

**Conditions**

**Planning Services**

1. This parcel map is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked D, E, F, and G dated June 27, 2006 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 would constitute a violation of permit approval.

The project description is as follows:

The project consists of a Zone Change to Planned Development District overlay and issuance of a Planned Development permit for six office buildings. The total development is for 19,500 square feet. A commercial Parcel Map is proposed that would create six parcels ranging in size from 0.29 acres to 0.43 acres, and each parcel would include development of a 3,000 or 3,500 square foot building. The re-zone would change the parcel zoning from Research and Development (R&D) to Research and Development Planned Development (R&D-PD). This project is inside El Dorado Irrigation District (EID) and would be served by EID public water and sewer.

The proposed structures are to be slab-on-grade stucco buildings. Elevations would be accented with brick columns, dark brown trim with Green Versalux glazed glass windows. There is no proposed roof mounted equipment. All buildings would be 21 feet 8 inches in height. Color elevations with a color palette for the site have been selected. The palette includes a Downing Sand color (beige), with the accent brick to be Placer Gold Stone Veneer. The trim would be Rockwood Dark Brown and the roof would be charcoal colored Eagle Roof Tile. The project elevations have been included (Exhibit F).

Two freestanding monument signs are proposed. The first sign would be located at the southeast corner of the property and would be four feet two inches tall by 15 feet six inches long totaling 64.5 square feet. The second sign would be located at the east entrance to the development off of Golden Foothills Parkway and would be four feet tall by nine feet six inches long totaling 38 square feet. Both

monument signs would display the El Dorado Hills Professional Center name and the series of addresses of the buildings on this development. Monument signs shall be setback 10 feet from all property lines, and entry monument signs shall be setback 20 feet from all property lines.

Landscaping consists of a variety of low- to moderate-water-using shrubs, ground cover, medium shade trees, and large shade trees. The parking lot trees required for the project include one tree for each 10 parking spaces. The Preliminary Landscape Plan provides for 24 parking lot trees, in compliance with the shade tree requirement.

The site is to include 14,498 square feet of general office use and 5,002 square feet of medical office use. The parking required for the general office use is 58 parking spaces (general office parking ration = 1/250 square feet). The parking required for the medical use is 34 spaces (medical office use parking ratio= 1/150 square feet). The total number of parking spaces required is 92 spaces, with 4 spaces required to be available for the disabled. The applicant has provided 92 parking spaces, 65 standard parking spaces, 21 compact spaces, and 6 disabled spaces.

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. During all grading and construction activities in the project area on the proposed parcels, an archaeologist or Historian approved by the Development Services Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent and/or future parcel owner shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.
3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and

- disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
4. Development of this property is subject to review and issuance of a building permit from El Dorado County Building Services. Demonstration of conformance with all Conditions of Approval is a requirement of a complete building permit submittal.
  5. Prior to issuance of any building permit, all Planning Services fees shall be paid.
  6. Prior to 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 Services for verification of compliance with applicable conditions of approval.
  7. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant 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, 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 subdivision, 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.

8. Outdoor lighting is proposed based on a design shown in a lighting and photometric plan. Outdoor lighting for this project shall be reviewed by Planning Services for consistency with this plan prior to issuance of any building permit. All lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
9. As part of the building permit process, the applicant shall submit for approval a final landscape plan in substantial compliance with the preliminary plan demonstrating compliance with the County water conserving landscape standards
10. Construction and grading activities shall be conducted in accordance with the County Noise Element and limited to the following hours and days: 7:00 a.m. and 5:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends, and on federally-recognized holidays.

11. The developer shall provide a joint access and parking agreement to ensure on-going access and maintenance of the parking areas to Planning Services for review and approval prior to issuance of a grading permit.
12. Prior to issuance of building permits, the applicant must obtain adequate water service from El Dorado Irrigation District by purchasing 2 additional Advanced Funding Agreement Equivalent Dwelling Units of water service. Proof of full service must be provided to Development Services for review.

### **Department of Transportation**

13. The applicant shall be subject to an encroachment permit, Std. Plan 103G, for the proposed encroachments onto Suncast Lane and Golden Foothill Parkway and any modifications to the standards must be reviewed and approved by the Department of Transportation. . The encroachment permit shall be obtained prior to the issuance of any building permit for this project.
14. The applicant shall coordinate with DOT traffic operations staff for design optimization of the signal timing operation at the intersection of Latrobe Road with Town Center Blvd. This work shall be completed to the satisfaction of the Department of Transportation prior to the issuance of any building permit for this project.
15. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval, prior to the issuance of any building permit for this project. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards.
16. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.
17. The applicant shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.
18. The applicant shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

19. Any import or export to be borrowed or deposited within El Dorado County shall require an additional grading permit for that offsite grading.
20. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

### **El Dorado Hills Fire Department**

21. The potable water system for the purpose of the fire protection for this commercial development shall provide a minimum fire flow of 1,500 gallons per minute (gpm) with a minimum residual pressure of 20 psi for two-hour duration. 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.
22. The development shall install Mueller Dry Barrel fire Hydrants conforming to El Dorado Irrigation District specification for the purpose of providing water for fire protection. The spacing between hydrants in the development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
23. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
24. This development shall be prohibited from using type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
25. Each building shall be addressed in accordance with Fire Department requirements.
26. The fire access roadways shall be designed to accommodate a 40 foot inside and 56 foot outside turning radius.
27. The applicant shall pay an annexation fee to El Dorado Hills Water District for each additional parcel of land created in accordance with the El Dorado Hills Business Park Agreement.

### **Air Quality Management District**

28. 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. Current county records indicate this property is not located within the Asbestos Review Area (copy enclosed).

- But, District Rules 223 and 223.1, which address 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 and 223.1. In addition, a Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the District prior to start of project construction.
29. Project construction may involve road development and should adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
  30. Burning of wastes on-site requires the applicant to contact the DISTRICT prior to the commencement of any burning. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
  31. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.
  32. 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.**

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

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.

33. Prior to construction/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 construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

**County Surveyor**

34. All survey monuments must be set prior to filing of the parcel map.
35. Prior to filing of the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.