

**DR 04-0019-R-2/Montano de El Dorado Retail Plaza-Retail/Office Building E
Development Services Director/February 6, 2012**

REVISED CONDITIONS OF APPROVAL

1. This Design Review Permit approval is based upon and limited to compliance with the project description, the staff report exhibits as follows, and Conditions of Approval set forth below.

The following exhibits apply to the DR04-0019:

Exhibit A.....Site Plan
Exhibit B.....Elevations
Exhibit C.....Landscape Plan
Exhibit D.....Photometric Plan
Exhibit E.....Planned Lighting Program
Exhibit F.....Planned Sign Program

The following exhibits apply to the DR04-0019-R-1:

Exhibit G.....Site Layout, Sheet A1.0a
Exhibit H.....Elevation, Sheet A1.2
Exhibit I.....Signage, Drawing No. 1 of 1
Exhibits J-1, J-2.....Shopfront Elevations, Drawing Nos. 1 of 1,
and 2 of 2
Exhibit K.....Applicant submitted color elevation
Exhibits L-1 to L-4.....Sign Permit 202316 elevations

The following exhibits apply to the DR04-0019-R-2:

Exhibit E-1.....Overall Site Plan, Sheet A1.1, dated
September 15, 2011
Exhibit E-2.....Elevations, Sheet A3.1, dated September 15,
2011
Exhibit E-3.....Horizontal Control Plan, Sheet C4, dated
September 15, 2011
Exhibit E-4.....Grading, Drainage, and Paving Plan, Sheet
C5, dated September 15, 2011
Exhibit E-5.....Utility Plan, Sheet C8, dated September 15,
2011
Exhibit F.....Colored Elevations, Sheet A3.1, dated
September 15, 2011
Exhibit G-1.....Planting Plan, Sheet L1, dated July 12, 2011
Exhibit G-2.....Irrigation Plan, Sheet L2, dated July 12,
2011

Exhibit H.....Photometric Site Plan, Sheet SP1, dated August 18, 2011
Exhibit ILighting Design Criteria for Montano de El Dorado Plaza, December 2, 2005 (19 pages)
Exhibit JSign Design Criteria for Montano de El Dorado Plaza, December 2, 2005 (17 pages)

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:

DR04-0019-S: The approval of Design Review Permit DR04-0019-S allowed a 35,766 square foot retail commercial development on a combined 20.13-acre site. A total of four commercial structures ~~are proposed~~ were approved within the development, ranging in size from 6,100 square feet to 11,306 square feet. Access driveways, a parking lot, lighting facilities and signage are incorporated into the project.

The following table provides the development details and parking requirements for each use as it was approved for DR04-0019-S with changes to the actual acreage recorded for PM50/23:

COMMERCIAL CENTER DETAILS						
Bldg. #	Parcel Size (acres)	Building Size (sq. ft.)	Floor Area Ratio	Impervious Surface Area (acres) (sq. ft.)	Proposed Use	# of Parking Spaces Required
Pad A	0.9577	10,260	0.25	0.65 (27,171)	1,860= Restaurant (max. seating capacity= 57)	34
		8,400			8,400 Retail	19
Pad B	0.8890	6,100	0.16	0.71 (27,095)	Retail	24
Pad C	1.4258	11,306	0.18	0.60 (37,366)	5,311 = Restaurant (max. seating capacity =159)	53
					5,995 = Retail	24
Pad D	16.885	8,100	0.01	0.05	1,800 = Restaurant	18

				(40,709)	(max. seating capacity =54)	
					6,300 = Retail	25
Totals	20.130	35,766				213

The following table approved for DR04-0019-S has been revised to include the current requirements for the Montano de El Dorado Retail Plaza with the addition of Building E which requires 16 spaces, one of which shall be handicap/van accessible:

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	197 229 (213 + 16)	121 164
Compact Space	80 maximum (35 percent of the 229 allowed)	66 75
Disabled Space	7 (of the 250)	8 11
Recreational Vehicle Space	9 4 allowed from DR04-0019-S (in addition to the 250)	4
Loading Zone	2	0
Totals	208 229	203 250 +4 RV spaces

~~The proposed structures~~ Buildings A-D are to have a plaster sand finish with cliffstone veneer along the store fronts. Fabric awnings are to be used throughout the development, in three (3) colors, burgundy, forest green and black. The roof is to be "Capistrano" tile in a "Walnut Creek" blend. The development has been designed with pop-outs, tower elements, trellises and a varying color scheme to add visual relief and interest throughout the center. No structure within the development is to exceed 50 feet in height. The color palette for ~~the site~~ Buildings A-D has been provided and is extensive and applies to the DR04-0019-S approval. The colors include: Flintstone (similar to pale sage green), Iron Ore (similar to red brick), Pale Pearl, Crossroads (similar to khaki), Root Beer Float (similar to dark goldenrod). The windows are to have black mullions. The trellises are to be cedar and to have a Tabacco stain finish.

DR04-0019-R-1: The approval of Design Review Permit DR04-0019-R allowed for the façade design change for the Kinnee O'Reilly's Irish Pub and Restaurant to be located within APN118-010-12, Building/Pad D, in conformity with the approved exhibits listed in Condition 1.

DR04-0019-R-2: The approval of Design Review Permit DR04-0019-R-2 allows for the revision of Design Review DR-0019-S to permit the construction of a 3,944 retail/office building with a drive-thru. The project includes an additional 64-space parking lot with associated landscaping and lighting. This is the fifth building within the existing Montano de El Dorado Retail Center which is comprised of four separate parcels (Assessor's Parcel Numbers 118-010-12, -14, -15, and -16). The addition of the building increases the total square footage of the five buildings combined to 37,850 square feet as follows:

<u>Montano de El Dorado Retail Plaza Buildings</u>	
<u>Building</u>	<u>Square Footage</u>
<u>A</u>	<u>8,400</u>
<u>B</u>	<u>6,100</u>
<u>C</u>	<u>11,306</u>
<u>D</u>	<u>8,100</u>
<u>E</u>	<u>3,944</u>
<u>Total Buildings Square Footage: 37,850</u>	

The approved building shall be located on the 16.85-acre parcel identified by APN 118-010-12 and shall consist of materials and colors substantially consistent with the applicant-supplied brand-named colors listed on the following chart, and Exhibit F (Colored Elevations, Sheet A3.1, dated September 15, 2011):

BUILDING PORTION	MATERIAL	STYLE/COLOR
Roof	Concrete roof tiles mounted on Mansard-style roof with parapet walls inside.	Orange-rust (Old Sedona Blend).
Building Walls	1) Manufactured stone veneer; and 2) Painted stucco; and	1) Light gray and white with dark gray accents (El Dorado Stone, Manzanita Cliffstone). 2) Varies from light tanish-white to medium brown (Kelly Moore, Spanish Sand 50 percent to Cargo).
Exterior Wall Accents	1) Wood trellises over windows; and 2) Fabric awnings over windows.	1) Medium brown (Kelly Moore, Oxford Brown). 2) Medium brown (Kelly Moore, Walnut Tweed).
Trash enclosure	Concrete block, succoed and painted walls; metal doors.	Light grayish tan.

MITIGATION MEASURES

- ~~2. The developer shall ensure that all equipment used (off-road vehicles and auxiliary handheld equipment) does not exceed the fuel usage limit (diesel and regular gasoline) established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of fuel that can be used is based on the year that the equipment was built. The maximum amount of fuel that shall be used in one day if all equipment used is 1995 model year or older is 337 gallons. The maximum amount of fuel that shall be used in one day if all equipment used is 1996 model or newer is 402 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum daily fuel equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.~~

~~Monitoring: The El Dorado County Air Pollution Control District shall continue to monitor the site to enforce the District rules. Planning Services shall review the grading plan prior to issuance of a grading plan to ensure that the required mitigation measures have been noted on the plans.~~

- ~~3. The developer shall ensure that all diesel-powered equipment used during construction does not exceed the diesel fuel usage limit established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of diesel fuel that can be used is based on the year that the equipment was built. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1995 model year or older is 3,700 gallons. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1996 year or newer is 37,000 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum diesel fuel usage equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.~~

~~Monitoring: The El Dorado County Air Pollution Control District shall continue to monitor the site to enforce the District rules. Planning Services shall review the grading plan prior to issuance of a grading plan to ensure that the required mitigation measures have been noted on the plans.~~

- ~~4. The developer shall protect the Valley blue Oak tree prior to construction on the site and shall take the following remedial actions, as required by the project arborist:~~

~~Prune and remove the dead limbs and reduce weight on all the overburdened limbs to reduce future limb breakage. Trim trees as early as possible before construction begins. Climbing spurs shall not be used~~

~~during pruning operations, unless authorized by project arborist.~~

~~— The tree shall be inoculated with a systemic insecticide to eliminate the Pit scale infestation.~~

~~— The root zone within the drip line shall be inoculated with Mycorrhiza fungi to promote feeder root growth.~~

~~— A topical application of brush chips shall be placed within the drip line of the tree to reduce soil compaction.~~

~~A letter from the project arborist shall be submitted to Planning Services prior to issuance of the grading permit which shall state that required remedial measures have been taken to protect tree.~~

~~Monitoring: Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the Valley Oak during construction.~~

~~5. — The developer shall protect the Valley Blue Oak tree pre and post construction and shall implement the following, as required by the project arborist:~~

~~— Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding the tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist.~~

~~— No materials, equipment, or vehicles shall be stored or parked within the projected tree zone.~~

~~— No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the tree without direct supervision of the project arborist.~~

~~— If trenching within the drip line is to occur, trenches shall be hand dug or bored to minimize impact to root zone, and shall be authorized by the project arborist.~~

~~— If pavements, concrete, back fills, structures or cuts are required within the drip lined, an aeration system shall be installed, designed and approved by the project arborist or landscape contractor.~~

~~— The tree shall not be watered regularly, only one deep watering per month during the summer dry season. No landscaping shall be permitted under the tree that shall require regular watering during the summer months. Mulch, rocks, decomposed granite, or redwood bark may be used to prevent unwanted weeds and grasses under the tree.~~

~~A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed, in accordance with the project arborist requirements. The required pre and post construction measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.~~

~~Monitoring: Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the Valley Oak during construction.~~

- ~~6. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services 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 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. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.~~

~~Monitoring: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.~~

- ~~7. 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. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.~~

~~Monitoring: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.~~

- ~~8. The project shall comply with the geotechnical engineers' recommendation for site drainage design. The Department of Transportation shall review the project improvement plans and construction details to verify compliance with the geotechnical engineers' recommendations prior to issuance of a grading permit.~~

~~Monitoring: The Department of Transportation shall review the improvement plans to verify compliance with the project geotechnical report.~~

9. ~~The project shall include screening of all HVAC mechanical equipment by rooftop parapets. Planning Services shall review the project plans prior to issuance of a building permit to ensure that the appropriate screening has been provided.~~

~~Monitoring: Planning Services shall review the project elevations to verify the screening of the HVAC equipment prior to issuance of a building permit.~~

10. ~~An acoustical consultant shall conduct noise assessment after installation of the mechanical equipment on Pad D to verify compliance with the El Dorado County 2004 General Plan exterior noise policies. A letter verifying compliance or noting deficiencies in the noise levels shall be provided to Planning Services within 30 days following installation of the HVAC mechanical equipment on Pad D. If deficiencies in the exterior noise levels are noted in the acoustical consultant letter, the developer shall be provided 30 days to bring the noise levels into compliance with the El Dorado County 2004 General Plan exterior noise policies. The Planning Services shall verify that all HVAC equipment has been installed according to the acoustical consultant's standards prior to final occupancy.~~

~~Monitoring: Planning Services shall receive a noise assessment after installation of the mechanical equipment.~~

11. ~~As an alternative to providing a noise assessment following installation of the HVAC mechanical equipment, the developer shall have the option to provide a detailed mechanical noise analysis to Planning Services prior to installation of the HVAC mechanical equipment when the specific mechanical plans become available. The noise analysis shall be reviewed and approved by Planning Services prior to issuance of a building permit.~~

~~Monitoring: If a noise assessment is not to be provided, the developer shall provide a detailed mechanical noise analysis prior to installation of the HVAC equipment.~~

12. ~~The project construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.~~

~~Monitoring: Planning Services shall verify that the hours of construction have been placed on the grading and construction drawing prior to issuance of grading~~

~~and building permits.~~

- ~~13. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.~~

~~Monitoring: Planning Services shall verify that the required notation has been placed on the plans prior to issuance of grading and building permits.~~

- ~~14. Construction of the Phase 1.2B (enhancements) of the El Dorado Hills Boulevard/Highway 50 interchange shall occur through a contract to be awarded and administered by the County. The construction of the Phase 1.2B (enhancements) are identified below and are subject to final approval by Caltrans:~~

~~— The westbound off ramp shall be widened and restriped to provide for a right turn lane onto El Dorado Hills Boulevard in the northbound direction, a left turn lane onto Latrobe Road in the southbound direction and a shared through/left/right turn lane;~~

~~— The westbound on ramp shall be widened and restriped for two lanes with a merge into one lane, which shall be extended 500 feet, prior to entering the highway;~~

~~— Dual left turn lanes shall be provided northbound on Latrobe Road onto the west bound on ramp, and~~

~~— An additional northbound through lane on Latrobe Road between the eastbound onramp and the existing Saratoga Way intersection shall be provided together with any necessary facilities to accommodate pedestrian and bicycle traffic along the east side of Latrobe Road.~~

~~The enhancements shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.~~

~~Monitoring: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.~~

- ~~15. The developer shall install a concrete sidewalk, minimum width six feet, along the project frontage on Latrobe Road. The sidewalk shall be designed and constructed to conform to the road improvements required of the West Valley~~

~~Subdivision (TM99-1359) and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.~~

~~Monitoring: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.~~

- ~~16. The developer shall install sidewalk along the frontage of White Rock Road. The sidewalk may meander within the area between the road improvements (four-lane divided roadway) and the right-of-way line that accommodates the future six-lane divided roadway. This sidewalk shall be temporary and shall be removed as part of construction for the future six-lane divided roadway, and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.~~

~~Monitoring: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.~~

- ~~17. The developer shall perform roadway lane stripping in White Rock Road, with either a Road Improvement Agreement or an Encroachment Permit, as determined by the Department of Transportation, sufficiently to provide a left-turn lane into the most easterly driveway access to the project, which shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.~~

~~Monitoring: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.~~

CONDITIONS OF APPROVAL

- ~~18.2. Section 21089 of the State Public Resources Code requires the payment of certain fees prior to the filing of an environmental document on a project by the County.~~

~~A \$50.00 administration fee to file the Notice of Determination shall be submitted to Planning Services and must be made payable to El Dorado County. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG-753.5-5/91 is applicable. The recording fee for the environmental documents (Notice of~~

~~Determination and Certificate of Fee Exemption) is \$50.⁰⁰. This fee is required by the Recorder's Office and is non-refundable.~~

The action by the County approving you're the project is subject to legal challenge for 30 days after filing the environmental document or for 180 days if the document is not filed. Therefore, it is in your best interest to pay the applicable fee and have this document filed as soon as possible after action has been taken on you're the application.

Department of Transportation

- ~~19. The developer shall submit a site improvement /grading plan prepared by a professional civil engineer to the department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvements Standards Manual*, the *Grading, Erosion, and Sediment Control Ordinance*, the *Drainage Manual*, the Storm Water Management Ordinance, the *Off-Street Parking and Loading Ordinance* and the State of California Handicapped Accessibility Standards. A commercial grading permit is required and must be finalized, as determined by the Department of Transportation, prior to occupancy of any portion of the project.~~
- ~~20. The developer shall be subject a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.~~
- ~~21. The developer shall be subject to an encroachment permit, Standard Plan 103D (modified), for the encroachments proposed onto White Rock and Latrobe Roads, which must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project. The Latrobe Road driveway shall not be signalized and shall be right in and right out only. The driveways on White Rock Road shall not be signalized. The driveway on White Rock Road at Post Street shall be allowed full turning movements, but the White Rock Road driveway between Post Street and Latrobe Road shall be right in and right out only.~~
- ~~22. The developer shall submit a complete application for an Irrevocable Offer of Dedication (IOD) for additional slope easement and pedestrian easement adjacent to Latrobe Road to the Right of Way Unit of the Department of Transportation. These easements are in addition to the final right of way lines after the dedications needed for the road improvements required of the West Valley Subdivision (TM99-1359). The application will thereafter be processed and forwarded to the Board of Supervisors for action.~~
- ~~23. The developer shall provide a copy of a reciprocal easement giving rights of access to the adjacent easterly property. This access easement will provide and~~

~~facilitate internal vehicular circulation between these parcels as to minimize traffic impact to adjacent County roadways. This easement shall be recorded prior to occupancy of the project.~~

- 24.3 The project shall be subject to the County Traffic Impact Mitigation (TIM) Fee. The fees shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.
- 25.4 The project shall be subject to the State System Infrastructure Traffic Impact Mitigation (TIM) fee. The fees shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.
26. ~~If blasting activities are to occur in conjunction with grading improvements, the developer shall ensure that such blasting activities are conducted in compliance with state and local regulations.~~
27. ~~If burning activities are to occur during the construction of the project improvements, the developer shall obtain the necessary burn permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.~~
28. ~~The location of fire hydrants and systems for fire flows shall meet the requirements of the El Dorado Hills Fire Department.~~
29. ~~The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the El Dorado Hills Fire Department.~~
30. ~~If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Deputy Director of Planning.~~
31. ~~The developer shall provide a soils report at time of grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited with El Dorado County shall require an additional grading permit.~~

- ~~32. The developer shall provide a drainage report at time of grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.~~
- ~~33. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer shall provide a CD to the Department of Transportation with the drainage and geotechnical reports in PDF format and the record drawings in TIF format.~~

El Dorado Irrigation District

- 34.5. All required easements for new District facilities to serve the project site shall be provided to the El Dorado Irrigation District. The El Dorado Irrigation District shall approval all water and/or sewer improvement plans and easement locations prior to issuance of a grading permit. A letter stating that the easement locations comply with the approved improvement plans shall be provided to Planning Services by the El Dorado Irrigation District prior to issuance of a grading permit. All improvements shall be installed prior to occupancy.

Resource Conservation District

- 35.6. The developer shall submit for review and approval the site specific erosion control and sediment control plan to the El Dorado County Resource Conservation District prior to issuance of a grading permit.

El Dorado Hills Fire Department

- 36.7. The developer shall insure that an approved water supply capable of supplying the required fire flow for fire protection shall be provided to all building(s) on-site. Additionally, the developer shall meet all other U.F.C. requirements and the following El Dorado Hills Fire District requirements that must be met prior to occupancy of the building:

A set of engineering calculations reflecting the fire flow capabilities of the system shall be supplied to the Fire Department for review and approval prior to issuance of a building permit.

- a. The developer shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this

development shall not exceed 300 feet. The exact location of each hydrant shall be determined by the Fire Department prior to installation.

- b. The developer shall paint each hydrant with safety white enamel and place a blue reflective marker in the roadway as specified by the Fire Department and Fire Safe Regulations.
- c. In order to provide the Fire Department with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.
- d. All streets within the project shall be constructed in accordance with El Dorado County and Fire Department requirements.
- e. The developer shall be required to fire sprinkler each building in accordance with NFPA-13 and Fire Department requirements.
- f. The development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
- g. Each building shall be addressed in accordance with Fire Department requirements.
- h. The developer shall provide the Fire Department with a CD that contains all CAD files for this project.
- i. The fire access roadway shall be designed to accommodate a 40-foot inside and a 56 foot outside turning radius.
- j. A KNOX box shall be installed on commercial buildings to contain the master key to open all exterior doors. The KNOX box order form is available at the El Dorado Hills Fire Department, 1050 Wilson Blvd, El Dorado Hills.
- k. All commercial trash enclosures shall be located a minimum of 10 feet from a building wall and shall be contained in an enclosure.
- l. The fire alarm system shall be installed per the California Building Code and the California Fire Code, 2010 editions as well as NFPA 72, 2010 edition. Alarm plans shall be turned in for review and approval prior to installation.

Building Services

37.8. The developer shall obtain a building permit from the El Dorado County Building Services prior to commencement of all construction.

El Dorado County Department of Environmental Management

38.9. The project shall comply with the requirements of the El Dorado County Department of Environmental Management which shall include the following:

- a. The developer shall obtain the necessary permits from the El Dorado County Air ~~Pollution Control~~ Quality Management District prior to issuance of a grading permit.
- b. The developer shall submit a set of plans for ~~the~~ any proposed food facility for review and approval to the El Dorado County Environmental Management Department prior to construction of the food facility.
- c. The food establishment shall obtain a yearly permit to operate from the El Dorado County Environmental Management Department. At least one person from the facility must be a certified food handler and hold a Food Handler's Safety Certification. The El Dorado County Environmental Management Department shall verify these requirements prior to the establishment of a restaurant within the project.
- d. The developer shall comply with the El Dorado County Solid Waste Management *Ordinance, Chapter 8.42*. Prior to issuance of a building permit, plans for the adequacy, accessibility, convenience and location of solid waste and recyclable containers and storage facilities shall be approved by the El Dorado County Environmental Management Department and the respective (solid waste) Franchisee. The developer shall contact Waste Management for direction regarding the enclosure needs for the project. All solid waste and recyclable containers shall be installed prior to occupancy of the project.

Planning Services

39.10. All site improvements shall substantially conform to the proposed colors and materials sample board and the approved exhibits listed in Condition 1. Variations in colors and architectural style and components may occur, but only as described in Condition 47 below.

40.11. The project site ~~has~~ includes 197 250 on-site parking spaces and 4 Recreational Vehicle spaces, summarized as follows:

Montano de El Dorado Retail Plaza Parking (Buildings A-E)	
<u>Standard Spaces</u>	<u>164</u>
<u>Compact Spaces</u>	<u>75</u>
<u>Handicap Accessible Spaces</u>	<u>11</u>
<u>Total Parking Spaces</u>	<u>250 spaces</u>
<u>Recreational Vehicle Parking Spaces</u>	<u>4</u>
<u>Bicycle Racks</u>	<u>13</u>

The project site shall have restaurants, personal service, and retail uses. ~~A parking analysis has been completed for the site and it has been determined that there shall will be adequate parking for the uses specified.~~ Deviations to the proposed uses may impact parking. Therefore, all uses shall be evaluated by Planning Services prior to establishing in the development to ensure that parking will be available for each use. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. Prior to issuance of any tenant improvement/building permit within the entire Montano de El Dorado project area, the applicant for the tenant improvement shall provide a parking tally of all existing and proposed parking which shall be kept by all parcel and building owners as well as Planning Services to insure the proposed use combinations will not result in a change that requires more parking than the 250 total allowed spaces under the approved Design Review DR04-0019-R-2. Parking shall conform to the approved site plans for DR04-0019-S and -R-2 and as listed in the table above. Should, at any time, the subsequent tenant improvements or occupancy by new lessees be for uses that create the need for more parking than what has been approved, that use that causes the need for additional parking will not be approved by Planning Services.

- 44.12. The lighting for the development shall comply with the Planned Lighting Program, as detailed in Exhibit G for DR04-0019-S, and Exhibits H and I for DR04-0019-R-2.

All outdoor lighting shall conform to Sheet PT1, Photometric Site Plan Exhibit M, and Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture shown on said Exhibits that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the said full cutoff standards, shall require a fixture substitution that meets that requirement. In addition, the following apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
- b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking

lot lighting may remain on during hours of non-operation, and none of those 50 percent shall be the four pole lights along the south-southeastern project boundary parking lot identified on the Photometric Site Plan as A1R on the Luminaire Schedule (Exhibit H for DR04-0019-R-2). Security lighting shall be designed with motion-sensor activation.

- c. The four light poles identified on the Photometric Site Plan as A1R on the Luminaire Schedule (Exhibit H for DR04-0019-R-2) along the entire south-southeast side of the Building E parking lots shall have additional shields attached to half of the bottom of each light fixture head glass, to insure there will be no light trespass towards the residences to the east.

Planning Services shall review and approve all light details within the development prior to issuance of a building permit, and shall confirm they have been installed as approved prior to issuance of Certificate of Occupancy for Building E.

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.

- 42.13. The signage for the development shall comply with the Planned Sign Program, as detailed in Exhibit F for DR04-0019-S, Exhibit I for DR04-0019-R-1, and additionally with Exhibit J for DR04-0019-R-2. All signs proposed for the commercial retail development shall conform to the Commercial zZone dDistrict requirements for signage which allows the following: Two free-standing or monument signs not exceeding 50 square feet in total area of any one display surface. Wall signs are allowed as long as the sign area does not exceed 20 percent of the total wall area on which the sign is placed. Planning Services shall review and approve all signage within the development prior to issuance of a building and/or sign permit.
- 43.14. The developer shall provide Planning Services with a copy of a Final Landscape and Irrigation Plan for review and approval prior to issuance of a building permit. A final inspection of the landscaping by Planning Services shall be required prior to issuance of a Certificate of Occupancy for any building permit to insure it was installed in conformity with the approved exhibits.
- 44.15. The project shall be required to utilize recycled water. Such plans for recycled water shall be approved by the El Dorado Irrigation District prior to issuance of a building permit.
- 45.16. ~~The developer shall provide one (1) bicycle locker or rack for every 20 parking stalls (199/20=10 bicycle lockers/racks). Half of the units provided shall be bicycle lockers. The location of the lockers and racks are to be designated on the~~