

ATTACHMENT 1**SPR 23-09, CUP 23-02, VAR 23-03
RECOMMENDED CONDITIONS OF APPROVAL**

1. Approval of SPR 23-09, CUP 23-02, and VAR 23-03 to: (1) Remodel the existing “Apple Farm Place” retail shopping center (formerly Carriage Trade Center); (2) Modification of building elevations for the entire center; (3) Approve a Master Sign Plan for the entire center, including two (2) pole signs; and (4) Revise parking configuration, landscaping, and exterior lighting.

Approval includes the following Applicant Submittal Documents:

- i. “Apple Farm Place” Project Description (July 6, 2023);
- ii. Apple Farm Place Plan Set: Existing Site Conditions (S1); Overall Site Plan (S2); Detailed Site Plan, East (S3); Detailed Site Plan, West (S4); Preliminary Landscape Plan (L1); Harbor Freight Elevation (A3.1); Elevations (A3.1 and A3-1R); Accessible Path of Travel (A1);
- iii. Pole Sign Plans, Page 1-5 (July 6, 2023);
- iv. “Apple Farm Place” Sign Criteria (July 6, 2023)
- v. Trash Enclosures (A-TR)
- vi. Lighting Plans and Specifications: Sheet L-F1 (July 6, 2023) and NUVO 65-757 Specification Sheet (June 27, 2023); and
- vii. Mural Photographs (July 10, 2023).

Approval does not include entitlements on APN 004-201-028 for the future fast-food drive thru, landscaping, and exterior modifications to 1484-1498 Broadway.

2. Site Plan Review 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. 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 project when granting the extension.
3. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.
4. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures. Deviations from the above described approval will constitute a violation of permit approval.
5. The applicant shall submit a revised landscaping plan for Planning Commission review and approval following subsequent Site Plan Review application(s) for 1484-1498 Broadway and the future fast-food restaurant. Revised landscaping plan shall include shade calculations as outlined in Chapter V: Specific Site Improvements, A. General Requirements, 1. Parking Facilities, g. Area of Shading Required.

6. The applicant shall submit a Final Landscape Plan and Final Irrigation Plan following approval of revised landscaping by Planning Commission.
7. The applicant shall enter into a Landscape Maintenance Agreement (LMA) with the City for the approved Landscape Plan for continued maintenance of landscaping, landscape islands, hardscape, and walkways.
8. Parking lot paving shall be maintained at a PCI (pavement condition index) not less than 56. Wheel strips shall be maintained in sound condition.
9. The applicant shall install five (5) bicycle racks, each with a total capacity of four (4) bicycles, on site. The locations of the proposed bicycle racks shall be included on a revised site plan and submitted to Development Services for review and approval.
10. The applicant shall provide to Development Services for review and approval any site furnishings to be included on site, including benches, small trash receptacles, and shopping cart corrals. No exterior kiosks, merchandise dispensaries, and repositories shall be permitted, with the exception of newspaper and magazine racks.
11. All roof mechanical equipment visible from the public right-of-way shall be screened.
12. The Applicant is responsible for complying with SB 1383 regarding organic waste material.
13. New pole sign shall be set back from the property line 1 foot for each foot in height, 18 feet.
14. A Street Frontage Improvement Agreement (SFIA) or construction of curb, gutter, and sidewalk shall be required pursuant to City Code Section 8-9-3 (Construction of Curbs, Gutters, Sidewalks and Paving Required; Permit Application) in the event the applicant and/or their heirs or successors add to any off-street parking or build which results in an increase in the density of use of the property or effects an increase of traffic generation on the street in question.
15. The right-of-way lines shall be included on the revised site plan to reflect the City right-of-way along Broadway. Project improvement plans and revised site plan shall show proposed parking and landscaping outside of the right-of-way.
16. The project shall comply with all pertinent City Ordinances and City standard street cross-section details of construction available at the office of the City Engineer.
17. The Applicant shall be responsible for maintenance and upkeep of all slopes, existing and proposed landscape areas and irrigation systems within the project site.
18. Prior to issuance of permits for improvements, the Applicant is responsible for El Dorado Fire Protection District approval. Improvements must comply with Fire District requirements, including fire hydrant placement, building sprinklers, fire flow, traffic, and emergency circulation.
19. If utility relocations or revisions to public improvements are necessary for any of the required on-site improvements, the Applicant shall be responsible for all work and costs associated with that work.
20. All existing utilities (including, but not limited to, electric and telecommunications) shall be shown on the improvement plans.

21. In accordance with the City's MS4 permit requirements (Water Quality Order No. 2013-0001-DQW, General Permit No. CAS000004) with the Central Valley Regional Water Quality Control Board, the Engineering Department hereby requires the applicant to comply with City Code Sections 7-15-14, 10-8-35, and 10-8-36. Low Impact Development measures will also be required.
22. All drainage inlets shall be marked "Do no Dump – Flows to Creek."
23. The Applicant is responsible for construction of a concrete cut-off curb of minimum six (6") inches below aggregate base level at all sag locations for locations where irrigated landscaped areas abut public roadways. Provide subsurface curtain drain to collect irrigation runoff.
24. The Applicant is responsible for obtaining an encroachment permit from the City Engineering Department for any work within City right-of-way or City facilities and utilities.
25. 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.
26. The Applicant is responsible for obtaining a Building Permit prior to construction.
27. Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).
28. All signs shall conform to Sign Elevations and Location exhibit prepared by Western Sign Company within the Applicant Submittal Package. All signage shall be maintained in a safe and clear readable condition and shall not be permitted to fall into a state of disrepair. An amendment to the Master Sign Plan or Conditional Use Permit will be required to add any further signage on the parcel.
29. Signs shall consist of two non-illuminated, approximately eighty square feet sign walls, and the existing internally illuminated pole sign cabinet with dimensions of eighteen feet two inches wide by four feet in height, or approximately seventy-three square feet. Total aggregate sign area is approximately 154 square feet.
30. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.

**SPR 73 and VAR 73-07
CONDITIONS OF APPROVAL**

1. If shopping carts are used, storage in the parking lot be provided.
2. A minimal amount of landscaping should be provided at the entrance to the shopping center; parking lot lighting have glare shields if necessary.
- ~~3. A sidewalk, curb and gutter be built to City standards along the Broadway frontage.~~
4. Loading zones and refuse storage be provided in the rear of the building.