

**P08-0026-E-2/Wirtanen Commercial Parcel Map** – As approved by the Planning Commission on May 11, 2017

**Conditions of Approval**

**Planning Services**

1. This Parcel Map time extension is based upon and limited compliance with the project description, the Planning Commission hearing exhibits marked Exhibits F and G, 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:

A five-year and final time extension to the Parcel Map approved by the Board of Supervisors on January 27, 2009. The previous approval included the construction of an 8,498 square-foot single story concrete tilt up warehouse/office. The warehouse is comprised of 6,352 square feet and the office is comprised of 2,028 square feet.

The Rezone eliminated the Design Control (DC) zoning overlay and added the Planned Development (PD) zoning overlay to the project parcel.

The Parcel Map would create four parcels and one common parcel. The parcel lot sizes shall correspond to the table below:

Lot Number	Area (sf)	Office (sf)	Warehouse (sf)	Restroom/ Electrical (sf)
Lot 1 Unit D (Suite 101)	2,257.40	678	1,565	60
Lot 2 Unit C (Suite 102)	2,350.60	770	1,473	60
Lot 3 Unit B (Suite 103)	2,048.00	290	1,696	60
Lot 4 Unit A (Suite 104)	2,048.00	290	1,618	138
Lot 'A'	25,309.04	-	-	-

The subject 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.

2. All landscaping improvements, building locations, building orientations, building elevations, and materials shall comply with the approved plans. The approved plans shall consist of Exhibits E, F, And G attached. All buildings on the site shall be architecturally consistent. Changes not to exceed 10 percent of the square footage of buildings, minor location changes, and architectural feature changes may be approved by the Planning Director or designee. Major changes in building sizes or features will require an amendment or revision to the approved Planned Development application.
3. All on-site parking shall meet the parking lot design standards contained in Section 17.18.030 of the County Code. The project shall provide a total of 28 parking spaces. Loading spaces shall be provided at the rear of the building. Planning Services shall verify the parking spaces prior to filing the Parcel Map. Any re-allocation of the floor area from warehousing to other more intensive uses shall require a re-calculation by Planning Services which may require additional on-site parking.
4. All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.
5. Prior to filing of the parcel map all Development Services fees shall be paid. Planning Services shall verify payment of all fees prior to filing the Parcel Map.
6. Landscaping is required to meet Zoning Code Chapter 17.18.090, and General Plan Policies 7.4.5.2 and 7.4.4.4. Final Landscape Plan will replace *Quercus Chrysolepis* with *Quercus wislizenii*. Landscaping shall be maintained for the life of the project.
7. Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.
8. 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, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the Parcel Map.
9. This Planned Development Application would allow for reduced lot sizes, smaller than the Development Standards of the Industrial (I) Zone District.
10. Wall-mounted signage may be administratively approved by the Development Services Director. Any free-standing signage shall be subject to a Revision to the Planned Development.
11. 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 shall cooperate fully in the defense.

12. A time extension was approved so that the map now expires on January 27, 2022. If the 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.
13. Prior to filing the parcel map, all Development Services fees shall be paid.

**El Dorado County Fire Protection District**

14. The applicant shall pay a site plan review fee of \$50.00 to the El Dorado County Fire Protection District prior to Fire District project approval.
15. As shown on plan, a NFPA 13 Fire Sprinkler System is required.

**El Dorado County Transportation Division:**

16. Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common” private roads, parking facilities, landscaping, signs, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the document does not sufficiently address the maintenance of the roads, parking facilities, landscaping, signs and drainage facilities of the project. The Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the Parcel Map.

**Surveyor’s Office**

17. All survey monuments must be set prior to filing the Parcel Map.
18. Provide a Parcel Map Guarantee, issued by a title company, showing proof of access to a State or County maintained road as defined in Section 16.44.120(B) (2) of the County Subdivision Ordinance with the legal right to improve that access as required by the County Design Manual.

19. Prior to filing the Parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.