

CONDITIONS OF APPROVAL

Planned Development Revision PD-R19-0001/Superior Self-Storage Planning Commission/September 12, 2019

(Proposed revisions to the existing conditions under PD95-0007 and PD95-0002 shall be indicated in ~~strikeout~~/underline format)

CALIFORNIA PRECISION MOLDING PD95-0007

Planning Services

~~1. Only the following exhibits and documents are approved herein as part of the Development Plan~~

- ~~Exhibit B – CPM Development Plan~~
- ~~Exhibit C – CPM Landscaping Plan~~
- ~~Exhibit D – Design Guidelines and Development Standards Dated April 1995~~
- ~~Exhibit L – CPM Site Plan~~
- ~~Exhibit O – CPM Enlarged Site Plan~~
- ~~Exhibit P – CPM Building Elevations~~
- ~~Exhibit Q – Uses Permitted Within the Development Plan~~

1. **Project Description:** This Development Plan revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

- Exhibit F.....Site Plan
- Exhibit G.....Elevations
- Exhibit H.....Floor Plan
- Exhibit ILandscape Plan

The applicant is requesting a revision to Planned Development permit PD95-007 for the remodeling of an existing 89,470 square foot building, the 22,550 square foot expansion of the existing building within two phases. Phase 1 of the project would be the conversion of the existing structure to self-storage use consisting of 592 storage units ranging in size from five feet by five feet to 17 feet by 40 feet. A 5,131 square foot office/storage would be located at the front of the building. The building exterior would be repainted to a tan green color scheme, with a new 136.5 square foot illuminated sign located along the northern elevation of the building and a new illuminated 35 square foot illuminated sign located at the entrance of the project site. Phase 2 of the project would involve the 22,550 square foot expansion of the existing building, consisting of 201 storage units ranging in size from 5 feet by 5 feet to ten feet by 30 feet. The expansion would match the color scheme of Phase 1. The facility would have a total of 793 storage units; 34 parking stalls,

and the revision of PD95-0002-R to add self-storage as an acceptable use to the Town Center West Design Guidelines and Development Standards.

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 and the hearing exhibits above and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. Approval of this development plan authorizes the processing of building permits for projects found to be consistent with the approved development plan and conditions of approval noted herein. Such building permit applications are processed as a ministerial permit and approved by the applicable County departments.

In those situations where in the opinion of the Planning Director there is a significant departure from the approved Development Plan, or if issues are discovered not readily clarified in the conditions of approval of the development plan, the Planning Director shall first present such changes to the Planning Commission at a regular meeting (not requiring hearing notification) to determine if the Planning Commission can make a finding of consistency. If such a finding cannot be made, plans shall be modified to be brought into consistency or an amendment application filed for Planning Commission consideration at a public hearing.

3. The applicable Design Guidelines and Improvement Standards (Exhibit ~~L~~-K, dated April 1995) shall be incorporated into this development plan. All development shall conform to the Design Guidelines and Improvement Standards noted therein as follows:

The Design Guidelines shall be references as part of the CC&Rs for the project, and will not be considered during the ministerial review performed by County staff. These guidelines are to be used only by the Town Center West Design Review Committee to be empowered within the CC&Rs.

Those improvement standards which are not discretionary, including applicable Specific Plan standards, shall be placed into a separate improvements standards document. This document shall be submitted to the Planning Director for approval prior to issuance of building permits. The Planning Department shall collect a fee for review and approval based on the department's hourly rate and time spent to process and review the

document. This document shall be used by County staff during the ministerial review process. All plans shall comply with the improvement standards noted therein.

4. The maximum impervious surface to be permitted on any site is 75 percent.
5. A fugitive dust control plan shall be submitted to and approved by the Air Pollution Control District (APCD). In addition, project construction shall comply with adopted Rules 223 (fugitive dust), 224 (cutback and emulsified asphalt paving materials), 229 commercial boilers, particulate matter control devices, etc.), and 502 (Federal general conformity). APDC approval is also required where airborne toxic pollutants may be generated by the project. These approvals, plus the burning of wastes resulting from "Land Development clearing shall be obtained from the APCED prior to issuance of building permits for the proposed use.
- ~~6. The public water system shall be designed and capable of providing a fire flow of no less than 3,409 gallons per minute with a 20 psi residual for duration of two hours. The design of the system shall not only provide for fire flow but shall include the normal daily consumption of water for this project. The requirement was based on current information available for the project. Any changes in this information may cause a change to the fire flow calculation.~~
- ~~7. The number and location of fire hydrants and fire sprinkler connections shall be determined approved by the Fire Department.~~
- ~~8. Prior to framing any combustible materials on this project, all fire hydrants and fire access roadways shall be installed in accordance with Fire Department Standard 103 unless alternative methods of fire protection are provided and approved by the fire chief.~~
- ~~9. If the phasing of this project creates any dead-end access roadways in excess of 150 feet, the roadway shall be provided with a circular turn around that meets fire department requirements.~~
- ~~10. Fire access roadways shall be provided for every building or portion of a building's exterior wall of the first story if it is located more than 150 feet from a fire access roadway, as measured by an approved route around the exterior of the building. Latrobe Road is considered part of this access.~~
- ~~11. All buildings within this project shall be fire sprinklered in accordance with Ordinance 25 of the El Dorado Hills Fire Department.~~
- ~~12. The on-site roadway system shall be designed to meet turning radius requirements of 40 feet inside and 56 feet outside, unless otherwise approved by the fire department. This requirement permits access by emergency response equipment.~~

- ~~13. A minimum of two independent access points shall be provided for this project, unless an alternate method is approved by the fire department.~~
- ~~14. The full 160-foot width (approximate) right of way required for Latrobe Road between U.S. Highway 50 and White Rock Road shall be offered in fee. The actual width and location of the right of way shall be consistent with approved alignment studies and improvement drawings. The actual dedication of the right of way shall occur in conjunction with the filing of any installment transferring title of any parcel unless postponed by the Director of the Department on Transportation, or prior to construction of the improvements to Latrobe Road if this work is done as a County capital improvements project.~~
- ~~15. The Department of Transportation, applicant, and other area property owners are participating in an overall study of the drainage basin containing the subject project. The applicant may enter into cost sharing, reimbursement agreements, or other financial methods with other projects within the Carson Creek basin to help offset the cost of this study and its implementation. Applicant shall comply with, or cause to be complied with, the findings of the study and shall participate to their fair share in those facilities necessary to mitigate the impacts of this project at the locations indicated in the study. In the event the study does not produce sufficient site specific information, applicant shall provide supplemental information. Installation of any required collector drainage facilities within the streets rights of way shall be completed with the rough grading construction of roadways. Parcel specific drainage and erosion control facilities shall be installed as necessary to adequately convey storm run-off.~~
- 16.6. A conceptual overall grading plan, pursuant to Section 15.14.25 of the Grading Ordinance, has been prepared and submitted to the Department of Transportation. Any topsoil removed prior to grading shall be stockpiled and redistributed for revegetation at the completion of grading. The tops of cuts and hinge points are to be rounded to blend in with the existing contours to soften the visual impact from the grading. Future site development shall be consistent with the approved conceptual grading plan.
- ~~17. Drainage easements shall be provided for any on-site drainage facilities conveying offsite runoff outside of road rights of way. Said easements shall be irrevocably offered for dedication to the County.~~
- 18.7. Improvement plans shall be prepared by a registered civil engineer. Said plans shall be submitted to the Department of Transportation for review and approval.
- 19.8. All engineering and construction shall conform to the El Dorado County "Design and Improvements Standards Manual", the "Minor Land Division Ordinance", the "Drainage Manual" and the "Grading Erosion and Sediment Control Ordinance".

- ~~18.~~ The bicycle and pedestrian circulation as shown on the Town Center West Planned Development Appendix 1 Street Cross Section Criteria of the Design Guidelines shall be subject to review and approval by the Department of Transportation.
- ~~19.~~ The applicant shall design and construct that portion of Town Center Boulevard, from Latrobe road to the most westerly driveway from Planning Area "A 1", prior to the issuance of any certificates of occupancy for Planning Area "A 1" and dedicate the necessary right-of-way.
- ~~20.~~ The applicant shall obtain Department of Transportation approval of construction drawings and cost estimates consistent with the applicable provisions of the Subdivision Design and Improvements Standards Manual. The applicant shall pay all applicable fees prior to commencement of any improvements on the public street and service facilities. All improvements shall be consistent with the approved planned development plan.
- ~~21.~~9. There will be no access allowed onto Town Center Boulevard other than as shown on the approved planned development plan, unless such access is approved by the Director of the Department of Transportation.
- ~~22.~~10. No access shall be allowed onto Latrobe Road or White Rock Road. Accesses with appropriate restrictions may be approved by the Director of the Department of Transportation.
- ~~23.~~11. The applicant will provide all required clearances from the utilities such as the El Dorado Irrigation District, Pacific Gas and Electric Company, Cable Television Company, and Pacific Bell.
- ~~24.~~ The applicant shall establish a zone of benefit, or other approved mechanism, for maintenance of on-site drainage facilities outside of the County right-of-way.
- ~~25.~~12. No revisions authorized by this Planned Development permit may commence until all of the conditions of approval have been complied with in full.
- ~~26.~~13. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director.
- ~~27.~~14. In Compliance with County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Planned Development permit or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
- ~~28.~~15. The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to

Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

- ~~29.~~16. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and 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.

17. All temporary parking proposed during Phase 1 shall be removed prior to finaling of building permits.

El Dorado Hills Fire Department

18. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. Conformance with this condition shall be verified during review of the improvement plans.
19. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. Conformance with this condition shall be verified during review of the improvement plans.
20. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & EID requirements. They shall be inspected, tested and maintained per NFPA 25. Conformance with this condition shall be verified during review of the improvement plans.
21. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed three-hundred (300) feet. 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 verified during review of the improvement plans.
22. **Fire Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified

by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.

23. **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 CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations as stated below (but not limited to):

- a. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
- b. The fire apparatus access roads and driveways shall extend to within one-hundred fifty (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.
 - i. Based on the Site Maps provided, the east facing side of the building has access issues that need to be addressed to meet fire code and fire department requirements for structure protection.
 - ii. The future phase III shares these same access concerns and questions and shall be brought into compliance.
- c. Driveways and roadways shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width.

Conformance with this condition shall be verified during review of the improvement plans.

24. **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 verified during review of the improvement plans.

25. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. Conformance with this condition shall be verified during review of the improvement plans.

26. **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. Conformance with this condition shall be verified during review of the improvement plans.

27. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.
28. **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 verified during review of the improvement plans.
29. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
30. **Turnarounds:** Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
31. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.
32. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.
33. **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. Conformance with this condition shall be verified during review of the improvement plans.

34. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.
35. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.
36. **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. Conformance with this condition shall be verified during review of the improvement plans.

TOWN CENTER WEST PLANNED DEVELOPMENT PD95-0002

Uses Permitted with Development Plan PD95-0002

RESEARCH DEVELOPMENT USES:

Blueprint services
Computer technologies
Data processing
Digital information transfer processes
Information systems research
Laboratories – scientific, research and testing
Materials research
Photocopying and printing services
Ancillary and support uses such as restaurants and retail sales
Electronics component manufacture and assembly
Precision instruments assembly and manufacturing

LIGHT MANUFACTURING USES:

Data processing technologies
Digital information components manufacture and assembly
Electronics component manufacture and assembly
Plastics molding processes and assembly
Precision instruments assembly and manufacturing
Printing and publishing plants
Ancillary and support uses such as restaurants and retail sales
Self-Storage

BUSINESS AND PROFESSIONAL OFFICES:

Accountant
Architect
Attorney
Engineer
Financial brokerage
Financial institution
Graphic designer
Investment brokerage
Land planner
Medical/dental
Professional associations
Surveyor
Ancillary and support uses such as restaurants and retail sales

COMMERCIAL USES:

Delicatessen
Dry cleaner
Fast food restaurant
Florist
Hair salon
Newsstand
Office supplies
Restaurant
Service Station
Shoe repair
Stationers
Copy printing service
Hotel
Conference centers