

CONDITIONS OF APPROVAL

**General Plan Amendment GPA24-0003/Rezone Z23-0001/
Planned Development Permit Revision PD-R23-0001/
Conditional Use Permit CUP23-0002/Administrative Permit ADM25-0017
The Crossings – El Dorado RV Resort and Campground
As modified by the Planning Commission on March 27, 2025**

1. This General Plan Amendment, Rezone, Planned Development Permit Revision, Conditional Use Permit, and Administrative Permit are 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.....	Utilities Plan
Exhibit G	Preliminary Grading and Drainage Plan
Exhibit H.....	Site Concepts
Exhibit I	Elevations and Concept Plans
Exhibit J	Conceptual Landscape Plan – Main Building
Exhibit K.....	Conceptual RV/Camping Landscape Plan
Exhibit L	Lighting Photometric Plans
<u>Revised</u> Exhibit N.....	Crossings Sign Program
Exhibit P.....	General Plan Amendment Exhibit
<u>Revised</u> Exhibit Q.....	Rezone Exhibit
Exhibit T	PD97-0011 Findings/Conditions of Approval
<u>Revised</u> Exhibit U.....	Mitigation Monitoring and Reporting Program Incorporating Changes from PC Attachment I to Legistar
Exhibit V	Addendum

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:

The proposed project includes the development and ongoing operation of a recreational vehicle (RV) resort and campground and the proposed construction of a 75,100-square-foot (sf), 140-room hotel/event center. The RV resort and campground includes 301 total sites consisting of: RV stalls, dispersed tent sites, a group tent site, cabins/tiny homes, glamping cabins, and yurts. The proposed project also includes a 10,000-sf main building, including a 1,400-sf apartment for an on-site manager on the second floor. The main building also includes a manager's office, general store, business center, fitness center, clubhouse, food prep area for guests, and a communal kitchen. Other on-site development includes a 2,000-sf maintenance facility, bathhouses/showers/restrooms, a chapel, wood-

burning fire pits, vineyard areas, and a dump station. Outdoor recreational amenities potentially include a pool and hot tub, playgrounds, dog parks, outdoor trails, barbecue and picnic tables, and a pickleball complex.

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 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 General Plan Amendment, Rezone, Planned Development Permit Revision, Conditional Use Permit, and Administrative Permit or the permits become 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. **Notice of Determination (NOD) Recording Fee:** The applicant shall submit to the Planning Division a \$50.00 recording fee for the County Recorder to file the Notice of Determination. Checks shall be payable to El Dorado County. No permits shall be issued until said fees are paid.
4. **Mitigation Measures from Addendum:** The project will be required to comply will all mitigation measures identified within the revised Mitigation Monitoring and Reporting Program identified as revised Exhibit U incorporating modifications identified in the Errata Sheet, Attachment I to Planning Commission Legistar item No. 25-0465.
5. **Unanticipated Cultural Finds:** In the event of the discovery of archaeological resources during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery, or an agreed upon distance based on the project area and nature of the find, until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource,” contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one (1) of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code (PRC).

Upon the discovery of Indigenous cultural resources, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Indigenous cultural resource(s) are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred with a Tribal Representative from a California Native American tribe that is traditionally

and culturally affiliated with a geographic area. The Tribal Representative shall determine if the find is a Tribal Cultural Resource (TCR). 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 protection of TCRs under the allowances pursuant to CEQA. Every effort shall 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 lead agency as 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 of cultural soil.

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

6. **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 PRC. 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 PRC, 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) of the PRC. 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.

The contractor shall implement any measures deemed by the lead agency as 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 of cultural soil.

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

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 landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a General Plan Amendment, Rezone, Planned Development Permit Revision, Conditional Use Permit, and Administrative Permit.

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

8. **Change in Ownership:** In the event of any change of ownership of the subject parcels (Assessor's Parcel Numbers [APNs] 327-110-012, 327-120-019, 327-120-020, 327-120-021, and 327-120-022, as well as portions of APNs 325-220-061 and 325-220-063) or any change in primary or accessory use, it is the responsibility of the future property owners to ensure all changes are consistent with these approvals, the El Dorado County General Plan, Zoning Ordinance, and all applicable standards in place at such time.
9. **Prohibition of Nighttime Pool and Pickleball Court Use:** Nighttime use (10:00 PM to 7:00 AM) of the pool and pickleball court complex shall be prohibited and signage shall be posted at these amenities informing visitors of allowable hours of use.

10. **Master Sign Program:** The County is currently processing revisions to County Zoning Ordinance Chapter 130.36 (Signs) that would expand the square footage allowances within the Commercial, Regional (CR) and the Recreational Facilities High (RFH) zoning designations. Should this revision be adopted in the future by the County Board of Supervisors, the owner at that time of the RV resort and campground may apply for a minor amendment to the Crossings Sign Program (Exhibit N) to reflect these changes. Approval of this modification may be made by the Director of the Planning and Building Department.
11. **Transit Occupancy Tax (TOT):** In the event that the County Board of Supervisors approves modifications to the current TOT requirements, or a similar fee or charge based on nightly stays is enacted to include RV parks and campgrounds, the owner at that time of the RV resort and campground shall comply with the updated provisions. Approval of this modification may be made by the Director of the Planning and Building Department.
12. **Extended Stay:** The current County Ordinance does not allow stays at RV parks for longer than 30 days. Should this be modified in the future by the County Board of Supervisors, the owner at that time of the RV resort and campground may apply for extended stays as may be outlined in a future ordinance. Approval of this modification may be made by the Director of the Planning and Building Department.
13. **Hotel Design:** Prior to the issuance of a building permit for the hotel, the applicant shall submit the architectural plans for the review and approval of the Planning and Building Department. The design shall include features to reduce the visual appearance of the height and be in conformance with the Missouri Flat Design Guidelines and any applicable adopted County design standards and guidelines.
14. **Outdoor Event Area:** Prior to any use of amplified music or amplified speech within the identified outdoor event space, the applicant must submit a new or revised Noise Analysis to the Planning Division in compliance with Chapter 130.37 and demonstrate compliance with the noise standards.
15. **Lot Line Adjustment-Merger:** Prior to the issuance of a building permit, the applicant shall submit the request to the County Office of Surveyor and record the Lot Line Adjustment-Merger.

Diamond Springs El Dorado Fire Protection District (Fire Department)

16. **Annexation: Community Facilities District (CFD):** Approval of subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a CFD established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs El Dorado Fire Protection District (Fire Department) for the provision of public services permitted under Government

Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.

17. **Fire Flow:** The California Fire Code (CFC), as amended locally, requires the minimum fire flow for the RV Park to be 1,000 gallons per minute for a 1-hour duration. The minimum fire flow for the general store, hotel, and any other structures will be based on construction type and square footage of each building.
18. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with National Fire Protection Association (NFPA) 13 including all Building Division and Fire Department requirements.
19. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District (EID) specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet for commercial buildings and 500 feet for the RV park, reduced by 100 feet on dead-end streets or roads. The exact location of each hydrant on private roads and on main County or city-maintained roadways shall be determined by the Fire Department.
20. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested, and maintained per NFPA 25.
21. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all fire hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDCs and Post Indicator Valves (PIVs) shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this Condition shall be verified during review of the improvement plans.
22. **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 Fire Department as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All roadways shall be a minimum of 26 feet wide, providing two (2) 10-foot traffic lanes, not including shoulder and striping.

- b. Each dead-end road shall have a turnaround constructed at its terminus.
 - c. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - d. 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.
 - e. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width.
 - f. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official and CFC Appendix D with consideration of whether a ladder truck or ground ladders would be used for firefighting operations. The minimum unobstructed width shall be 26 feet in the immediate vicinity of any buildings more than 30 feet in height and shall be maintained for arial fire apparatus.
 - g. Minimum width of fire access road at a fire hydrant shall be 26 feet, 10 feet on either side of the fire hydrant. Each end shall be tapered to enable a fire apparatus to maneuver in and out of the access.
23. **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 requested by the local authority having jurisdiction (AHJ).
24. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent if paved or concrete.
25. **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.
26. **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.

27. **Gates:** All gates shall meet the El Dorado County Regional Fire Protection Standard B-002 requirements and approved by the Fire Department.
28. **Funding Mechanism for Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
29. **Wildland Urban Interface (WUI) Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain an approved WUI Fire Safe Plan. The WUI Fire Safe Plan shall be prepared by a qualified professional as approved by the Fire Department. The WUI Fire Safe Plan shall be approved by the Fire Department and California Department of Forestry and Fire Protection. This plan shall provide mitigations that reduce the spread of fire from cabins/RV stalls/glamping cabins/van/tent sites/dispersed tent sites/yurts to the wildland, from the wildland to aforementioned sites, and from site to site, as well as to protect evacuation routes and emergency firefighting components. Conformance with this Condition shall be verified prior to issuance of building permits.
30. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
31. **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.
32. **Setbacks:** Any parcels greater than one (1) acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30-foot setback for buildings and accessory buildings from all property lines) unless properly mitigated.
33. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all Emergency Vehicle Access (EVA), buildings, up to the property line as stated in PRC Section 4291, Title 19 as referenced in the CFC, Local Ordinances, and the conditioned WUI Fire Safe Plan.
34. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide EVA points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum

of a 10-foot drivable width and 14-foot minimum vegetation clearance (the WUI fire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

35. **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.
36. **Landscaping:** The final 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.
37. **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 project. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope Percent of Roads/Driveways, Points of Egress for the Public and Emergency Personnel, Underground Water Mains, EVAs as required, Road Widths, Gates, etc.
38. **Building and Fire Plans:** Building, fire sprinkler, and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use classification for each proposed building for future comments in regard to fire sprinklers, PRC Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

County Office of Surveyor

39. **Addressing:** The applicant will be required to coordinate with the County Office of Surveyor 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.
40. **Survey 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).
41. **Easements:** Easements shown on PM 52-07 and PM 16-06 will need to be addressed prior to project completion.

Department of Transportation (DOT) Project-Specific Conditions

42. **Frontage Improvements:** Private Drive Aisles (Phase 2 and 3): Design and construct the future two-way private drive aisles per El Dorado County Standard Plan 101C modified to

a 24 ft minimum width, and on-way drive aisles modified to a 20 ft minimum width, as shown on the proposed site plan dated October 2024.

El Dorado Road Intersection: Construct a northbound dedicated right turn lane and a dedicated southbound left turn lane on El Dorado Road based on El Dorado County Standards, modified for turning requirements of RVs. The westbound Private Drive Aisle approach shall be controlled by a stop sign.

43. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the intersection of the future Private Drive Aisle at El Dorado Road. Design the site improvements to ensure adequate sight distance is provided and maintained along El Dorado Road from north and south of the intersection for large RVs.
44. **Secondary Access:** Construct secondary access connections at the northeast boundary of the parcel at APN 327-110-026 and at the southeast boundary of the parcel at APN 327-290-071. The access roads shall be constructed to the minimum widths required by the Fire District and any gates installed shall meet the Fire District's requirements.
45. **Access Easements and Agreements:** Prior to issuance of a building permit, the owner shall provide an access easement for ingress and egress to the adjacent parcels APN 327-290-071 and 327-110-019.

A Joint Access Agreement shall be provided prior to issuance of a building permit which permits joint use of the parking area and access over all parcels for vehicles, bicycles, and pedestrians. Said agreement is subject to County Counsel review. Joint Access Agreement shall be with parcels APN 327-290-071 and 327-110-019.

46. **Off-Site Improvements – El Dorado Road Improvements:**
 - A. The project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to El Dorado Road as follows.
 - i. Improve the existing shoulders on both sides of El Dorado Road between U.S. Route 50 (US 50) interchange and the site access within the constraints of the available right-of-way and drainage requirements to provide a four-foot paved shoulder, or lesser widening to the satisfaction of El Dorado County Department of Transportation.
 - ii. Improve the existing shoulders on both sides of El Dorado Road between the site access and Missouri Flat Road within the constraints of the available right-of-way and drainage requirements to provide a four-foot paved shoulder, or lesser widening to the satisfaction of El Dorado County Department of Transportation.

- iii. Provide information to RV park guests informing them of conditions on El Dorado Road and suggesting alternative routes for pedestrians, bicyclists and drivers of large RVs.
- iv. Provide information to RV park guests with information regarding El Dorado Transit availability, locations and schedules.

Department of Transportation (DOT) Standard Conditions

- 47. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a four-foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
- 48. **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 filing of the final map.

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

- 49. **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 Municipal Separate Storm Sewer System (MS4) Permit and the County's <https://www.eldoradocounty.ca.gov/Land-Use/Stormwater/West-Slope-Development-and-Redevelopment-Standards>. 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.
- 50. **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 Geotechnical 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.
- 51. **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.

52. **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.

53. **Electronic Documentation:** Upon completion of the required improvements, provide as-built plans to the County Engineer in Tag Image File Format (TIFF), and provide final Drainage and Geotechnical Reports, and structural wall calculations to the County Engineer in Portable Document Format (PDF).

El Dorado County Sheriff's Office (EDSO)

54. **Security:** Overnight security shall be provided during the construction phase of the project.

El Dorado County Environmental Management Department (EMD)

55. **Public Pool:** The public pool, hot tub, and splash pad will be required to be constructed to the standards of the California Building Code and California Health and Safety Code. Plans for these facilities will be required to undergo a plan review by the EMD.
56. **Food Service:** Facilities that sell or give away food at the retail level are required to operate within the regulations of the California Retail Food Code and are required to have an annual health permit issued by the EMD. Facilities that do not already have a health permit will be required to undergo a plan review and approval process by the EMD before construction. Grocery stores, food kiosks, farm stands, commercial kitchens, and similar facilities may also be required to obtain a building permit from Building Division in conjunction with the EMD.
57. **Solid Waste:** Applicants are subject to a variety of State and local laws depending on the project type, scope, and final plan of the project. These include waste hauling, waste recycling, temporary sign, and waste collection enclosure requirements. Please be aware that compliance with these standards is required for the approval of a Conditional Use Permit.

58. **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 visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements: <https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Waste-Disposal/Solid-Waste-Disposal/Construction-and-Demolition-Debris-Recycling>.
59. **Senate Bill (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 to have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.
60. **Trash and Recycling Enclosures (Commercial):** New commercial construction or additions resulting in more than 30 percent 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 provision of adequate space for recycling for multi-family and commercial premises pursuant to Sections 4.408.1, 4.410.2, 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.

El Dorado Irrigation District (EID)

61. EID has active 14-inch and 21-inch waterlines located within easements on the proposed RV resort parcels. The project shall be designed so the waterlines are located in accessible drive isles; the EID waterlines shall not be located under RV camp sites. All private waterlines, sewer lines, and storm drains shall be installed under the EID waterlines. EID has an active 8-inch and 12-inch sewer line that goes through the proposed RV resort. The project shall provide access to the sewer manholes located within the project limits. Any required relocation of existing water lines and/or sewer lines shall be done per EID standards and at the project's sole cost.

El Dorado County Air Quality Management District (AQMD)

62. **Fugitive Dust:** Please be advised that a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a grading permit is required from the Building Division, Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

63. **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. The number of wood burning fire pits on the project shall not exceed 30.
64. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
65. **Painting/Coating:** The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
66. **New Point or Stationary Source:** Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
67. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, CCR). The full text of the regulation can be found at CARB'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.
68. **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.
69. **Electric Vehicle (EV) Charging – Non-Residential:** The project shall comply with the non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to: <https://www.dgs.ca.gov/BSC/CALGreen>.

PD97-0011 Conditions of Approval

70. **Applicable Conditions of Approval:** All applicable Conditions of Approval from PD97-0011, approved by the Board of Supervisors on December 8, 1988, shall remain in effect for Phases 2 and 3 of the project. These original Conditions of Approval are still in effect

for construction of the Phase 1 project. The PD97-0011 Conditions of Approval are attached as Exhibit T.