

CONDITIONS OF APPROVAL

FILE NUMBER P05-0002 – KFRD Investments, Inc. Zoning Administrator hearing of November 2, 2005

Mitigation Measures:

1. The property owner / applicant shall establish a 50-foot non-building and non-disturbance setback from the edge of all wetland areas identified on the subject property. The setback area shall be identified on the recorded parcel map and shall be clearly marked in the field using brightly colored flagging or temporary construction fencing prior to any grading on the site. Ground disturbance, grading (grade cuts or fills), impervious surfaces, or landscaping shall not be allowed within the setback area. In no case shall any activity result in the discharge of fill material or silt into the protected wetland areas.
2. During all grading and construction activities in the project area on the proposed parcels, an archaeologist or Historian approved by the Planning Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent and/or future parcel owner shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance.
3. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.
4. A 100-foot-wide building setback shall be designated on the final parcel map along the western property line of the subject property from the eastern edge of the 60-foot right-of-way for Shingle Lime Mine Road adjacent to Cameron Estates. The non-building setback shall include a 20-foot-wide landscape buffer containing a minimum of one 5-gallon or equivalent vertical growing shrub and one 5-gallon or equivalent vertical growing tree alternating every 5 feet in a line along the western boundary of the landscape buffer. Parking and internal vehicle access may be located within the area of the non-building setback area outside of the 20-foot landscape buffer.
5. A 100-foot-wide non-building setback shall be designated and shown on the final parcel map along the southern property line from the northern edge of the railroad right-of-way (setback plus 50 feet from centerline of ROW shall equal 100 feet). The non-building

setback shall include a 20-foot-wide landscape buffer containing a minimum of one 5-gallon or equivalent vertical growing shrub and one 5-gallon or equivalent vertical growing tree alternating every 5 feet in a line along the northern boundary of the landscape buffer. Parking and internal vehicle access may be located within the area of the non-building setback area outside of the 20-foot landscape buffer

El Dorado County Planning Services

6. Prior to the issuance of a grading permit for road improvements, or for development on any individual parcel, an erosion, slope stabilization and revegetation plan shall be prepared for review and approval by the El Dorado Resource Conservation District and the County Department of Transportation.
7. Prior to the filing of a parcel map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: (a) Pay the assessment or bond in full; (b) File security with the Clerk of the Board of Supervisors; or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493(d).
8. The subdivider shall be required to form a County Service Area Zone of Benefit to fund street lighting maintenance and improvement services. The funding mechanism for these services shall be established prior to recording the parcel map and shall include a provision for increased funding requirements. It is recommended that a special tax with an escalator clause be used as a funding mechanism.
9. A Zone of Benefit, Property Owners Association (POA), or other funding mechanism shall be formed to fund the maintenance of drainage facilities and private roads within the area of the subdivided lands. The funding mechanism for these services shall be established prior to the recordation of the final parcel map, and shall include a provision for future increased funding requirements.
10. All non-building setback lines and easements recorded on Parcel Map 48-141 shall be carried over and recorded with this Parcel Map.

El Dorado County Department of Transportation (DOT):

12. All the mitigation measures and conditions of approval, related to roadway, traffic signals, grading and drainage for PM 99-13, must be substantially complete, as determined by the Department of Transportation, prior to recordation of the Parcel Map. A letter from DOT verifying this shall be required prior to recordation of the final map.
13. All grading and erosion control shall be in compliance with the requirements of Chapter 15.14 of the El Dorado County Code, Grading, Erosion and Sediment Control Ordinance. A letter of compliance from the local enforcement agency shall be submitted to the Surveyor's Office prior to filing the parcel map.

14. Drainage easements shall be dedicated on the final parcel map. The Property Owner Association (POA) shall provide for maintenance of these private drainage facilities and must be formed prior to, or in conjunction with, recordation of the final parcel map.
15. A drainage report shall be prepared and submitted to the Department of Transportation for review and approval prior to the recordation of the final parcel map. This report shall evaluate the drainage related to the proposed parcels 1 through 7 and shall identify easement locations across the parcels that will contain drainage facilities necessary to receive and accommodate the drainage entering the respective parcels from areas up gradient, and necessary to convey the drainage waters down gradient to the major drainage system and the drainage detention facility.
16. A vehicular access restriction along Shingle Lime Mine Road, for proposed parcels 5, 6 and 7, shall be shown on the Parcel Map. This access restriction shall remain in place subject to future Traffic Reports and Improvements to Shingle Lime Mine Road

El Dorado County Fire Protection District (Fire District):

17. The applicant shall be subject to a site plan review fee of \$50.00 payable to El Dorado County Fire Protection District. The site plan review fee shall be due to the District prior to commencement of any work performed.
18. Additional fire hydrants will be required for this project. The Fire District will determine hydrant locations.
19. Minimum fire flow from this project is 1500 gpm @ 20 p.s.i. for 2 hours.
20. Approval of this map is contingent upon the competition of the EID Facility Improvement Letter for the Barnett Business Park, (Durock Road waterline connection).
21. Chip-seal road and cul-de-sac to be made to meet Fire District and El Dorado County Standards.

County of El Dorado Office of County Surveyor (County Surveyor):

22. All survey monuments must be set prior to filing the Parcel Map.
23. 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 the agency have been met.

El Dorado Irrigation District (EID):

24. A Meter Award Letter or similar commitment to provide public water to each parcel created shall be provided to the County prior to recording this parcel map.

25. A minimum of 20-foot easement will be required for any District water or sewer lines and related facilities unless otherwise noted by EID.
26. A water line extension must be completed from the water line stubs in Business Drive Way to the proposed parcels.
27. Service stubs provided by the improvement plans for Barnett Business Park-Unit 2, Phase 2 in Business Drive and Commodity Way shall not be stubbed out to any of the proposed parcels.
28. Water and sewer lines located in streets shall be located in a paved section of the roadway.
29. Easements for any new EID facilities constructed by this project must be granted to EID prior to their approval of water and/or sewer improvements plans, whether onsite or offsite.
30. Any existing onsite EID facilities that will remain in place after the development of this property shall have an easement granted to EID.

PARCEL MAP FINDINGS
FILE NUMBER P 05-02

1. This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).
2. The proposed use is consistent with the policies in the El Dorado County General Plan, as amended through February 4, 1999, as discussed in the General Plan section of this staff report.
3. The proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
4. The site is physically suitable for the proposed type and density of development.
5. The proposed tentative parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat.
6. The design of the tentative parcel map and the improvements associated with the map will not cause serious public health hazards.
7. This project may be approved subject to Paragraph 5, Sub-Paragraph 3 in the Final Writ, which permits the County to approve permits, or entitlements, whether or not discretionary, for non-residential development. Provided, that such approvals, permits, or entitlements comply with the findings required by Sub-paragraph 8 in the Final Writ issued by the Court on July 19, 1999, as follows:
 - a. The approval or project will not significantly impair the County's ability to adopt and implement a new General Plan after complying with CEQA.
 - b. The approval or project complies with all other requirements of law.
 - c. The approval or project is consistent with the text and maps of the 1996 General Plan as amended through February 4, 1999.

Design Waiver Findings

Design Waiver No. 1

A. Omit sidewalks

1. The request for the waiver is justified because the introduction of sidewalks on these three parcels would make them a sidewalk island in the Business Park.
2. Strict application of the requirement for sidewalks would require additional grading and ground disturbance and would create non-compatible road sections particular to these three parcels only which would create an unnecessary hardship.
3. The omission of sidewalks in the proposed industrial area will not be injurious to adjacent properties, or be detrimental to the public health, safety, and welfare because there are no other sidewalks. The presence of no sidewalks will discourage children and pedestrians from moving, (by walking, bike and skateboard) around in an area developed with industrial uses. From that perspective, the omission of sidewalks would not detrimental to the health, safety, convenience and welfare of the public.
4. The approval of this design waiver will not nullify the additional requirements contained in the Chapter 16 of County Code because it only is relevant to sidewalks.

Design Waiver No. 2

A. Allow Lots 1, 2, 3, 4, and 6 to exceed the 3 to 1 width ratio

1. Proposed Parcels 1-4 have 100' non-building setbacks from the S.P. Railroad tracks on the south and Lot 4 has a 50' setback from the wetland. Lot 6 has a 160' setback from the west boundary line. All 5 lots have a .25 floor area ratio. All these restrictions would seem to justify the reduction of the 3 to 1 ratio.
2. Strict application of the requirement for lots to meet the *El Dorado County Design and Improvement Standards* required length to width ratio would require less than typical development potential for a similar sized industrial lot without these unique restrictions.
3. The reduction in the required 3 to 1 lot ratio will not be injurious to adjacent properties or detrimental to the public health, safety, and welfare.
4. The approval of this design waiver will not nullify the additional requirements contained in the Chapter 16 of County Code.