

CONDITIONS OF APPROVAL

**Tentative Subdivision Map TM21-0001/Planned Development Permit PD21-0003/
Rezone Z21-0012/Greenwood Estates
Planning Commission/January 25, 2024**

Planning Services:

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

Exhibit F.....	Tentative Subdivisions Map and Site Plan
Exhibit G.....	Building Elevations
Exhibit H.....	Preliminary Landscape Plans
Exhibit I.....	Preliminary Grading and Drainage Plan
Exhibit J.....	Preliminary Utilities Plan
Exhibit K.....	Preliminary Drainage Report
Exhibit R.....	Biological Resources Evaluation Memorandum
Exhibit S.....	Arborist Report
Exhibit U.....	Proposed Mitigated Negative Declaration and Initial Study

Any deviations from the project description, Conditions, or exhibits shall 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 Tentative Subdivision Map, Planned Development Permit, and Rezone (TM21-0001/PD21-0003/Z21-0012) to allow the subdivision of an existing 0.88-acre parcel to create 10 parcels ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own two-car garage for parking. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are also requested. Design waivers are requested for the proposed roadway section to be a width of 24 feet, 20 feet paved, where 28 feet is the County Standard, and driveway connections with two-foot wide Modified Type 1 rolled curb and gutter, where Type 1 curb, gutter, and sidewalks are standard. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Combining Zone (RM-PD).

Access to the proposed duplexes and triplexes would be provided from Greenwood Lane. The project includes improvements to Greenwood Lane (i.e., six-foot-wide sidewalk) and

expansion of the existing utilities on-site, located along Greenwood Lane, by extending the public utility lines including sewer main and waterline. New dry stack masonry retaining walls would be constructed as needed along the northern, western, and southern property lines and in the central portion of the site in a north-south direction. Masonry walls in any public utility easement would be up to, but no more than, three (3) feet in height. Existing chain link fencing that extends along the back and sides of the site would be removed and replaced with the new masonry walls. Existing chain link fencing that runs along the entire eastern portion of the site (on Greenwood Lane) would be removed for access and landscaping (Exhibit F). A Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) requires site improvements to connect the housing units to public water/sewer service. Stormwater runoff for a portion of Lots 5 and 6 would be directed to an existing 42-inch storm drain located at the northwest corner of the site. Stormwater runoff for the remainder of Lots 5 and 6 and the rest of the site would be directed to water quality vegetative swales constructed adjacent to the Greenwood Lane right-of-way and then subsequently overland to an existing curb and gutter (Exhibit I). Electricity/utilities would be provided by connecting to Pacific Gas and Electric (PG&E). The project was analyzed for consistency with the applicable General Plan Policies and the Zoning Ordinance.

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. **Tentative Subdivision Map Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.
3. **Fees:** All fees associated with the Tentative Subdivision Map shall be paid prior to filing the Final Subdivision Map.
4. **Parkland Dedication Appraisal Fees:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees. The applicant shall provide proof of payment of the Assessor's appraisal fee to Planning Services prior to approval of the Final Subdivision Map.
5. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to approval of the Final Subdivision Map.

6. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current California Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or Final Subdivision Map filed until said fees are paid.
7. **Landscaping:** The final landscape and irrigation plans shall be substantially consistent with the Preliminary Landscape Plans (Exhibit I) and comply with Zoning Ordinance Chapter 130.33 Landscaping Standards and the County Model Water Efficient Landscape Ordinance (MWELo). The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
8. **Lighting:** All outdoor lighting shall conform to Chapter 130.34 Outdoor Lighting of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
9. **Parking:** Parking shall be improved consistent with Chapter 130.35 Parking and Loading of the Zoning Ordinance. Parking shall conform to the approved Site Plan (Exhibit F) which includes one (1) two-car garage for off-street parking for each unit.
10. **Condition Compliance:** Prior to Final Subdivision Map recordation, issuance of any building or grading 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.
11. **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 El Dorado County (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 County and its agents, officers, and employees from any claim, action, or proceeding against County or its agents, officers, or employees to attack, set aside, void, or annul an approval of County concerning this Tentative Subdivision Map, Planned Development Permit, and Rezone.

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

12. **Permit Implementation:** Implementation of the project must occur within 36 months of approval of this Planned Development Permit in accordance with Chapter 130.54.060 of the Zoning Ordinance, 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.

13. **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 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 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.

14. **Subdivision and/or Private Roadway Gates:** The proposed project does not include the placements of any gates across County or non-County maintained roads or private driveways. Installation, or the proposal of the installation, of any gates associated with the project or individual parcels shall comply with Section 130.30.090, Gates, of the County Zoning Ordinance.
15. **Adequate Utilities:** Prior to approval of the final map, applicant shall provide Planning Services with a “will serve” letter from PG&E, and any other public utility required for the development of the site, for the proposed new parcels.
16. **Liens and Bonds:** Prior to filing a Final Subdivision Map, if the subject property is subject to liens for assessment of bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for

segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).

17. **Easements:** Prior to approval of the Final Subdivision Map, applicant shall ensure that the El Dorado County Surveyor's Office conduct a final easement review of the project parcels, as part of standard procedure, to further ensure no potential easement conflicts will occur on the project site.
18. **Protected Trees:** Impacts to protected trees in the project area will be minimized by requiring the applicant to pay mitigation fees in conformance with local policies. Prior to issuance of grading and building permits, in coordination with the project applicant, Planning Services shall verify that mitigation for impacts to oak resources are implemented in accordance with the County's Oak Resource Management Plan (ORMP) at a 2:1 ratio, for a total acre mitigation amount of 0.88 acres at the current fee. At the time of report preparation, the fee for oak woodland impacts is \$8,285 per acre, for a total mitigation of \$7,290.80.
19. **Rare Plants:** Impacts to rare plants in the project area will be minimized by requiring the applicant to pay mitigation fees in conformance with local policies. Prior to issuance of grading and building permits, in coordination with the project applicant, Planning Services shall verify that payment of fees for development within El Dorado County Rare Plant Mitigation Area 2 are implemented. The current fee for development of single-family residential in Mitigation Area 2 is \$386.00 per dwelling for a total mitigation of \$3,860.00.
20. **Construction Activities:** The following measures shall appear as notes on any grading and construction plans and be incorporated into the project construction activities:
 - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
 - All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
 - Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
 - Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.
 - Project area and site access road speed limits shall be established and enforced during the construction period.

Planning Services: (Mitigation Measures - Mitigated Negative Declaration and Initial Study)

21. **Mitigation Measure for Nesting Birds:**

Mitigation Measure BIO-1

Impacts to nesting bird habitat in the project area will be minimized by implementing the following measures:

- Any vegetation clearing or ground disturbing activities within the Study Area should take place outside of the typical avian nesting season (e.g., February 15 through August 31), if feasible. If construction needs to commence between February 15 and August 31, a pre-construction survey for nesting birds should be conducted within 500 feet of active construction areas within 14 days prior to commencement of construction. If a lapse in project activity occurs for 14 days or more during the bird nesting season, then the nesting bird surveys should be re-conducted. If no nesting birds are observed no further mitigation is required.
- If active bird nests are observed during the pre-construction survey, a buffer zone should be established around the nest tree(s) until the young have fledged or are no longer dependent on the nest, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 25 to 100 feet for passerines and 200 to 300 feet for common raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist. Buffer zones could be reduced if the nest is monitored by a qualified biologist.
- The buffer zone around a nesting tree should be demarcated with high visibility orange construction fencing (or similar highly visible material) and no construction activities or personnel should be allowed within the buffer zone.

Timing/Implementation: The developer/ applicant shall be responsible for ensuring implementation of Mitigation Measure BIO-1. If a pre-construction survey is required (per the circumstances described in Mitigation Measure BIO-1), County Planning Services shall verify the completion of the survey within 14 days prior to issuance of any grading permit. If overall site grading would occur for implementation of improvements and/or infrastructure, and grading permits are processed through the County Department of Transportation (DOT), DOT shall verify the completion of survey within 14 days of issuance of any grading permit.

This mitigation measure shall be noted on the Final Subdivision Map and be included in a Notice of Restriction that shall be recorded for the project site at the time of recordation of the Final Subdivision Map and all future grading and residential construction plans.

Enforcement/Monitoring: El Dorado County Planning and Building Department and/or DOT.

22. **Mitigation Measure for Construction Noise:**

Mitigation Measure NOISE-1

Construction activities shall not occur outside the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, or outside the hours of 8:00 a.m. and 5:00 p.m. on weekends, or at all on federally recognized holidays. The project applicant or construction contractor shall post a publicly visible sign at the entrance to the project site listing the allowable construction hours and the contact information, including telephone numbers, to report noise violations to the County and the contractor. The County shall verify inclusion of the posted signage, by being provided proof of posting by the applicant/construction contractor, prior to commencement of construction of the project. This measure shall also be a note in the building permit plans.

Monitoring Requirement: The developer/ applicant shall be responsible for ensuring implementation of Mitigation Measure NOISE-1. Mitigation Measure NOISE-1 shall be incorporated into all project Improvement Plans including, but not limited to, being included as a note on the plans, which shall be subject to review and approval by the Planning Division.

Enforcement/Monitoring: El Dorado County Planning Services.

23. **Mitigation Measure for Undiscovered Cultural Resources:**

Mitigation Measure TCR-1

If any suspected tribal cultural resources (TCR) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under California Environmental Quality Act (CEQA) and tribal protocols, and every effort must be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take

place unless approved in writing by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including Assembly Bill (AB) 52, have been satisfied.

Monitoring Requirement: The developer/applicant shall be responsible for ensuring implementation of Mitigation Measure TCR-1. Mitigation Measure TCR-1 shall be incorporated into all project improvement plans including, but not limited to, being included as a note on the plans, which shall be subject to review and approval by the Planning Division.

Enforcement/Monitoring: El Dorado County Planning Services.

Department of Transportation:

Project Specific Conditions

24. Encroachment Permits(s): Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road onto Greenwood Lane to the provision of County *Standard Plan 103G* modified to fit the existing curb and gutter, and to comply with accessibility standards for a public sidewalk.
25. Construct a six-foot-wide sidewalk across the project frontage on Greenwood Lane.
26. The proposed access road shall be private, except that emergency access shall be public. A Homeowners Association (or other mechanism approved by the County) shall be formed for the purpose of maintaining the private road and drainage facilities.

Standard Conditions

27. Maintenance Entity: Prior to filing a Final Subdivision Map, form an entity, or join an existing entity, for the maintenance of public and private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the project improvements.

28. Common Fence/Wall Maintenance: Responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants, Conditions, and Restrictions (CC&Rs).
29. 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 DOT and pay all applicable fees prior to implementing the approved use.

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

30. Stormwater Management: 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.

Show detention, retention, and/or treatment facilities 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 to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded on the Final Subdivision Map to ensure construction of individual lot source control measures.

31. Geotechnical Report: For any public improvements, 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. Water Quality Stamp: Include a stormwater quality message stamped into the concrete on all new or reconstructed drainage inlets. Use 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.
33. Drainage (Cross-Lot): Avoid cross-lot drainage. Contain any concentrated cross-lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement Plans.

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 public improvements, provide As-Built Plans to the County Engineer in Tagged Image File Format (TIFF), and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in Portable Document Format (PDF).

Environmental Management Department (EMD):

36. **Solid Waste Division - Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65 percent of the waste materials generated from covered C&D projects must be diverted from being landfilled by being recycled or reused on-site. Please view the El Dorado County's C&D Debris Recycling Ordinance Program information and requirements. If there are any questions, please contact EMD at (530) 621-5300.
37. **AB 341 - Mandatory Commercial Recycling (Multi-family):** State law requires that all multi-family dwellings with five (5) or more units that generate at least two (2) cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
38. **Trash and Recycling Enclosures:** Cal Green Section 5.410.1: Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct any questions about this provision to the County Building Division.
39. **El Dorado Disposal:** The franchise waste hauler for the location of this parcel is El Dorado Disposal (EDD). Contact the EDD to set up waste and recycling service.

County Surveyor's Office:

40. Addressing assignments must be coordinated through the County Surveyor's Office. Please do not post any address numbers until they are approved through the County Surveyor's Office.

County Air Quality Management District (AQMD):

41. Asbestos Dust: Current 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.
42. Paving: Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.
43. Painting/Coating: The project construction may involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.
44. 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.
45. 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. Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
46. 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.
47. Electric Vehicle (EV) Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2019 Cal Green Building Code §4.106.4.1 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than

trade size 1 (nominal one-inch inside diameter) and shall comply with all requirements listed in this subsection.

County Stormwater Division:

48. An Erosion and Sediment Control Plan (ESCP) will need to be included in the plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements can be found at the State waterboard website.

El Dorado Irrigation District (EID):

49. As shown in the Facilities Improvement Letter (FIL) (Exhibit M), the project shall adhere to applicable requirements from the EID for connection to public sewer and water services, including easement requirements, prior to issuance of grading and building permits.

Cameron Park Fire Department:

50. Prior to the issuance of building or grading permits, the developer shall submit project plans to the Cameron Park Fire Department for review. The project shall adhere to any applicable requirements set by the Cameron Park Fire Department.