

Z14-0010/PD14-0007/P14-0005/Quail Commerce Center – As approved by the Board of Supervisors on April 14, 2015

Conditions of Approval

1. **Project Description:** This Rezone, Development Plan, and Parcel Map approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following Exhibits:

- Exhibit ETentative Map; December 2014
- Exhibit F.....Conceptual Site Plan - Required Parking Calculation by Unit; December 2014
- Exhibit G.....Reciprocal Easement and Maintenance Agreement (3/8/2005)

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:

- a. Rezone from Research & Development–Design Control (R&D-DC) to Research & Development–Planned Development (R&D-PD);
- b. Development plan to include six commercial condominium lots from four existing commercial structures, with the seventh lot to be commonly owned for landscaping, shared parking, and shared access; and
- c. A tentative parcel map creating seven lots ranging in size from 0.116 acres to 2.115 acres on a 3.101-acre site. The lot descriptions are as follows:

Lot Number	Size in Acres	Size in Square Feet	Number of Units	Current Building Address
1	0.146	6,358	1	1140 Suncast Lane
2	0.329	14,337	12	1144 Suncast Lane
3	0.133	5,794	7	1132 Suncast Lane
4	0.133	5,794	5	1132 Suncast Lane
5	0.116	5,036	5	1136 Suncast Lane
6	0.13	5,669	5	1136 Suncast Lane
7	2.115	135,096	Common Area	Common Area

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 must be submitted for review and approval and shall be implemented as approved by the County.

Development Services Department (Planning)

2. **Map Time Limits:** The map shall remain in effect for three years from the date of approval. If the final map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.
3. **Hold Harmless Agreement:** 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 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. County shall notify the applicant of any claim, action, or proceeding and County shall cooperate fully in the defense.

4. **Parking Tally:** Prior to any issuance of a tenant improvement/building permit, the applicant shall provide a parking tally of all existing and proposed parking for the Quail Commerce Center which shall be kept by the Development Services Division to ensure the proposed uses will not result in a requirement for more parking than the 99 allowed spaces under the approved development plan, or an amount as determined by the Planning Director or Planning Commission to be in compliance with the County's Off-Street Parking and Loading Ordinance.
5. **Access and Maintenance Agreement:** A joint access and parking agreement shall be provided to ensure continued access and maintenance of the parking to all property owners within the development. A copy of said agreement shall be provided to Planning Services for review and approval by the County, and the approved agreement shall then be recorded prior to filing of the Parcel Map.
6. **Lighting:** All outdoor lighting shall conform to Section 130.14.170 of the Zoning Ordinance and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
7. **Landscaping:** Landscaping is required to meet Section 130.18.090 of the Zoning Ordinance.

8. **Consistency with Approved Plans:** All landscaping improvements, building locations, building orientations, building elevations, and materials shall comply with the approved development under commercial grading permit number 142377, and building permit numbers 142686, -690, -692 and -694, along with the approved Tentative Parcel Map (Exhibit E). All buildings on the site shall remain architecturally consistent.
9. **Signage:** Wall-mounted signage meeting the standards of the R&D Zone District may be administratively approved by the Development Services Director. Any changes to existing, or any future new free-standing signage may be approved by the Development Services Director if minor. Major modifications shall be subject to a revision to the development plan.

El Dorado Hills Fire Department

10. All curbs that are not designated parking stalls shall be painted red and marked with the words “fire lane – no parking” every 25 feet. This shall be white letters on a red background.
11. The fire hydrant located in the southwest corner of the parking lot next to the trash enclosure is currently positioned so that it is obstructed by parked vehicles. This hydrant shall be removed and remounted to be positioned away from the parking stall.
12. All fire hydrants, fire department sprinkler connections, and post-indicating valves shall be repainted “safety white” enamel.
13. Adjacent to all hydrants, the roadway shall be marked with a blue reflective marker.

El Dorado County Surveyor

14. All survey monuments must be set prior to the filing the Parcel Map.
15. Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Protection District and the County Surveyors Office prior to filing the Parcel Map.
16. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P 14-0005 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.