

**Design Review DR20-0001/El Dorado Senior Village** – As Approved by the Planning Commission August 27, 2020

**Conditions of Approval**

1. Approval of Design Review DR20-0001 is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

- Exhibit K.....Project Site Plan
- Exhibit L .....Architectural Building Elevations
- Exhibit M .....Preliminary Landscape, Grading and Drainage Plans
- Exhibit O.....Preliminary Lighting Plan
- Exhibit U.....Preliminary Signage Plan

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:

Design Review Permit DR20-0001 includes an affordable, age-restricted community housing development consisting of a combination of both residential and commercial including 12 multi-unit residential buildings with a total of 149 rental units, a 7,500 square-foot commercial building with retail, office and restaurant space available for use by both residents and the general public, a 2,500 square foot bed and breakfast country inn, a 3,500 square foot community clubhouse and a pool, a 500 square foot leasing office, 220 parking spaces, one 27.5 square-foot freestanding wooden sign at the entry driveway along Koki Lane, one 12 square-foot freestanding wooden sign at the clubhouse/pool, two 24 square-foot wall signs and approximately 2.3 acres of landscape/active recreation area as shown on the project site plan and architectural building elevations, Exhibits K and L.

<b>Building</b>	<b>Building Area</b>	<b>Improvements <sup>(1,2)</sup></b>
Residential #1	3,936 sf	(6) 1/BR
Residential #2	6,544 sf	(3) Studio, (6) 1-BR
Residential #3	6,544 sf	(3) Studio, (6) 1-BR
Residential #4	4,992 sf	(3) 1-BR, (3) 2-BR
Residential #5	20,056 sf	(6) 1-BR, (8) 2-BR, (4) 3-BR
Residential #6	15,648 sf	(2) 1-BR, (12) 2-BR
Residential #7	19,136 sf	(6) Studio, (14) 1-BR, (4) 2-BR
Residential #8	21,896 sf	(3) Studio, (6) 1-BR, (8) 2-BR, (4) 3-BR
Residential #9	26,056 sf	(7) 1-BR, (12) 2-BR, (4) 3-BR

Residential #10	4,554 sf	(3) 3-BR
Residential #11	10,652 sf	(4) 1-BR, (4) 2-BR, (2) 3-BR
Residential #12	5,952 sf	(3) 1-BR, (3) 2-BR
Clubhouse	3,500 sf	Community Gathering/Meeting Space
Office	500 sf	Apartment Leasing Office
Commercial #1	7,500 sf	Restaurant, Retail and Office
Commercial #2	2,500 sf	Bed and Breakfast Country Inn
<sup>1</sup> “BR” = Bedroom <sup>2</sup> “Studio” = Studio Apartment		

The proposed residential units will be age-restricted, as defined within California Civil Code Section 51.3, and require that qualified residents be at least 55 years of age. In addition, the residential units will also be deed-restricted to require at least 50% of the units to be affordable for households at or less than 80% of the Area Median Income (AMI) consistent with applicable provisions of SB 35. Primary access to the project site would be provided via a privately owned and maintained driveway to Koki Lane, a County maintained roadway. An Emergency Vehicle Access (EVA) is proposed via private driveway onto Pleasant Valley Road/State Route 49 north of the project site. The project will include Local Agency Formation Commission (LAFCO) annexation into the El Dorado Irrigation District (EID) for public water and sewer service. Electric service will be provided by Pacific Gas and Electric (PG&E), utilizing existing PG&E infrastructure adjacent to the project site. Solid waste service will be provided by the local County waste franchisee, El Dorado Disposal. Approximately 6.69 acres of oak woodland will be removed by the project, however, approximately 0.91 acres of native oak woodland and seven existing Heritage Trees will be retained on site as shown on the preliminary landscape plan, Exhibit M. Oak Resources removal and retention will be consistent with all applicable standards in the County Oak Resources Management Plan (ORMP) and project-specific requirements in the project Oak Resources Technical Report (ORTR), dated March 2, 2020 (Exhibit N).

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 Time Limits:** Design Review DR20-0001 shall automatically expire 36 months from the date of approval pursuant to applicable provisions of Government Code Section 65913.4 (SB 35) unless vertical construction has been initiated prior to the expiration date. This application may qualify for a one-time, one-year time extension, at the discretion of the County, if the project proponent submits a timely request for such extension including documentation of significant progress toward construction. Such documentation shall include but not be limited to submitted building or grading permit application(s).
3. **Construction Timing:** As required under SB 35, construction of the residential component of the project shall be completed prior to, or concurrent with, the commercial component. A building permit for proposed commercial uses shall not be finalized until final, agency-signed occupancy authorization forms from the Building Division have been received for all of the proposed residential buildings (12 buildings total).
4. **Lighting:** All outdoor lighting shall conform to Exhibit O, and Section 130.34.020 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 indicated on Exhibit O 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.
5. **Landscaping:** The final landscape plan shall be substantially consistent with the preliminary landscape plan (Exhibit M) and be consistent with all applicable provisions of Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the 2015 California Model Water Efficiency Landscape Ordinance (MWEL0).
6. **Signs:** All signs shall be consistent with the preliminary signage plan (Exhibit U) and all applicable provisions of Chapter 130.36 (Signs) including but not limited to regulations for sign location, size and number allowed.
7. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two 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.

8. **Cultural Resources:** If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction activities, all work shall be halted immediately within a 100-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s) and until the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community have been contacted and invited to review and document the find.

Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the National Register of Historic Places or CRHR; 3) not a significant Public Trust Resource; 4) adequate information has been collected to document the resource and the resource may be avoided and preserved in place or removed or reburied under the supervision of a qualified archaeologist; or 5) for Native American finds, that the resource has been reburied onsite, when feasible, under the supervision of a qualified Native American monitor at the project applicant's expense (based on the recommendation of the Shingle Springs Band of Miwok Indians [Band] during AB 52 consultation).

9. **Noise From Rooftop Mechanical Equipment (HVAC):** Prior to issuance of a building permit for proposed commercial buildings, rooftop mechanical equipment (e.g. HVAC systems) shall comply with the following requirements to ensure noise levels remain below criteria established in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources):
  - A. Show on submitted building permit plans how all rooftop mounted HVAC equipment associated with air heating and cooling requirements of Commercial Buildings #1 & 2 shall be completely shielded from view of nearby existing residences by rooftop parapets (as proposed).

AND do one of the following items, either (A1) or (A2) below:

1. When plans are available that identify specific HVAC equipment model information and installation locations, the project developer shall submit technical documentation, to the satisfaction of the Planning Division, that the equipment will not exceed 45 dB Leq at 50 feet (Commercial Building #1) and 45 dB Leq at 30 feet (Commercial Building #2).

OR

2. Should the project developer choose to install rooftop-mounted HVAC equipment that exceeds 45 dB Leq at 50 feet (Commercial Building #1) or 45 dB Leq at 30 feet (Commercial Building #2), the construction of a 6-foot tall localized barrier that encompasses the equipment would be required. Should a barrier be constructed on the rooftop of Commercial Building #1, the barrier shall encompass the equipment around the north, east and west sides. Should a barrier be constructed on the rooftop of Commercial Building #2, the barrier shall encompass the equipment on the south, west and east sides.
10. **Construction Noise:** Noise-generating construction activities shall be limited to between the hours of 7:00 am and 7:00 pm Monday through Friday and between 8:00 am to 8:00 pm on weekends and on federally-recognized holidays.
  11. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, including the determination that the project qualifies for streamlined review under SB 35, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning this Design Review application.

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

12. **Oak Resources Conservation; In-Lieu Fee Payment:** Alteration of on-site individual oak trees and oak tree woodland or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the Oak Resources Technical Report (ORTR) prepared by Sycamore Environmental Consultants, Incorporated, dated March 2, 2020 (Exhibit N). The ORTR identifies 6.69 acres of oak woodland to be removed and also identifies project-specific oak tree protection measures for oak resources to be protected on site, including seven Heritage Trees to be retained in accordance with the Oak Resources Management Plan (ORMP). As discussed in the ORTR, in-lieu mitigation fees for oak woodland to be removed shall be calculated at an adjusted affordable housing mitigation ratio of 1:1. In-lieu mitigation fees shall be paid

for oak woodland to be removed at the then-current oak woodland mitigation rate per acre, (currently \$8,285/acre) for the 6.69 acres of oak woodland removed. In-lieu mitigation fees for individual native oaks to be removed, including a 24-inch Valley Oak as identified in the ORTR, shall be paid at the then-current (non- adjusted) mitigation rate (currently \$153/inch) for each individual tree to be removed. Mitigation fees shall be submitted to the Planning Division prior to issuance of a building or grading permit. Processing, receipt and documentation of mitigation fees collected may be subject to an Administrative Permit pursuant to Section 130.39.060(A) (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

13. **Lot Line Merge:** Pending lot line merge application No. LLA-M20-0004, between existing Assessor’s Parcel Numbers 331-221-030 and 331-221-032, shall be finalized prior to issuance of any County development permit including but not limited to a building, grading, encroachment or improvement permit.

**El Dorado County Department of Transportation (DOT):**

*Project-Specific Conditions:*

14. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road onto Koki Lane to the provisions of County Standard Plan 103G, modified to comply with current accessibility standards. Trim trees, brush and vegetation along the west side of Koki Lane north to SR49 to achieve 290 feet minimum sight distance looking left from the project entrance. Obtain an encroachment permit from Caltrans and construct the emergency access to SR49 in accordance with Caltrans requirements.
15. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer

or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser. Approved improvement plans, specifications and contract documents for off-site improvements shall be prepared by a Civil Engineer.

*Standard Conditions:*

16. **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.
17. **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, 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).
18. **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 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 prior to issuance of a building permit to ensure construction of individual lot source control measures.
19. **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.
20. **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.

### **Housing, Community and Economic Development (HCED) Programs**

21. At least 50% of the total units shall be deed-restricted as affordable housing, for a 55-year term, for households with incomes at or below 80% of the Area Median Income (AMI) for El Dorado County as defined by the California Department of Housing and Community Development for Multifamily Housing Programs. Within 60 days of project approval, an Affordable Housing Agreement (AHA) between the County and developer, and approved as to form by County Counsel, to include but not be limited to financing arrangements, monitoring program, and 55-year deed restrictions, shall be recorded between the County and applicant certifying the applicant's agreement with applicable provisions of Government Code Section 65913.4 regarding deed-restricted affordable housing units.
22. Within 30 days of project approval, the applicant shall review and certify, on a form provided by the County, project compliance with the labor provisions for the SB 35 streamlined ministerial approval process located in paragraph (8) of subdivision (a) of Government Code Section 65913.4 regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the project.
23. In accordance with General Plan Policy H0-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

### **Office of the County Surveyor:**

24. The applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.
25. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's office must be provided to the Surveyor's office prior to issuance of a building or grading permit.



26. Property boundary determination and mapping, as required by Section 8762 of the Professional Land Surveyor's Act, shall be conducted by a California Licensed Land Surveyor.

### **El Dorado County Environmental Management Division (EMD)**

#### Environmental Health Unit:

27. If separate facilities are planned for the community center and bed and breakfast that will provide food to residents at the retail level, a permit to operate and service request to review and approve any food facility plans prior to construction and operation will be required. Recreational health facilities including swimming pools and spas will also be required to submit a service request and architectural plans for review and approval by this Department prior to construction. Recreational health facilities available to the public are required to be constructed and operated according to the requirements of the California Health and Safety, Building, and Electrical Codes.

#### Hazardous Materials Unit:

28. In the application packet submitted on 5/26/2020, the facility plan indicates there will be two swimming pools onsite and a restaurant. The swimming pools may utilize reportable quantities of hazardous materials to maintain their water quality. If the facility utilizes any chemicals in excess of reportable quantities the facility will be required to create an account in CERS (California Environmental Reporting System), submit the required documentation into CERS and obtain a CUPA permit from EMD to store hazardous materials within 30 days of becoming operational.

#### Solid Waste Division Unit:

The following state and local regulations may apply during project construction and operation and have been included as standard conditions of approval:

29. Construction and Demolition (C&D) Debris Recycling:  
State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements:  
[https://www.edcgov.us/Government/emd/solidwaste/pages/construction\\_and\\_demolition\\_debris\\_recycling.aspx](https://www.edcgov.us/Government/emd/solidwaste/pages/construction_and_demolition_debris_recycling.aspx). If after reviewing this information you still have questions, please do not hesitate to call Environmental Management at (530) 621-5300.

30. AB 341 - Mandatory Commercial Recycling (Multi-family)  
State law requires that all multi-family dwellings with five or more units that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
31. AB 341 - Mandatory Commercial Recycling (Non-Residential)  
State law requires that all non-residential dwellings that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
32. AB 1826 - Mandatory Commercial Organics Recycling (Multi-family)  
State law requires that all multi-family dwellings with five or more units that generate at least two 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, and non-hazardous wood waste. Multi-family dwellings are currently not required to have a food waste program.
33. AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential)  
State law requires that all non-residential dwellings that generate at least two 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.
34. 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 Services. Building Services can be reached at (530) 621-5315.
35. El Dorado Disposal: The franchise waste hauler for the location of this parcel is El Dorado Disposal. They can help businesses and multi-family dwellings determine how much waste they generate, when/if they exceed the waste amounts and complying with state law. Before the facility opens please contact El Dorado Disposal to set up waste and recycling service.

### **El Dorado County Air Quality Management District**

The following standard conditions apply to the project:

36. Fugitive Dust: 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 (PM<sub>10</sub>) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction

- process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the Air Quality Management District (AQMD) prior to start of project construction if a Grading Permit is required from the Building Department (Rules 223 and 223.1).
37. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
  38. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
  39. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
  40. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf) Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). CARB is responsible for enforcement of this regulation.
  41. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (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.
  42. New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emission units (e.g. emergency standby engine greater than 50 HP, boilers of water heaters aggregating to greater than one million BTU/Hr. etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications, fuel and/or chemical use projections and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements, and 523, New Source Review.
  43. Wood-burning devices: The installation of open hearth wood-burning fireplaces shall be prohibited. Installation of woodstoves shall be discouraged in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, devices that are "natural-gas or

propane only” with flues/chimneys designed to only accommodate natural gas/propane burning are allowed.

### **El Dorado Local Agency Formation Commission (El Dorado LAFCO)**

44. **Annexation into the El Dorado Irrigation District (EID):** The applicant shall apply to the El Dorado LAFCO for annexation of the project parcels into the EID service area. EID annexation, pursuant to the process established by El Dorado LAFCO, shall be completed within two years of project approval.

### **El Dorado Irrigation District**

45. **District Annexation:** The project parcels shall be annexed into the District. Annexation shall be completed prior to submittal of project improvement plans to the District.
46. **Facility Improvement Letter:** A Facility Improvement Letter (FIL) was issued by EID on August 8, 2018 and is valid for a period of three years (Exhibit T). If facility improvement plans are not submitted to EID within the valid period of the letter, a new FIL shall be required from EID. As the project parcels are not located within EID’s service area, annexation into EID will be required prior to submittal of improvement plans to the EID.
47. **Water and Sewer Facilities:** The project shall construct required infrastructure/improvements to connect to existing water and sewer facilities as detailed in EID’s FIL (Exhibit T).
48. **Easements:** Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. EID must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines. Easements for any new EID facilities constructed by this project must be granted to EID prior to EID approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site EID facilities that will remain in place after the development of this property must also have an easement granted to EID.

### **Diamond Springs and El Dorado Fire Protection District (Fire District)**

49. **Annexation (Community Facilities District):** Approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include the provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos

Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Fire 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.

50. **Fire Flow:** The potable water system with the purpose of fire protection for this residential/commercial development shall provide a minimum fire flow of 1,750 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building up to 40,600 square feet or less in size, Type V-A 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.
51. **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.
52. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 or NFPA 13D (R3 single-family 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.
53. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to EID specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.
54. **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 the Fire District as well as State Fire Safe Regulations as stated below (but not limited to):
  - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness when required by the Fire Code Official.

- b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.
  - c. Each dead-end road shall have a turnaround constructed at its terminus.
  - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
  - e. 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.
  - f. 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.
  - g. Aerial apparatus road widths will be 26 feet and are required on buildings that meet or exceed three stories.
  - h. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width.
  - i. Depending on final heights of each building, the final layout of fire apparatus/aerial 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.
55. **Roadways:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local authority having jurisdiction. All roadways shall meet El Dorado County DOT and CA Fire Code requirements. All roadways will be all-weather surfaces. All roads less than 30 feet shall be signed and denoted “No on Street Parking.” 30 feet road widths shall have parking on one side only and shall be posted with appropriate signage. Parking on both sides will require 36 feet minimum road width; appropriate associated signage and road markings shall apply and be provided.
56. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 16%.

57. **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.
58. **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 60 feet outside.
59. **Gates:** All gates shall meet the DSP Gate Standard B-002.
60. **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.
61. **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.
62. **Wildland Fire Safe Plan:** Prior to issuance of a building permit, this development shall develop, implement, and maintain a Wildland Fire Safe Plan, approved by the Fire District, in compliance with State Fire Safe Regulations.
63. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
64. **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.
65. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current DSP 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.

66. **Fire Safe Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines). This project has tentative approval of a variance for fire safe setbacks less than 30 feet based upon final project compliance with the Fire District design waivers for a reduced setback (Included in Exhibit Q). The final design of the buildings that encroach in the set-back area must be consistent with the requirements of the Title 14 2020 version. Final approval of reduced fire safe setbacks must be granted by CalFire and the Fire District prior to issuance of building permit(s).
67. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's , 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.
68. **Trail Systems and Land-Locked Access:** If any future trail system(s) are proposed containing/abutting land-locked open space, the project shall 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(s) 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 wildfire 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.
69. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
70. **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.
71. **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.
72. **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.



73. **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.