

Conditions

This planned development, zone change, and parcel map approval is based upon and limited to compliance with the project description 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: Zone change (Z05-0020) from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); planned development (PD05-0017) to allow the construction of five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels; and tentative parcel map (P 05-0019) to subdivide the 2.001-acre research and development lot into five parcels ranging in size from 11,866 square feet to 26,158 square feet.

The parcel is identified as Assessor's parcel number ~~108-108-275-10~~ 117-085-10.

The following table provides the proposed building sizes (from Exhibit E, Site Plan), and proposed parcel sizes (from Exhibit F, Tentative Parcel Map):

PARCEL NUMBER	PARCEL SIZE (Square Feet)	BUILDING	BUILDING SIZE (Square Feet)
1	15,389	A	3,250
2	14,767	B	3,250
3	26,280	C	4,800
4	11,866	D	3,000
5	18,860	E	3,000

Each building exterior includes dark brownish/burgundy brick veneer from the finished floor up to approximately six feet in the areas between the aluminum storefront vistawalls. From six feet up, the walls are stuccoed a tannish-brown color around the front door entrances that also have parapets, and a light tannish sandstone color. The roof is to be gray-colored concrete tiles.

Planning Services

2. All site improvements shall conform to Exhibits E, F, G1, G2, H, I1, I2, and J in the project file on file at Planning Services.

3. Prior to issuance of a building permit or 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 of approval imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
4. The following signs are authorized: Five two-faced, 30 square-foot free-standing monument signs, one for each of the five proposed parcels, each to be used for up to two tenants only. These monument signs comply with the County Code requirements. All sign copies, locations and sizes will be required to meet the El Dorado County Zoning Ordinance as well as the Developer Landlord as described in the "Hillsdale Office Park: Signage Guidelines," included as Exhibits H1 and H2.

The sign plans shall be reviewed for compliance with the approved sign program by the Development Services Director or designee prior to issuance of a building permit.

5. The final landscape plan shall comply with Section 17.35.030D (4b) of the County Code, which requires that 50 percent of the parking lot be landscaped with shade trees from the Planning Department approved list, and that the tree canopy be achieved within 15 years of securing a building permit. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.3.5.1 and 7.3.5.2. The final Landscape Plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. Overhead irrigation shall be replaced by drip irrigation or bubblers. A Final Landscape Plan and Water Conservation Landscape Statement, if applicable, shall be submitted to the Planning Services for review and approval prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.
6. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The fourteen pole lights shall not exceed fifteen feet in height from ground level. The applicant shall submit a light fixture detail in compliance with the IESNA standards for review and approval by Planning Services prior to issuance of a building permit. In addition, the following apply:
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

7. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits F1 and F2. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require review and approval by the Development Services Director or designee prior to project modifications.
8. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. The uses will be re-evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use, and to be sure the initial proposed uses were not subjected to a change. All loading and unloading of goods shall be conducted within a building or an area fenced for out door storage. Parking shall conform to Exhibit E and shall consist of 56 standard spaces, 19 compact spaces, and 8 handicap spaces.
9. A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the Hillsdale Office Park. A copy of said agreement shall be provided to Planning Services for review and approval prior to issuance of a building permit. The approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to final occupancy and filing of the final parcel map.
10. The applicant shall include provisions for bicycle parking on the site by providing a minimum of four bicycle spaces/racks, not necessarily all together, within the project where they can be shared by all five parcels, at locations at the discretion of the applicants. The bike racks maintenance and access shall be included in the joint access and parking agreement. The bike racks shall be installed prior to final occupancy.

El Dorado Hills Fire Department

1. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,750 gpm with a minimum residual pressure of 20 psi for two-hour duration. This fire-flow rate should be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval.
12. This development shall install Mueller Dry Barrel fire hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department.

13. 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.
14. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible materials as specified by the El Dorado Hills Fire Department Standard 103.
15. This development shall be prohibited from installing of any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
16. Each building shall be addressed in accordance with Fire Department requirements.
17. The applicant shall provide the Fire Department with a CD that contains all CAD files for this project.
18. The fire access roadways shall be designed to accommodate a 40-foot inside and a 56-foot outside turning radius.
19. The applicant shall pay an annexation fee to El Dorado County Water District for each additional parcel of land created in accordance with the El Dorado Hills Business Park agreement.

Department of Transportation

20. The applicant shall submit improvement and grading plans, prepared by a professional civil engineer, to the Department for review and approval. The plans shall be in conformance with the County of El Dorado County *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Storm Water Management Plan*, the *Off-Street Parking and Loading Ordinance*, Caltrans Standard Plans, and the State of California Handicapped Accessibility Standards. A commercial grading permit is required.
21. The applicant shall secure an encroachment permit, with the County, and the work must be substantially complete (as determined by the Department of Transportation) for the following improvements on Hillsdale Circle, prior to final occupancy:
 - a. Standard. Plan 103G driveway entrances, modified for maximum five percent ramps and two percent sidewalk cross-fall across the driveway, and adding truncated domes at the edge of the driveway. Driveway widths shall be a minimum of 12 feet for one-way access and a minimum of 24 feet for two way access, as required by Section 17.18.B.3 of the El Dorado County Zoning Ordinance.

b. Six-foot wide sidewalks along the entire project frontage

22. Applicant shall pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision, General Plan Policy TC-Xh.
23. The applicant shall provide a soils report at time of grading and improvement plan submittals addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
24. Any import, or export to be borrowed or deposited within El Dorado County, shall require an additional grading permit for that offsite grading.
25. 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.
26. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

El Dorado County Surveyor

27. The five-foot public utility easement noted on the south boundary line should be noted as 7.5 feet pursuant to note 5 on the Parcel Map Book 36/Page 115.
28. All survey monuments shall be set prior to filing and recording the parcel map.
29. Prior to filing the parcel map, a letter to the County Surveyor shall be required from all agencies that have conditions place on the map. The letter shall state that all conditions placed on the map by that agency have been met.