

**DR04-0012 R-2/Oasis/Conoco Phillips Service Station** – As approved by the Planning Commission on February 08, 2018

**Conditions of Approval**

1. This Design Review revision and is based upon and limited to compliance with the project description, exhibits (Exhibits F-N), and Conditions of Approval set forth below. Further, any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval.

The project, as approved, consists of the following:

Major Revision to an approved Design Review Permit consisting of the following modifications to the existing 76 Gas Station:

- 1) Replacement of existing +/- 3,157 square-foot fueling canopy with a new +/- 2,459 square-foot L shaped canopy;
- 2) Demolishing of existing +/- 326 square-foot cashier/mini-mart Kiosk;
- 3) Construction of a new 1,157 square-foot convenience store addition;
- 4) Removal of one fuel dispenser with associated underground facilities; and
- 5) Replacement of two monument signs at 57.5 square-feet with one 60 square-foot monument sign.

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 must be submitted for review and approval and shall be implemented as approved by the County.

2. **Plan Modifications:** All site improvements, sign locations, paints, and materials shall comply with the approved plan(s). The Planning and Building Department Director or designee may approve changes not to exceed 10 percent of the square footage of buildings, minor location changes, and architectural feature changes. Major changes in building sizes or features shall require an amendment to the approved Design Review application.
3. **Lighting:** All outdoor lighting shall conform to Section 130.34 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (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 the Planning and Building Department Director or his designee.

4. **Expiration:** The project shall be started or diligently pursued within twenty-four (24) months of approval, or the Design Review approval shall become null and void.
5. **Conditions Compliance:** Prior to issuance of a building permit or commencement of any use authorized by this permit the applicant shall provide a written description to Planning Services, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
6. **Hold Harmless Agreement:** 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 applicant 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 by El Dorado County.

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

### **Building Services**

7. **Signage:** The applicant shall obtain a building permit for the project signage prior to installation.