

Conditions of Approval

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

Exhibit ESite Plan (Sheets A1.1, A1.2, A3.1)

Exhibit F.....Signage Plan (Sheets 1, 2, 3)

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.

As approved, this project consists of a remodel of the existing grocery store allowing the following uses/improvements:

- a. Addition of an 11x45 foot outdoor seating area at the front entrance, to be partially enclosed with operable bi-fold doors with steel frames and glass panels. The doors can be raised similar to a garage door to allow for open air seating at the exterior tables and chairs;
- b. Cladding of existing arc-glazed “space frame” sign band with cedar siding and replacing signage from “Food 4 Less” to “Fork Lift by Nugget”. Adding one approximately 5 foot x 18 foot wall sign to north elevation to include “Fork Lift” logo, and one approximately 4 foot x 20 foot wall sign to south elevation to include “Fork Lift” logo. Replacing monument signage facing U.S. Highway 50 and Coach Lane from “Food 4 Less” to “Fork Lift” logo;
- c. Addition of an exterior propane BBQ at the front entrance with safety fence;
- d. Addition of two corrugated metal awnings over the two main sliding doors and underneath the main canopy; and
- e. Repaint existing yellow tie rods and brackets to “Covered in Platinum” (silver-blue color).

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. The applicant shall provide a minimum 5-foot-wide landscaping strip along the U.S. Highway 50 frontage containing shrub and full or standard-sized tree species, which will grow vertically in order to provide visual screening of the site from U.S. Highway 50. The applicant shall provide a minimum of one 5-gallon or equivalent shrub and one 15-gallon or equivalent tree every 5 feet along the U.S. Highway 50 frontage. The size and species of the shrubs and trees shall be approved by the Development Services Director prior to final occupancy of the building permit. If required, a Water Conserving Landscape Plan shall be submitted along with the final landscape plan prior to issuance of the building permit.
3. The proposed project shall comply with any applicable requirements of the El Dorado County Air Pollution Control District Rule 502: General Conformity Rule, which requires compliance with the State and National Ambient Air Quality Standards.
4. Asphalt surfacing of site access and parking areas shall conform with El Dorado Air Pollution Control Rule 224: Cutback and Emulsified Paving Materials, which prohibits the atmospheric discharge of volatile organic compounds caused by the use, manufacture, mixing, storage, and/or application of cutback or emulsified asphalt.
5. Pursuant to El Dorado County Air Pollution Control District Rule 501.3(A): Authority to Construct, the applicant shall receive authorization for construction (Authority to Construct) from the Air Pollution Control District prior to commencement of grading and construction activities on the site.
6. Pursuant to El Dorado County Air Pollution Control District Rule 501.3(B): Permit to Operate, the project proponent shall obtain a written permit from the Air Pollution Control Officer prior to the issuance of a building permit.
7. In no case shall daily emissions of ROG, NO_x, and PM₁₀ exceed 82 lbs/day during any construction and grading activities on the site.
8. The applicant shall comply with the State of California Title 24 Regulations for Energy Efficient Design to reduce secondary impact emissions.
9. The project, as approved, shall substantially conform to Exhibits E and F. Minor modifications to the site plan and building design may be approved by the Development Services Director. Major modifications to the site plan or building design will require an amendment to the Design Review application.
10. All proposed buildings shall be subject to the issuance of a building permit from the El Dorado County Building Department.
11. The applicant shall comply with all requirements of the Cameron Park Fire District, including, but not limited to fire flow requirements, building accessibility, sprinkler

requirements, and building materials. The Cameron Park Fire District shall review and approve all building permits.

12. CMU blocks shall remain in their natural state and texture whenever possible. Minor variations in materials and colors may be approved by the Development Services Division Director. Major variations will require an amendment to the approved design review and approval by the Planning Commission.
13. All building and parking lot lighting shall be designed so as to direct light downwards (top and side shielded) pursuant to Section 17.14.170 of County Code. Lights shall be placed so that no glare or light spills over onto an adjoining property or established road right-of-way. Light standards shall not exceed 30 feet in height.
14. 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.
15. The property owners are responsible for complying with all conditions of approval contained in this Design Review. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the property owners.
16. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Development Services immediately following the hearing project approval.
17. 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.

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