

ATTACHMENT 1 CONDITIONS OF APPROVAL

FILE NUMBER DR00-0011

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance:

1. The applicant shall construct/install a fully functional traffic signal at the intersection of Mother Lode Drive/South Shingle Road/U.S. Highway 50 Eastbound on-off ramps intersection prior to issuance of a Certificate of Occupancy for the proposed building/gas station. Signal installation shall include appropriate pavement widening and turn lanes/pockets. A portion of the signal installation costs may be reimbursable/creditable under the provisions of the West Slope Traffic Mitigation Fee Program, Resolution 32-98 and the State Transportation Mitigation Fee Program, Resolution 31-98.
2. The applicant shall construct a two-way-left-turn lane on Mother Lode Drive along the northerly property frontage. All improvements on Mother Lode Drive shall be constructed to match the proposed ultimate improvements to Mother Lode Drive. The improvements shall be to the specifications of the El Dorado County Department of Transportation.

CONDITIONS OF APPROVAL

Development Services:

3. The project, as approved, shall allow a 2,976 square foot Circle K mini-mart and 76 gas station with 6 fueling stations under a proposed 4,000 square foot canopy conforming to Exhibits ~~D1, D2, D3, & D4~~ E, F, F1, G, G1, and H. The following building colors are to be used:

Circle K Building

Wainscoting = Beige tile

Walls = White paint

Accent = Red paint/tile

Sign = Circle K logo

Canopy

Sides = ~~grey aluminum composite~~

Oasis White and Red

Accent = ~~Blue and Orange stripes~~ Oasis Silver

Sign = 76 logo

4. Landscaping along the road frontages shall be maintained to insure line-of-sight visibility pursuant to American Association of State Highway and Transportation Officials (AASHTO) or Caltrans Highway Design Manual standards to the satisfaction of the Department of Transportation. At a minimum, no foliage, sign or structural feature between the height of 30 inches and seven feet above grade shall extend into the cross-visibility areas (CVA) defined as follows:

- a. At a corner formed by any encroachment onto the roadway, the CVA shall be a triangle having two sides 15 feet long, running along the driveway/encroachment edge and the roadway edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends.
- b. At any street corner intersection, the CVA shall be a triangle having two sides 35 feet long, running along each roadway edge of pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends.
5. A final landscape plan, to include a Water Conservation Concept Statement, shall be submitted during the building permit process and will be reviewed and approved by staff for substantial compliance with Exhibit J, the preliminary landscape plan. An on-site inspection verifying compliance with the plan will be performed by staff prior to final occupancy.
- ~~5. The project shall comply with the requirements of the El Dorado County Fire Protection District.~~
6. All exterior lighting shall conform to Exhibit I. Motion sensor activation will be required for the rear wall lighting.
7. The applicant shall submit a revised sign plan for the proposed free-standing sign complying with the requirements contained in Section 17.32.020(D) of County Code. Signage shall conform to Exhibit K.
8. The trash receptacle enclosure doors shall remain closed at all times when not in use.
9. The project shall be subject to the issuance of a building permit from the El Dorado County Building Department.

Department of Transportation:

10. The encroachment onto Mother Lode Drive shall be constructed to El Dorado County Standard Plan 103D. The encroachment onto South Shingle Road shall be constructed to El Dorado County Standard Plan 103D.
11. The applicant shall be obligated for the ultimate half-width roadway improvements for South Shingle Road and Mother Lode Drive adjacent to the project frontage generally conforming to Standard Plan 101A. Improvements include, but are not limited to, engineering design, land survey, plan preparation, construction management, roadway excavation/fill, asphalt pavement section, signing and striping, concrete curb, gutter, and sidewalk, together with associated grading, drainage facilities and landscaping, all to the requirements of the Department of Transportation.

The Department of Transportation may determine that construction of the above required improvement at the time of issuance of a building permit on the parcel is inappropriate. If so,

the applicant shall submit a cash, in-lieu payment to the County at the time of permit issuance for the curb, gutter and sidewalk portion of the frontage improvement obligations along South Shingle Road and Mother Lode Drive

In addition, required frontage improvements with this project that this time shall include, as a minimum, roadside grading of South Shingle Road and Mother Lode Drive to accommodate the ultimate road widening.

12. Prior to submittal of a building permit, the applicant shall construct an east-bound right-turn lane onto South Shingle Road from Durock Road, unless the applicant has demonstrated to the satisfaction of the Department of Transportation that the improvements are no longer necessary. The improvements shall be to the specifications of the El Dorado County Department of Transportation.
13. The applicant shall irrevocably offer to dedicate, in fee, public right-of-way along South Shingle Road sufficient to provide a half-street right-of-way width of fifty (50) feet as measured from the existing centerline of roadway pavement and a twenty (20) foot radius at the northwest property corner. Upon request by the County Department of Transportation, the applicant shall irrevocably offer to dedicate a slope easement adjacent to the proposed right-of-way along South Shingle Road and Mother Lode Drive of sufficient width to accommodate the proposed slope and five (5) feet beyond the top of slope.
14. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.
15. Where the developer is required to make improvements on land which neither the developer nor the County has sufficient title or interest to make such improvements, prior to filing of building permits, the developer shall submit to the Planning Director for approval:

 - a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
 - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the submittal of permits, the developer shall enter into an agreement to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the developer shall provide a cash deposit, letter of credit, or other acceptable surety in a amount

sufficient to pay such costs including legal costs subject to the approval of County Counsel.

16. The project shall be subject to the County Traffic Impact Mitigation (TIM) fee. Pursuant to Resolution 32-98, said 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.
17. The project shall be subject to the State System Infrastructure Traffic Impact Mitigation (TIM) fee. Pursuant to Resolution 31-98, said 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.
- ~~17. The applicant shall submit a revised sign plan complying with the requirements contained in Section 17.32.020(D) of County Code.~~
18. The applicant 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 "*Off-Street Parking and Loading Ordinance*" and the State of California Handicapped Accessibility Standards.
- ~~18. Due to the proximity of the site to sensitive receptors the applicant shall perform standard emission analysis and if warranted the applicant shall complete a Health Risk Assessment and notice to property owners within 1,000 feet of the property. The emission testing and Health Risk Assessment will be subject to the review and approval of the El Dorado County Air Pollution Control District, and must be completed prior to the issuance of a Permit to Construct from the APCD.~~
19. The applicant shall be subject a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.

Environmental Management:

20. The applicant shall comply with all County and State requirements relative to the use, storage, and monitoring of all hazardous materials stored and/or utilized on the site.
21. Plans for the convenience store must be submitted to and approved by Environmental Health at the time of construction. All plans must be in compliance with the requirements contained in the California Uniform Retail Food Facilities Law.
22. The project is subject to the issuance of a permit from the Environmental Management Department for the installation of all components related to the gasoline fueling station. This will require the submittal of plans for review and approval with the payment of fees.

23. Should ground water be encountered at the site during the installation of fuel storage tanks, a vadose zone, or well monitoring system will be required. The design and installation of same will be subject to the review and approval of the Environmental Management Department. To assure compliance with this issue the applicant shall notify the Environmental Management Department once all tank excavation is complete and prior to the placement of any bedding or backfill material to verify the existing field conditions as they relate to the presence of groundwater.
24. The on-site facility improvements shall include the installation of one or more oil water separators as a component of the surface water runoff controls. The design and installation of this system shall be subject to the review and approval of the Environmental Management Department.
25. A Hazardous Materials Management Plan (HMMP) shall be prepared for this facility. This plan is subject to the review and approval of the Environmental Management Department. All contact information, as required as a part of this plan, shall be provided to the Environmental Management Department prior to the use of this facility by the public.

Fire Protection District:

26. The location of fire hydrants and systems for fire flows are to meet the requirements of the El Dorado County Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.