehicle Charging:** The project shall comply with the Non-Residential Mandatory Measures identified in the 2019 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans, specifications and electrical calculations shall show the electrical system has sufficient capacity to simultaneously charge all required electric vehicles at their full rated amperage. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction.

**El Dorado Hills Fire Department (EDHFD)**

41. **Structural Fire Protection and Suppression Services:** Consistent with CCR Title 14 §1266.01, structural fire protection and suppression services will be available for this project by EDHFD. The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 91, located at 7660 South Shingle Road in Latrobe. The average response time to the project site from this fire station is approximately eight (8) minutes or less to 80 percent of the population in the area.
  
42. **Roads and Driveways:** Roads, driveways and road or driveway structures, whether public or private, shall comply with the current regulations found in CCR Title 14 (Fire Safe Regulations), Title 24 – Part 9 (California Fire Code), and local ordinances and standards of EDHFD. Roads and driveways shall provide for concurrent fire apparatus ingress and civilian evacuation, and also provide unobstructed traffic circulation during a fire as set forth in CCR Title 14 §1270-1276. To meet this standard roads, driveways and associated structures in the project shall meet the minimum requirements described below:
  - a. An approved fire apparatus access road shall be provided for vehicular access to all industrial and commercial occupancies. The proposed driveway to the project shall be constructed to provide a minimum of one (1) 20-foot wide road on-site to within 150-feet of all structures.
  - b. Roads, driveways and associated structures shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an approved road surface base based on the grade.
  - c. Approved turnarounds are required on all dead-end roads and driveways greater than 150 feet in length.
  - d. Electronic and manual gates installed across fire apparatus access roads and driveways shall comply with applicable RFPD ordinances and regulations.
  
43. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage or conveyance facilities. 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 the EDHFD.
  
44. **Natural Hazard Disclosure:** The project is located in a Fire Hazard Severity Zone within a CAL FIRE Responsibility Area. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

45. **Defensible Space:** The project shall comply with the vegetation management and defensible space requirements of El Dorado County Codes and Ordinances Chapter 8.09, California Public Resources Code Section 4291 and local wildfire safety requirements of the fire district.
46. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in CCR Titles 14, 19, 24 and EDHFD ordinances and regulations.

**El Dorado County Department of Transportation**

47. Dedicate an easement for road, drainage, and public utilities for South Shingle Road, 30 feet from centerline of the existing South Shingle Road.