

CONDITIONS OF APPROVAL

Planned Development Revision PD-R18-0002/McDonald's Remodel Planning Commission/February 14, 2019

Planning Services

1. Project Description

This Development Plan revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below.

The applicant is requesting a revision to Planned Development permit PD03-0006 for an interior and exterior remodel of the existing McDonald's restaurant. The exterior remodel would include raising parts of the roof line to be one consistent height; replacement of the existing canopies with updated lighted canopies; a complete update of exterior façade materials to darker natural woods and stone to be more consistent with the Missouri Flat Design Guidelines (Exhibit G); replacement of all wall mounted and drive through signs (Exhibit H); and ADA site upgrades.

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 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 and the hearing exhibits above 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. The applicant shall comply with mitigation measure four set forth by PD03-0006; Lighting for outdoor 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. Security lighting shall be designed with motion-sensor activation.
3. No revisions authorized by this Planned Development permit may commence until all of the conditions of approval have been complied with in full.
4. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director.

5. In Compliance with County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Planned Development permit or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
6. The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Exemption by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.
7. 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 special use permit.

8. Prior to issuance of building permit, elevation plans shall demonstrate an off-white color for the awning trim.

Environmental Management

9. The applicant shall submit a service request to Environmental Health to review the proposed restroom for compliance with the California Retail Food Code.
10. Construction and Demolition Debris Recycling: State law mandates that a minimum of 65% of the waste materials generated from covered construction and demolition projects must be diverted from being landfilled by being recycled or reused on site.
11. Am1826 Mandatory Commercial Organics Recycling (MORe): The applicant shall arrange for organics recycling service for the following types of organic wastes: food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper.
12. Trash and Recycling Enclosures: CalGreen section 5.410.1-The applicant shall provide a readily accessible area that serves the entire building and is identified for the depositing storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals.