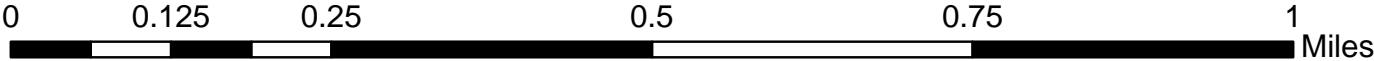


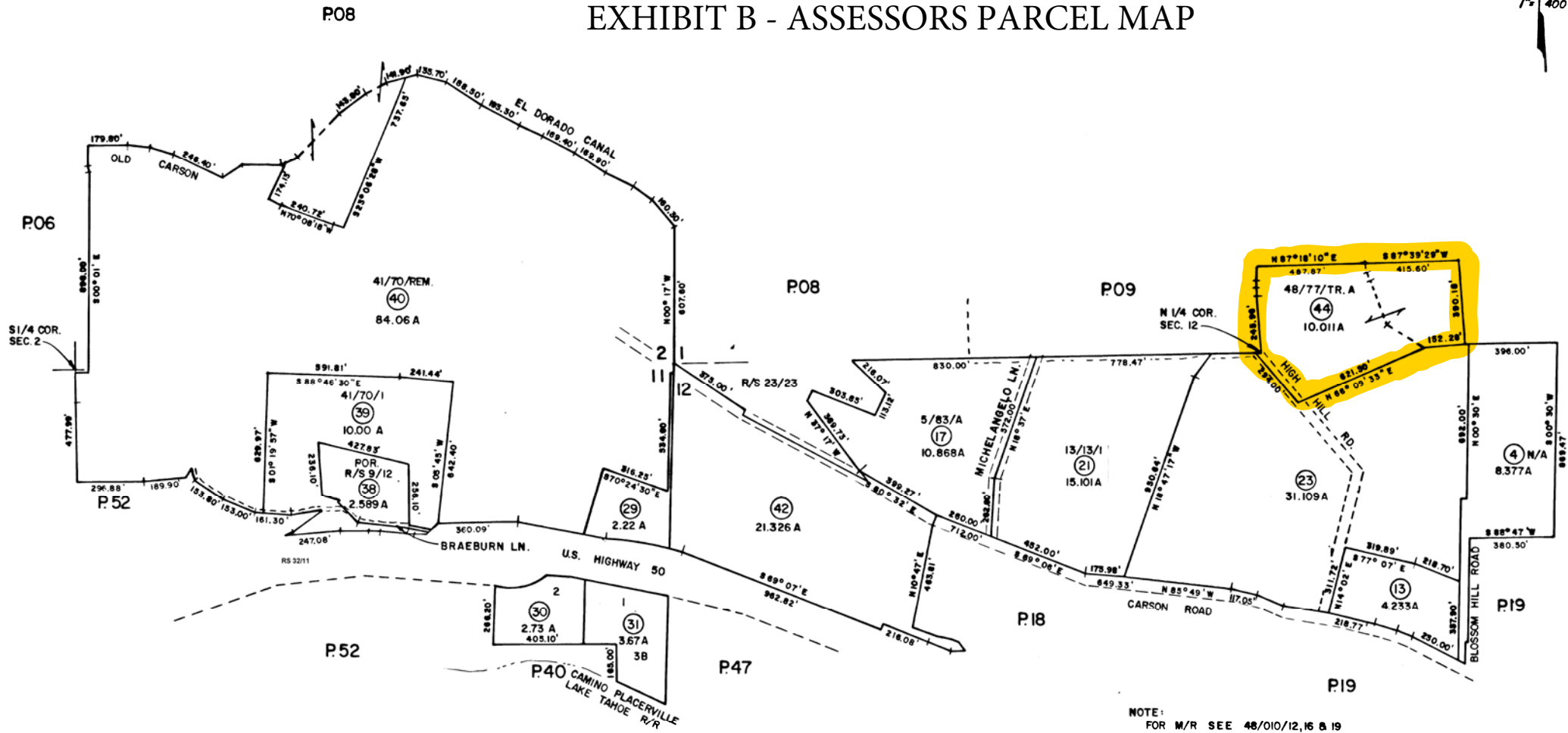
CUP-R24-0002 FUDGE FACTORY FARM  
EXHIBIT A - LOCATION MAP



POR. SECS. 2, 11 & 12., T. 10N., R. 11E., M.D.M.  
 POR. SUNNYVALE SUBDIVISION  
 A-8

48:16

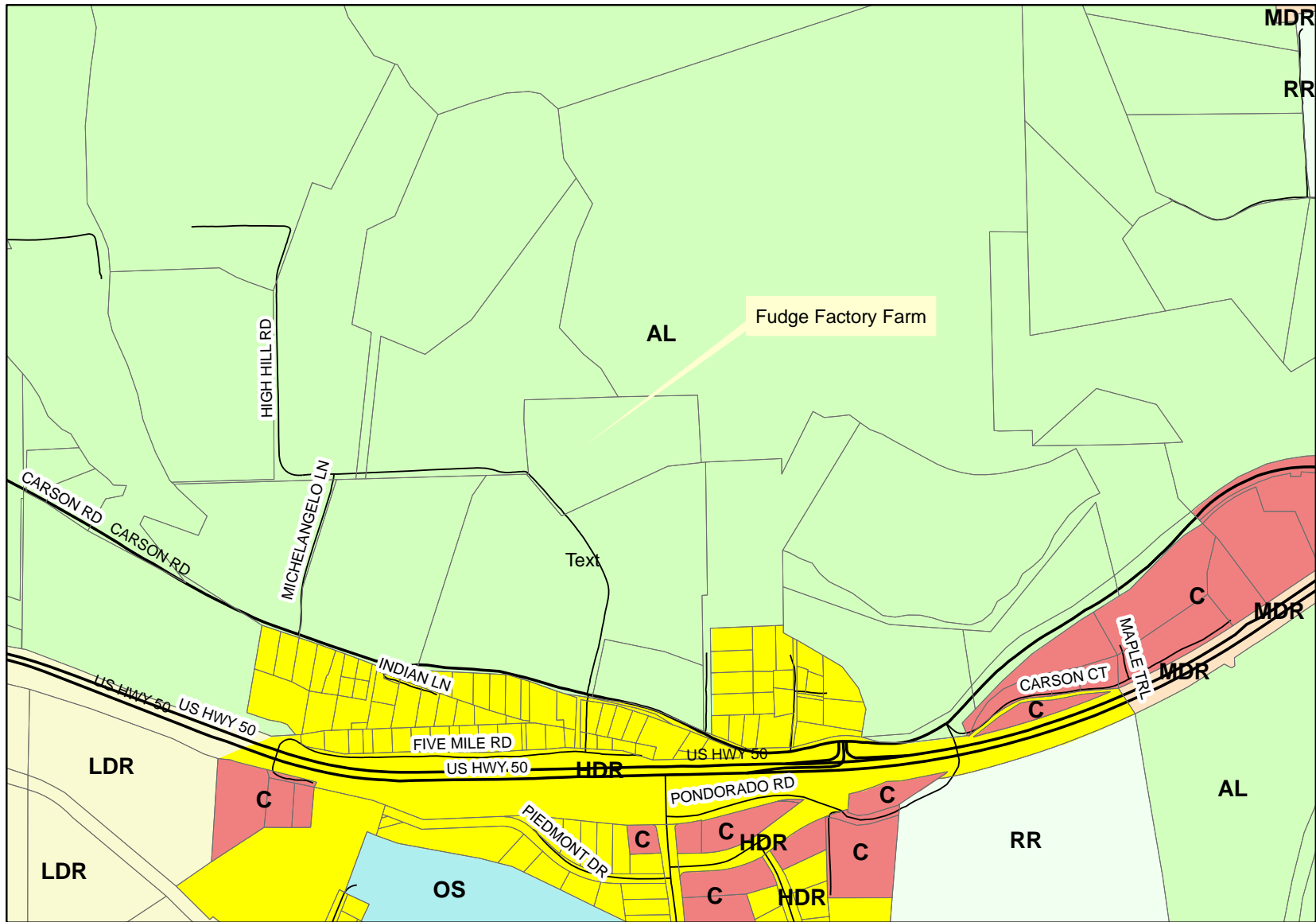
CUP-R24-0002 - FUDGE FACTORY FARM  
 EXHIBIT B - ASSESSORS PARCEL MAP



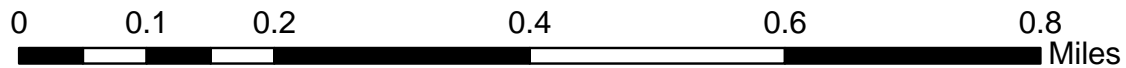
NOTE:  
 FOR M/R SEE 48/010/12, 16 & 19

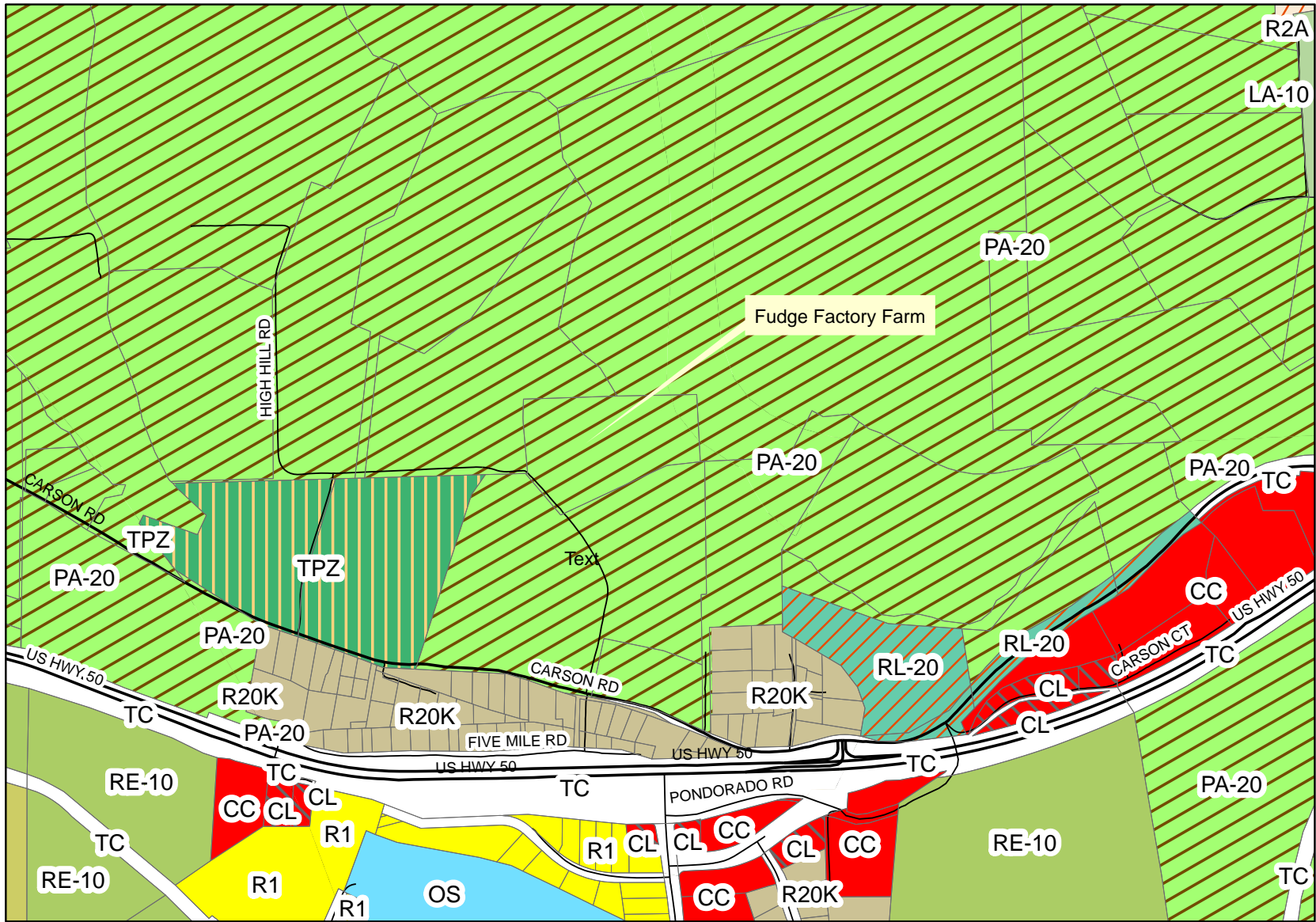
NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 48 - Pg. 16  
 County of El Dorado, California  
 Nov. 16, 2009

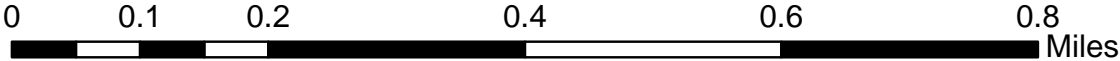


**CUP-R24-0002 FUDGE FACTORY FARM  
EXHIBIT C - GENERAL PLAN**





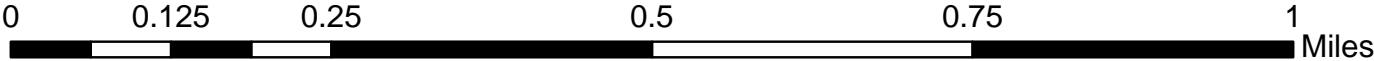
**CUP-R24-0002 FUDGE FACTORY FARM  
EXHIBIT D - ZONING MAP**







CUP-R24-0002 FUDGE FACTORY FARM  
EXHIBIT E - AERIAL MAP



CUP-R24-0002 FUDGE FACTORY FARM  
EXHIBIT F - FINDINGS

**S85-0070R2** – As approved by the Planning Commission on January 22, 2009

**Findings**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

**1.0 CEQA Findings**

- 1.1 The project has been found to be Categorically Exempt from CEQA pursuant to Section 15301 stating that, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which the decision is based, are in the custody of the Development Services Department-Planning Services at 2850 Fairlane Court, Placerville, CA 95567.

**2.0 SPECIAL USE PERMIT FINDINGS**

**2.1 The issuance of the permit is consistent with the General Plan;**

The Special Use Permit Revision, as conditioned, is consistent with General Plan since the revision is only a modification of existing conditions with no expansion of existing facilities.

**2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The El Dorado County Department of Transportation and the El Dorado County Fire Protection District have determined that with the inclusion specific conditions of approval the Special Use Permit Revision would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.



**2.3 The proposed use is permitted by special use permit pursuant to Chapter 17.14.**

Both the Select Agriculture 10-acre and Exclusive Agriculture Zone Districts (SA-10/AE) allow sales of confections made onsite by Special Use Permit. The project is a modification of a previously approved Special Use Permit and the modifications to the conditions of approval do not include an expansion of the existing facilities. It has been determined that the modification is consistent with the intent of the provisions outlined in Chapter 17.14 of the Zoning Ordinance.

**Conditions of Approval**

1. The following structures & uses shall be allowed under this use permit:
  - a. **The Fudge Factory building (approximately 1,200 square feet);**
    - i. All candies and confections sold on-site must be manufactured on-site.
    - ii. No candies, crafts, or other food items not produced on-site may be offered for sale.
    - iii. The Fudge Factory may have a maximum of 12 seasonal weekend employees at any one time during the peak season hours of operation (September 30 to December 30, each calendar year). The Fudge Factory may have one permanent full-time employee during the peak season (September 30 to December 30, each calendar year) and during the off-peak season (April 1 to September 30, each calendar year).
    - iv. The Fudge Factory hours of operation shall be from 9:00 a.m. to 5:00 p.m., Monday through Sunday during the peak season (September 30 to December 30, each calendar year); and the off-peak season (April 1 to September 30, each calendar year) hours of operation shall be from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday only.

This Special Use Permit Revision is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibit F dated December 11, 2008, 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:

Special Use Permit Revision to amend Condition #5 as follows:

A minimum of 76 on-site parking spaces shall be provided for employees and patrons of the Fudge Factory and also provide 50 unimproved onsite or offsite overflow parking spaces. A minimum of one handicap accessible parking space shall be provided adjacent to the Fudge Factory building. The applicant shall install directional signs identifying the location of the on-site parking area. Two employees shall be available to direct vehicles to the parking area 11:30 a.m. to 4:30 p.m., as needed during peak hours.

2. The preparation of all candies and confections shall be in compliance with the current Uniform Retail Food Facilities Law and all requirements of the El Dorado County Environmental Management division.
3. All structures on the site shall have a permit from the El Dorado County Building Department.
4. The parking area identified on the site plan shall be gravel based and shall be maintained with no obstructions. No materials may be stored, and no permanent or temporary structures may be placed in the parking area.
5. A minimum of 76 on-site parking spaces shall be provided for employees and patrons of the Fudge Factory and also provide 50 unimproved onsite or offsite overflow parking spaces. A minimum of one handicap accessible parking space shall be provided adjacent to the Fudge Factory building. The applicant shall install directional signs identifying the location of the on-site parking area. Two employees shall be available to direct vehicles to the parking area 11:30 a.m. to 4:30 p.m., as needed during peak hours.
6. The applicant shall provide either permanent restroom facilities or portable restroom facilities on-site for the use of customers during the peak season based on an evaluation from Environmental Management as to what is adequate. Signs shall be placed on-site identifying the location of the restroom facilities. These facilities shall be reviewed and approved by the Environmental Health Department. Additionally, an adequate number of trash receptacles (minimum of 6) shall be placed upon the property.
7. All signs on the property shall conform with the provisions of Chapter 17.16 and Section 17.36.230 (C) of the Zoning Ordinance.



8. The applicant shall move forward to comply with the County Ranch Marketing Ordinance.
9. The applicant shall make the actual and full payment of planning processing fees for the special use permit revision prior to the issuance of an approval letter for the special use permit revision.

**El Dorado County Department of Transportation**

10. The applicant shall widen the High Hill Road to a half width of 12 feet along the entire on-site property frontage, per El Dorado County Standard Plan 101C prior to issuance of the special use permit.
11. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to issuance of the special use permit.
12. Prior to issuance of the special use permit, the applicant shall join and/or form an entity, satisfactory to Department of Transportation, to maintain all roads not maintained by the County.

**El Dorado County Fire Protection District**

13. Site/inspection review fee of \$150.00.