

Conditions of Approval

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;

Exhibit F.....Site Plan
Exhibit G.....Elevations
Exhibit H.....Materials Board
Exhibit ILandscape Plan

Revision to the approved Design Review permit DR01-0014 for the proposed exterior remodel of Suite A of an existing retail store into a Starbucks coffee shop. The remodel would include conversion of the drive aisle to the south of the building into a drive-through lane, the addition of a window in the southern facing wall to serve the drive-through, and new drive through signs and wall signs.

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. 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.

2. No revisions authorized by this Design Review permit may commence until all of the conditions of approval have been complied with in full.
3. 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.
4. 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.

5. 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.
6. 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.

7. The project shall comply with all requirements of the Sign Ordinance under Chapter 130.36 of the Zoning Code.
8. When applying for building permits the applicant shall submit a corrected landscaping plan reflecting the Cameron Park Design Review Committee comments and corrected elevations for all drive-through and wall signs demonstrating compliance with Chapter 130.36.

Cameron Park Design Review Committee

9. Prior to issuance of building permits, the applicant shall include Red Bud Trees in the final landscaping plan.

Cameron Park Fire Department

10. Project shall comply with 2016 edition, California Fire Code, Chapter 9, apply to the design, installation, inspection, operation, testing and maintenance of ALL fire protection systems.
11. No parking is allowed on roadways. Parking shall be restricted to designated parking spots.
12. This project shall be prohibited from installing any type of traffic calming device(s) that utilizes a raised bump/dip section in roadway or driveway.
13. Fire access roads shall be provided and maintained in accordance with Sections 503.11 through 503.1.3, California Fire Code, 2016 edition.

14. Any storage, dispensing, use and handling of hazardous materials shall comply with 2016 edition, California Fire Code, Chapter 50.
15. Any storage, dispensing, use and handling of flammable and combustible liquids shall comply with 2016 edition, California Fire Code, Chapter 57.
16. Any Fire Department Connection (FDC) to the sprinkler/standpipe system shall be positioned so as not to be obstructed by a parked vehicle.
17. California Fire Code, Chapter 5, Fire Service Features, 2016 edition, shall be adhered to.
18. All exits shall conform to Chapter 10 of the California Building Code 2016 edition and California Fire Code 2016 edition regarding number, width, height, direction of swing and type of hardware to be used. All exits should swing in the direction of egress to accompany most types of occupancies.