

Conditions

Planning Services

1. This Parcel Map is based upon and limited compliance with the project description, the Planning Commission hearing exhibits marked Exhibit D, E, and F dated October 25, 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 description is as follows

The request is for a rezone, planned development and commercial tentative parcel map for a six (6) zero lot line parcels around the existing building and one (1) common lot for parking and access. The existing six commercial buildings range in size from 9,100 to 12,453 square feet (Exhibit E). The five exterior buildings are planned for mixed office and warehouse use while the building in the middle of the parcel is planned for mini-storage. The common area, as shown on the tentative parcel map as Parcel A, would be 3.23 acres and would contain common area consisting of previously developed parking, landscaping and lighting improvements.

| | Parcel Size | Building Size | Proposed Use |
|----------|--------------------|----------------------|--------------------------------------|
| Parcel 1 | 10,023 Square Feet | 10,023 Square Feet | Mixed Office/Warehouse |
| Parcel 2 | 9,284 Square Feet | 9,284 Square Feet | Mixed Office/Warehouse |
| Parcel 3 | 9,100 Square Feet | 9,100 Square Feet | Mixed Office/Warehouse |
| Parcel 4 | 12,453 Square Feet | 12,453 Square Feet | Mixed Office/Warehouse |
| Parcel 5 | 9,248 Square Feet | 9,248 Square Feet | Mini-Storage |
| Parcel 6 | 10,880 Square Feet | 10,880 Square Feet | Mixed Office/Warehouse |
| Parcel A | 3.226 Acres | N/A | Common Area, Parking, Landscaping |

The only request for new development on the property is for the addition of an entry monument sign at the northwest corner of the subject parcel, just south of the entrance from Golden Foothill Parkway. The sign would be located on the face of a brick wall approximately six feet tall by 18 feet long.

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. Prior to recordation of the Final Map all Development Services fees shall be paid.
3. The applicant shall provide a copy of the recorded Covenants, Conditions, and Restrictions (CC&Rs) for this development to Planning Services prior to recordation of the final map. A shared parking, access, and maintenance agreement shall be included in the CC&Rs.
4. The proposed entry monument sign shall be reviewed by Development Services at Building Permit stage for consistency with the approved Monument Sign Detail (Exhibit F) and El Dorado County Code. The mini-storage sign shown on the site plan shall not be approved with this permit. Additional signage shall be reviewed through the building permit process for consistency with Zoning Code policies.
5. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceedings 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.

Surveyor's Office

6. All survey monuments must be set prior to filing the Parcel Map.
7. Prior to filing the Parcel map, a letter will be required from all agencies that have placed conditions of the map. The letter will state that "all conditions placed on P07-0019 by [agency] have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.