

Z16-0007/PD16-0002/P16-0004/El Dorado Hills Business Park Parcel Map – As recommended by the Planning Commission on December 8, 2016

Conditions of Approval

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Tentative Parcel Map, March 2016

Exhibit G.....Existing Site and Utility Exhibit, March 2016

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 would constitute a violation of permit approval.

The project description is as follows:

1. Rezone from Research and Development-Design Review-Community (R&D-DC) to Research and Development-Planned Development (R&D-PD) on the subject parcel;
2. Development Plan for the proposed parcel map with modifications to Research and Development (R&D) Zone District development standards to allow an increase in Floor-Area Ratio from 0.5 to 1.3, as depicted in the Tentative Parcel Map (Exhibit F); and
3. Parcel Map for the creation of four parcels ranging in size from 1.4 to 17.5 acres from a 21.94-acre site identified by Assessor's Parcel Number 117-010-151. All parcels are served by existing water and sewer service provided by El Dorado Irrigation District. The approval includes the following:

Lot Number	Gross Area
1	1.4 acres
2	1.5 acres
3	1.4 acres
A	17.5 acres

The development, use, and maintenance of the property, the size, shape 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 must be submitted for review and approval and shall be implemented as approved by the County.

Development Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **Steep Slopes:** Development or disturbance of the project site shall be restricted to areas with slopes not exceeding 30 percent.
4. **Joint Access and Parking Agreement:** A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the Parcel A to the property owners of Parcels 1, 2, and 3. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded concurrently with the filing of the Parcel Map. A note shall be made on the Parcel Map that there is a recorded Joint Access and Parking Agreement.
5. **Indemnity:** 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.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding 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 Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

El Dorado Hills Fire Department

6. All curbs in the parking lot that are not designated as parking spaces will be painted red and marked every 25 feet "no parking fire lane." This shall be white letters on a red background.
7. In order to enhance nighttime visibility, all hydrants, FDC's, and PIV's shall be painted safety white, with no visible chips or corrosion.
8. Each hydrant shall be reviewed to ensure the hydrant is not obstructed by parking stalls, vehicles, or overgrown vegetation, and is faced appropriately as approved by the Fire Department.

9. For all common areas involving Fire-related components and equipment, the main contact and proper personnel in charge of, and responsible for, the following shall be shared in writing with the Fire Department:
 - a. Red Curbs/Fire Lanes
 - b. Hydrants
 - c. PIV's and FDC's
 - d. Fire Alarms and Monitoring
 - e. Vegetative clearances around Fire components and addresses for Emergency Access.
 - f. All other shared Fire-related components not in this list, but currently exist or are added after the date of this letter.

Office of County Surveyor

10. All survey monuments shall be set prior to filing the Parcel Map.
11. Situs addressing for the project shall be coordinated the County Surveyors Office prior to filling the Final Map.
12. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that "all conditions placed on P16-0004 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.