

**Conditions of Approval**

1. Project Description

The Conditional Use Permit and Planned Development Revision is based upon and limited to compliance with the project description, the following hearing exhibits, 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 proposes the construction and maintenance of two 30,000 gallon propane tanks and the construction of one 6,221.5 square foot office/warehouse. Previous project site approvals included a zone change from Industrial-Design Community (I-DC) to Industrial-Planned Development, a parcel map creating five parcels ranging in size from 0.49 acres to 1.95 acres, and a Development Plan for six warehouse/office buildings. The proposed Planned Development Revision would reduce the size of the approved 11,700 square foot warehouse/office building to 6,221.5 square feet and the addition of two 30,000 gallon propane storage tanks. There would be no employees associated with the construction of the two propane tanks, except when refilling vehicles, during which there would be a maximum of two employees. The proposed office/warehouse would have a maximum of seven on-site employees and 12 off-site employees. The storage and handling of hazardous material, such as propane storage, requires the approval of a Conditional Use Permit within the Light Industrial-Planned Development (IL-PD) zoning designation. The site will require connection into El Dorado Irrigation District sewage and water facilities. No tree removal is proposed as the project would require minor tree trimming. The project proposes uses consistent with the IL-PD zoning designation. (Exhibit F).

The following table provides proposed parcel details:

Parcel Number	Parcel Size (acres)	Building (sq. ft.)
1	0.94	F: 6,221.5
2	0.86	E: 11,250
3	0.64	D: 11,250

**Development Plan:** The Development includes two phases. Phase 1 of the warehouse/office development has been developed with three buildings, parking, lighting and landscaping on Parcels 4 and 5 above. Phase 2 shall include three new

warehouse/office buildings, parking, lighting and landscaping, as shown under Parcels 1 through 3 above. Phase 2 shall have a building area of 28,721.5 square feet.

Phase 2 parking shall include 49 parking spaces for 28,721.5 square feet. Uses for Phase 2 have not been designated; therefore based on the proposed parking, office and warehouse uses could be designated as follows:

Phase 2			
Use	Sq. Ft.	Parking Required	Parking Provided
Office	8,550	34 spaces (1:250)	34 spaces
Warehouse	20,171.5	13 spaces (1:1,000 and 1:3,000 after first 10,000 square feet)	13 spaces
Totals	28,721.5	47 spaces	49 spaces

Parking shall be reviewed during the building permit issuance to determine adequate availability for each proposed use.

A shared parking and maintenance agreement would be incorporated into the Covenants, Conditions, and Restrictions (CC&Rs) for the project.

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

2. 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 Government Code.
3. Prior to issuance of a grading 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 if deemed necessary prior to issuance of a grading permit for verification of compliance with applicable conditions of approval.

4. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an 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 the appropriate measures are taken or the site is determined not to be of significance.
5. 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.
6. No activity authorized by this conditional use permit may commence until all of the conditions of approval have been complied with in full, except as applied to project phasing.
7. 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 Planning and Building Department Director. Major changes will require approval by the Planning Commission.
8. In Compliance with Section 130.22.250, implementation of the project must occur within 24 months of approval of this Conditional Use Permit, otherwise 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.
9. Any proposed building or parking lot lighting fixtures shall be designed and located so that no light and glare shall spill over property lines and adversely impact adjoining properties and be fully shielded in compliance with the Community Design Standards-Outdoor Lighting Standards. Should final, installed lighting be non-compliant with these requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of the Planning and Building Department. A lighting plan shall be submitted for review and approval by the Planning and Building Department.
10. The applicant shall submit to the Planning Department a \$50.00 recording fee and the current California Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to the Planning Department and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

### **Development Plan**

11. All site improvements shall conform to Exhibit E Site Plan, F1-F6 Building Elevations, G1 & G2 Preliminary Landscape Plans, H1 & H2 Pre and post Phase II Oak Canopy, I Sign Plan, and J1 & J2 Lighting Plan.
12. Construction activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards. Planning Services shall verify this requirement is placed on the Grading Plans prior to issuance of a grading permit.
13. The applicant shall provide Planning Services with a water meter award letter for each parcel to be developed prior to issuance of a building permit.

### **County Surveyor**

14. Addressing, including Suite Number Assignments, must be coordinated through the El Dorado County Surveyor's Office.
15. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer. A Corner Record or Record of Survey for the reset monuments shall be filed as defined in the California Land Surveyors Act.

### **El Dorado County Fire Protection District**

16. Additional fire hydrants will be required for this project. The Fire District will determine hydrant locations prior to issuance of a building permit.
17. Minimum required fire flow for this project shall be 750 gallons per minute with a minimum residual pressure of 20 psi for a duration of 10 minutes. The project shall be required to install master stream appliances for the protection of the proposed LP-Gas tanks, plumbed underground to remote fire department connections (FDCs) accessible to fire apparatus. The master stream appliances shall be sized in accordance with the 2012 edition of NFPA Standard 15.
18. "No Smoking" signs shall be provided in accordance with Section 6107.2, 2013 CFC.
19. Portable fire extinguishers shall be provided in accordance with Section 6108.2, 2013 CFC.
20. All Commercial and Public occupied building 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.

21. Fire lanes shall be marked in accordance with Section 22500.1, California Vehicle Code and Section 503.3, 2013 California Code.

### **Transportation Department**

22. All applicable existing and proposed easements shall be shown on the project plans.
23. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
24. The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.
25. The applicant shall obtain an encroachment permit from the Transportation Department and shall construct the access encroachments to Commodity Way to the provisions of County Design Std 103G, Modified as shown on the site plan.

The applicant shall obtain an encroachment permit for construction of the storm drain connection to the existing public storm drain system I Commodity Way.

26. The project shall construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan, prior to connection to the public storm drain system in Commodity Way.
27. Upon completion of the Storm Water improvements, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Department with the final drainage report, in PDF format and the record drawings in TIF format.

### **Environmental Health Department**

28. The facility will be required to submit the following documents into CERS (California Environmental Reporting System) prior to operation.
  - a. Business activities form.
  - b. Owner/operator information form.
  - c. Hazardous materials inventory for all reportable chemicals.
  - d. A completed CERS consolidated contingency plan.
  - e. A facility site map.