

CONDITIONS OF APPROVAL

Design Review Permit Revision DR04-0012 R-2/Oasis/Conoco Phillips Service Station Planning Commission/February 8, 2018

Conditions of Approval:

~~1. This Design Review revision and is based upon and limited to compliance with the project description, the exhibits:~~

- ~~Exhibit E 1Site Plan~~
- ~~Exhibit E 2Fuel Price Sign No. 1~~
- ~~Exhibit E 3Fuel Price Sign No. 2~~

~~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:~~

~~Approval of a revision to Design Review DR04-0012 R to reface the existing price identification sign and a Special Use Permit S12-0011 to bring the existing non-conforming signage into conformance with County Code and add a secondary non-illuminated price identification sign to the existing 76 gasoline/service station located at Assessor's Parcel Number 121-180-16. The following signage shall be permitted:~~

Fuel Pricing Sign No. 1

Sign Development	Sign Dimensions
Height	3 feet 6 inches
Width	6 feet 1 inch
Sign Face Area:	21 square feet

Fuel Pricing Sign No. 2

Sign Development	Sign Dimensions
Height	7 feet
Width	3 feet
Sign Face Area:	21 square feet

Fascia Signage

Sign Development	Sign Dimensions
Sign Face Area	108 square feet

Pole Sign

Sign Development	Sign Dimensions
Height	25 feet
Sign Face Area:	79 square feet

~~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.~~

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 ~~Development Services~~ 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 ~~17.14.170-130.34~~ 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 ~~Development Services~~ Planning and Building Department Director or his designee.

- ~~4. **Fuel Price Sign No. 2 Location:** Planning Services staff shall work with the applicant to locate Fuel Price Sign No. 2 within the planter area adjacent to the western access driveway, if found to be feasible, prior to issuance of a building permit. If the location cannot accommodate the proposed sign, the applicant shall be permitted to install Fuel Price Sign No. 2 adjacent to the eastern access driveway, as identified on Exhibit E-1 (Site Plan).~~
45. **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.
56. **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.
- ~~7. **Temporary Signage:** Planning Services shall verify that all temporary signs have been removed from the site prior to issuance of a building permit. No additional advertising sign copy or temporary signs shall be permitted at the project site.~~
- ~~8. **Payment of Processing Fees Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the Design Review, Special Use Permit and Building Permits prior to issuance of a Building Permit.~~
- ~~9. **Fish and Game Fee:** A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.~~
610. **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

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