

FINAL CONDITIONS OF APPROVAL

**Planned Development Permit Revision PD-R21-0002/Conditional Use Permit
CUP21-0004/Tentative Parcel Map Time Extension P-E25-0001/Creekside Plaza ARCO
As APPROVED by the Planning Commission on October 9, 2025**

(Conditions of Approval are from the most recent approval of Creekside Plaza by the Board of Supervisors on December 17, 2019, for Rezone (Z10-0009), Tentative Parcel Map (P10-0012), and Planned Development (PD10-0005). Proposed revisions/additions to Conditions of Approval for the purposes of this Planned Development Permit Revision, Conditional Use Permit, and Tentative Parcel Map Time Extension, PD-R21-0002/CUP21-0004/P-E25-0001, shall be indicated in strikeout/underline format)

Project Description:

1. This Parcel Map and Planned Development are based upon and limited compliance with the project description, the Staff Report Exhibits and Conditions of Approval set forth below.
 - A. Commercial Tentative Parcel subdividing the site into four parcels, including three buildable commercial parcels and one 1.14-acre open space parcel (Lot A). The project site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation;
 - B. Planned Development Permit to establish a Development Plan for the proposed commercial center containing three buildings totaling 30,560 square feet, served by on-site parking with two designated loading zone areas, lighting, signage as provided for in the updated Creekside Plaza Sign Program ~~attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments), (Exhibit M), and landscaping~~; and
 - C. Planned Development Permit Revision and Conditional Use Permit to replace the previously approved two-story commercial building at the northernmost portion of the property with a new ARCO am/pm convenience store of 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six (6) fuel dispensers, two (2) underground storage tanks, an amendment to the Uniform Sign Program, and related site improvements and landscaping; and

D. Tentative Parcel Map Time Extension, P-E25-0001, for the originally approved Tentative Parcel Map, P10-0012, to grant six (6) one-year time extensions, to extend permit expiration from November 19, 2022, to November 19, 2028.

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

The 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.

Planning Services

2. **Compliance with El Dorado County Design Standards:** The plans shall comply with the County's Landscaping and Irrigation Standards, Outdoor Lighting Standards, and the Parking and Loading Standards. Any conflict between the preliminary plans included with this entitlement and County standards shall be resolved prior to building permit issuance.
3. **Car wash Directional Signage:** Signage shall be provided to indicate the entrance, exit, and one-way path of drive for the car wash drive-through facility.
4. **Hours of Operation:** The hours of operation for the carwash drive-through would be limited from 7:00 a.m. to 10:00 9:00 p.m. and the hours of operation for the vacuum system would be limited from 7:00 a.m. to 9:00 p.m.
5. **Site Maintenance:** Maintenance in perpetuity of Creekside Plaza is required.
6. **Mitigation Monitoring and Reporting Program (MMRP):** The applicant shall implement the Mitigation Measures in the adopted MMRP for Creekside Plaza (Exhibit W). With the submittal of all grading plans, improvement plans, and building permit plans, the developer/applicant shall submit to the El Dorado County Planning Division a

Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the County Department and/or Agency responsible for review, and how the developer/applicant meets the Condition of Approval or Mitigation Measure. The developer/applicant shall update the compliance matrix and provide it with each submittal.

7. **Expiration:** The tentative map shall remain in effect for three six (6) years from the date of approval which extends the tentative map to November 19, 2028. If the map has not been filed within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension. The Development Plan shall expire concurrently with the Tentative Parcel Map.
8. **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 Department prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
9. **Project Improvements in Conformance with Project Plans:** Project improvements including, but not limited to, building design, colors, building placement, freestanding and wall tenant signs as provided for in the updated Creekside Plaza Sign Program attached to the Staff Memo dated November 12, 2019 (Response to Planning Commission Comments), (Exhibit M), and parking lot improvements (e.g. lighting, landscaping, bicycle racks, trash enclosures) shall be completed in conformance with the plans submitted and conditions of approval herein and shall substantially comply with all Creekside Plaza project Exhibits listed in Condition 1 above. Where applicable, all project Preliminary Plans shall be finalized in accordance with the applicable standards of the Zoning Ordinance, El Dorado County Design and Improvement Standards Manual (DISM), and Missouri Flat Design Guidelines. Minor modifications may be approved through the Substantial Conformance Review by the Planning Director; however, any major changes that substantially deviates from the Development Plan, shall require review and approval by the Planning Commission prior to approval of building permit.
10. **Joint Access and Parking Agreement or Other Similar Document:** A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking areas, interior and perimeter fencing, signs, lighting, landscaping, and bicycle facilities to all property owners within the Creekside Plaza. A copy of said agreement shall be provided to Planning Department for review and approval, and the approved

agreement shall then be recorded, and a copy shall be provided to Planning Services prior to recordation of the Final Parcel Map.

11. **Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, Mitigation Measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

12. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or 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 rezone, planned development, and parcel map which action is brought within the time period provided for in Section 66499.37.

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

13. **Meter Award Letter:** Prior to issuance of building permit, the applicant shall provide a copy of a meter award letter issued by El Dorado Irrigation District.

El Dorado County Transportation Department (DOT)

Specific Project Conditions

14. **General Vacation:** Prior to filing of a Parcel Map or issuance of building permit, the applicant shall be file an application for General Vacation of the 0.22 acre portion of Forni Road along the project frontage, subject to approval by the Board of Supervisors.

15. **Missouri Flat Road Improvements:** Construct improvements along the frontage of Missouri Flat Road as follows:

- a) Widen Missouri Flat Road along the project frontage to provide 3 northbound lanes from Forni Road to County Road 2233. Place lip of new curb and gutter 43.5 feet offset from the existing raised median curb in Missouri Flat Road. Structural Section to be 6.5 inches of Type A HMA on 13 inches of Class 2 AB;
- b) Construct Caltrans Type A2-6 Curb and Gutter, and a 10 foot wide shared use sidewalk along the entire project frontage;
- c) Extend existing center median 60 feet northerly along Missouri Flat Road;

Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

16. **Forni Road Improvements:** Construct improvements along the frontage of Forni Road as follows:

- a) Widen Forni Road on the project side to provide 46 feet of Pavement measured from the existing curb and gutter flowline on the northeast corner of Forni Road / Golden Center Drive. Structural Section to be 5 inches of Type A HMA on 8 inches of Class 2 AB.
- b) Stripe, sign and mark a 5 foot wide Class 2 Bike Lane along the project frontage (width measured from fog stripe to gutter flow line).
- c) Construct Caltrans Type A2-6 Curb and Gutter, and a 6 foot wide sidewalk along the entire project frontage;
- d) Reconstruct the curb and sidewalk on the northeast corner of Forni Road and Golden Center Drive to provide an accessible ramp per Caltrans Standard Plan A88A.
- e) Stripe a pedestrian (school) crosswalk across Forni Road north of Golden Center Drive/Forni Road project entrance, and construct a Rectangular Rapid Flashing Beacon at this crosswalk.

Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

17. **County Road 2233 Improvements:** Reconstruct the Curb Ramps on either side of County Road 2233 to current ADA Standards per Caltrans Standard Plan A88A.

~~Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~

18. **Road Improvement Agreement:** ~~Prepare improvement plans, separate from On Site Development, for the improvements to Missouri Flat Road and Forni Road. Enter into a Road Improvement Agreement with the County to construct this work. This work may be subject to prevailing wage laws and the Public Contract Code. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
19. **Timeliness of Improvements:** ~~Complete the improvements noted above prior to issuance of a building permits. As an alternative, once the Road Improvement Agreement is fully executed, with associated Performance and Payment Bonds in place, building permits may be issued, however, you may be required to demonstrate adequate financing is available to construct these improvements prior to issuance of permits. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
20. **Offer of Dedication (In Fee):** ~~Offer to dedicate, in fee, right of way for Missouri Flat Road, Forni Road, or County Road 2233 sufficient to contain the required improvements with the filing of the Final Map. County will accept these offers. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
21. **Offer of Dedication (Easements):** ~~Offer to dedicate easements for pedestrian, slope and drainage as necessary. County will accept pedestrian and slope easements where necessary. Drainage easements will be rejected. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
22. **Drainage Improvements:** ~~Construct an additional storm drain manhole adjacent to Building C by the Forni Road encroachment for maintenance purposes. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
23. **Community Facilities District Annexation:** ~~Enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), at such time in the future when the County processes an annexation of territory into the CFD. The agreement shall be~~

~~executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property.~~

~~Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful.~~

~~Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~

Standard Conditions

24. **Curb Returns:** ~~Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 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. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
25. **Maintenance Entity:** ~~Prior to filing a final map, or obtaining building permits, form and entity, or join an existing entity, for the maintenance of On Site Drainage Facilities, including the existing creek. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.~~
26. **Consistency with County Codes and Standards:** ~~Obtain approval of project improvement plans and cost estimates consistent with these Conditions of Approval 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, Storm Water Ordinance (Ord. No. 5022), Off Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD)*.~~

27. **Stormwater Management:** Construct post construction storm water 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 Storm Water Plan. 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. 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, any 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 with the final map to ensure construction of individual lot source control measures.

28. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water 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.

29. **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.

30. **Electronic Documentation:** Upon completion of the required public improvements, provide As Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports and structural wall calculations to the County Engineer in PDF format.

14. **General Vacation:** Prior to filing of a Parcel Map or issuance of building permit, the applicant shall file an application for General Vacation of the 0.22-acre portion of Forni Road along the project frontage, subject to approval by the Board of Supervisors. The General Vacation is subject to the provisions of the Streets and Highways Code Section 8320.

15. Missouri Flat Road Improvements: Construct improvements along the frontage of Missouri Flat Road as follows:

- a) Widen Missouri Flat Road along the project frontage to provide three (3) northbound lanes from Forni Road to County Road 2233. Place lip of new curb and gutter 43.5 feet offset from the existing raised median curb in Missouri Flat Road. Structural Section to be 6.5 inches of Type A HMA on 13 inches of Class 2 AB; Right lane shall terminate in a dedicated right turn lane at County Road 2233 and shall be striped appropriately.
- b) Construct Caltrans Type A2-6 Curb and Gutter, and a 6-foot-wide shared use sidewalk along the entire project frontage.

16. Forni Road Improvements: Construct improvements along the frontage of Forni Road as follows:

- a) Construct Caltrans Type A2-6 Curb and Gutter, and a 6-foot-wide sidewalk along the entire project frontage.
- b) Reconstruct the curb and sidewalk on the northeast corner of Forni Road and Golden Center Drive to provide an accessible ramp per Caltrans Standard Plan A88A. Conformance with this condition shall be reviewed and verified prior to issuance of the first certificate of occupancy for the project.

17. County Road 2233 Improvements: Reconstruct the Curb Ramps on either side of County Road 2233 to current Americans with Disabilities Act (ADA) Standards per Caltrans Standard Plan A88A. Conformance with this condition shall be reviewed and verified prior to issuance of the first certificate of occupancy for the project.

18. Road Improvement Agreement: Prepare improvement plans, separate from On-Site Development, for the improvements to Missouri Flat Road and Forni Road. If the Engineer's Estimate for these improvements is equal to, or exceeds, \$250,000, enter into a Road Improvement Agreement with the County to construct this work. This work may be subject to prevailing wage laws and the Public Contract Code. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

19. Timeliness of Improvements: Complete the improvements noted above prior to issuance of the first certificate of occupancy for the project.

20. **Offer of Dedication (In Fee):** Offer to dedicate, in fee, right-of-way for Missouri Flat Road, Forni Road, or County Road 2233 sufficient to contain the required improvements with the filing of the Final Map. County will accept these offers. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.
21. **Offer of Dedication (Easements):** Offer to dedicate easements for pedestrian, slope, and drainage as necessary. County will accept pedestrian and slope easements where necessary. Drainage easements will be rejected. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.
22. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the Driveway access onto Missouri Flat Road to the provisions of County Standard Plan 103-G, modified to conform to current accessibility guidelines. The primary encroachment on Missouri Flat Road will be right-in, right-out only.
23. **Drainage Improvements:** Construct an additional storm drain manhole adjacent to Building C by the Forni Road encroachment for maintenance purposes. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.
24. **Community Facilities District Annexation:** Enter into an agreement in recordable form with the County that obligates the property to participate in the Community Facilities District No. 2002-01 (Missouri Flat Area) (CFD), at such time in the future when the County processes an annexation of territory into the CFD. The agreement shall be executed by the property owner and approved by the County prior to the issuance of any building permits. The financing obligation shall run with the property's title and bind all future assignees and/or successors in interest in the subject property. Should timing of building permit review process coincide with an annexation process underway by the County, the applicant may participate in said process in lieu of entering into an agreement, provided the annexation election has been held, the property owner, for subject application, voted in favor of being annexed, and the annexation election is successful. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

Standard Conditions

25. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4-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.

26. **Maintenance Entity:** Prior to filing a final map, or obtaining building permits, form an entity, or join an existing entity, for the maintenance of On-Site Drainage Facilities, including the existing creek. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the project improvements. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.
27. **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 (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).
28. **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 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.
29. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the project Grading or Improvement Plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports; however, the County Engineer may require additional or specialized information.
30. **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.

31. 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.

32. Electronic Documentation: Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

Environmental Management Department (EMD)

10. 33. Fast Food Facility: The fast food facility planned for Building "B" is required to comply with the California Retail Food Code. Plans for the fast food facility are required to be submitted through a service request to this Department for review and approval prior to constructing the facility. An annual Health Permit issued by this Department will be required to operate the fast food facility. Grease traps or interceptors installed for the fast food facility are required to conform to El Dorado Irrigation District and California Retail Food Code regulations to prevent discharge of fats, oils, and grease from the facility into the sewer system. Conformance with this condition shall be verified prior to issuance of final occupancy permit. This project proposes the construction of a new convenience store. Since food will be sold at the retail level from this facility, it must be constructed and operated to the standards of the California Retail Food Code. Please submit plans to the EMD along with a service request to review the project to the standards of the California Retail Food Code (CRFC). Once the plans have been reviewed and approved, the facility may be constructed to the specifications of the approved plans. An annual health permit will be required after construction is completed and the facility is ready to start selling food.

11. 34. AB 341 - Mandatory Commercial Recycling (MCR): MCR requires all commercial facilities (nonresidential) and multi-family complexes with 5 or more units that generate at least 4 cubic yards of solid waste per week to recycle. The facility is in the unincorporated area of El Dorado County. This is a non-mandatory waste service area,

~~which means, businesses and residents have the option to self haul their waste (at least once every seven days) and recycling to the El Dorado Disposal (EDD) Material Recovery Facility at 4100 Throwita Way, Placerville or subscribe to waste and recycling service provided by EDD, the franchise waste hauler for this area.~~

~~If any of the commercial facilities will store reportable quantities of hazardous materials (55 gallons) or generate hazardous waste, prior to commencing operations the owner/operators must:~~

- ~~a) Prepare, submit and implement a hazardous materials business plan and pay appropriate fees. Business owners and operators intending to handle hazardous materials in excess of reportable quantities are required by law to complete and file a hazardous materials business plan, http://www.edegov.us/emd/solidwaste/bus_plan_index.html with our Department prior to obtaining a business license~~
- ~~b) Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.~~
- ~~c) Train all employees to properly handle hazardous materials and wastes.~~
- ~~d) Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.~~

State law requires that all non-residential dwellings 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.

12. 35. AB 1826 - Mandatory Commercial Organics Recycling (MORE)(Non-Residential): AB 1826 implements statewide commercial organic waste recycling and is being phased in based on amounts of organic and solid waste generated by facilities starting April 2016-2019 and on through 2021(if applicable). The law requires that businesses and multi-family complexes with 5 or more units arrange for organics recycling service for the following types of organic wastes: food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper. Mandatory Commercial Organics Recycling (Non Residential)

State 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, and pruning waste, non-hazardous wood waste, food waste, and food-soiled paper.

36. Trash and Recycling Enclosures: CalGreen 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 questions about this provision to Building Division.

37. Hazardous Materials: EMD Hazmat/Certified Unified Program Agency (CUPA). The facility, as designed, will handle hazardous materials and generate hazardous waste. Prior to becoming operational the facility will be required to submit its pertinent environmental information into CERS (California Environmental Reporting System). Once this information has been reviewed and approved, the CUPA/Underground Storage Tank (UST) permit will be issued.
38. Solid Waste Division: Construction and Demolition (C&D) Debris Recycling State Law mandates that a minimum of 65% 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>.

Air Quality Management District

13. 39. **District Rules:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Current county records indicate this property is located within the Asbestos Review Area. Therefore, District Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.
14. 40. **Paving:** Project construction involves road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

15. **41. Asbestos Review:** The proposed project is within the Asbestos Review Area; therefore District will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

16. **42. Waste Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the DISTRICT. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning). Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

17. **43. Architectural Coating:** The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

18. **44. Exhaust Emissions:** The District's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures:

- a) Use low-emission on-site mobile construction equipment.
- b) Maintain equipment in tune per manufacturer specifications.
- c) Retard diesel engine injection timing by two to four degrees.
- d) Use electricity from power poles rather than temporary gasoline or diesel generators.
- e) Use reformulated low-emission diesel fuel.
- f) Use catalytic converters on gasoline-powered equipment.
- g) Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
- h) Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- i) Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- j) Configure construction parking to minimize traffic interference.
- k) Develop a construction traffic management plan that includes but is not limited to:

Providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

19. 45. New Point Source Emissions: Prior to construction or installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

20. 46. List of Equipment: Applicant shall submit to the El Dorado County Air Quality Management District, prior to the construction phase of the project, a list of equipment to be utilized on the project as described in the air quality analysis to ensure compliance. The list shall include the make, model and year of the engine, engine identification number, horsepower, hours/day, load factor, etc. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

Diamond Springs-El Dorado Fire Protection District

21. 47. Annexation: Community Facilities District 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 (District) 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. Conformance with this condition shall be verified prior filing of the Parcel Map.

22. 48. Fire Flow: The potable water system with the purpose of fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a minimum commercial building size of 3,600 square feet or less in size, Type V-B construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. Until a full set of building plans can be reviewed by the Fire District, the exact fire flow requirements cannot be obtained or determined. Conformance with this condition shall be verified prior to issuance of building permit.

23. 49. 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. Conformance with this condition shall be verified prior to issuance of building permit.

24. 50. Sprinklers: The building(s) shall have fire sprinklers installed in accordance with NFPA 13 (commercial use) or NFPA 13D (residential use), including all Building Department and Fire Department requirements. Buildings which have the capacity of storage above 12 feet in height will need to have the sprinkler system(s) designed to accommodate the appropriate high-pile storage. Conformance with this condition shall be verified prior to issuance of building permit.

25. 51. Hydrants: This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300/500 feet (2016 Title 24 CFC Part 9 Annex C, CC) each building shall have at least 1 hydrant within 150' (507.5.1). The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

26. 52. 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 Section 503 of Diamond Springs El Dorado Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):

- a. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
- b. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
- c. 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.
- d. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
- e. 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 with consideration of whether a ladder truck or ground ladders would be used for firefighting operations (Section D 105).

Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

27. 53. Roadway Surface: Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

28.

29. 54. Roadway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

30. 55. 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. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

31. 56. 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' inside and 60' outside. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

32. 57. Fire Access During Construction: In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

33. 58. 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. Conformance with this condition shall be reviewed as part of Improvement Plans and verified prior to issuance of building permit.

34. 59. Wildland Fire Safe Plan: This development shall be conditioned to revise / develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to recordation of the Final Map. Conformance with this condition shall be verified prior to issuance of building permit.

35. 60. Fencing: Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be noted and verified as part of and prior to approval of Improvement Plans.

36. 61. Knox Box and Keys: All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access. This condition shall be verified prior to issuance of building permit.

37. 62. Parking and Fire Lanes: All parking restrictions as stated in the current California Fire Code and the current Diamond Springs El Dorado 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. This condition shall be noted and verified as part of and prior to approval of Improvement Plans.

38. 63. Vegetative Fire Clearances: Prior to June 1st each year, there shall be vegetation clearance around all EVA’s (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.

39. 64. Knox Key Shunt: A Knox Key Shunt system shall be installed to termite power to all back-up power generators. Conformance with this condition shall be verified prior to issuance of building permit.

40. 65. 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, as per El Dorado County Standard B-001. Conformance with this condition shall be verified prior to issuance of final occupancy permit.

41. 66. Landscaping: The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition. Conformance with this condition shall be verified prior to issuance of building permit.

42. 67. 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 subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA’s as required, Road Widths, Gates, etc. Conformance with this condition shall be verified prior to issuance of building permit.

43. 68. 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 and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features. 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. Conformance with this condition shall be verified prior to issuance of building permit.

Surveyor's Office

44. 69. Monuments: All survey monuments must be set prior to filing the Parcel Map.

45. 70. Addressing: Situs addressing for the project shall be coordinated with the Diamond Springs/El Dorado Fire Department and the County Surveyors Office prior to filing the Final Map.

46. 71. Conformance to Conditions: Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P10-0012 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

County Stormwater – West Slope

72. The County is subject to the State of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlines in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements create or replace 2,500 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.

73. An Erosion and Sediment Control Plan will need to be included in 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 https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html.

El Dorado Irrigation District (EID)

74. The project shall comply with the requirements of EID as applicable to the project as described in the Facilities Improvement Letter (FIL).