

**Conditions**

**El Dorado County Planning Services**

1. The Planned Development approval is based and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-E, dated May 24, 2007, and Conditions of Approval set forth below. 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 project, as approved, shall consist of the following:

A development plan for two ~~2,400 square foot~~ structures, one 2,400 square feet and one 1,200 square foot, containing 24 ~~10 foot by 20 foot~~ mini warehouse units. The eastern structure contains 12, 10 foot by 20 foot units, and the western structure contains 12, 10 foot by 10 foot units, as shown on Exhibit A. The project includes landscaping as shown on Exhibit B, exterior lighting, access to Pony Express Trail and Spruce Avenue, and EID water to irrigate the landscaping. No office or sewer connection is required. Proposed wall sign shall be consistent with Exhibit B, Exhibit C-1, and Ordinance §17.16.030.

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. All site improvements shall conform to the site plan attached as Exhibits A, B, and C1-2 D.
3. All buildings shall be painted earth tone colors to better blend with surrounding vegetation and be consistent with Exhibits C-1 and C-2. Final color choices shall be approved by the Director of Planning Services prior to issuance of building permits.

4. 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 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 a special use permit, which action is brought within the time period provided for in Section 66499.37.

The applicant shall plant one tree, Pistacia chinensis (Chinese pistache) or Lagerstroemia indica (crape myrtle), and two shrubs, Heteromeles arbutifolia (toyon), in each of the four landscape areas, as shown on Exhibit D, for a total of four trees and eight shrubs.

5. Prior to building permit issuance, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code. All lighting shall be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following shall apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface of the building.
- b. Lighting location shall be consistent with Exhibits A and E and shall be turned off within 30 minutes after the closing of the business. Security lighting shall be designed with motion-sensor activation. Lighting shall be generally consistent with Exhibit E using the optional accessory full cutoff shield.

Should the final installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

6. Prior to building permit issuance, a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to the project parcel for landscape irrigation purposes, shall be submitted to Planning Services.

7. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) shall be incorporated into the site plan and final landscape plan and be approved by Planning Services prior to issuance of a building permit. The applicant shall submit a final landscape plan at the time of building permit submittal which will be reviewed by planning staff at that time. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity. Additionally, staff will make an on-site inspection to verify compliance with the final landscape plan prior to occupancy.

8. A used-brick wainscot, a minimum of 36 inches high, shall be installed on the front façade of the structures.

**El Dorado County Department of Transportation**

- 9.6. The applicant shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to commencement of any improvements on the project facilities.
- 10.7. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
- 11.8. The applicant shall obtain an encroachment permit and construct a Std. Plan 103D driveway onto Pony Express Trail and Spruce Street. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.

**El Dorado County Fire Protection District**

- 12.9. The applicant shall submit a review fee of \$150.00
- 13.10. The applicant shall install one fire hydrant. Hydrants will be Muller model 200 Centurion and the Fire District will approve the location.
- 14.11. The required Fire Flow for this project is 1,500 gpm @ 20 psi for 2 hours.
- 15.12. Documentation from EID (FIL) shall be submitted to the Fire District to show that this project will meet fire flow.
- 16.13. The applicant shall install a fire District approved NFPA 72 Fire Alarm.
- 17.14. The applicant shall install Knox gate access on all gates.