

**Conditions**

1. This General Plan amendment, rezone, and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-L, approved June 28, 2007, 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. Amendment of the land use designation of the 8.8-acre parcel from Medium Density Residential (MDR) to Commercial (C);
- b. Zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD);
- c. Planned development to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building and the use of Building 3 only for warehouse storage of wine produced off site, and the use of the existing 1,700 square-foot home for residential/caretaker use.

The planned development will allow for the installation of new horizontal lap siding on the three 48 by 288-foot buildings and the one 48 by 200-foot building identified as Buildings (BLDG) 1, 2, 3, and 4 on Exhibits E1 and E2. Building 3 will include the existing office space and restroom and will have a concrete floor throughout, insulation installed, and be air conditioned for the storage of wine produced off site. Building 3 will have six air conditioning units installed beside each of the side doors. The existing 1,700 square foot single-family dwelling labeled as “Caretaker Residence” is permitted to retain the residential use. Buildings 1, 2, and 4 as shown in Exhibits E1 and E2 are to have their exterior only redone; they are not permitted by this approval to be utilized for commercial uses without a new application that seeks a revision to the approved planned development subject of this application. Landscaping shall shield the buildings around the perimeter of the parcel.

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

### **Planning Services**

2. Landscaping is required to conform to the preliminary landscape plan ~~attached as Exhibit F~~ submitted at the Planning Commission hearing on June 28, 2007, and the applicant is to install ground cover between the road and Building 1 and the house and Pleasant Valley Road, and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final revised landscape plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. A final landscape plan and Water Conservation Landscape Statement, if applicable, shall be submitted to the Development Services Director or designee 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.

3. One sconce-type light shall be permitted at the northwest entrance of Building 3, and it shall be designed with motion-sensor activation. The lighting shall conform to §17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

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.

4. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993, California Accessibility Regulations.
5. All Development Services fees shall be paid prior to submittal of a building permit for improvements to Building 3 as shown on Exhibits E1 and E2.

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

7. The applicant shall submit review fee of \$ 150.00 prior to issuance of the building permit.
8. The two fire hydrants shall be placed as shown in exhibits E1 and E2 and shall meet EID standards and have Fire District approval of locations.

9. The applicant shall develop and implement a Fire District and CDF approved Fire Safe Plan for the project. Said plan shall be reviewed and approved by the District prior to issuance of the building permit.

#### **El Dorado County Department of Transportation**

- ~~10. A driveway and driveway connection must be constructed in accordance with the County of El Dorado Design and Improvement Standards Manual (DISM) Standard Plan 103C.~~
11. The applicant shall submit plans and an encroachment permit application for the driveway ~~which shall be reviewed and approved prior to issuance of a grading permit.~~ The driveway connection must be constructed in accordance with Design and Improvement Standards Manual Standard Plan 103C.
12. The applicant shall verify or irrevocably offer to dedicate in fee a total of 30 feet of right of way, ~~for the portion of Pleasant Valley Road, as required by the General Plan. Only the portion of the right-of-way that is on-site needs to be dedicated that is on-site.~~ as required by the General Plan. This offer shall be accepted by the County.
13. The applicant shall submit a grading and drainage plan for construction of the revised driveway in conformance with the Design and Improvement Standards Manual and the Grading Ordinance. ~~which shall be reviewed and approved prior to issuance of a grading permit.~~

#### **El Dorado County Environmental Management-Environmental Health Division**

14. If the site improvements include changes to the existing plumbing, a complete septic system evaluation and site/soil evaluation shall be required prior to obtaining a building permit. Because the proposed use is commercial, the septic system evaluation shall define a 300 percent sewage disposal repair area that will be delineated on the site plan.

#### **El Dorado County Environmental Management-Hazardous Materials Division**

15. Any use or storage of hazardous materials in excess of reportable quantities for commercial activities conducted in warehouse/storage or other areas must be in accordance with hazardous materials business plan reporting requirements and applicable fees paid. Facilities will be subject to additional Certified Unified Program Agency (CUPA) Program oversight and regulation as appropriate for any hazardous waste, underground storage tank, above ground storage tank, or onsite hazardous waste treatment activities.