

(Distributed by staff at hearing) PC 7/11/13 # 8.b 3 pages



COUNTY OF EL DORADO  
COMMUNITY DEVELOPMENT AGENCY  
DEVELOPMENT SERVICES DIVISION

INTEROFFICE MEMORANDUM

Date: July 10, 2013  
To: Planning Commission Item: 8.b  
From: Aaron Mount, Project Planner  
Subject: PD09-0005 Recommended Revised Conditions

Planning Services recommends revisions to the conditions of approval as follows based on requests by County Counsel, the project agent, and errors made in the staff report.

- 1. This Development Plan approval is based upon and limited to compliance with the approved project description, the following hearing exhibits:

- Exhibit G.....Site Plan
- Exhibit H.....Building Elevations
- Exhibit I.....Preliminary Grading and Drainage Plan
- Exhibit J.....Lighting Plan
- Exhibit K.....Landscaping Plan
- Exhibit L.....Sign Program (four pages)

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:

- 1. Development Plan to allow a phased construction of the following:

Phase One

- a. 1,680 square construction office;
- b. 1,817 square foot maintenance shop;
- c. 616 square foot caretaker's residence;

- i. An above-ground fueling station.

Phase Two

- d. 9,734 square foot industrial building A;
- e. 10,984 square foot industrial building B;
- f. 4,929 square foot industrial building C;
- g. 4,410 square foot industrial building D;
- h. 3 monument signs each 50 square feet; and

Interim uses may be allowed within the Phase 2 area prior to construction of the four buildings. The interim uses allowed shall be consistent with the uses allowed by right within the Industrial Zone District.

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 attached hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

3. **BIO-2:** Oak Woodlands: A 1:1 replacement of the removed 26,017 square feet of native oak canopy is required. Prior to finaling of any building permits 119 native oak trees shall be planted consistent with the Arborist Report completed by Chad Dykstra and dated September 21, 2012. The 119 trees shall include five (5) 24" box blue oaks, five (5) 24" box black oaks, seventy-five (75) 15 gallon blue oaks, and thirty-four (34) 15 gallon black oaks. The size of the designated replacement area shall equal at a minimum the total area of the oak canopy cover proposed to be removed.

**Monitoring Responsibility:** Planning Services

**Monitoring Requirement:** The applicant shall provide proof of the replanting prior to finaling of any building permits. Replacement trees are to be planted on-site to the satisfaction of the Development Services Director. An agreement to the satisfaction of County Counsel and the Director shall be required to ensure the long term maintenance and preservation of any on or off-site replacement trees planted. Maintenance and

monitoring shall be required for a minimum of 10 years after planting. Any trees that do not survive during this period of time shall be replaced by the property owner. Phasing of the replanting plan shall be allowed at the discretion of Planning Services to coincide with phasing of the development plan.

5. **Phase 2 Wastewater:** Phase 2, consisting of 30,057 square feet of structures, shall connect to a public wastewater system prior to finaling of any building permits for that phase. All structures in Phase 1 shall connect to a public wastewater system prior to finaling of any structure in Phase 2.
10. **Signs:** All signage installed as part of the project shall be consistent with Exhibit L for location, materials, sizes and colors. Three monument signs are approved for 50 80 square feet each. The signs shall be located where it will not conflict with the required site distance for internal circulation and public roadways.
19. The applicant shall irrevocably offer to dedicate in fee, 30-foot right-of-way from centerline of roadway, along the on-site frontage of Greenstone Cutoff Road as determined by the Transportation Division, prior to issuance of any building permits. Slope easements shall be included as deemed necessary by the Transportation Division. This offer will be accepted by the County.