

## Attachment B

### CONDITIONS OF APPROVAL 7553 Green Valley Road – Site Plan Review (SPR) 20-05 Geartooth Alewerks

1. Approval. Approval of this planning application SPR 20-05: The project is approved as shown in staff's April 6, 2021 staff report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, except were deviated under a separate Condition of Approval, and all other conditions of approval set forth herein, and as conditioned or modified below:
  - Planning Application, Geartooth Alewerks Project Description, Geartooth Alewerks Business Plan, Menu, and Environmental Information Form;
  - Cover Sheet and Index, Sheet G1.0, dated 12-8-2020; Existing Site Plan, Sheet G1.1, Planning Revision dated 3-1-21; and, Supporting Documents, Sheet G1.3, dated 2-8-21, prepared by RWM Architecture & Interiors;
  - Existing Landscape Plan, Sheet G1.2, dated 2-8-2021, prepared by Adams Landscape Design and Consulting.
  
2. Project Location. The SPR 20-05 project site is located at 7553 Green Valley Road, approximately 175 westerly of the intersection of Green Valley Road and Placerville Drive. Assessor's Parcel No.: 325-120-057. Approval shall apply only to the project location and cannot be transferred to another parcel.
  
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
  
4. Permits. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building permits, payment of all required fees, and requirements as follows:
  - a. All proposed new construction shall comply with the 2019 California Title 24 Building Codes and the City of Placerville's Building Regulations as applicable.
  - b. The applicant shall submit all necessary completed forms and constructions documents to the city for review and approval prior to commencing construction.
  - c. Applicant shall provide on drawings verification of compliance with 2019 CBC 1028.5 for access to public way or a compliant safe dispersal area.
  - d. Applicant shall provide approval sign-off from the following:
    - Environmental Health Department;
    - El Dorado County Fire District;
    - El Dorado Irrigation District; and
    - City Engineering Department.

5. Prior to the issuance of a construction permit, the owner or designee shall include within the four first pages of the working drawings for a plan check a list of all conditions of approval imposed by the final approval of the project.
6. Prior to the issuance of a construction permit, the owner shall execute and record a Street Frontage Improvement Agreement (SFIA) for construction of concrete curb, gutter, and sidewalk; agreeing that the property owner will undertake the construction of the required improvements as required by City Code 8-9-4 within ninety (90) days after notice to begin construction of said improvements is sent by the City to the property owner. Said agreement shall further provide that in the event of default in undertaking and completing the required improvements within the time specified, the city may cause such work to be done and the cost thereof to be assessed as a lien against the property. Such agreement shall recite that it creates a covenant running with the land and shall be recorded in order to constitute notice to any prospective buyers or encumbrancers.
7. Permit Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The planning commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The planning commission shall consider any changes to the Zoning code or to the project when granting the extension.
8. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
9. Runs with the Land. The terms and conditions of approval of SPR20-05 shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
10. Revisions. Any proposed change to the Project Description or conditions of approval shall submitted to the Development Services Department, Planning Division for determination of either a Major or Minor Change to approved the site plan, per Section 10-4-9(P) of City Code.
11. A Landscape Maintenance Agreement between the property owner and the City is required by Code to be recorded against the property, prior to issuance of a construction permit, to maintain landscaping in a healthy and weed-free condition. Applicant shall provide a copy of the current property deed with legal description to be used in the creation of the agreement by City staff.

12. The applicant and/or property owner provide evidence prior to issuance of any construction permit for the change of building occupancy that a reciprocal parking agreement affecting parcels, APN 325-120-057 (7553 Green Valley Road), APN 325-120-079 (7533 Green Valley Road) and APN 325-120-058 (7559 Green Valley Road), has been executed and recorded.
  
13. A bike rack shall be provided onsite for eating and drinking establishment use patrons. Bike rack design and location onsite shall be approved by Development Services Department staff, and its City approved location shall be shown on construction plans.